

DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL  
FOR THE PERIOD 29 SEPTEMBER 2015 TO 20 OCTOBER 2015

SECTION 70A NOTIFICATION:

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and Ross William James and Jillian Laura James.</b>
<b>Description:</b>	To remove the notification of Section 70A following the change of use from ancillary accommodation to ancillary dwelling for Lot 227 (1) Chapel Court, Kingsley.
<b>Date:</b>	29 September 2015.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	Not applicable.
<b>Financial/Budget Implications:</b>	The applicant paid fees of \$295 (Change of use from ancillary accommodation to ancillary dwelling) excluding GST to cover all costs associated with the application.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Ancillary Dwelling assists in providing diversity in housing choice in different locations and caters for a range of households.
<b>Consultation:</b>	The proposal was not advertised as there were no proposed changes to the previously approved size and appearance of the dwelling (DA09/0043).

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**WITHDRAWAL OF CAVEAT:**

<b>Document:</b>	Withdrawal of Caveat
<b>Parties:</b>	<b>City of Joondalup and Clayton Sanders.</b>
<b>Description:</b>	Withdrawal of caveat to facilitate the placement of new easements subsequent to the strata plans being amended over Lot 183 (70) and Lot 184 (68) Regents Park Road, Joondalup.
<b>Date:</b>	6 October 2015.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment. Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the caveat is to ensure reciprocal access and parking is maintained over the sites. This will reduce the risk that future purchasers of the property will not be informed of the access and parking requirements.
<b>Financial/Budget Implications:</b>	Not applicable as the replacement is at the cost of the applicant.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

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**LEASE AGREEMENT:**

<b>Document:</b>	Lease Agreement.
<b>Parties:</b>	<b>City of Joondalup and Crown Castle Australia Pty Ltd.</b>
<b>Description:</b>	Lease Agreement between the City of Joondalup and Crown Castle Australia Pty Ltd over property known as 17 Burlos Court, Joondalup being part of Lot 804 on deposited plan 404136 and being part of land contained in certificate of Volume 2867 folio 383 for 20 years commencing 1 November 2014.
<b>Date:</b>	6 October 2015.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
<b>Strategic Community Plan:</b>	Community Wellbeing. Quality facilities.
<b>Policy:</b>	<i>Asset Management Policy.</i>
<b>Risk Management Considerations:</b>	Not applicable.
<b>Financial/Budget Implications:</b>	Not applicable.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	The <i>Property Management Framework (PMF)</i> aims to support the equitable access and the efficient and effective management of City owned and managed properties. It also recognises the value and community benefit of activities organised and provided for by community groups. In addition, the PMF aims to protect and enhance the City's assets for the benefit of the community and for future generations.
<b>Consultation:</b>	Negotiations by phone and email to finalise terms of the Lease document and a variation report to determine the amount of the rental.

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**WITHDRAWAL OF CAVEAT:**

<b>Document:</b>	Withdrawal of Caveat
<b>Parties:</b>	<b>City of Joondalup and Robinson Corp Pty Ltd.</b>
<b>Description:</b>	Withdrawal of caveat M284211 to enable the registration of a strata plan over the land at Lot 200 (18) Quilter Drive, Duncraig.
<b>Date:</b>	20 October 2015.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment. Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	<p>The City's Caveat secures the terms of a Contract of Sale dated 22 March 2013 between the registered proprietors and the City. Clause 20(a) of the Contract provides that the land can only be subdivided for the purpose of aged or dependant persons' dwellings and the strata plan must include a restriction pursuant to Section 6 of the Strata Titles Act 1984 (WA).</p> <p>When the City received a past request for the permanent removal of caveats with other properties it had sold for the development of aged or dependant persons' dwellings, advice was sought from Jackson McDonald.</p> <p>That advice was that the City is not obliged to withdraw the caveats on completion of the development. The Contract of Sale was intentionally drafted so the City could consider its position regarding the need for a caveat once the restrictive covenant has been registered and the development complete.</p> <p>The property has now been developed for aged persons dwellings. It is recognised that once developed the continual lifting and replacing of a caveat on a property is cumbersome.</p> <p>Notifications exist on the parent title and will pass to the new lots created on the strata plan when the strata plan is lodged.</p> <p>With the contract details, the restrictive covenant and Section 70A Notification there is no need for the caveat to remain in place and it can be permanently withdrawn.</p>
<b>Financial/Budget Implications:</b>	Not applicable as the replacement is at the cost of the applicant.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

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**WITHDRAWAL OF CAVEAT:**

<b>Document:</b>	Withdrawal of Caveat
<b>Parties:</b>	<b>City of Joondalup and Brian Thomas Robinson and Euphemia Glennie Robinson.</b>
<b>Description:</b>	Withdrawal of caveat M277502 to enable the registration of a strata plan over the land at Lot 613 (11) Pacific Way, Beldon.
<b>Date:</b>	20 October 2015.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment. Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	<p>The City's Caveat secures the terms of a Contract of Sale dated 22 March 2013 between the registered proprietors and the City. Clause 20(a) of the Contract provides that the land can only be subdivided for the purpose of aged or dependant persons' dwellings and the strata plan must include a restriction pursuant to Section 6 of the Strata Titles Act 1984 (WA).</p> <p>When the City received a past request for the permanent removal of caveats with other properties it had sold for the development of aged or dependant persons' dwellings, advice was sought from Jackson McDonald.</p> <p>That advice was that the City is not obliged to withdraw the caveats on completion of the development. The Contract of Sale was intentionally drafted so the City could consider its position regarding the need for a caveat once the restrictive covenant has been registered and the development complete.</p> <p>The property has now been developed for aged persons dwellings. It is recognised that once developed the continual lifting and replacing of a caveat on a property is cumbersome.</p> <p>Notifications exist on the parent title and will pass to the new lots created on the strata plan when the strata plan is lodged.</p> <p>With the contract details, the restrictive covenant and Section 70A Notification there is no need for the caveat to remain in place and it can be permanently withdrawn.</p>
<b>Financial/Budget Implications:</b>	Not applicable as the replacement is at the cost of the applicant.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

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**DEED OF EASEMENT:**

<b>Document:</b>	Deed of Easement.
<b>Parties:</b>	<b>City of Joondalup and Clayton Sanders.</b>
<b>Description:</b>	Deed of Easement to enable strata lots to be created and ensure the easement is transferred to the titles for Lot 183 (70) Regents Park Road, Joondalup.
<b>Date:</b>	20 October 2015.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment. Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the deed is to ensure reciprocal access and parking is maintained over the sites. This will reduce the risk that future purchasers of the property will not be informed of the access and parking requirements.
<b>Financial/Budget Implications:</b>	Not applicable.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

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<b>Parties:</b>	<b>City of Joondalup and Clayton Sanders.</b>
<b>Description:</b>	Deed of Easement to enable strata lots to be created and ensure the easement is transferred to the titles for Lot 184 (68) Regents Park Road, Joondalup.
<b>Date:</b>	20 October 2015.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>District Planning Scheme No. 2.</i>
<b>Strategic Community Plan:</b>	Quality Urban Environment. Quality built outcomes.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the deed is to ensure reciprocal access and parking is maintained over the sites. This will reduce the risk that future purchasers of the property will not be informed of the access and parking requirements.
<b>Financial/Budget Implications:</b>	Not applicable.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.