

DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 9 NOVEMBER 2015 to 18 December 2015

AMENDMENT LOCAL LAW 2015:

Document:	<i>City of Joondalup Local Government And Public Property Amendment Local Law 2015.</i>
Parties:	City of Joondalup.
Description:	To amend certain provisions within the <i>City of Joondalup Local Government and Public Property Local Law 2014.</i>
Date:	9 November 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Local Government Act 1995.</i> <i>Local Government (Functions and General) Regulations 1996.</i> <i>City of Joondalup Local Government and Public Property Local Law 2014.</i>
Strategic Community Plan: Key Theme: Objective:	Governance and Leadership. Corporate capacity.
Policy:	Not applicable.
Risk Management Considerations:	Should the City not follow the local law creation process as detailed in the Act, the local law may be recommended for disallowance by the Joint Standing Committee on Delegated Legislation (JSCDL).
Financial/Budget Implications:	The cost associated with the local law making process is approximately \$2,500, being public advertising costs and costs to publish the local law in the <i>Government Gazette</i> . Funds are available in the <i>2015-16 Budget</i> for statutory advertising. All amounts quoted in this report are exclusive of GST.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	The development of local laws requires statutory advertising of the proposal and consultation with the public throughout the local law-making process. This has been undertaken and includes: <ul style="list-style-type: none"> • giving statewide public notice, advertising the proposed local law and inviting submissions to be made within no less than six weeks from the date of advertising, including: <ul style="list-style-type: none"> ○ advertising in the <i>West Australian</i> newspaper ○ advertising in the <i>Joondalup Weekender</i> newspaper ○ displaying public notices at City of Joondalup Administration Centre, public libraries and customer service centres ○ advertising on the City's website • providing a copy of the notice and a copy of the proposed local law to the Minister for Local Government.

LEASE AGREEMENT:

Document:	Lease Agreement.
Parties:	City of Joondalup and Minister for Health.
Description:	Lease Agreement between the City of Joondalup and Minister for Health for Mullaloo Child Health Clinic over portion of the building at 27 Koorana Road, Mullaloo being Lot 21 on Diagram 63642 and being part of the land in Certificate of Title Volume 1642 Folio 453 commencing 1 July 2015 for a period of 10 years, plus two further terms of five years each.
Date:	24 November 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	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.
Strategic Community Plan: Key Theme: Objective:	Community Wellbeing. Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	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.
Consultation:	The Manager of Asset Management met with the Department of Health to agree on terms for the premises and the lease document is the same as for the Padbury Child Health Clinic. The lessee is to contribute \$5,000 per annum.

LEASE AGREEMENT:

Document:	Lease Agreement.
Parties:	City of Joondalup and Minister for Health.
Description:	Lease Agreement between the City of Joondalup and Minister for Health for the Kingsley Child Health Clinic over portion of the building on the land being Lot 53 on Diagram 66385 and being part of land in Certificate of Title Volume 1986 Folio 84 (133 Moolanda Boulevard, Kingsley) commencing 1 July 2015 for a period of ten years, plus two further terms of five years each.
Date:	25 November 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	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.
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	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.
Consultation:	The Manager of Asset Management met with the Department of Health to agree on terms for the premises and the lease document is the same as for the Padbury Child Health Clinic. The lessee is to contribute \$5,000 per annum.

LEASE AGREEMENT:

Document:	Lease Agreement.
Parties:	City of Joondalup and Minister for Health.
Description:	Lease Agreement between the City of Joondalup and Minister for Health for the Greenwood Child Health Clinic over portion of the building on the land being Lot 930 on Diagram 43521 and being part of land in Certificate of Title Volume 2074 Folio 265 (5 Calectasia Street, Greenwood) commencing 1 July 2015 for a period of ten years, plus two further terms of five years each.
Date:	25 November 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	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.
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	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.
Consultation:	The Manager of Asset Management met with the Department of Health to agree on terms for the premises and the lease document is the same as for the Padbury Child Health Clinic. The lessee is to contribute \$5,000 per annum.

LEASE AGREEMENT:

Document:	Lease Agreement.
Parties:	City of Joondalup and Community Vision (Inc).
Description:	Lease Agreement between the City of Joondalup and Community Vision (Inc) Kingsley for land at Lot 549 on Plan 15222 and being the whole of land in Certificate of Title Volume 1711 Folio 647 (11 Moolanda Boulevard, Kingsley) for two years and eight months with no further term from 1 May 2015.
Date:	15 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	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.
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	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.
Consultation:	The original document from 2014 states an option term of one year from 1 January 2015. The lessee requests a two to three year lease term and agrees to a term to expire in December 2017. There is a lease to Silver Chain of the adjacent premises on the land to expire in December 2017 with two option terms of two years. There is a potential of the sale of the property to Silver Chain with the Community Vision lease to remain in place or to divide the property for sale of a portion to Silver Chain.

LICENCE AGREEMENT:

Document:	Licence Agreement.
Parties:	City of Joondalup and Minister for Health.
Description:	Licence Agreement between City of Joondalup and Minister for Health for Heathridge Child Health Centre over portion of the building on the land at Reserve 34330 – Lot 14055 on Plan 220952 Title Volume 3122 Folio 467 (16 Sail Terrace, Heathridge) commencing 1 July 2015 for a period of three years with no further term.
Date:	24 November 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	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.
Strategic Community Plan: Key Theme:	Community Wellbeing. Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	The PMF 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.
Consultation:	The Manager of Asset Management met with the Department of Health to agree on terms for the premises and the lease document is the same as for the Padbury Child Health Clinic. The lessee is to contribute \$5,000 per annum.

LICENCE AGREEMENT:

Document:	Licence Agreement.
Parties:	City of Joondalup and JACC Holdings (Early Years Pre-School).
Description:	Licence Agreement between City of Joondalup and JACC Holdings Pty Ltd for the building at Lot 699 on Diagram 48587 and being the whole of land in Certificate of Volume 1416 Folio 571 (Early Years Pre-School at 2 Caley Road, Padbury) commencing 1 January 2016 for one year, with one further term of one year.
Date:	24 November 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	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.
Strategic Community Plan: Key Theme:	Community Wellbeing. Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	The PMF 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.
Consultation:	The licensee requests a new term of one year with one year option. The Padbury Child Health Care Centre is a shared facility between the Pre-School and Padbury Community Kindergarten. The Pre-School will operate on Mondays and Fridays and the Kindergarten will operate on Tuesdays, Wednesdays and Thursdays. The Kindergarten is aware of the new arrangements of the Pre-School to occupy the premises on Fridays, in addition to Mondays, as was previously agreed to.

LICENCE AGREEMENT:

Document:	Licence Agreement.
Parties:	City of Joondalup and Lifeline WA.
Description:	Licence Agreement between City of Joondalup and Lifeline WA over Lot 503 on Diagram 56725 and being the whole of land in Certificate of Title Volume 1551 Folio 105 915 Banks Avenue, Hillarys) commencing 1 December 2015 for three years plus one three year option term.
Date:	15 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	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.
Strategic Community Plan: Key Theme:	Community Wellbeing. Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	The PMF 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.
Consultation:	The premises are a former Community Vision podiatry clinic. The Coordinator Property Management met with Lifeline WA at the property and Lifeline WA believes the premises are ideal for the purpose. The Licensee intends to relocate the from present premises in Merriwa and prefers the Hillarys area for customers to access.

TRANSFER OF LAND:

Document:	Transfer of Land.
Parties:	City of Joondalup, Family Holdings Pty Ltd and AJH Projects Pty Ltd.
Description:	Transfer of land between City of Joondalup, Family Holdings Pty Ltd and AJH Projects Pty Ltd for Lot 745 on Plan 13047 Volume 1551 Folio 607 (103 Caridean Street, Heathridge).
Date:	25 November 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , deals with disposal of local government land, in addition to the <i>Local Government (Functions and General) Regulations 1996</i> .
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i> <i>Sustainability Policy.</i>
Risk Management Considerations:	Strict compliance with the requirements of the relevant sections of the <i>Local Government Act 1995</i> and associated Regulations is necessary, which are designed to ensure openness and accountability in the disposal process.
Financial/Budget Implications:	An amount of \$920,000 including GST has been agreed to through a sale by private treaty.
Regional Significance:	Not applicable.
Sustainability Implications:	Disposal of City freehold land that was acquired for community use should not be undertaken without there being a nominated purpose. Council considered that due to the ageing demographics of the community, it is purposeful to make available aged persons dwellings so that people can continue to reside in their local area.
Consultation:	The City has sought advice from valuers and property consultants and has advised the adjoining shopping centre owners that the land has been sold. Amendment process – 42 day advertising period closing 29 June 2011 (CJ138-11/14 refers). Public tender disposal process – 21 day advertising period closing on 8 October 2014 (CJ223-11/14 refers). Private treaty disposal process – 14 day advertising period closing on 18 August 2015.

DEED OF EXTENSION OF LEASE:

Document:	Deed of Extension of Lease.
Parties:	City of Joondalup and Jellybeans Operations Pty Ltd.
Description:	Deed of extension of lease between City of Joondalup and Jellybean Operations Pty Ltd for land at Lot 905 on Diagram 45158 and being whole of land comprised in Certificate of Title Volume 1354 Folio 464 (6 Dugdale Street, Warwick) commencing 1 September 2015 for a period of one year.
Date:	1 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	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.
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	The PMF 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.
Consultation:	The term here is an exercise of a four year option term by the lessee.

DEED OF EASEMENT:

Document:	Deed of Easement.
Parties:	City of Joondalup, Arise Joondalup Pty Ltd and Bunnings Properties Pty Ltd.
Description:	Deed of Easement between City of Joondalup, Arise Joondalup Pty Ltd and Bunnings Properties Pty Ltd for Lot 810 on Deposited Plan 74906 being whole of the land in Certificate Title Volume 2809 Folio 91 (Lot 810 (9) Sundew Rise, Joondalup).
Date:	1 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan:	
Key Theme:	Quality Urban Environment.
Objective:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the deed is to ensure reciprocal access and parking is maintained over the site. This will reduce the risk that future purchases of the property will not be informed of the access and parking requirements.
Financial/Budget Implications:	Not applicable. All cost to be paid by the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

DEED OF EASEMENT:

Document:	Deed of Easement.
Parties:	City of Joondalup, Arise Joondalup Pty Ltd and Bunnings Properties Pty Ltd.
Description:	Deed of Easement between City of Joondalup , Arise Joondalup Pty Ltd and Bunnings Properties Pty Ltd for Lot 810 on Deposited Plan 74906 being whole of the land in Certificate Title Volume 2809 Folio 92 (Lot 811 (9) Sundew Rise, Joondalup).
Date:	1 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan:	
Key Theme:	Quality Urban Environment.
Objective:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the deed is to ensure reciprocal access and parking is maintained over the site. This will reduce the risk that future purchases of the property will not be informed of the access and parking requirements.
Financial/Budget Implications:	Not applicable. All cost to be paid by the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

RESTRICTIVE COVENANT:

Document:	Restrictive Covenant.
Parties:	City of Joondalup, Family Holdings Pty Ltd and AJH Projects Pty Ltd.
Description:	Restrictive covenant between City of Joondalup, Family Holdings Pty Ltd and AJH Projects Pty Ltd trading as Conway Projects over property at Lot 745 (103) Caridean Street, Heathridge relating to the site being used only for aged and dependent persons' dwellings.
Date:	1 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , deals with disposal of local government land, in addition to the <i>Local Government (Functions and General) Regulations 1996</i> .
Strategic Community Plan: Key Theme: Objective:	Community Wellbeing. Quality facilities.
Policy:	<i>Asset Management Policy.</i> <i>Sustainability Policy.</i>
Risk Management Considerations:	Strict compliance with the requirements of the relevant sections of the <i>Local Government Act 1995</i> and associated Regulations is necessary, which are designed to ensure openness and accountability in the disposal process.
Financial/Budget Implications:	An amount of \$920,000 including GST has been agreed to through a sale by private treaty.
Regional Significance:	Not applicable.
Sustainability Implications:	Disposal of City freehold land that was acquired for community use should not be undertaken without there being a nominated purpose. Council considered that due to the ageing demographics of the community, it is purposeful to make available aged persons dwellings so that people can continue to reside in their local area.
Consultation:	The City has sought advice from valuers and property consultants and has advised the adjoining shopping centre owners that the land has been sold. Amendment process – 42 day advertising period closing 29 June 2011 (CJ138-11/14 refers). Public tender disposal process – 21 day advertising period closing on 8 October 2014 (CJ223-11/14 refers). Private treaty disposal process – 14 day advertising period closing on 18 August 2015.

SURRENDER OF EASEMENT:

Document:	Surrender of Easement.
Parties:	City of Joondalup and Lend Lease Funds Management Limited.
Description:	Surrender of easement between City of Joondalup and Lend Lease Funds Management over Lot 708 on Deposited Plan 75161 being whole of land contained in Certificate of Title Volume 2813 Folio 189 (420 Joondalup Drive, Joondalup).
Date:	15 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan:	
Key Theme:	Quality Urban Environment.
Objective:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	<p>The purpose of this agreement is to ensure that the City is able to enter the subject site and stormwater basin to carry out works and associated maintenance as part of the City's stormwater drainage system.</p> <p>If the agreement were not to be executed and lodged, the City would not be able to ensure that it could access the stormwater detention basin as and when required.</p>
Financial/Budget Implications:	Not applicable. The costs relating to the preparation of the car parking and access agreement are to be borne by the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

GRANT OF EASEMENT:

Document:	Grant of Easement.
Parties:	City of Joondalup and Lend Lease Funds Management Limited.
Description:	Grant of easement between City of Joondalup and Lend Lease Funds Management over Lot 708 on Deposited Plan 75161 being whole of land contained in Certificate of Title Volume 2813 Folio 189 (420 Joondalup Drive, Joondalup).
Date:	15 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan:	
Key Theme:	Quality Urban Environment.
Objective:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	<p>The purpose of this agreement is to ensure that the City is able to enter the subject site and stormwater basin to carry out works and associated maintenance as part of the City's stormwater drainage system.</p> <p>If the agreement were not to be executed and lodged, the City would not be able to ensure that it could access the stormwater detention basin as and when required.</p>
Financial/Budget Implications:	Not applicable. The costs relating to the preparation of the car parking and access agreement are to be borne by the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

PARTIAL SURRENDER OF EASEMENT:

Document:	Partial Surrender of Easement.
Parties:	City of Joondalup and Water Corporation.
Description:	Partial surrender of easement between City of Joondalup and Water Corporation for Lot 21 on Deposited Plan 54595 being whole of land comprised in Certificate of Title Volume 2701 Folio 334 (15 Mainsail Drive, Ocean Reef).
Date:	15 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment.
Policy:	Not applicable.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	<p>The surrender of the easement on Lot 21 has been considered by Infrastructure Management Services, Planning and City Projects who have advised that there are no adverse consequences to the City from the surrender of the easement. The City's Principal Legal Officer has reviewed the Deed of Surrender of Easement.</p> <p>The Water Corporation has committed to investigating the extinguishment of the access easement over Lot 1032 once the surrender of the easement over Lot 21 has been conducted.</p>

HEADS OF AGREEMENT:

Document:	Heads of Agreement made pursuant to clause 2(b) of the Memorandum of Understanding Joondalup City Centre Development Site – Boas Place.
Parties:	City of Joondalup and Devwest Group.
Description:	Heads of Agreement made pursuant to clause 2(b) of the Memorandum of Understanding Joondalup City Centre Development Site – Boas Place between City of Joondalup and Devwest Group Pty Ltd.
Date:	18 December 2015.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Local Government Act 1995.</i> <i>Local Government (Functions and General) Regulations 1996.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment. City centre development.
Policy:	The development of the site is subject to the provisions of the relevant City of Joondalup planning policies.
Risk Management Considerations:	The proposed State Government office building and associated car parking (as per the City's State Government Proposal) cannot proceed without the execution of the Heads of Agreement pursuant to the development of contract documents with Devwest Group Pty Ltd.
Financial/Budget Implications:	\$259.070 has been allocated in the approved 2015-16 project budget for the City to undertake the necessary tasks covered within the Heads of Agreement. All amounts quoted in this report are exclusive of GST.
Regional Significance:	The substantial commercial component of the integrated mixed-used development across Lot 507 (90) Boas Avenue and Lot 496 (70) Davidson Terrace will enhance the vitality and vibrancy of the City Centre by increasing the number of people attracted to it for work, retail and commercial purposes. This, together with the attraction of permanent residents to the development, will provide the impetus for the City Centre to grow and become the preferred location for investment in high-order public and private employment generating infrastructure – key performance indicators identified by the State Government for the classification of a “primary centre” articulated in Directions 2031 and Beyond.
Sustainability Implications:	Not applicable.
Consultation:	The amended Heads of Agreement for Joondalup City Centre development has been prepared in consultation with the City's legal advisor, Jackson McDonald and through negotiation with Devwest Group Pty Ltd.