

**DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL  
FOR THE PERIOD 1 OCTOBER TO 29 OCTOBER 2018**

**SECTION 70A NOTIFICATION**

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and Cameron Hoffman.</b>
<b>Description:</b>	Notification under Section 70A for Lot 86 (253) Trappers Drive, Woodvale to advise current and future owners that the subject site is located within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner.
<b>Date:</b>	1 October 2018.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Transfer of Land Act 1893.
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Quality Urban Environment
<b>Policy:</b>	State Planning Policy 3.7 Planning in Bushfire Prone Areas.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to alert future landowners that the site is located within a Bushfire Prone Area.
<b>Financial/Budget Implications:</b>	All costs associated with the lodgement of the S70A notification are at the expense of the applicant.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

## SECTION 70A NOTIFICATION

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and Ridaka Pty Ltd.</b>
<b>Description:</b>	Notification under Section 70A for Lot 115 (553) Beach Road, Duncraig to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
<b>Date:</b>	9 October 2018.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Transfer of Land Act 1893
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Quality Urban Environment
<b>Policy:</b>	State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to alert future landowners that the site is located within the vicinity of a transport corridor.
<b>Financial/Budget Implications:</b>	All costs associated with the lodgement of the S70A notification are at the expense of the applicant.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

## GRANT OF EASEMENT

<b>Document:</b>	Grant of Easement.
<b>Parties:</b>	<b>City of Joondalup.</b>
<b>Description:</b>	Public access easement on Lot 12223 (21) Blackwattle Parade, Padbury to ensure access is maintained on the access leg/ driveway on the boundary of Lot 12223 and Hepburn Heights Shopping Centre.
<b>Date:</b>	9 October 2018.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Sections 195 and 196 of the Land Administration Act 1997 allow for public access easements on freehold land.
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Financial Sustainability. Financial Diversity – identify opportunities for new income streams that are financially sound and equitable.
<b>Policy:</b>	City Policy – Sustainability. To establish the City's position on its responsibility towards developing, achieving and maintaining a sustainable community.
<b>Risk Management Considerations:</b>	The City used McLeods Lawyers to draft the easement which has been given in principle approval by the Department of Planning, Lands and Heritage prior to registration. The City's Principal Legal Officer has been involved in the process.
<b>Financial/Budget Implications:</b>	The preparation of the necessary documents regarding the establishment of the public access easement on Lot 12223 will be the City's cost.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Disposal of City freehold land that was acquired for community use should not be undertaken without there being a nominated purpose. Council, and the local community through public consultation, have indicated that the preferred project for the future sales funds is the installation of traffic lights at Walter Padbury Boulevard and Hepburn Avenue, Padbury intersection. This proposed project is not supported by Main Roads WA, or the Department of Planning, Lands and Heritage.
<b>Consultation:</b>	Community consultation concerning the proposed acquisition took place from 24 February 2015 to 26 March 2015. The consultation also requested a response on a number of projects that the funds achieved from the eventual sale of the site could be applied to, including Council's preferred project of traffic signals at the Walter Padbury Boulevard and Hepburn Avenue, Padbury intersection. Amendment No. 87 to rezone the site from 'Civic and Cultural' to 'Commercial' was advertised for 42 days closing on 20 July 2017.

## SECTION 70A NOTIFICATION

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and United Synergy Property Pty Ltd.</b>
<b>Description:</b>	Notification under Section 70A for Lot 24 (14) Ruthven Place, Duncraig to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
<b>Date:</b>	16 October 2018.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Transfer of Land Act 1893
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Quality Urban Environment
<b>Policy:</b>	State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to alert future landowners that the site is located within the vicinity of a transport corridor.
<b>Financial/Budget Implications:</b>	All costs associated with the lodgement of the S70A notification are at the expense of the applicant.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

## RESTRICTIVE COVENANT

<b>Document:</b>	Restrictive Covenant
<b>Parties:</b>	<b>City of Joondalup and Cristiana Chessa.</b>
<b>Description:</b>	Restrictive Covenant over Lot 558 (2) Winch Place, Ocean Reef alerting current and future landowners that the lot is not to be developed for any purpose other than for a single bedroom dwelling.
<b>Date:</b>	16 October 2018.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	District Planning Scheme No. 2.
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Quality Urban Environment. Quality built outcomes – For the City's commercial and residential areas to be filled with quality buildings and appealing streetscape.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	Not applicable.
<b>Financial/Budget Implications:</b>	The applicant is responsible for all costs incurred in relation to this request.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.

## DEED OF VARIATION

<b>Document:</b>	Deed of Variation.
<b>Parties:</b>	<b>City of Joondalup and Undercroft Bridge Club Inc.</b>
<b>Description:</b>	Deed of Variation to incorporate the additional floor area created due to the extension of the facility at 20 Ron Chamberlain Drive, Duncraig.
<b>Date:</b>	23 October 2018.
<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> <b>Key Theme:</b> <b>Objective:</b>	Community Wellbeing/Quality Facilities.
<b>Policy:</b>	City Policy – Asset Management.
<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 Project Management Framework (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.
<b>Consultation:</b>	The City with the Undercroft Bridge Club Inc. (UBC) agreed to vary the Lease Agreement to incorporate the additional floor area created by the extension of the facility. UBC will be responsible for all outgoings including utilities, cleaning and reactive maintenance as recorded in the Head Lease. In addition, the UBC has agreed to the cleaning of the gutters.

## DEED OF VARIATION

<b>Document:</b>	Deed of Variation.
<b>Parties:</b>	<b>City of Joondalup and Sorrento Football Club Inc.</b>
<b>Description:</b>	Deed of Variation to incorporate the additional floor area created due to the extension of the facility at 42 Beddi Road, Duncraig.
<b>Date:</b>	23 October 2018.
<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> <b>Key Theme:</b> <b>Objective:</b>	Community Wellbeing/Quality Facilities.
<b>Policy:</b>	City Policy – Asset Management.
<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 Project Management Framework (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.
<b>Consultation:</b>	The City with the Sorrento Football Club Inc. (SFC) agreed to vary the Lease Agreement to incorporate the additional floor area created by the extension to the facility and including the grandstand veranda. The park UTA on the west side of the building is excluded from the leased area and the City is responsible for maintenance and cleaning of the area. SFC is responsible for all outgoings including utilities, cleaning and reactive maintenance as recorded in the Head Lease.

## WITHDRAWAL OF CAVEAT

<b>Document:</b>	Withdrawal of Caveat.
<b>Parties:</b>	<b>City of Joondalup and Resolve Nominees Pty Ltd.</b>
<b>Description:</b>	<p>Withdrawal of Caveat to enable the registration of a Transfer of Lease, Discharge of Mortgage and ANZ Mortgage of Lease over land at Lot 972 (90) Kingsley Drive, Kingsley.</p> <p>The City's caveat is supported by the terms of a Deed dated 4 November 1987.</p> <p>If required, the Caveat will be replaced over the land following the registration of the Lease.</p>
<b>Date:</b>	29 October 2018.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Local Planning Scheme No. 3.
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	<p>Quality Urban Environment.</p> <p>Quality built outcomes – for the City's commercial and residential areas to be filled with quality buildings and appealing streetscape.</p>
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	The purpose of the Deed is to ensure reciprocal access and parking is maintained on Lot 972 Kingsley Drive, Kingsley. 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.

## SECTION 70A NOTIFICATION

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and David John Tenni.</b>
<b>Description:</b>	Notification under Section 70A for Lot 2 (37) Blaxland Way, Padbury to advise current and future owners that the subject site is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise, in accordance with condition 4 of subdivision approval WAPC 299-18.
<b>Date:</b>	29 October 2018.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Transfer of Land Act 1893
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Quality Urban Environment
<b>Policy:</b>	State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
<b>Risk Management Considerations:</b>	The purpose of the Section 70A is to alert future landowners that the site is located within the vicinity of a transport corridor.
<b>Financial/Budget Implications:</b>	The applicant is responsible for all costs involved with the lodging of the Notification with Landgate.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Not applicable.