

**DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL  
FOR THE PERIOD 13 AUGUST 2019 TO 27 AUGUST 2019**

**LICENCE**

<b>Document:</b>	Licence.
<b>Parties:</b>	<b>City of Joondalup and Minister for Education.</b>
<b>Description:</b>	Licence for Warwick Senior High School being Reserve 50442 Warwick Open Space, Lloyd Drive, Warwick more particularly described as Lot 502 on Plan 62965 being the whole of the land contained in Certificate of Crown Land Title Volume 3157 Folio 932 for five years commencing 1 July 2019.
<b>Date:</b>	13 August 2019.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>Australian Standard Parking Facilities Part 1: Off-street parking AS 2890.1:2004.</i>
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Not applicable.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	Not applicable.
<b>Financial/Budget Implications:</b>	The capital cost of the proposed works was fully funded by the Department of Education (DoE). Future maintenance and renewal costs will be shared.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	The additional parking facilities within the Warwick Open Space will cater for all members of the community and provide additional parking for events within the reserve. The construction of the parking facility did not require the removal of trees.
<b>Consultation:</b>	<p>The DoE approached the City to utilise a section of land within Warwick Open Space to construct off-street parking facilities to provide an additional 80 bays. Council resolution CJ138-08/17 refers.</p> <p>The DoE relocated the Education Support Centre, which was previously located at Duncraig Senior High School, to Warwick Senior High School. This entailed moving 80 students and 110 staff and casual therapists.</p> <p>There was insufficient parking within the Warwick Senior High School grounds to cater for the additional staff and could only provide nine parking bays as part of the new building works within the grounds.</p> <p>The City also engaged with the Warwick Bowling Club and the Greenwood Tennis Club during the consultation process.</p> <p>The Minister for Lands granted approval to the licence.</p>

## AMENDMENT

<b>Document:</b>	Amendment No. 2 to Local Planning Scheme No. 3 (LPS3).
<b>Parties:</b>	<b>City of Joondalup and Western Australian Planning Commission.</b>
<b>Description:</b>	Amendment No. 2 to Local Planning Scheme No. 3 to amend designation of portion of Lot 600 (76) Treetop Avenue, Edgewater from the 'Residential' zone to the 'Public Purposes' local reserve.
<b>Date:</b>	13 August 2019.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>Planning and Development Act 2005.</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015.</i>
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Quality Urban Environment.
<b>Policy:</b>	Not applicable.
<b>Risk Management Considerations:</b>	Not applicable.
<b>Financial/Budget Implications:</b>	The applicant has paid fees of \$6,182.13 to cover costs associated with the scheme amendment and will be required to pay the advertising costs.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Not applicable.
<b>Consultation:</b>	Advertising was undertaken for 42 days by way of: <ul style="list-style-type: none"> <li>• letters to adjoining and nearby landowners</li> <li>• a notice placed in the <i>Joondalup Community newspaper</i></li> <li>• a notice and documents placed on the City's website</li> <li>• documents available to view at the City's Administration building</li> <li>• letters to relevant service authorities</li> <li>• a sign on the site.</li> </ul>

## RESTRICTIVE COVENANT

<b>Document:</b>	Restrictive Covenant.
<b>Parties:</b>	<b>City of Joondalup and Shane Allan and Yulianty Sanjaya Patton.</b>
<b>Description:</b>	Restrictive Covenant for Lot 142 (11) Panache Gardens, Joondalup advising current and future landowners of the existence of a restriction on the use of the land within areas that have been assessed as BAL-40 or BAL-Flame Zone.
<b>Date:</b>	13 August 2019.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>Local Planning Scheme No. 3.</i>
<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 EXTENSION OF LEASE

<b>Document:</b>	Deed of Extension of Lease.
<b>Parties:</b>	<b>City of Joondalup and Jacob and Natalie Ferreo.</b>
<b>Description:</b>	Deed of Extension of Lease between the City of Joondalup and Jacob and Natalie Ferreo trading as Creative Catering Perth for the Joondalup Reception Centre being Lot 497 on Diagram 86904 and being the whole of the land in Certificate of Title Volume 2041 Folio 885 commencing 11 September 2019 for one year.
<b>Date:</b>	13 August 2019.
<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>	The City receives an annual rental amount of \$65,471 excluding GST. The Lessee is responsible for 100% of outgoings.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	The PMF aims to support the equitable access, and the efficient and effective management of the City owned and managed properties. It also recognises the value and community benefit of activities organised and provided for by the 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 lease was negotiated with the Lessee and approved under a Private Treaty Arrangement within the CEO's delegated authority. The Deed of Extension of Lease has been approved and signed by Jacob and Natalie Ferreo agreeing to the further term of one year.

## SECTION 70A NOTIFICATION

<b>Document:</b>	Section 70A Notification.
<b>Parties:</b>	<b>City of Joondalup and Casey John Cahill and Vanessa Lorraine Cahill.</b>
<b>Description:</b>	Notification under Section 70A for Lot 2 (3) Arley Lane, Hillarys to advise current and future owners that the subject site is located within a bushfire prone area.
<b>Date:</b>	19 August 2019.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	<i>Transfer of Land Act 1893.</i>
<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.

## TRANSFER OF LAND

<b>Document:</b>	Transfer of Land.
<b>Parties:</b>	<b>City of Joondalup and Green 55 Pty Ltd.</b>
<b>Description:</b>	Transfer of Land for Lot 2 (20) Kanangra Crescent, Greenwood.
<b>Date:</b>	27 August 2019.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> deal with disposal of local government land, in addition to the <i>Local Government (Functions and General) Regulations 1996</i> .
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Community Wellbeing. Quality Facilities – to provide facilities of the highest quality which reflect the needs of the community now and into the future.
<b>Policy:</b>	City Policy – Asset Management. To ensure the organisation undertakes a structured and coordinated approach to asset management that will promote sustainable infrastructure for the City of Joondalup. 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>	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.
<b>Financial/Budget Implications:</b>	An amount of \$1,225,000 plus GST under the margin scheme has been paid for the site.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Council considered that due to the ageing demographics of the community, facilitating the development of units for people over age 55 by disposing of land for this use provides an opportunity for residents to "age in place".
<b>Consultation:</b>	Amendment No. 78 to rezone and recode this site was advertised for public comment for 42 days commencing 22 October 2015 and closing on 3 December 2015. There are a number of weeks for the marketing of properties that go to auction such as when Lot 2 (20) Kanangra Crescent, Greenwood went to auction on 13 June 2018. A sign on site and other comprehensive advertising was part of the marketing of the auction of the site. The proposed private treaty transactions involving Green 55 Pty Ltd was advertised in accordance with Section 3.58(3) and (4) of the LGA from 30 March 2019 to 15 April 2019.

## RESTRICTIVE COVENANT

<b>Document:</b>	Restrictive Covenant.
<b>Parties:</b>	<b>City of Joondalup and Green 55 Pty Ltd.</b>
<b>Description:</b>	Restrictive Covenant for Lot 2 (20) Kanangra Crescent, Greenwood.
<b>Date:</b>	27 August 2019.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> deal with disposal of local government land, in addition to the <i>Local Government (Functions and General) Regulations 1996</i> .
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Community Wellbeing. Quality Facilities – to provide facilities of the highest quality which reflect the needs of the community now and into the future.
<b>Policy:</b>	City Policy – Asset Management. To ensure the organisation undertakes a structured and coordinated approach to asset management that will promote sustainable infrastructure for the City of Joondalup. 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>	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.
<b>Financial/Budget Implications:</b>	An amount of \$1,225,000 plus GST under the margin scheme has been paid for the site.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Council considered that due to the ageing demographics of the community, facilitating the development of units for people over age 55 by disposing of land for this use provides an opportunity for residents to "age in place".
<b>Consultation:</b>	Amendment No. 78 to rezone and recode this site was advertised for public comment for 42 days commencing 22 October 2015 and closing on 3 December 2015. There are a number of weeks for the marketing of properties that go to auction such as when Lot 2 (20) Kanangra Crescent, Greenwood went to auction on 13 June 2018. A sign on site and other comprehensive advertising was part of the marketing of the auction of the site. The proposed private treaty transactions involving Green 55 Pty Ltd was advertised in accordance with Section 3.58(3) and (4) of the LGA from 30 March 2019 to 15 April 2019.

## MORTGAGEE'S DEED OF COVENANT

<b>Document:</b>	Mortgagee's Deed of Covenant.
<b>Parties:</b>	<b>City of Joondalup and Green 55 Pty Ltd and R.A.C. Finance Limited.</b>
<b>Description:</b>	Mortgagee's Deed of Covenant for Lot 2 (20) Kanangra Crescent, Greenwood.
<b>Date:</b>	27 August 2019.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> deal with disposal of local government land, in addition to the <i>Local Government (Functions and General) Regulations 1996</i> .
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Community Wellbeing. Quality Facilities – to provide facilities of the highest quality which reflect the needs of the community now and into the future.
<b>Policy:</b>	City Policy – Asset Management. To ensure the organisation undertakes a structured and coordinated approach to asset management that will promote sustainable infrastructure for the City of Joondalup. 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>	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.
<b>Financial/Budget Implications:</b>	An amount of \$1,225,000 plus GST under the margin scheme has been paid for the site.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Council considered that due to the ageing demographics of the community, facilitating the development of units for people over age 55 by disposing of land for this use provides an opportunity for residents to "age in place".
<b>Consultation:</b>	Amendment No. 78 to rezone and recode this site was advertised for public comment for 42 days commencing 22 October 2015 and closing on 3 December 2015. There are a number of weeks for the marketing of properties that go to auction such as when Lot 2 (20) Kanangra Crescent, Greenwood went to auction on 13 June 2018. A sign on site and other comprehensive advertising was part of the marketing of the auction of the site. The proposed private treaty transactions involving Green 55 Pty Ltd was advertised in accordance with Section 3.58(3) and (4) of the LGA from 30 March 2019 to 15 April 2019.



## CAVEAT

<b>Document:</b>	Caveat.
<b>Parties:</b>	<b>City of Joondalup and Green 55 Pty Ltd.</b>
<b>Description:</b>	Caveat for Lot 2 (20) Kanangra Crescent, Greenwood.
<b>Date:</b>	27 August 2019.
<b>Signed/Sealed:</b>	Signed and Sealed.
<b>Legislation:</b>	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> deal with disposal of local government land, in addition to the <i>Local Government (Functions and General) Regulations 1996</i> .
<b>Strategic Community Plan:</b> <b>Key Theme:</b> <b>Objective:</b>	Community Wellbeing. Quality Facilities – to provide facilities of the highest quality which reflect the needs of the community now and into the future.
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<b>Risk Management Considerations:</b>	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.
<b>Financial/Budget Implications:</b>	An amount of \$1,225,000 plus GST under the margin scheme has been paid for the site.
<b>Regional Significance:</b>	Not applicable.
<b>Sustainability Implications:</b>	Council considered that due to the ageing demographics of the community, facilitating the development of units for people over age 55 by disposing of land for this use provides an opportunity for residents to "age in place".
<b>Consultation:</b>	Amendment No. 78 to rezone and recode this site was advertised for public comment for 42 days commencing 22 October 2015 and closing on 3 December 2015. There are a number of weeks for the marketing of properties that go to auction such as when Lot 2 (20) Kanangra Crescent, Greenwood went to auction on 13 June 2018. A sign on site and other comprehensive advertising was part of the marketing of the auction of the site. The proposed private treaty transactions involving Green 55 Pty Ltd was advertised in accordance with Section 3.58(3) and (4) of the LGA from 30 March 2019 to 15 April 2019.