

DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 21 JULY 2020 TO 28 JULY 2020

Document:	LEASE.
Parties:	City of Joondalup and Rise Network Inc.
Description:	Lease for portion of Warwick Community Hall located at 12 Dorchester Avenue, Warwick for one year commencing 1 July 2020 with a further term of one year commencing 1 July 2021.
Date:	21 July 2020.
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:	Community Wellbeing.
Key Theme:	Quality Facilities.
Objective:	
Policy:	City Policy – Asset Management.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Rise Network Inc. shall pay monthly in advance a contribution of \$1,668 per month (ex GST) towards the cost of rates and taxes, utility costs, cleaning, reactive and scheduled maintenance, being 28% cost share of outgoings provided to the leased area.
Regional Significance:	Not applicable.
Sustainability Implications:	The Property 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 of 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:	<p>The City's Coordinator Property Management has liaised with Rise Network Inc. who confirmed it wishes to extend the agreement for a further term of two years (one plus one) upon the terms and conditions contained within the lease agreement.</p> <p>To ensure that there is no significant impact on the timeframes for the Warwick Activity Centre Project, Rise Network Inc. agreed to include a redevelopment clause which provides six months' notice should the City wish to terminate prior to the expiry of the lease in June 2022.</p> <p>The new lease arrangement has been discussed and is supported by City Projects.</p> <p>In May 2020, the Chief Executive Officer provided approval with the City to negotiate a short-term lease with Rise Network Inc. and provide a 50% rent relief subsidy for the first year of the new lease which provides Rise Network Inc. with a sufficient recovery period following the COVID-19 pandemic. The Rent will revert to 100% in the final year of the agreement.</p> <p>Note: In July 2017, Rise Network Inc. updated its constitution where it was</p>

	agreed that a seal was no longer required to execute documents such as leases. Under delegated authority the Director of Corporate Services for Rise Network Inc. is able to sign property related expenses such as leases up to the value of \$60,000. The term of this lease does not exceed this value therefore one signature is sufficient.
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Document:	SECTION 70A NOTIFICATION.
Parties:	City of Joondalup and Joseph John Rubbo.
Description:	Notification under Section 70A for Lot 190 (49) Conidae Drive, Heathridge to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
Date:	21 July 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment.
Policy:	State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
Risk Management Considerations:	The purpose of the Section 70A is to alert future landowners that the site is located within the vicinity of a transport corridor.
Financial/Budget Implications:	All costs associated with the lodgement of the Section 70A notification are at the expense of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

Document:	SECTION 70A NOTIFICATION.
Parties:	City of Joondalup and Christine Coates.
Description:	Notification under Section 70A for Lot 2 (27) Indooroopilly Place, Connolly (formerly part of Lot 576) to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
Date:	21 July 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan: Key Theme:	Quality Urban Environment.

Objective:	
Policy:	State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
Risk Management Considerations:	The purpose of the Section 70A is to alert future landowners that the site is located within the vicinity of a transport corridor.
Financial/Budget Implications:	All costs associated with the lodgement of the Section 70A notification are at the expense of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

Document:	SECTION 70A NOTIFICATION.
Parties:	City of Joondalup and Infill No. 3 Pty Ltd.
Description:	Notification under Section 70A for Lot 119 (18) Methuen Way, Duncraig to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise (replacement notification).
Date:	21 July 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment.
Policy:	State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
Risk Management Considerations:	The purpose of the Section 70A is to alert future landowners that the site is located within the vicinity of a transport corridor.
Financial/Budget Implications:	All costs associated with the lodgement of the Section 70A notification are at the expense of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

Document:	FURTHER CONTRACT VARIATION – EMPLOYMENT CONTRACT OF THE CHIEF EXECUTIVE OFFICER OF THE CITY OF JOONDALUP.
Parties:	City of Joondalup and Garry George Hunt.
Description:	Further Contract Variation – Employment Contract of the Chief Executive Officer of the City of Joondalup extending the term to 18 December 2020 and adding a notification of end of contract sub-clause should a successful replacement Chief Executive Officer candidate commence prior to 18 December 2020.
Date:	24 July 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Local Government Act 1995.</i>
Strategic Community Plan:	Governance and Leadership.
Key Theme:	Corporate Capacity.
Objective:	Maintain a highly skilled and effective workforce.
Policy:	Not applicable.
Risk Management Considerations:	The <i>Local Government Act 1995</i> requires that the employment of a Chief Executive Officer is to be governed by a written contract. As this proposal is to enter in a further Contract Variation to the current Employment Contract of the Chief Executive Officer before the expiry of the existing contract the risk of non-compliance is negligible.
Financial/Budget Implications:	The costs of developing the Further Contract Variation have largely comprised legal expenses. The costs have been minimal and have been covered by the general legal operational budget.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	The Further Contract Variation has been reviewed and the draft Further Contract Variation prepared by the City’s legal representatives. A copy of the draft Further Contract Variation has been provided to the Chief Executive Officer, who has responded in writing that he will agree to the terms of the further variation.

Document:	CROWN LAND LEASE.
Parties:	City of Joondalup and State of Western Australia.
Description:	Crown Land Lease for the Pinnaroo Point Café project at Lot 501 on Deposited Plan 417135 (20 John Wilkie Tarn, Hillarys), Pinnaroo Point.
Date:	28 July 2020.
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	Economic Prosperity, Vibrancy and Growth.

Community Plan: Key Theme: Objective:	Destination City.
Policy:	Not applicable.
Risk Management Considerations:	<p>Negative Community Reaction.</p> <p>There has not been any recent community consultation on the project. It may be perceived by community members that the City is not acting transparently if the Crown Land Lease is executed without any recent community consultation.</p> <p>A public notice seeking comments on the proposed Sublease with Sandgate will be advertised before the City can execute the Sublease, however this cannot take place until the Crown Land Lease has been executed and the City has a legal interest in the land. Further community consultation will more than likely take place during the development application process (at the discretion of the City). The Sublease is structured in such a way that the commencement of the Sublease is subject to approval of the development application.</p> <p>It is proposed that general awareness of the project will be raised in the community prior to executing the Sublease. A communications plan for that is currently being prepared with the assistance of Communications and Stakeholder Relations.</p>
Financial/Budget Implications:	The proposed annual rent is \$10,000 plus GST (being 25% of the unimproved market rent of \$40,000 determined by the Minister in consultation with the Valuer General). However, no payment is applicable for the first 15 years of the lease.
Regional Significance:	It is envisaged that the proposal will provide significant resident/visitor/tourist benefits by enhancing the City's existing natural assets and amenities.
Sustainability Implications:	<p>The project philosophy and parameters outline the intent of Council in progressing the project and address the following sustainability implications:</p> <ul style="list-style-type: none"> • Project Vision • Land Use and Built Form • Environmental Strategy • Liaison Protocol • Fiscal Responsibility and Commerciality • Governance.
Consultation:	No community consultation is required for the execution of the Crown Land Lease (see Risk Management Considerations above).

Document:	SECTION 70A NOTIFICATION.
Parties:	City of Joondalup and Christine Sherry.
Description:	Notification under Section 70A for Lot 1 (4) Nandus Court, Heathridge to advise current and future owners that the subject site is located within a Bushfire Prone Area.
Date:	28 July 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>

Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment.
Policy:	State Planning Policy 3.7 Planning in Bushfire Prone Areas.
Risk Management Considerations:	The purpose of the Section 70A is to alert future landowners that the site is located within a Bushfire Prone Area.
Financial/Budget Implications:	All costs associated with the lodgement of the S70A notification are at the expense of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

Document:	SECTION 70A NOTIFICATION.
Parties:	City of Joondalup and Naomi Aurora-Rose.
Description:	Notification under Section 70A for Lot 2 (4A) Nandus Court, Heathridge to advise current and future owners that the subject site is located within a Bushfire Prone Area.
Date:	28 July 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment.
Policy:	State Planning Policy 3.7 Planning in Bushfire Prone Areas.
Risk Management Considerations:	The purpose of the Section 70A is to alert future landowners that the site is located within a Bushfire Prone Area.
Financial/Budget Implications:	All costs associated with the lodgement of the S70A notification are at the expense of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

Document:	SECTION 70A NOTIFICATION.
Parties:	City of Joondalup and Tamara Jane Bridge.
Description:	Notification under Section 70A for Lot 111 (30) Monument Drive, Beldon to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
Date:	28 July 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment.
Policy:	State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
Risk Management Considerations:	The purpose of the Section 70A is to alert future landowners that the site is located within the vicinity of a transport corridor.
Financial/Budget Implications:	All costs associated with the lodgement of the S70A notification are at the expense of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.