

DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 3 MARCH 2020 TO 21 APRIL 2020

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Housing Authority.
Description:	Notification under Section 70A for Lot 28 (82) and Lot 29 (80) Trailwood Drive, Woodvale to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
Date:	3 March 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.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Housing Authority.
Description:	Notification under Section 70A for Lot 10 (9) and Lot 11 (11) 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.
Date:	3 March 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.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and JMB Coastal Pty Ltd.
Description:	Notification under Section 70A for Lot 234 (23) Wahroonga Way, Greenwood to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
Date:	3 March 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.

DEED OF EASEMENT

Document:	Deed of Easement – Cross-Access.
Parties:	City of Joondalup and Amber Asset Pty Ltd.
Description:	Deed of Easement – Cross-Access between Lot 21 (27) and Lot 22 (29) Sundew Rise, Joondalup to allow for cross-access between the two properties in accordance with condition 8 of development approval DA19/0453.
Date:	3 March 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Land Administration Act 1997.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of Deed is to permit cross-access between the two properties.
Financial/Budget Implications:	The applicant is responsible for all costs associated with the preparation and lodgement of the deed.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Ronelle Maata Pomare.
Description:	Notification under Section 70A for Lot 2 (2A) Mayflower Crescent, Craigie to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
Date:	10 March 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.

DEED OF EXTENSION OF LEASE

Document:	Deed of Extension of Lease.
Parties:	City of Joondalup and Silver Chain Group Limited.
Description:	Deed of Renewal of Lease for Lot 702 on Plan P405987 Volume 2883 Folio 559 situated at 11 Moolanda Boulevard, Kingsley for the final further term from 1 January 2020 to 31 December 2021.
Date:	10 March 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:	
Key Theme:	Community Wellbeing.
Objective:	Quality Facilities.
Policy:	City Policy – Asset Management.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	The City receives an annual rental amount of \$162,666.36 excluding GST. The Lessee is responsible for 100% of outgoings.
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 Silver Chain Group Limited has exercised the first further term of two years, the obligations of the lease are currently being met by the Silver Chain Group and therefore the City offered Silver Chain the option to extend the lease for the final second term of two years, from 1 January 2020 to 31 December 2021.</p> <p>The Final Deed of Renewal of Lease has been approved and signed by the Silver Chain Group Limited.</p> <p>Note: the site at 11 Moolanda Boulevard, Kingsley also accommodates Community Vision Inc. The current short-term lease arrangement between the City of Joondalup and Community Vision is aligned with the Silver Chain Group lease and also terminates on 31 December 2021.</p>

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Ian Clifford Richards and Margaret Mary Richards.
Description:	Notification under Section 70A for Lot 157 (27) Mayflower Crescent, Craigie (new Lots 1 and 2) to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
Date:	17 March 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.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Johan Omaid and Elizabeth Joan Omaid.
Description:	Notification under Section 70A for Lot 472 (4) Wandoo 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.
Date:	17 March 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.

WITHDRAWAL OF CAVEAT

Document:	Withdrawal of Caveat.
Parties:	City of Joondalup and Lupara Pty Ltd.
Description:	Withdrawal of Caveat N905543 over Lot 46 (6) and Lot 100 (4) Elcar Lane, Joondalup (Bouncers Indoor Sports Centre) in order to permit the registration of a mortgage over the land.
Date:	17 March 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment. Quality built outcomes – For the City’s commercial and residential areas to be filled with quality buildings and appealing streetscape.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the Deed is to ensure reciprocal access, parking and drainage is maintained over Lot 46 (6) and Lot 100 (4) Elcar Lane, Joondalup. The caveat over the land will be replaced to ensure that future purchasers of the property will be informed of the access, parking and drainage arrangements.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Maddison Jane Treak and Robert Guy Pilcher.
Description:	Notification under Section 70A for Lot 1001 (27B) Oxley Avenue, Padbury to advise current and future owners that the subject site is located within a transport corridor and may be affected by transport noise.
Date:	24 March 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.

AMENDMENT NO. 5 TO LOCAL PLANNING SCHEME NO. 3

Document:	Amendment No. 5 to Local Planning Scheme No. 3.
Parties:	City of Joondalup and Western Australian Planning Commission.
Description:	Amendment No. 5 to Local Planning Scheme No. 3 (LPS3) to amend LPS3 by inserting Schedule B – Modification of the R-Codes for Housing Opportunity Areas.
Date:	30 March 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Planning and Development Act 2005.</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment.
Policy:	Not applicable.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	The City is responsible for all costs associated with this scheme amendment.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	<p>Advertising was undertaken for 50 days by way of:</p> <ul style="list-style-type: none"> • Letters or emails sent to: <ul style="list-style-type: none"> ○ all property owners/occupiers within the HOAs ○ all property owners/occupiers adjacent to a HOA ○ registered resident and ratepayer groups ○ industry stakeholders ○ relevant State Government departments ○ members of the City’s HOA database, being: <ul style="list-style-type: none"> ▪ attendees at all Listening Posts who provided email addresses ▪ attendees at all Community Design Workshops who provided email addresses ▪ other people who registered for updates ○ community engagement network members ○ utility providers ○ local members of parliament. • Information on the HOA webpage and via the City’s website. • A notice in the Joondalup Community Newspaper. • Notices on the City’s social media platforms. • A community information session.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Ida Best.
Description:	Notification under Section 70A for Lot 602 (6A) Floribunda Avenue, Sorrento to advise current and future owners that the subject site is located within the vicinity of a transport corridor and may be affected by transport noise.
Date:	7 April 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.

DEED OF EXTENSION OF LEASE

Document:	Deed of Extension of Lease.
Parties:	City of Joondalup and Hock San Yap and Choo Hiong Tiong as trustees for SMY Family Trust.
Description:	Deed of Extension of Lease Agreement for Units 4-6, 48 Central Walk, Joondalup (Art Gallery) for the extended term from 1 July 2019 to 30 June 2020.
Date:	14 April 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: Key Theme: Objective:	Community Wellbeing. Quality Facilities.
Policy:	City Policy – Asset Management.
Risk Management Considerations:	The management agents Platinum Realty are currently holding a bond to the value of \$6,500. This will be repaid to the City once the management agents have received the outstanding deed of extension and the City has undertaken the maintenance works associated to the make good clause within the current lease.
Financial/Budget Implications:	The City pays an annual rental amount of \$63,919.07 plus GST this includes car bay rental fees of \$2,810.02 plus GST.
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:	In October 2014, Council endorsed the Chief Executive Officer to renew the lease at 48 Central Walk, Joondalup for the purposes of an art gallery, for a period of five years (three years with a two by one-year option) <i>CJ190-10/14</i> refers. The lease commenced in July 2016 for a period of three years. In November 2018, the City received a letter from McGee's Property seeking the City's intention to renew its first further option pending the expiry of the three-year term in June 2019. The Acting Manager Leisure and Cultural Services confirmed to McGee's that it is the City's intention to extend the lease for a further term of one year from 1 July 2019 to 30 June 2020, <i>OUT19/5252</i> refers. The City received the Deed of Extension of Lease in November 2019 for the City to execute.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Ian James Drouet.
Description:	Notification under Section 70A for Lot 73 (8) Panache Gardens, Joondalup to advise current and future owners that the subject site is located within the vicinity of a transport corridor and may be affected by transport noise.
Date:	21 April 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.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Craig Michael Jennings.
Description:	Notification under Section 70A for Lot 439 (106) Trailwood Drive, Woodvale 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 April 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.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Terence Wei Kwok Lau.
Description:	Notification under Section 70A for Lot 400 (27B) Newcombe Way, Padbury to advise current and future owners that the subject site is located within the vicinity of a transport corridor and may be affected by transport noise.
Date:	21 April 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.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and Timothy Ian McKimmie.
Description:	Notification under Section 70A for Lot 549 (237) Gibson Avenue, Padbury 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 April 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.

WITHDRAWAL OF CAVEAT

Document:	Withdrawal of Caveat.
Parties:	City of Joondalup and John Vincent Forgione.
Description:	Withdrawal of Caveat N098549 over Lot 2 (2/8) Dugdale Street, Warwick to allow the transfer of land.
Date:	21 April 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment. Quality built outcomes – For the City’s commercial and residential areas to be filled with quality buildings and appealing streetscape.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the agreement is to ensure reciprocal access and parking is maintained over Lot 2 (which forms part of Lot 947 on Diagram 92878) and Lot 22 on Strata Plan 351715 (Warwick Cinemas). The existing caveat will be replaced upon finalisation of the transfer of land.
Financial/Budget Implications:	Not applicable as the withdrawal and replacement of the caveat is at the cost of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

WITHDRAWAL OF CAVEAT

Document:	Withdrawal of Caveat.
Parties:	City of Joondalup and Jayshore Pty Ltd and BP Australia Ltd.
Description:	Withdrawal of Caveat E829761 over Lot 1 (941) Whitfords Avenue, Woodvale to allow the transfer of land.
Date:	21 April 2020.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893.</i>
Strategic Community Plan: Key Theme: Objective:	Quality Urban Environment. Quality built outcomes – For the City’s commercial and residential areas to be filled with quality buildings and appealing streetscape.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the agreement is to ensure reciprocal access and parking is maintained over the site. The existing caveat will be replaced upon finalisation of the transfer of land.
Financial/Budget Implications:	Not applicable as the withdrawal and replacement of the caveat is at the cost of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.