

SCHEDULE 9 – (PART 10 REFERS) EAST WANNEROO PLANNING AND DEVELOPER CONTRIBUTION ARRANGEMENTS (CELLS 1 TO 9 INCLUSIVE) CELL WORKS AND CONTRIBUTION PROVISIONS

1.0 INTRODUCTION

For the purposes of administering the orderly development of the East Wanneroo Cells 1 to 9 inclusive, as outlined in Part 10 of the Scheme, the following shall be classified as Cell Works which are to be paid for by the affected Owners located in each of the nine (9) Urban and Industrial Cells in the East Wanneroo area.

These Cell Works and Contribution Provisions are presented in the form of General Cell Works and Specified Cell Works.

2.0 GENERAL CELL WORKS

1. The carrying out by Council of any cadastral survey or resurvey in connection with any matter set out in the Scheme in connection with Cell Works.
2. The acquisition of land for any arterial road (and associated infrastructure) and approximately 10% of the area of the Urban Cells 1 to 6 and 9 for public open space (including Community Purpose sites) or the public open space areas identified on the Agreed Structure Plan for the Industrial Cells 7 and 8.
3. Any compensation paid or payable for or in respect of the provision of any of the Cell Works or facilities referred to in this Schedule or in the administration of Part 10 of the Scheme.
4. The provision of any road including land acquisition, earthworks, the formation, preparation, priming and sealing of the road and the provision of kerbing, drainage, service ducts, intersection treatments and lighting and costs associated with the relocation of existing services in connection with the road or in the road reserve, as referred to in this Schedule.
5. The provision of any easement or way, including but without limiting the generality of the foregoing any carriageway, cycleway or walkway as referred to in this Schedule.
6. In the case of Cell 9, the development of public open space areas to a basic standard.
7. Any environmental remediation or improvement including the removal of any contaminant and peat associated with Cell Works referred to in this Schedule.
8. Any consulting fees associated with designing and undertaking Cell Works.

9. All costs associated with the preparation, processing and gazettal of the East Wanneroo planning and developer contribution arrangement provisions either under this scheme or former Town Planning Scheme No. 1 and any Amendments to Part 10 and Schedule 9, the District Structure Plan for East Wanneroo and the Local Structure Plans for the nine Urban and Industrial Cells, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).
10. Interest on loans raised externally or provided by the Council or drawn from the various accounts from each Cell (in accordance with Clause 10.9) apportioned to Cell Works and any other cost incurred by Council with the preparation and administration of Part 10 of the Scheme.
11. Council administration costs including bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, conveyancing fees, Council staff salaries and on costs and the costs of establishing a Geographic Information System facilitating the administration of the ongoing management of development of the East Wanneroo area along with the specific requirements of the Scheme pertaining thereto.

3.0 SPECIFIC CELL WORKS

For the purposes of understanding the extent of Cell Works proposed, the term 'structures' includes but is not limited to underpasses/overpasses, drainage sites associated with arterial roads, dual use paths, intersection treatments, etc.

Cell 1

Pinjar Road (between Wanneroo Road and Caporn Street)

- * 50% of the total cost to acquire the ultimate road reserved land;
- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Pinjar Road (between Caporn Street and Clarkson Avenue)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Reimbursement to the Council of a proportional contribution toward Joondalup Drive (between Wanneroo Road and western boundary of Pt Lot 8 Drivers Place).

Cell 2

Pinjar Road (between Wanneroo Road and Caporn Street)

- * 50% of the total cost to acquire the ultimate road reserve land;

- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Dundebar Road (between Wanneroo Road and Griffiths Road)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Caporn Street (between Pinjar Road and the eastern boundary of Cell 2)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Reimbursement to the Council of a proportional contribution toward Joondalup Drive (between Wanneroo Road and western boundary of Pt Lot 8 Drivers Place).

Cell 3

Dundebar Road (between Griffiths Road and Steven Street)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Cell 4

Elliot Road (abutting Cell 4)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Lenore Road (between northern end of Cell 4 and Ocean Reef Road)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Reimbursement to the Council of half the cost for the reserve and half the cost of construction of the full earthworks and one carriageway for the portion of Ocean Reef Road which abuts Cell 4 between Wanneroo Road and Lenore Road/Hartman Drive intersection.

Cell 5

Mirrabooka Avenue (abutting Cell 6 and Cell 8)

- * 50% of the total cost to acquire the ultimate road reserve land;
- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Mirrabooka Avenue (between Furniss Road and Gnangara Road)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriage and all structures.

Hepburn Avenue (between Mirrabooka Avenue and Rangeview Road)

- * 73% of the total cost to acquire the ultimate road reserve land;
- * 73% of the total cost of constructing the full earthworks, one carriageway and all structures.

Hepburn Avenue (between Rangeview Road and the eastern boundary of Cell 5)

- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Ocean Reef Road (between Mirrabooka Avenue and the eastern boundary of Cell 5)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Cell 6

Skeit Road (between Hepburn Avenue and Gnangara Road)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Hepburn Avenue (abutting the Kingsway Recreation Reserve)

- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Hepburn Avenue (between the eastern boundary of Kingsway Recreation Reserve and Mirrabooka Avenue)

- * 73% of the total cost to acquire the ultimate road reserve land;
- * 73% of the total cost of constructing the full earthworks, one carriageway and all structures.

Mirrabooka Avenue (between Hepburn Avenue and Furniss Road)

- * 50% of the total cost to acquire the ultimate road reserve land;

- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Gnangara Road (between Wanneroo Road and Hartman Drive/Skeit Road)

- * 50% of the total cost to acquire the ultimate road reserve land;
- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Cell 7

Hartman Drive (between Gnangara Road and Action Place)

- * 50% of the total cost to acquire the ultimate road reserve land;
- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Gnangara Road (between Wanneroo Road and Hartman Drive/Skeit Road)

- * 50% of the total cost to acquire the ultimate road reserve land;
- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Cell 8

Hartman Drive (between Gnangara Road and Action Place)

- * 50% of the total cost to acquire the ultimate road reserve land;
- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Hartman Drive (between Action Place and Ocean Reef Road)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Gnangara Road (between Hartman Drive/Skeit Road and Mirrabooka Avenue)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Ocean Reef Road (between Hartman Drive/Lenore Road and Mirrabooka Avenue)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriageway and all structures.

Mirrabooka Avenue (between Gnangara Road and Ocean Reef Road)

- * 50% of the total cost to acquire the ultimate road reserve land;
- * 50% of the total cost of constructing the full earthworks, one carriageway and all structures.

Cell 9

Gnangara Road/Ocean Reef Road (between Alexander Drive and the western boundary of Cell 9)

- * 100% of the total cost to acquire the ultimate road reserve land;
- * 100% of the total cost of constructing the full earthworks, one carriage way and all structures.

Hepburn Avenue (between Alexander Drive and the Western boundary of Cell 9)

- * 100% of the total cost to acquire any road widening for the ultimate road reserve;
- * 100% of the total cost of constructing the full earthworks, one carriage way and all structures.

Reimbursement to the Council of its portion of the costs for the above works.

Alexander Drive (between Hepburn Avenue and Gnangara Road)

- * 100% of the total cost to acquire the ultimate road reserve land, including associated drainage sites;
- * 100% of the total cost of constructing the full earthworks, one carriage way and all structures.

Reimbursement to the Council of its portion of the costs for the above works.