

Cell 7 – Annual Review Attachment 2024/2025

EAST WANNEROO CELL 7 - ANNUAL REVIEW 2024	Amounts (\$)	COMMENTS
Expenditure		
Expenditure to Date (Actuals)		
Public Open Space (10%)	\$ 528,500	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$ 4,200,261	Land Acquisition and Construction Costs
Administration Costs	\$ 855,352	Salary Recoupment, Legal Fees, Consultants
Total	\$ 5,584,113	
Remaining Expenditure (Estimated) - Annual Review		
Public Open Space (10%)	\$ -	
District Distributor Roads	\$ 5,913,418	Remaining construction and acquisition costs
Administration Costs	\$ 431,857	Estimated for 11 years
Total	\$ 6,345,275	
Total Expenditure/Costs (Gross Costs)	\$ 11,929,388	
Income		
Payments Made to Date		
Contributions and Interest	-\$ 9,098,770	All Income (funds) Received (includes interest)
Total	-\$ 9,098,770	
Gross Estimated Remaining Income		
Estimated Contributions at Current ICPL of \$11.12 per ha of 22.78	-\$ 2,533,499	22.78 ha
Total Estimated Income	-\$ 11,632,269	
Estimated Cell Balance at Full Development		
Total Combined Expenditure/Costs (Gross Costs)	\$ 11,929,388	
Total Combined Estimated Income	-\$ 11,632,269	
Net Excess/Shortfall at Current ICPL (\$11.12)	-\$ 297,119	Shortfall resulting in a increase in the ICPL rate
Revised ICPL Rate		
Current Infrastructure Cost Per m2	\$ 12.42	
Proposed Infrastructure Cost Per m2	\$ 12.42	

CELL 7 - CAPITAL EXPENDITURE PLAN (CEP)

Land	Area	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Outstanding DDR Acquisition													
Lot 16 Windsor RD	6137			\$ 1,029,481.75									
Lot 111 (17) Luisini Road	63.32		\$ 10,621.93										
Lot 1332 Parry Road intersection	601		\$ 100,817.75										
Total	6801.32	\$ -	\$ 111,439.68	\$ 1,029,481.75	\$ -	\$ -	\$ -	\$ -					\$ 1,140,921.43
Outstanding Capital Works													
Gngangara Road - New Realignment between Wanneroo Rd to Hartman Drive		\$ -			\$ 150,000.00	\$ 2,044,000.00	\$ 2,405,084.00						
New shared pathway ORR to Gngangara Rd		\$ 173,412.13											
TOTAL		\$ 173,412.13	\$ -	\$ -	\$ 150,000.00	\$ 2,044,000.00	\$ 2,405,084.00	\$ -					\$ 4,772,496.13

Assessed Value	\$	3,050,000.00
Including 10% Solatium	\$	3,355,000.00
Contribution Rate	\$	11.12



Lot Yield Summary from Cell 7 ELY (whole Cell)	
Total Area of Cell	128.8
Deductions	27.57
Net Developable Area	101.23

Actual	78.4432
Remaining ha	22.78
Interest Received to date	\$ 1,508,399.42
Land Remaining	22.51%

East Wanneroo Cell 7 (2024/2025) - Summary of Income & Expenditure



Legend

-  Undeveloped Land (Future Infrastructure Contributions)
-  Outstanding Infrastructure Cell Works



Produced by Customer & Information Services
05/07/2024
KACE : 118446

Cell 7 Salient Issues (Wangara Industrial – West)

- This cell is significantly developed with only 22.51% (22.78 hectares) remaining to be developed.
- The remaining capital works relate to the realignment of Gnangara Road (shared 50% with Cell 6), which has one major remaining land acquisition to be completed to facilitate the construction of a section road (between Hartman Drive and Wanneroo Road) by 2031. Administration is currently in discussions with the landowner to progress the acquisition in a timely manner.
- A traffic study was conducted in 2018 which did not support the construction of a T-intersection which was originally proposed for the intersection of Luisini Road and Hartman Drive due to traffic safety concerns resulting in the intersection to remain as a ‘left-in left-out’ intersection. This results in the reduction of land required for the upgrade of the intersection from 572m² to 63.32m² and a cost reduction to Cells 7 and 8 of a total of \$170,662 (costs shared 50% between Cell 7 and Cell 8).
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2023 and 30 June 2024.
- The Annual Review for Cell 7 is included in Attachment 8.

Recommendation - Administration is recommending that the ICPL rate is changed from \$11.12 per square metre to \$12.42 per square metre to ensure adequate funds are received to deliver remaining cell works.