

Cell 3 – Annual Review Attachment 2024/2025

EAST WANNEROO CELL 3 - ANNUAL REVIEW 2024		Amounts (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	779,466	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	423,924	Land Acquisition and Construction Costs
Administration Costs	\$	416,242	Salary Recoupment, Legal Fees, Consultants
Total	\$	1,619,632	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	1,569,094	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	298,436	Estimated for 8 years
Total	\$	1,867,530	
Total Expenditure/Costs (Gross Costs)	\$	3,487,162	
Income			
Payments Made to Date			
Contributions and Interest	-\$	2,166,867	All Income (funds) Received (includes interest)
Total	-\$	2,166,867	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$25,903 at ELY of 46	-\$	1,191,538	46 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	3,358,405	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	3,487,162	
Total Combined Estimated Income	-\$	3,358,405	
Net Excess/Shortfall at Current ICPL (\$25,903)	-\$	128,757	Shortfall resulting in an increase in the ICPL rate from \$25,903 to \$28,702
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	25,903	
Proposed Increase in ICPL Required to Achieve adequate funds to Delive	\$	2,799	
Proposed Infrastructure Cost Per lot	\$	28,702	

CELL 3 - CAPITAL EXPENDITURE PLAN (CEP)

Land	Area	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total
Outstanding DDR Acquisition										
Lot 91 (173) Dundobar Rd	631			\$ 65,939.50						
Lot 92 (161) Dundobar Rd	639	\$ 66,775.50								
Lot 93 (143) Dundobar Rd	492	\$ 51,414.00								
Lot 94 (133) Dundobar Rd	546	\$ 57,057.00								
Lot 95 (113) Dundobar Rd	1224	\$ 127,908.00								
Total	3532	\$ 303,154.50	\$ -	\$ 65,939.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369,094.00
Outstanding Capital Works										
Dundobar Road single carriageway from Griffiths Road to Steven Street incl of streetlights at intersections		\$ -	\$ -	\$ 1,200,000.00						
TOTAL		\$ -	\$ -	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000.00

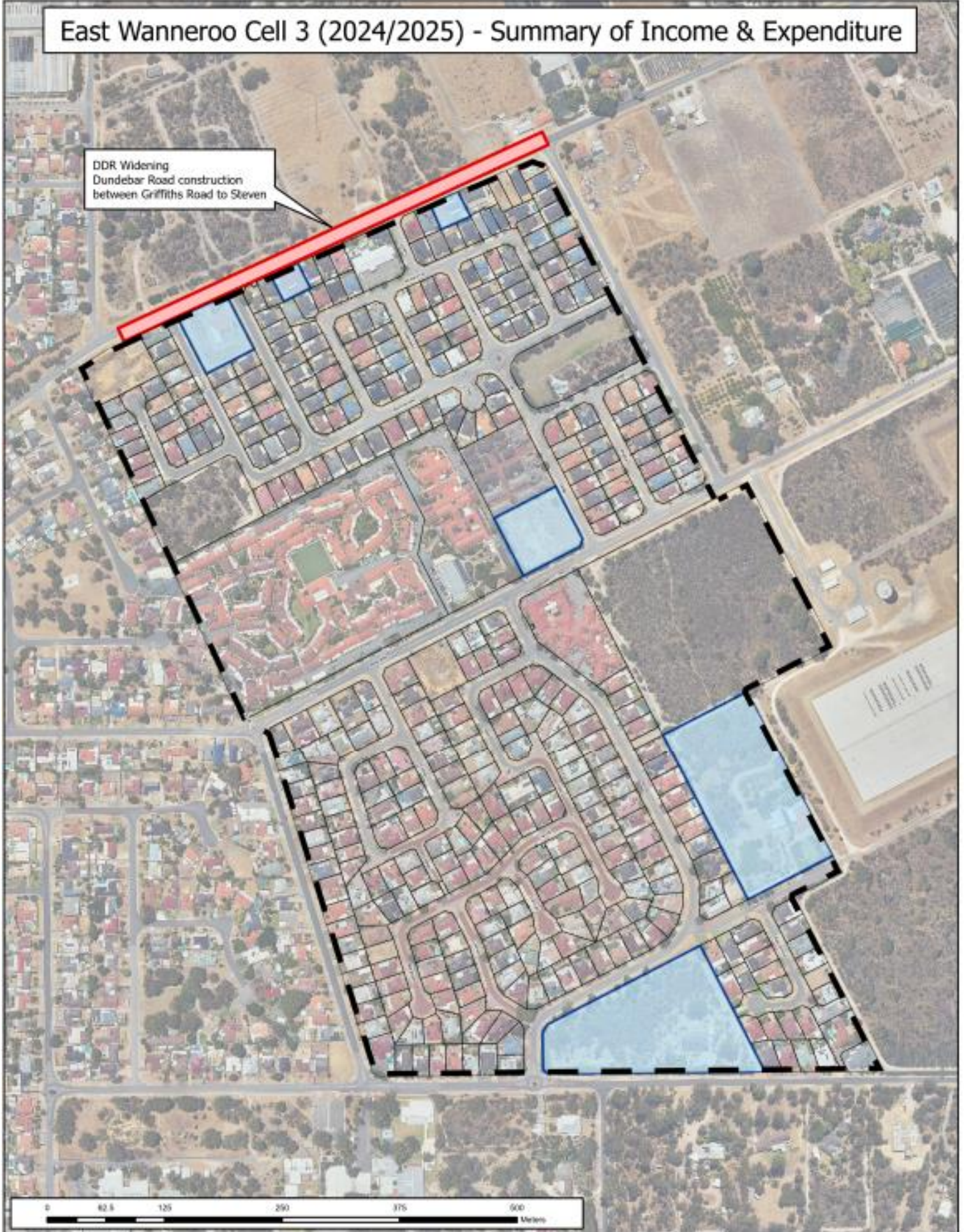
Assessed Value	\$ 1,900,000.00
Including 10% Solatium	\$ 2,090,000.00
Contribution Rate	\$ 25,903.00

Lot Yield Summary from Cell 3 ELY (whole Cell)	
Total Area of Cell	48.916
Deductions	10.23
Net Area	38.686
ELY	348

Actual	458
Remaining ELY (9 per/ha)	46
Interest Received to date	802648
Remaining Land	10.04%

East Wanneroo Cell 3 (2024/2025) - Summary of Income & Expenditure

DDR Widening
Dundebar Road construction
between Griffiths Road to Steven



Legend

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



Produced by Customer & Information Services
27/05/2024
KACE : 116273

Cell 3 – Salient Issues (Wanneroo)

- Cell 3 is predominantly developed with only 10.04% (46 lots) of land remaining to be developed.
- All Public Open Space (POS) areas have been acquired.
- The Dundebur Road widening and duplication project is the most significant remaining cost for the Cell. The construction of this road will be dependent upon land acquisition from the northern side of Dundebur Road which was recently zoned Urban Deferred in the Metropolitan Region Scheme. Cell 3 has a 50% obligation towards the acquisition and construction of the abutting section of Dundebur Road with the additional funding to be obtained through the implementation of a new DCP associated with the East Wanneroo District Structure Plan for the land on the northern side of Dundebur Road. It may be necessary for the City to seek contributions from these landowners through conditions of subdivision or through other arrangements if a DCP is not prepared.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2023 and 30 July 2024
- The detailed revised cost estimates for the remaining Cell Works are depicted in Attachment 4.

Recommendation - Administration is recommending an increased ICPL rate from \$25,903 to \$28,702 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.