

Cell 6 – Annual Review Attachment 2024/2025

EAST WANNEROO CELL 6 - ANNUAL REVIEW 2024		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	29,747,870	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	26,269,403	Land Acquisition and Construction Costs
Administration Costs	\$	1,347,202	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>57,364,475</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	14,827,018	Approx 6.5 ha
District Distributor Roads	\$	6,363,365	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	472,897	Estimated for 11 years
<b>Total</b>	<b>\$</b>	<b>21,663,279</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>79,027,754</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	83,792,976	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>83,792,976</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$24,678 at ELY of 465	-\$	11,475,270	465 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>95,268,246</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	79,027,754	
Total Combined Estimated Income	-\$	95,268,246	
<b>Net Excess/Shortfall at Current ICPL (\$24,678)</b>	<b>\$</b>	<b>16,240,492</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners.

<b>Revised ICPL Rate</b>	
Current Infrastructure Cost Per Lot	\$ 24,678
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$ 24,678</b>

**CELL 6 - 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
<b>Outstanding POS Acquisition</b>													
Lot 9000 (46) Driver Road	48142	\$ 11,253,192.50											
Lot 31 Landsdale Road	2770					\$ 647,487.50							
Lot 32 Landsdale Road	7790					\$ 1,820,912.50							
Lot 9500 (264) Kingsway - Previously Lot 13	2670	\$ 624,112.50											
<b>TOTAL</b>	<b>61372</b>	<b>\$ 11,877,305.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,468,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,345,705.00</b>
<b>Outstanding Historical POS Acquisition</b>													
Lot 37 EVANDALE ROAD	1463	\$ 310,887.50											
Lot 820 LANDSDALE ROAD	802	\$ 170,425.00											
<b>Total</b>	<b>2265</b>	<b>\$ 481,312.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 481,312.50</b>
<b>Outstanding DDR Acquisition</b>													
Lot 16 Windsor RD	6137					\$ 1,029,481.75							
Mirrabooka Ave/Attadale Ave Intersection		\$ 734,798.87											
<b>Total</b>	<b>6137</b>	<b>\$ 734,798.87</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,029,481.75</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,764,280.62</b>
<b>Outstanding Capital Works</b>													
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive		\$ -				\$ 150,000.00	\$ 2,044,000.00	\$ 2,405,084.00					
<b>TOTAL</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000.00</b>	<b>\$ 2,044,000.00</b>	<b>\$ 2,405,084.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,599,084.00</b>

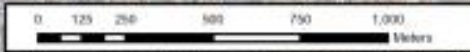
Assessed Value	\$ 2,125,000.00
Including 10% Solutium	\$ 2,337,500.00
Contribution Rate	\$ 24,678.00

<b>Lot Yield Summary from Cell 6 ELY (whole Cell)</b>	
Total Area of Cell	598.35
Deductions	151.31
Net Area	447.04
ELY	4023




Actual	4725
Remaining ELY (9 per/ha)	465
Interest Received to date	\$ 13,646,313.55
Remaining Land	9.84%

# East Wanneroo Cell 6 (2024/2025) - Summary of Income & Expenditure

Remaining DDR Road Works & Land Acquisition. Gnangara Road realignment into Whitfords Avenue



### Legend

-  Remaining POS Acquisition
-  Undeveloped Land (Future Infrastructure Contributions)
-  Outstanding Infrastructure Cell Works



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

## Cell 6 Salient Issues (Madeley/Darch)

- The cell is predominantly developed with 9.84% (465 lots) remaining to be developed.
- The remaining capital works relate to the realignment of Gnangara Road (shared 50% with Cell 7), which has one remaining land acquisition to be completed to facilitate the construction of this section road (between Hartman Drive and Wanneroo Road) by 2031.
- A funding and design commitment by the State Government is still required towards acquiring and constructing the Whitfords Avenue/Gnangara Road and Wanneroo Road intersection for the realignment of Gnangara Road.
- An upgrade has been identified for the Mirrabooka Avenue and Attadale Avenue intersection as a DCP cost as the land at 50K Attadale Avenue, Darch has been cleared as capable of being developed due to previous environmental issues. This intersection upgrade will cost the DCP an estimated \$734,798.87.
- 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 detailed revised cost estimates for the remaining Cell Works are depicted in Attachment 7.

Recommendation - Administration is recommending the ICPL rate of \$24,678 to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.