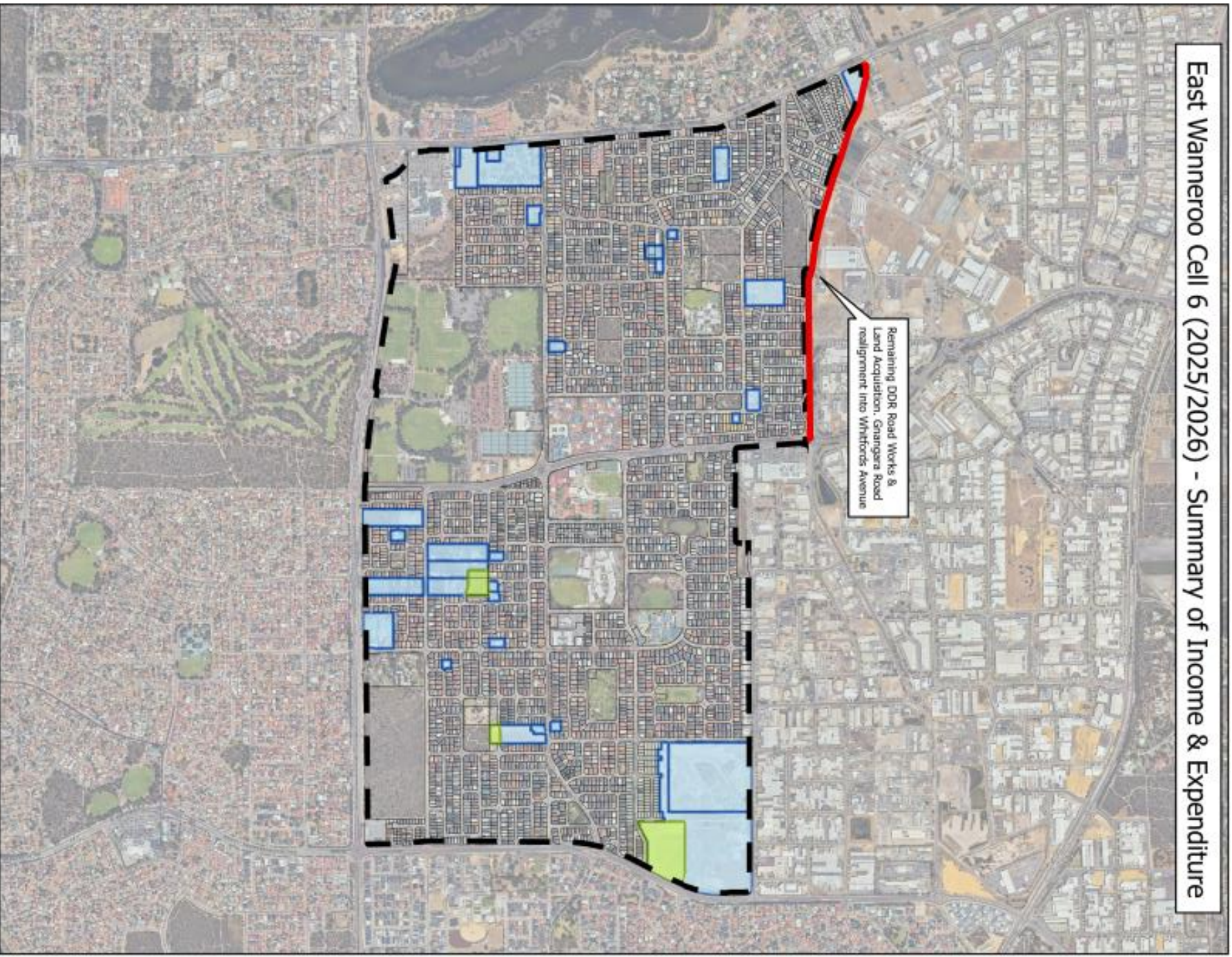


Cell 6 – Annual Review Attachment 2025/2026

EAST WANNEROO CELL 6 - ANNUAL REVIEW 2025		Amounts (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	29,747,870	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	26,856,121	Land Acquisition and Construction Costs
Administration Costs	\$	1,338,729	Salary Recoupment, Legal Fees, Consultants
Total	\$	57,942,719	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	16,429,043	Approx 6.1 ha
District Distributor Roads	\$	5,995,175	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	341,111	Estimated for 10 years
Total	\$	22,765,328	
Total Expenditure/Costs (Gross Costs)	\$	80,708,047	
Income			
Payments Made to Date			
Contributions and Interest	-\$	85,632,346	All Income (funds) Received (includes interest)
Total	-\$	85,632,346	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$24,678 at ELY of 452	-\$	11,154,456	452 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	96,786,802	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	80,708,047	
Total Combined Estimated Income	-\$	96,786,802	
Net Excess/Shortfall at Current ICPL (\$24,678)	\$	16,078,755	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.

Revised ICPL Rate	
Current Infrastructure Cost Per Lot	\$ 24,678
Proposed Infrastructure Cost Per lot	\$ 24,678

East Wanneroo Cell 6 (2025/2026) - Summary of Income & Expenditure



Legend

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

0 125 250 500 750 1,000 Metres

GDA

City of Wanneroo
Produced by Customer & Information Services
0110252025
KACE : 110273

CELL 6 - CAPITAL EXPENDITURE PLAN (CEP)

Land	Area	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
Outstanding POS Acquisition											
Lot 9000 (46) Driver Road	48145	\$ 12,140,452.50									
Lot 31 Landsdale Road	2770				\$ 776,985.00						
Lot 32 Landsdale Road	7790				\$ 2,185,095.00						
Lot 9500 (264) Kingsway - Previously Lot 13	2670	\$ 748,935.00									
TOTAL	61375	\$ 12,889,387.50	\$ -	\$ -	\$ 2,962,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,851,467.50
Outstanding Historical POS Acquisition											
Lot 37 EVANDALE ROAD	1463	\$ 373,065.00									
Lot 820 LANDSDALE ROAD	802	\$ 204,510.00									
Total	2265	\$ 577,575.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 577,575.00
Outstanding DDR Acquisition											
Lot 16 Windsor RD	6137	\$ 1,299,509.75									
Total	6137	\$ 1,299,509.75	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,299,509.75
Outstanding Capital Works											
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive		\$ 12,972.00	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	\$ 2,278,846.40	\$ 2,278,846.40				
TOTAL		\$ 12,972.00	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	\$ 2,278,846.40	\$ 2,278,846.40	\$ -	\$ -	\$ -	\$ 4,695,664.81

Assessed Value	\$ 2,550,000.00
Including 10% Solatium	\$ 2,805,000.00
Contribution Rate	\$ 24,678.00

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

Actual	4748.7
Remaining ELY (9 per/ha)	452
Interest Received to date	\$ 14,893,411.69
Remaining Land	9.52%

Cell 6 Salient Issues (Madeley/Darch)

- The cell is predominantly developed with 9.52% (452 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.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2024 and 30 June 2025.
- 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.