

Cell 7 – Annual Review Attachment 2025/2026

| EAST WANNEROO CELL 7 - ANNUAL REVIEW 2025                          |            | Amounts (\$)      | COMMENTS   |
|--|------------|-------------------|--|
| <b>Expenditure</b>   |            |                   |  |
| <b>Expenditure to Date (Actuals)</b>                               |            |                   |  |
| Public Open Space (10%)  | \$         | 528,500           | Land Acquisition and Historic POS Credits (where applicable) |
| District Distributor Roads   | \$         | 4,389,766         | Land Acquisition and Construction Costs                      |
| Administration Costs   | \$         | 894,294           | Salary Recoupment, Legal Fees, Consultants                   |
| <b>Total</b>   | <b>\$</b>  | <b>5,812,560</b>  |  |
| <b>Remaining Expenditure (Estimated) - Annual Review</b>           |            |                   |  |
| Public Open Space (10%)  | \$         | -                 |  |
| District Distributor Roads   | \$         | 6,154,922         | Remaining construction and acquisition costs                 |
| Administration Costs   | \$         | 312,925           | Estimated for 10 years                                       |
| <b>Total</b>   | <b>\$</b>  | <b>6,467,847</b>  |  |
| <b>Total Expenditure/Costs (Gross Costs)</b>                       | <b>\$</b>  | <b>12,280,406</b> |  |
| <b>Income</b>  |            |                   |  |
| <b>Payments Made to Date</b>                                       |            |                   |  |
| Contributions and Interest   | -\$        | 9,682,263         | All Income (funds) Received (includes interest)              |
| <b>Total</b>   | <b>-\$</b> | <b>9,682,263</b>  |  |
| <b>Gross Estimated Remaining Income</b>                            |            |                   |  |
| Estimated Contributions at Current ICPL of \$12.42 per ha of 19.38 | -\$        | 2,406,438         | 19.38 ha   |
| <b>Total Estimated Income</b>                                      | <b>-\$</b> | <b>12,088,701</b> |  |
| <b>Estimated Cell Balance at Full Development</b>                  |            |                   |  |
| Total Combined Expenditure/Costs (Gross Costs)                     | \$         | 12,280,406        |  |
| Total Combined Estimated Income                                    | -\$        | 12,088,701        |  |
| <b>Net Excess/Shortfall at Current ICPL (\$12.42)</b>              | <b>-\$</b> | <b>191,705</b>    | Shortfall resulting in a increase in the ICPL rate           |
| <b>Revised ICPL Rate</b>   |            |                   |  |
| Current Infrastructure Cost Per m2                                 | \$         | 12.42             |  |
| <b>Proposed Infrastructure Cost Per m2</b>                         | <b>\$</b>  | <b>13.41</b>      |  |

# East Wanneroo Cell 7 (2025/2026) - Summary of Income & Expenditure



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



0 125 250 500 750 1,000  
Meters

  
Produced by Customer & Information Services  
07/07/2025  
KACE : 110273

**CELL 7 - 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                 |
|--|----------------|------------------------|---------------------|---------------------|---------------------|------------------------|------------------------|---------|---------|---------|-----------------------|
| <b>Outstanding DDR Acquisition</b>                                   |                |                        |                     |                     |                     |                        |                        |         |         |         |                       |
| Lot 16 Windsor RD  | 6137           | \$ 1,299,509.75        |                     |                     |                     |                        |                        |         |         |         |                       |
| Lot 111 (17) Luisini Road  | 21.35          |                        | \$ 4,520.86         |                     |                     |                        |                        |         |         |         |                       |
| Lot 1332 Parry Road intersection                                     | 601            |                        |                     |                     |                     |                        | \$ 127,261.75          |         |         |         |                       |
| <b>Total</b>   | <b>6759.35</b> | <b>\$ 1,299,509.75</b> | <b>\$ 4,520.86</b>  | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>            | <b>\$ 127,261.75</b>   |         |         |         | <b>\$1,431,292.36</b> |
| <b>Outstanding Capital Works</b>                                     |                |                        |                     |                     |                     |                        |                        |         |         |         |                       |
| 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        |         |         |         |                       |
| New shared pathway ORR to Gnangara Rd                                |                | \$ 27,964.37           |                     |                     |                     |                        |                        |         |         |         |                       |
| <b>TOTAL</b>   |                | <b>\$ 40,936.37</b>    | <b>\$ 50,000.00</b> | <b>\$ 50,000.00</b> | <b>\$ 25,000.00</b> | <b>\$ 2,278,846.40</b> | <b>\$ 2,278,846.40</b> |         |         |         | <b>\$4,723,629.17</b> |

|                               |    |              |
|-------------------------------|----|--------------|
| <b>Assessed Value</b>         | \$ | 3,850,000.00 |
| <b>Including 10% Solatium</b> | \$ | 4,235,000.00 |
| <b>Contribution Rate</b>      | \$ | 12.42        |

|   |        |
|---|--------|
| <b>Lot Yield Summary from Cell 7 ELY (whole Cell)</b> |        |
| Total Area of Cell                                    | 128.8  |
| Deductions  | 27.29  |
| Net Developable Area                                  | 101.51 |

|                           |                 |
|---------------------------|-----------------|
| Actual                    | 82.1326         |
| Remaining ha              | 19.38           |
| Interest Received to date | \$ 1,681,631.90 |
| Land Remaining            | 19.09%          |

## Cell 7 Salient Issues (Wangara Industrial – West)

- This cell is significantly developed with only 19.09% (19.38 hectares) remaining to be developed.
- The major capital works project 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.
- 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 Annual Review for Cell 7 is included in Attachment 8.

Recommendation - Administration is recommending that the ICPL rate is changed from \$ \$12.42 per square metre to \$13.41 per square metre to ensure adequate funds are received to deliver remaining cell works.