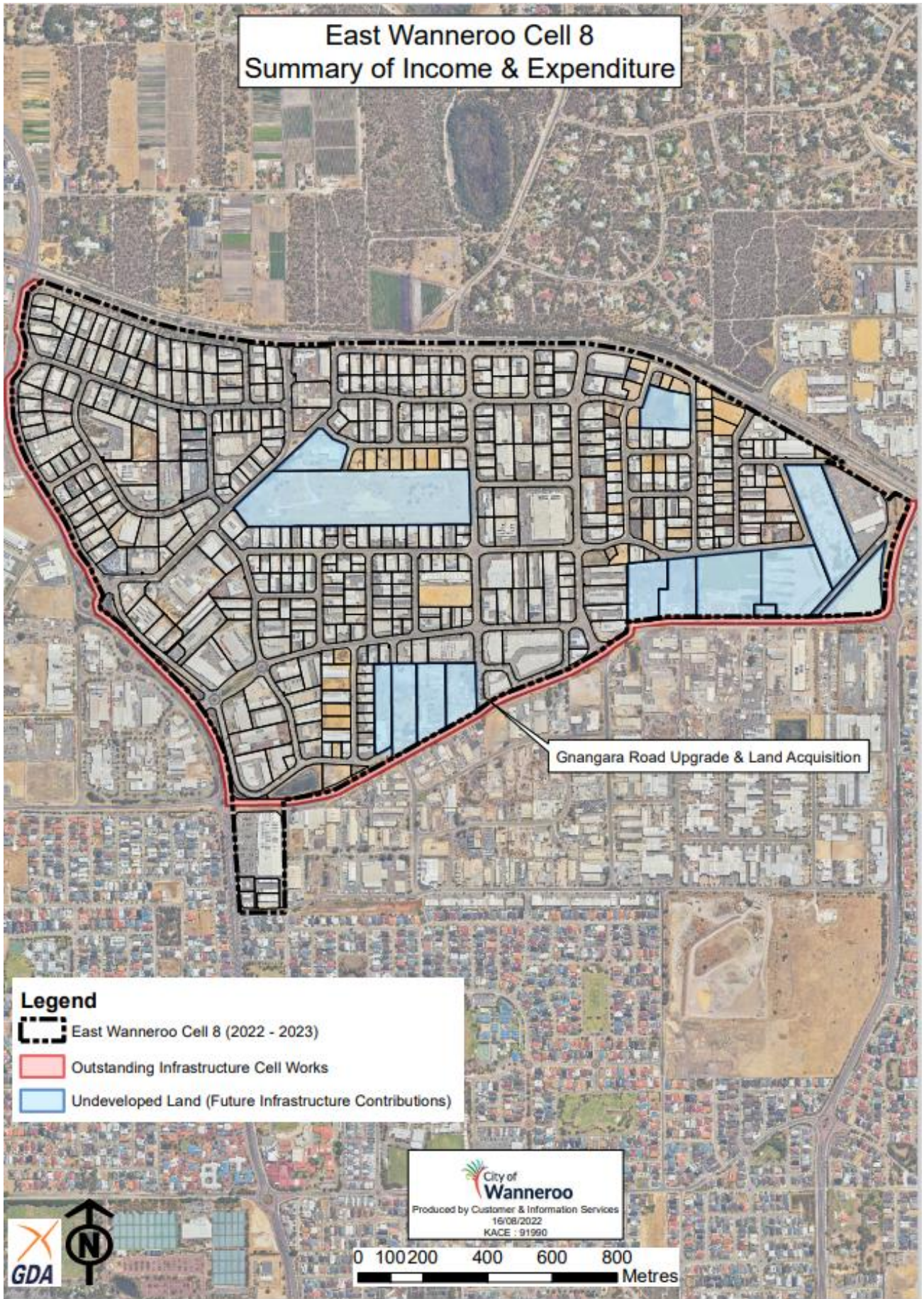


EAST WANNEROO CELL 8 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	44,220	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	22,109,776	Land Acquisition and Construction Costs
Administration Costs	\$	2,412,406	Salary Recoupment, Legal Fees, Consultants
Total	\$	24,566,402	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	14,034,407	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	527,850	Estimated for 10 years
Total	\$	14,562,257	
Total Expenditure/Costs (Gross Costs)	\$	39,128,660	
Income			
Payments Made to Date			
Contributions and Interest	-\$	29,409,078	All Income (funds) Received (includes interest)
Total	-\$	29,409,078	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$31.54 per m2	-\$	12,014,879	38 ha
Total Estimated Income	-\$	41,423,957	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	39,128,660	
Total Combined Estimated Income	-\$	41,423,957	
Net Excess/Shortfall at Current ICPL (\$31.54)	\$	2,295,298	Reduction in ICPL Rate
Revised ICPL Rate			
Current Infrastructure Cost Per m2	\$	31.54	
Proposed Increase in ICPL per m2 to Deliver the Cell Works	-\$	6.03	
Proposed Infrastructure Cost Per m2	\$	25.51	

CELL 8 - CAPITAL EXPENDITURE PLAN (CEP)													
Land	Area	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2020/31	2031/32	Total	
Outstanding DDR Acquisition													
Lot 7 (217) Gngangara RD	1130	\$ 335,610											
Lot 16 (229) Gngangara RD	1317	\$ 391,149											
Lot 6 (239) Gngangara Road	1701	\$ 420,998											
Lot 111 (17) Luisini Road	572		\$ 70,785										
Lot 601 (341) Gngangara Road	228	\$ 28,215											
Lot 703 (359) Gngangara Road	45	\$ 5,569											
Lot 19 (220) Gngangara Road	89	\$ 11,014											
Lot 200 (2) Cowle Street	189	\$ 23,389											
Total	5271	\$ 1,215,943	\$ 70,785									\$ 1,286,728	
Outstanding Capital Works - Internal Audit													
Gngangara Road - New Realignment between Hartman Drive to Mirrabooka		\$ 100,000								\$ 5,054,076	\$ 6,952,049		
Sump construction on Hartman Drive		\$ 25,000											
New shared pathway ORR to Gngangara Rd			\$ 448,862	\$ 167,693									
TOTAL		\$ 125,000	\$ 448,862	\$ 167,693						\$ 5,054,076.16	\$ 6,952,048.84	\$ 12,747,680	
Assessed Value	\$ 2,250,000.00	Lot Yield Summary from Cell 8 ELY (whole Cell)											
Including 10%	\$ 2,475,000.00	Total Area of Cell	243.55	Actual	145.6529								
Solatium		Deductions	60.55	Remaining ha	38								
2021 Contribution Rate	\$ 31.54	Net Devel opable Area	183	Interest Received to date	\$ 2,415,193.03								
2022 Contribution Rate	\$ 25.51			Remaining Land	21%								

East Wanneroo Cell 8 Summary of Income & Expenditure



Gnangara Road Upgrade & Land Acquisition

Legend

- East Wanneroo Cell 8 (2022 - 2023)
- Outstanding Infrastructure Cell Works
- Undeveloped Land (Future Infrastructure Contributions)

City of Wanneroo
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16/08/2022
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Cell 8 – Salient Issues (Wangara Industrial – East)

- This cell is significantly developed with only 20% remaining (38 hectares remaining).
- The remaining capital works relate to the upgrade and construction of Gnangara Road (Hartman to Mirrabooka).
- There are land acquisitions to be completed to facilitate the construction of this section road (between Hartman Drive and Mirrabooka Avenue) by 2031. Administration is currently in discussions with several landowners to progress the acquisition in a timely manner.
- A reduction in the contribution rate from \$31.54 to \$25.51 per/m² is primarily associated with a decrease in the estimated cost for the remaining Cell Works, and in particular, the construction costs for the eastern section of Gnangara Road. In this regard, the City has previously applied costs associated with a dual carriageway, however, a recent traffic analysis has indicated that the duplication will not be required until 2041. Administration has therefore reviewed the allocation of the cost to the Cell based on need and nexus (as required by SPP3.6) which resulted in only single carriageway construction costs being applied (full earthworks, service relocation and a single carriageway pavement etc).
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022.
- The Annual Review of the Cell is included in **Attachment 9**.

Recommendation - The Cell contribution rate be reduced from \$31.54 to \$25.51 per square metre to reflect the findings from the annual review.