

City of Wanneroo

EAST WANNEROO - CELL 5

Cell 5 Includes the suburb of Landsdale and is generally bounded by Ocean Reef Road, Mirrabooka Avenue and Hepburn Avenue. Over \$41 million worth of infrastructure works have been completed in this Cell. The Cell is predominately developed (97% of developable land) and all Cell works complete.

Statement of Income and Expenditure for the year ended 30 June 2025

	2025 Actual \$	2024 Actual \$
Development Contribution Plan Income		
Stoneridge Developments 4 Pty Ltd	-	958,179
Peter and Teresa Stokoe	92,727	-
Summerbreeze Developments Pty Ltd. ATF The Summerbreeze Unit t	370,908	-
Landsdale Residential Pty Ltd ATF Landsdale Residential Unit Trust	400,000	-
Interest received	240,989	234,773
	1,104,624	1,192,952
Development Contribution Plan Expenses		
Advertising	(539)	(261)
Administration Allocation	(29,483)	(33,146)
Audit Fees	(4,534)	(4,534)
Valuation Fees		(1,250)
Construction - Intersection Treatment	(479,412)	
Historic POS compensation payments		(324,198)
	(513,968)	(363,389)
Current Year Surplus/(Deficit)	590,656	829,563
Previous Year Balance Brought Forward	188,348	515,845
Provision for Headworks Levy	(660,196)	(1,157,059)
Balance as at 30th June 2025	118,809	188,348

*As part of the 2024/2025 Annual Review of cell costs as per the requirement of DPS2, the City's internal experts have estimated a increase of \$660,196 in the future excess funds for Cell 5 at full development. The total future excess funds (at full development) estimated at the end of the 2024/2025 financial year is \$5,545,071.

AASB 1058 has not been applied in preparation of the above income and expenditure statement.

This statement is to be read in conjunction with the City's Annual Financial Report 2024/25.