

City of Wanneroo

EAST WANNEROO - CELL 9

Cell 9 includes the suburb of Landsdale and is generally bounded by Ocean Reef Road, Hepburn Avenue and Alexander Drive. Over \$62 million worth of infrastructure works have been completed in this Cell. The Cell is partially developed (91% of developable land) and remaining costs primarily relate to the finalisation of various road works, POS acquisition/development and the acquisition and construction of a local community facility.

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

	2025 Actual	2024 Actual
	\$	\$
Development Contribution Plan Income		
Domenico Stillitano	-	29,947
Queensway Gardens Pty Ltd / Clifford Roworth	-	-
Petro and Lynette Nosow	718,728	-
Formidale Constructions Pty Ltd	419,258	-
Interest received	873,604	935,552
	2,011,590	965,499
Development Contribution Plan Expenses		
Consulting Fees		(1,130)
Administration Allocation	(31,715)	(34,499)
Audit Fees	(5,934)	(5,934)
Advertising	(539)	(261)
Valuation Fees	(1,267)	(1,250)
Public Open Space/Buffer landscaping compensation	(607,323)	(503,719)
Public Open Space acquisition	(1,150,286)	-
Kennerton Park	-	(88,348)
Fragola Park	-	(102,134)
Construction - Pathway	(769,865)	(1,352,002)
	(2,566,927)	(2,089,278)
Current Year Surplus/(Deficit)	(555,337)	(1,123,779)
Previous Year Balance Brought Forward	18,318,043	19,441,822
Balance as at 30th June 2025	17,762,707	18,318,043

*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.