City of Wanneroo

YANCHEP/TWO ROCKS COMMUNITY FACILITIES

The Yanchep/Two Rocks Development Contribution Plan (YTRDCP) collects contributions from landowners in Yanchep and Two Rocks and are used towards the cost of providing district level community facilities. The YTRDCP will ultimately provide for the delivery of three district level facilities over a period of 16 years (by 2030). The Yanchep Surf Life Saving Club and Yanchep District Open Space have already been finalised and the Capricorn Coastal node is currently being completed as part of a pre-funding arrangement with the developer and is due for completion/funding by 30 June 2026.

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

	2025 Actual	2024 Actual
	$	$
Development Contribution Plan Income		
Yanchep Development Pty Ltd ATF Yanchep Development Trust	318,382	
Capricorn Village Joint Venture	1,471,862	1,341,652
Wolfdene Management Pty Ltd/Yanchep Development Pty Ltd	255,749	
Peet Yanchep Land Syndicate	782,906	175,801
Primewest	741,151	564,651
The Reef Two Rocks	506,279	404,522
Yanchep Parcel Pty Ltd	568,911	561,706
Zebra Property Holdings	130,484	15,658
Interest received	337,436	196,449
	5,113,159	**3,260,439**
Development Contribution Plan Expenses		
Consulting Fees	-	-
Administration Allocation	(28,203)	(33,878)
Audit Fees	(5,234)	(6,634)
Interest Expenses	(841,681)	(839,847)
Construction - Capricorn Coastal Node	(1,678,355)	
Construction - Annual Review reapportionment*		
Yanchep District Open Space - Land Acquisition	-	11,733
Yanchep Surf Life Saving Club	-	13,364
Yanchep District Open Space - Sports Building	-	3,569
Yanchep District Open Space - Ovals	-	7,804
Yanchep District Open Space - Oval Groundworks	-	5,164
	(2,553,473)	**(838,725)**
Current Year Surplus/(Deficit)	**2,559,687**	**2,421,714**
Previous Year Balance Brought Forward	**(8,296,638)**	**(10,718,353)**
Balance as at 30th June 2025	**(5,736,952)**	**(8,296,638)**

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.