City of Wanneroo

EAST WANNEROO - CELL 1

Cell 1 includes the suburbs of Ashby and Tapping and is generally bounded by Pinjar Road, Wanneroo Road and Clarkson Avenue. Over $35 million worth of infrastructure works have been completed in this Cell. The Cell is predominately developed (98% 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		
Endeavour Properties Pty Ltd	792,836	378,399
Interest received	36,068	49,883
	828,904	**428,282**
Development Contribution Plan Expenses		
Advertising	(539)	(261)
Consulting Fees	-	-
Administration Allocation	(28,635)	(32,187)
Audit Fees	(4,534)	(5,234)
Valuation Fees	-	(1,250)
Public Open Space acquisition	-	(1,366,477)
Historic POS compensation payments		(590,436)
Construction - Internal Transactional Review*		
Developer Prefunded Cell Works		2,925
Interest Expense		(1,175)
	(33,708)	**(1,994,095)**
Current Year Surplus/(Deficit)	**795,197**	**(1,565,813)**
Previous Year Balance Brought Forward	**112,846**	**1,829,308**
Provision for Headworks Levy	**(847,750)**	**(150,649)**
Balance as at 30th June 2025	**60,292**	**112,846**

*As part of the 2024/2025 Annual Review of cell costs as per the requirement of DPS2, the City's internal experts have estimated an increase of $847,750 in the future excess funds for Cell 1 at full development. The total future excess funds (at full development) estimated at the end of the 2024/2025 financial year is $998,399.

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.