City of Wanneroo

EAST WANNEROO - CELL 8

Cell 8 includes the industrial suburb of Wangara (east) and is generally bounded by Hartman Drive, Ocean Reef Road, Gnangara Road and Mirrabooka Avenue. Over $26 million worth of infrastructure works have been completed in this Cell. The Cell is partially developed (81% of developable land) and remaining costs primarily relate to the finalisation of the Gnangara Road upgrade and the a shared use path along Hartman Drive, where it abuts the cell.

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

	2025 Actual	2024 Actual
	$	$
Development Contribution Plan Income		
Interest received	209,297	254,157
	209,297	**254,157**
Development Contribution Plan Expenses		
Advertising	(329)	(261)
Administration Allocation	(33,163)	(45,405)
Audit Fees	(5,654)	(5,234)
Valuation Fees	(238)	(1,250)
Gnangara Road - Hartman Drive to Mirrabooka Avenue	-	(11,683)
Hartman Drive Pathway	(423,308)	(881,452)
Construction - Internal Transactional Review*		
Developer Prefunded Cell Works	(106,144)	(5,825)
Interest Expense	(51,116)	(16,032)
	(619,952)	**(967,142)**
Current Year Surplus/(Deficit)	**(410,655)**	**(712,985)**
Previous Year Balance Brought Forward	**4,315,789**	**5,028,774**
Balance as at 30th June 2025	**3,905,134**	**4,315,789**

*As at 30 June 2025, the City has identified $157,260 related to prior years from the Cells Internal Transactional Review for the financial year 2024/2025.
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.