City of Wanneroo

EAST WANNEROO - CELL 4

Cell 4 includes the suburbs of Hocking and Pearsall and is generally bounded by Wanneroo Road, Lenore Road, Elliot Road and Ocean Reef Road. Over $66 million worth of infrastructure works have been completed in this Cell. The Cell is predominately developed (94% of developable land) and remaining costs primarily relate to completing an intersection upgrade at Paltara Way/Elliot Road, a controlled access place (CAP) system along Elliot Road, Lenore Road duplication works and POS acquisition.

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

	2025 Actual	2024 Actual
	$	$
Development Contribution Plan Income		
Pearsall Community Church of the Nazarene Inc.		163,296
Fivestar Asset Pty Ltd	23,328	
Ichthys Pearsall Pty Ltd	723,168	
S&M Trimboli	233,280	
Storello Developments Pty Ltd	209,952	
Interest received	509,190	544,457
	1,698,918	**707,753**
Development Contribution Plan Expenses		
Advertising	(539)	(261)
Consulting Fees	(5,800)	(2,700)
Administration Allocation	(30,007)	(33,541)
Audit Fees	(6,214)	(5,234)
Legal Fees	(25,456)	(121,275)
Valuation Fees	(238)	(1,250)
Environmental Remediation or Improvement Costs		(20,961)
Public Open Space acquisition	(737,704)	
Construction - Lenore Road Hocking - Upgrade Road	(7,472,858)	(249,286)
Construction - Elliott Road intersection (Design)		(295)
Construction - Internal Transactional Review*		
Developer Prefunded Cell Works		5,260
Interest Expense		(2,694)
	(8,278,815)	**(432,237)**
Current Year Surplus/(Deficit)	**(6,579,898)**	**275,516**
Previous Year Balance Brought Forward	**11,777,158**	**11,501,642**
Provision for Headworks Levy	**-**	
Balance as at 30th June 2025	**5,197,260**	**11,777,158**

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.