City of Wanneroo

EAST WANNEROO - CELL 2

Cell 2 Includes the suburb of Sinagra and is generally bounded by Pinjar Road, Wanneroo Road and Dundebar Road. Over $27 million worth of infrastructure works have been completed in this Cell. The Cell is only partially developed (69% of developable land) and remaining costs primarily relate to the finalisation of the Dundebar Road upgrade and several large POS acquisitions. The Ingham Poultry Farm has now been relocated and development of the area is now progressing quickly.

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

	2025 Actual	2024 Actual
	$	$
Development Contribution Plan Income		
Stockland WA Development	6,647,631	-
Vincent Road Development Pty Ltd	3,558,618	1,748,247
Jardim Investment Sinagra Pty Ltd	765,609	-
Northland Development Pty Ltd	413,502	-
Interest received	778,708	684,078
	12,164,068	**2,432,325**
Development Contribution Plan Expenses		
Consulting Fees		(2,250)
Administration Allocation	(33,303)	(36,780)
Advertising	(540)	(261)
Audit Fees	(6,214)	(5,234)
Valuation Fees	(238)	(1,250)
Legal Fees		(3,913)
Dundebar Road Wanneroo	-	-
Public Open Space acquisition	(14,322,893)	-
Construction - Internal Transactional Review*		
Developer Prefunded Cell Works	-	3,485
Interest Expense		1,664
	(14,363,187)	**(44,540)**
Current Year Surplus/(Deficit)	**(2,199,120)**	**2,387,785**
Previous Year Balance Brought Forward	**15,374,011**	**12,986,225**
Balance as at 30th June 2025	**13,174,891**	**15,374,011**

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.