

## INDEPENDENT AUDITOR'S REPORT

### TO: CITY OF COCKBURN AND WESTERN AUSTRALIAN PLANNING COMMISSION

#### Report on the Audit of the Statements of Income and Expenditure

##### Opinion

We have audited the accompanying Statements of Income and Expenditure, (the "Statements") of the **City of Cockburn Scheme for Development Contribution Plan 1, 4 to 6 and 8 to 15** for the year ended 30 June 2022, which are stamped for identification purposes.

In our opinion:

- (i) The Statements of Income and Expenditure have been properly drawn up so as to present a true and fair view of the operations of the Scheme for Development Contribution Plan 1, 4 to 6 and 8 to 15 for the year ended 30 June 2022; and
- (ii) The City of Cockburn has administered the funds in accordance with the requirements of Clause 5.3.7 (i), (ii) and (iii) of the City of Cockburn Town Planning Scheme No.3.

##### Basis for Opinion

The Statements have been prepared to assist the City of Cockburn to meet the requirements of Western Australian Planning Commission. The Statements may not be suitable for another purpose. Our report is intended solely for the City of Cockburn and the Western Australian Planning Commission and should not be distributed to or used by parties other than the City of Cockburn or the Western Australian Planning Commission.

Our responsibilities are described in the *Auditor's Responsibilities for the Audit of the Statements of Income and Expenditure* section of our report. We are independent of the City of Cockburn in accordance with the auditor independence and ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110: *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the Statements in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### Responsibilities of the Management for the Statements of Income and Expenditure

Management is responsible for the preparation and fair presentation of the Statements and the information contained therein that gives a true and fair view and for such internal controls as management determines is necessary to enable the preparation of the Statements in accordance with the City of Cockburn Town Planning Scheme No.3.


## **INDEPENDENT AUDITOR'S REPORT (Cont'd)**

### **Auditor's Responsibilities for the Audit of the Statements of Income and Expenditure**

Our objectives are to obtain reasonable assurance about whether the Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness and the reasonableness of accounting estimates and related disclosures made by the management.
- Evaluate the overall presentation of the Statements, including the disclosures, and whether the Statements represent the underlying transactions and events in a manner that achieve fair presentation.

  
MACRI PARTNERS  
CHARTERED ACCOUNTANTS  
SUITE 2, 137 BURSWOOD ROAD  
BURSWOOD WA 6100

  
A MACRI  
PARTNER

PERTH  
DATED THIS 28<sup>th</sup> DAY OF JUNE 2023.



**DCP 1 - SUCCESS NORTH**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Property Nominees Pty Ltd	155,986.42
	Property Nominees Pty Ltd	200,000.00
	Ash Row Pty Ltd	72,849.64
	Doublestar Corporation Pty Ltd	167,860.35
	Interest	14,817.54
	<b>Total Income:</b>	<b>\$ 611,513.95</b>
<b>Expenses:</b>		
	Administration	1,090.62
	Audit Fee	383.64
	Consulting	4,500.00
	<b>Total Expenses:</b>	<b>\$ 5,974.26</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 605,539.69</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$4,208,964.43</b>
	<b>Balance Carried Forward:</b>	<b>\$ 4,814,504.12</b>



This Statement is to be read in conjunction with the Independent Auditor's Report.

**Management Declaration**

I confirm to the best of my knowledge and belief that the information reported in the above Statement is a true statement of the Development Contribution Plan and the City has administered the funds in accordance with the requirements of Clause 5.3.16 of the City of Cockburn's Town Planning Scheme No.3.

\_\_\_\_\_  
 Authorised Signature  
 Name: David Reynolds  
 Designation: Acting Head of Planning  
 Dated: 23/06/2023



**DCP 4 - YANGEBUP WEST**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Wayne Radonich	15,459.37
	Interest	691.52
	<b>Total Income:</b>	<b>\$ 16,150.89</b>
<b>Expenses:</b>		
	Administration	1,090.63
	Audit Fee	383.63
	Roads and Drainage Infrastructure Projects	190,000.00
	<b>Total Expenses:</b>	<b>\$191,474.26</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (175,323.37)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$199,083.50</b>
	<b>Balance Carried Forward:</b>	<b>\$ 23,760.13</b>



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**Management Declaration**

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**DCP 5 - YANGETUP EAST**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Beeliar Management Pty Ltd	54,705.75
	Beeliar Management Pty Ltd	66,808.43
	Interest Received	1,300.94
	<b>Total Income:</b>	<b>\$ 122,815.12</b>
<b>Expenses:</b>		
	Administration	1,090.63
	Audit Fee	383.64
	Roads and Drainage Infrastructure Projects	231,864.00
	<b>Total Expenses:</b>	<b>\$ 233,338.27</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (110,523.15)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$285,146.19</b>
	<b>Balance Carried Forward:</b>	<b>\$ 174,623.04</b>

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**Management Declaration**

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**DCP 6 - MUNSTER**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Werok Pty Ltd		72,177.44
Nu Edge Property Pty Ltd		34,198.82
Interest		5,939.41
<b>Total Income:</b>	<b>\$</b>	<b>112,315.67</b>
<b>Expenses:</b>		
Administration		1,955.29
Audit Fee		383.64
Consulting		6,271.00
<b>Total Expenses:</b>	<b>\$</b>	<b>8,609.93</b>
<b>Current Year Surplus/(Deficit):</b>		<b>\$ 103,705.74</b>
<b>Previous Year Balance Brought Forward:</b>		<b>\$1,664,563.87</b>
<b>Balance Carried Forward:</b>		<b>\$ 1,768,269.61</b>



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**Management Declaration**

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**DCP 8 - SOLOMON ROAD**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
	Lanark Nominees No 2 Pty Ltd	8,138.86
	Interest Received	2,280.69
	<b>Total Income:</b>	<b>\$ 10,419.55</b>
<b>Expenses:</b>		
	Administration	1,955.29
	Audit Fee	383.63
	Consulting	2,690.00
	<b>Total Expenses:</b>	<b>\$ 5,028.92</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 5,390.63</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$652,008.06</b>
	<b>Balance Carried Forward:</b>	<b>\$ 657,398.69</b>



This Statement is to be read in conjunction with the Independent Auditor's Report.

**Management Declaration**

I confirm to the best of my knowledge and belief that the information reported in the above Statement is a true statement of the Development Contribution Plan and the City has administered the funds in accordance with the requirements of Clause 5.3.16 of the City of Cockburn's Town Planning Scheme No.3.

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**DCP 9 - HAMMOND PARK**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Gold Estates Holdings Pty Ltd	178,087.83
	Gold Estates Holdings Pty Ltd	57,613.13
	Gold Estates Holdings Pty Ltd	90,541.95
	Interest Received	12,812.47
	<b>Total Income:</b>	<b>\$ 339,055.38</b>
<b>Expenses:</b>		
	Administration	4,549.27
	Audit Fee	383.63
	Consulting	2,750.00
	<b>Total Expenses:</b>	<b>\$ 7,682.90</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 331,372.48</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$3,539,093.15</b>
	<b>Balance Carried Forward:</b>	<b>\$ 3,870,465.63</b>



This Statement is to be read in conjunction with the Independent Auditor's Report.

**Management Declaration**

I confirm to the best of my knowledge and belief that the information reported in the above Statement is a true statement of the Development Contribution Plan and the City has administered the funds in accordance with the requirements of Clause 5.3.16 of the City of Cockburn's Town Planning Scheme No.3.

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**DCP 10 - WATTLEUP**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Wattleup Road Property Developments Pty Ltd	76,850.00
	Qube Hammond West Pty Ltd	96,918.09
	Mate Dropulic & Anica Dropulic	80,111.84
	Qube Hammond West Pty Ltd	39,390.57
	Qube Hammond West Pty Ltd	13,372.25
	Qube Hammond West Pty Ltd	130,434.05
	Interest	534.58
	<b>Total Income:</b>	<b>\$ 437,611.38</b>
<b>Expenses:</b>		
	Adminstration	4,549.27
	Audit Fee	383.64
	Consultancy	2,750.00
	<b>Total Expenses:</b>	<b>\$ 7,682.91</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 429,928.47</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$40,697.33</b>
	<b>Balance Carried Forward:</b>	<b>\$ 470,625.80</b>



This Statement is to be read in conjunction with the Independent Auditor's Report.

**Management Declaration**

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**DCP 11 - MURIEL COURT**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Interest	161.43
	<b>Total Income:</b>	<b>\$ 161.43</b>
<b>Expenses:</b>		
	Administration	8,872.57
	Audit Fee	383.63
	Consulting	8,535.00
	<b>Total Expenses:</b>	<b>\$ 17,791.20</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (17,629.77)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 55,555.42</b>
	<b>Balance Carried Forward:</b>	<b>\$ 37,925.65</b>



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**Management Declaration**

I confirm to the best of my knowledge and belief that the information reported in the above Statement is a true statement of the Development Contribution Plan and the City has administered the funds in accordance with the requirements of Clause 5.3.16 of the City of Cockburn's Town Planning Scheme No.3.

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**DCP 12 - PACKHAM NORTH**  
**Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
	Interest	238.65
	<b>Total Income:</b>	<b>\$ 238.65</b>
<b>Expenses:</b>		
	Administration	6,278.59
	Audit Fee	383.64
	Consulting	2,685.00
	<b>Total Expenses:</b>	<b>\$ 9,347.23</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (9,108.58)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 71,660.16</b>
	<b>Balance Carried Forward:</b>	<b>\$ 62,551.58</b>



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**Management Declaration**

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**DCP 13 - Community Infrastructure  
Statement of Income & Expenditure 2021/22**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Perron Treeby Pty Ltd		649,992.46
Housing Authority		200,000.00
Housing Authority		139,548.30
Gold Estates Holdings Pty Ltd		200,000.00
Gold Estates Holdings Pty Ltd		123,089.20
George Weston Foods Ltd		314,888.58
Yaran Property Group		249,281.34
Gold Estates Holdings Pty Ltd		62,776.56
Gold Estates Holdings Pty Ltd		156,941.40
Qube Hammond West Pty Ltd		193,561.06
Housing Authority		174,819.45
Beeliar Management Pty Ltd		150,455.32
Mate Dropulic & Anica Dropulic		138,466.16
Qube Hammond West Pty Ltd		128,210.00
Beeliar Management Pty Ltd		126,057.16
Port Catherine Developments Pty Ltd		122,456.67
Others (below \$100,000)		1,162,258.83
Interest Earnings		26,819.57
<b>Total Income:</b>	<b>\$</b>	<b>4,319,622.06</b>
<b>Expenses:</b>		
Administration		30,862.10
Audit Fee		383.64
Consulting		10,172.00
Frankland Reserve Project		922,926.00
Treeby Community Center Project		3,487,682.00
ARC Loan Payment		2,934,500.00
Wetlands Education Center Project 1st Payment (FY21)		2,585,583.91
Wetlands Education Center Project 2nd		370,369.27
<b>Total Expenses:</b>	<b>\$</b>	<b>10,342,478.92</b>
<b>Current Year Surplus/(Deficit):</b>		<b>\$ (6,022,856.86)</b>
<b>Previous Year Balance Brought Forward:</b>		<b>\$6,843,163.15</b>
<b>Balance Carried Forward:</b>		<b>\$ 820,306.29</b>



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**Management Declaration**

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Dated: 23/06/2023



DCP 14 - Cockburn Coast  
Statement of Income & Expenditure 2021/22

<b>Income:</b>		
	<u>Owners Contributions:</u>	
	Gosh Capital Pty Ltd	200,000.00
	Gosh Capital Pty Ltd	141,185.87
	Carmelo Galipo & Giuseppe Galipo	83,665.00
	Interest Earnings	1,690.29
	<b>Total Income:</b>	<b>\$ 426,541.16</b>
<b>Expenses:</b>		
	Administration	29,132.90
	Audit Fee	383.64
	Consulting	13,950.00
	<b>Total Expenses:</b>	<b>\$ 43,466.54</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 383,074.62</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 502,022.25</b>
	<b>Balance Carried Forward:</b>	<b>\$ 885,096.87</b>



This Statement is to be read in conjunction with the Independent Auditor's Report.

**Management Declaration**

I confirm to the best of my knowledge and belief that the information reported in the above Statement is a true statement of the Development Contribution Plan and the City has administered the funds in accordance with the requirements of Clause 5.3.16 of the City of Cockburn's Town Planning Scheme No.3.

\_\_\_\_\_  
 Authorised Signature  
 Name: David Reynolds  
 Designation: Acting Head of Planning  
 Dated: 23/06/2023

DCP 15 - Treeby/Jandakot  
Statement of Income & Expenditure 2021/22

<b>Income:</b>		
	Housing Authority	22,254.02
	Housing Authority	8,439.17
	Housing Authority	45,443.30
	Perron Treeby Pty Ltd	86,991.46
	Interest Earnings	294.35
	<b>Total Income:</b>	<b>\$ 163,422.30</b>
<b>Expenses:</b>		
	Administration	8,679.68
	Audit	380.00
	Consulting	1,800.00
	<b>Total Expenses:</b>	<b>\$ 10,859.68</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 152,562.62</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 63,385.88</b>
	<b>Balance Carried Forward:</b>	<b>\$ 215,948.50</b>



This Statement is to be read in conjunction with the Independent Auditor's Report.

**Management Declaration**

I confirm to the best of my knowledge and belief that the information reported in the above Statement is a true statement of the Development Contribution Plan and the City has administered the funds in accordance with the requirements of Clause 5.3.16 of the City of Cockburn's Town Planning Scheme No.3.

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