

## 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 2023, 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 2023; 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 12<sup>th</sup> DAY OF JUNE 2024.**



**DCP 1 - SUCCESS NORTH**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Receipts		444,786.34
Interest		109,223.47
	<b>Total Income:</b>	<b>\$ 554,009.81</b>
<b>Expenses:</b>		
Administration		1,400.00
Audit Fee		400.00
	<b>Total Expenses:</b>	<b>\$ 1,800.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 552,209.81</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$4,814,504.12</b>
	<b>Balance Carried Forward:</b>	<b>\$ 5,366,713.93</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

**DCP 4 - YANGETBUP WEST**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Receipts		116,683.61
Interest		196.81
	<b>Total Income:</b>	<b>\$ 116,880.42</b>
<b>Expenses:</b>		
Administration		1,400.00
Audit Fee		400.00
	<b>Total Expenses:</b>	<b>\$1,800.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 115,080.42</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$23,760.13</b>
	<b>Balance Carried Forward:</b>	<b>\$ 138,840.55</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

**DCP 5 - YANGETUP EAST**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Receipts		
Interest Received		4,138.96
	<b>Total Income:</b>	<b>\$ 4,138.96</b>
<b>Expenses:</b>		
Administration		1,400.00
Audit Fee		400.00
	<b>Total Expenses:</b>	<b>\$ 1,800.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 2,338.96</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$174,623.04</b>
	<b>Balance Carried Forward:</b>	<b>\$ 176,962.00</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

**DCP 6 - MUNSTER**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Receipt		196,584.61
Interest		43,061.27
	<b>Total Income:</b>	<b>\$ 239,645.88</b>
<b>Expenses:</b>		
Administration		12,000.00
Audit Fee		400.00
	<b>Total Expenses:</b>	<b>\$ 12,400.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 227,245.88</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$1,768,269.61</b>
	<b>Balance Carried Forward:</b>	<b>\$ 1,995,515.49</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

**DCP 8 - SOLOMON ROAD**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>		
Owners Contribution		
Receipt		102,128.40
Interest Received		16,016.88
	<b>Total Income:</b>	<b>\$ 118,145.28</b>
<b>Expenses:</b>		
Administration		7,000.00
Audit Fee		400.00
	<b>Total Expenses:</b>	<b>\$ 7,400.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 110,745.28</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$657,398.69</b>
	<b>Balance Carried Forward:</b>	<b>\$ 768,143.97</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

**DCP 9 - HAMMOND PARK**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Receipts		149,531.21
Interest Received		89,849.74
	<b>Total Income:</b>	<b>\$ 239,380.95</b>
<b>Expenses:</b>		
Administration		11,000.00
Audit Fee		400.00
	<b>Total Expenses:</b>	<b>\$ 11,400.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 227,980.95</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$3,870,465.63</b>
	<b>Balance Carried Forward:</b>	<b>\$ 4,098,446.58</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024



**DCP 10 - WATTLEUP**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>	<u>Owners Contributions:</u>	
	Receipts	364,079.17
	Interest	7,388.61
	<b>Total Income:</b>	<b>\$ 371,467.78</b>
<b>Expenses:</b>		
	Adminstration	11,000.00
	Audit Fee	400.00
	Ceded Crown Land	78,726.45
	<b>Total Expenses:</b>	<b>\$ 90,126.45</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 281,341.33</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$470,625.80</b>
	<b>Balance Carried Forward:</b>	<b>\$ 751,967.13</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

**DCP 11 - MURIEL COURT**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Receipts		0.44
Interest		539.35
	<b>Total Income:</b>	<b>\$ 539.79</b>
<b>Expenses:</b>		
Administration		2,000.00
Audit Fee		400.00
	<b>Total Expenses:</b>	<b>\$ 2,400.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (1,860.21)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 37,925.65</b>
	<b>Balance Carried Forward:</b>	<b>\$ 36,065.44</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

**DCP 12 - PACKHAM NORTH**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>	<u>Owners Contributions</u>	
	Receipts	4,893.84
	Interest	1,383.15
	<b>Total Income:</b>	<b>\$ 6,276.99</b>
<b>Expenses:</b>		
	Administration	9,000.00
	Audit Fee	400.00
	<b>Total Expenses:</b>	<b>\$ 9,400.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (3,123.01)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 62,551.58</b>
	<b>Balance Carried Forward:</b>	<b>\$ 59,428.57</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

**DCP 13 - Community Infrastructure  
Statement of Income & Expenditure 2022/23**


<b>Income:</b>	<u>Owners Contributions:</u>	
	Receipts	3,024,068.31
	Interest Earnings	49,209.56
	<b>Total Income:</b>	<b>\$ 3,073,277.87</b>
<b>Expenses:</b>		
	Administration	125,785.35
	Audit Fee	400.00
	ARC Loan repayment	2,843,000.00
	<b>Total Expenses:</b>	<b>\$ 2,969,185.35</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 104,092.52</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$820,306.29</b>
	<b>Balance Carried Forward:</b>	<b>\$ 924,398.81</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 : Carol Catherwood  
Designation: Head of Planning  
Dated: 11/06/2024

**DCP 14 - Cockburn Coast**  
**Statement of Income & Expenditure 2022/23**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Receipts		92,283.40
Interest Earnings		11,107.73
	<b>Total Income:</b>	<b>\$ 103,391.13</b>
<b>Expenses:</b>		
Administration		124,149.00
Audit Fee		400.00
	<b>Total Expenses:</b>	<b>\$ 124,549.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (21,157.87)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 885,096.87</b>
	<b>Balance Carried Forward:</b>	<b>\$ 863,939.00</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024

DCP 15 - Treeby/Jandakot  
Statement of Income & Expenditure 2022/23

<b>Income:</b>		
<u>Owners Contributions</u>		
Receipts		183,498.51
Interest Earnings		5,254.43
	<b>Total Income:</b>	<b>\$ 188,752.94</b>
<b>Expenses:</b>		
Administration		8,000.00
Audit		400.00
	<b>Total Expenses:</b>	<b>\$ 8,400.00</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 180,352.94</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 215,948.50</b>
	<b>Balance Carried Forward:</b>	<b>\$ 396,301.44</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 : Carol Catherwood  
 Designation: Head of Planning  
 Dated: 11/06/2024