

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 2025, 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 2025; 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 4TH DAY OF MARCH 2026.**

DCP 1 - SUCCESS NORTH
Statement of Income & Expenditure 2024/25

Income:		
<u>Owners Contributions:</u>		
Receipts		108,029.29
Interest		37,241.46
	Total Income:	\$ 145,270.75
Expenses:		
Administration		6,000.00
Audit Fee		435.00
	Total Expenses:	\$ 6,435.00
	Current Year Surplus/(Deficit):	\$ 138,835.75
	Previous Year Balance Brought Forward:	\$66,956.27
	Balance Carried Forward:	\$ 205,792.02

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.

D. Reynolds.

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 3/03/2026



DCP 4 - YANGETUP WEST
Statement of Income & Expenditure 2024/25

Income:		
	<u>Owners Contributions:</u>	
	Receipt	
	Interest	10,429.06
	Total Income:	\$ 10,429.06
Expenses:		
	Administration	4,000.00
	Audit Fee	435.00
	Total Expenses:	\$4,435.00
	Current Year Surplus/(Deficit):	\$ 5,994.06
	Previous Year Balance Brought Forward:	\$229,114.22
	Balance Carried Forward:	\$ 235,108.28

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.

D. Reynolds

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 3/032026



DCP 5 - YANGETUP EAST
Statement of Income & Expenditure 2024/25

Income:	<u>Owners Contributions:</u>	
	Receipts	
	Interest	8,327.10
	Total Income:	\$ 8,327.10
Expenses:		
	Administration	4,000.00
	Audit Fee	435.00
	Total Expenses:	\$ 4,435.00
	Current Year Surplus/(Deficit):	\$ 3,892.10
	Previous Year Balance Brought Forward:	\$181,441.86
	Balance Carried Forward:	\$ 185,333.96

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.

D. Reynolds

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 3/032026



DCP 6 - MUNSTER
Statement of Income & Expenditure 2024/25

Income:		
<u>Owners Contributions:</u>		
Receipt		90,175.75
Interest		83,554.16
	Total Income:	\$ 173,729.91
Expenses:		
Administration		11,000.00
Audit Fee		435.00
Professional Services		11,700.00
	Total Expenses:	\$ 23,135.00
	Current Year Surplus/(Deficit):	\$ 150,594.91
	Previous Year Balance Brought Forward:	\$2,066,942.39
	Balance Carried Forward:	\$ 2,217,537.30

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.

D. Reynolds

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 Name : David Reynolds
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 Dated: 3/03/2026



DCP 8 - SOLOMON ROAD
Statement of Income & Expenditure 2024/25

Income:		
Owners Contribution		
Receipt		
Interest		31,050.17
	Total Income:	\$ 31,050.17
Expenses:		
Administration		10,500.00
Audit Fee		435.00
Professional Services		4,650.00
	Total Expenses:	\$ 15,585.00
	Current Year Surplus/(Deficit):	\$ 15,465.17
	Previous Year Balance Brought Forward:	\$784,076.54
	Balance Carried Forward:	\$ 799,541.71

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.

D. Reynolds

 Authorised Signature

Name : David Reynolds

Designation: Service Manager Strategic Planning

Dated: 3/03/2026



DCP 9 - HAMMOND PARK
Statement of Income & Expenditure 2024/25

Income:	<u>Owners Contributions:</u>	
	Receipts	607,453.70
	Interest	183,650.65
	Total Income:	\$ 791,104.35
Expenses:		
	Administration	11,200.00
	Audit Fee	435.00
	Professional Services	3,350.00
	Total Expenses:	\$ 14,985.00
	Current Year Surplus/(Deficit):	\$ 776,119.35
	Previous Year Balance Brought Forward:	\$4,503,117.94
	Balance Carried Forward:	\$ 5,279,237.29

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.

D. Reynolds

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 3/03/2026



DCP 10 - WATTLEUP
Statement of Income & Expenditure 2024/25

Income:		
	<u>Owners Contributions:</u>	
	Receipts	662,776.74
	Interest	60,950.58
	Total Income:	\$ 723,727.32
Expenses:		
	Administration	11,200.00
	Audit Fee	435.00
	Professional Services	2,100.00
	Total Expenses:	\$ 13,735.00
	Current Year Surplus/(Deficit):	\$ 709,992.32
	Previous Year Balance Brought Forward:	\$1,335,859.95
	Balance Carried Forward:	\$ 2,045,852.27

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.

D. Reynolds

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 3/03/2026



DCP 11 - MURIEL COURT
Statement of Income & Expenditure 2024/25

Income:		
<u>Owners Contributions:</u>		
Receipts		1,325,096.32
Interest		- 199.30
	Total Income:	\$ 1,324,897.02
Expenses:		
Administration		11,200.00
Audit Fee		435.00
Professional Services		12,275.00
Ceded Crown Land		1,070,938.62
	Total Expenses:	\$ 1,094,848.62
	Current Year Surplus/(Deficit):	\$ 230,048.40
	Previous Year Balance Brought Forward:	\$ (5,799.00)
	Balance Carried Forward:	\$ 224,249.40

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.

D. Reynolds

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 3/03/2026



DCP 12 - PACKHAM NORTH
Statement of Income & Expenditure 2024/25

Income:		
<u>Owners Contributions</u>		
Interest		5,927.06
	Total Income:	\$ 5,927.06
Expenses:		
Administration		9,400.00
Audit Fee		435.00
Professional Services		2,000.00
Ceded Crown Land		114,526.50
	Total Expenses:	\$ 126,361.50
	Current Year Surplus/(Deficit):	\$ (120,434.44)
	Refunding Contributions	\$ (160,145.52)
	Previous Year Balance Brought Forward:	\$ 280,920.22
	Balance Carried Forward:	\$ 340.26

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: Service Manager Strategic Planning
 Dated: 03/03/2026



**DCP 13 - Community Infrastructure
Statement of Income & Expenditure 2024/25**

Income:	<u>Owners Contributions:</u>	
	Receipts	3,759,803.11
	Interest	133,315.59
	Total Income:	\$ 3,893,118.70
Expenses:	Administration	33,300.00
	Audit Fee	435.00
	Professional Services	8,000.00
	ARC Loan repayment	2,668,743.15
	Total Expenses:	\$ 2,710,478.15
	Current Year Surplus/(Deficit):	\$ 1,182,640.55
	Previous Year Balance Brought Forward:	\$1,731,219.16
	Balance Carried Forward:	\$ 2,913,859.71

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.

D. Reynolds

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 3/03/2026



DCP 14 - Cockburn Coast
Statement of Income & Expenditure 2024/25

Income:	<u>Owners Contributions:</u>	
	Receipts - Refund	
	Interest	19,319.69
	Total Income:	\$ 19,319.69
Expenses:		
	Administration	33,300.00
	Audit Fee	435.00
	Professional Services	19,640.00
	Total Expenses:	\$ 53,375.00
	Current Year Surplus/(Deficit):	\$ (34,055.31)
	Previous Year Balance Brought Forward:	\$ 552,888.94
	Balance Carried Forward:	\$ 518,833.63

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.

D. Reynolds

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 03/03/2026



DCP 15 - Treeby/Jandakot
Statement of Income & Expenditure 2024/25

Income:		
<u>Owners Contributions</u>		
Receipts		316,547.93
Interest		28,925.48
	Total Income:	\$ 345,473.41
Expenses:		
Administration		10,769.03
Audit		435.00
Professional Services		8,475.00
	Total Expenses:	\$ 19,679.03
	Current Year Surplus/(Deficit):	\$ 325,794.38
	Previous Year Balance Brought Forward:	\$ 660,623.60
	Balance Carried Forward:	\$ 986,417.98

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: Service Manager Strategic Planning
 Dated: 03/03/2026

