

## 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 2021, 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 2021; 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.

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

  
\_\_\_\_\_  
**A MACRI  
PARTNER**

**PERTH**  
**DATED THIS 8<sup>th</sup> DAY OF July 2022.**



**DCP 1 - SUCCESS NORTH**  
**Statement of Income & Expenditure 2020/21**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Property Nominees Pty Ltd		55,677.03
Ash Row Pty Ltd		97,843.21
Interest		30,230.08
	<b>Total Income:</b>	<b>\$ 183,750.32</b>
<b>Expenses:</b>		
Administration		1,090.62
Audit Fee		407.27
Consulting		10,300.00
	<b>Total Expenses:</b>	<b>\$ 11,797.89</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 171,952.43</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$4,037,012.00</b>
	<b>Balance Carried Forward:</b>	<b>\$ 4,208,964.43</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.

Authorised Signature  
 Name : Lidija Langford  
 Designation: Acting Head of Planning  
 Dated: 7/7/22

**DCP 4 - YANGETUP WEST**  
**Statement of Income & Expenditure 2020/21**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Galati		5,418.22
Midterm Nominees		622.68
Interest		1,452.12
	<b>Total Income:</b>	<b>\$ 7,493.02</b>
<b>Expenses:</b>		
Administration		1,090.63
Audit Fee		407.27
	<b>Total Expenses:</b>	<b>\$1,497.90</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 5,995.12</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$193,088.38</b>
	<b>Balance Carried Forward:</b>	<b>\$ 199,083.50</b>



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**Management Declaration**

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\_\_\_\_\_  
 Authorised Signature

Name : Lidija Langford  
 Designation: Acting Head of Planning  
 Dated: 7/7/22

**DCP 5 - YANGEBUP EAST**  
**Statement of Income & Expenditure 2020/21**


<b>Income:</b>		
<u>Owners Contributions:</u>		
Everswell Pty Ltd		14,978.83
Everswell Pty Ltd		2,474.26
Everswell Pty Ltd		1,962.17
Interest Received		2,096.57
	<b>Total Income:</b>	<b>\$ 21,511.83</b>
<b>Expenses:</b>		
Administration		1,090.63
Audit Fee		407.28
	<b>Total Expenses:</b>	<b>\$ 1,497.91</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 20,013.92</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$265,132.27</b>
	<b>Balance Carried Forward:</b>	<b>\$ 285,146.19</b>



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

**Management Declaration**

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**DCP 6 - MUNSTER**  
**Statement of Income & Expenditure 2020/21**

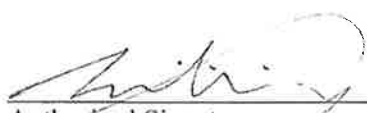
<b>Income:</b>		
<u>Owners Contributions:</u>		
GM Coogee Pty Ltd		190,695.86
Interest		12,170.33
	<b>Total Income:</b>	<b>\$ 202,866.19</b>
<b>Expenses:</b>		
Administration		1,955.29
Audit Fee		407.27
Consulting		6,093.00
	<b>Total Expenses:</b>	<b>\$ 8,455.56</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 194,410.63</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$1,470,153.24</b>
	<b>Balance Carried Forward:</b>	<b>\$ 1,664,563.87</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.



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**DCP 8 - SOLOMON ROAD**  
**Statement of Income & Expenditure 2020/21**

<b>Income:</b>			
	Interest Received		4,839.37
		<b>Total Income:</b>	<b>\$ 4,839.37</b>
<b>Expenses:</b>			
	Administration		1,955.29
	Audit Fee		407.27
	Consulting		2,520.00
		<b>Total Expenses:</b>	<b>\$ 4,882.56</b>
		<b>Current Year Surplus/(Deficit):</b>	<b>\$ (43.19)</b>
		<b>Previous Year Balance Brought Forward:</b>	<b>\$652,051.25</b>
		<b>Balance Carried Forward:</b>	<b>\$ 652,008.06</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.

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**DCP 9 - HAMMOND PARK**  
**Statement of Income & Expenditure 2020/21**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Gold Estates Holdings Pty Ltd		133,582.61
Mainlake Holdings Pty Ltd		4,116.47
Goldenore Corp Pty Ltd		100,000.00
Goldenore Corp Pty Ltd		3,928.93
Interest Received		25,744.32
	<b>Total Income:</b>	<b>\$ 267,372.33</b>
<b>Expenses:</b>		
Administration		4,549.27
Audit Fee		407.27
Ceded crown land Broad Vision Projects Pty Ltd		291,257.12
Consulting		5,220.00
	<b>Total Expenses:</b>	<b>\$ 301,433.66</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (34,061.33)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$3,573,154.48</b>
	<b>Balance Carried Forward:</b>	<b>\$ 3,539,093.15</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.

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**DCP 10 - WATTLEUP**  
**Statement of Income & Expenditure 2020/21**

<b>Income:</b>		
<u>Owners Contributions:</u>		
	Mate Dropulic Anica Dropulic	5,885.08
	Mate Dropulic Anica Dropulic	34,135.42
	Interest	453.21
	<b>Total Income:</b>	<b>\$ 40,473.71</b>
<b>Expenses:</b>		
	Adminstration	4,549.27
	Audit Fee	407.27
	Consultancy	3,480.00
	Ceded Crown Land - Broad Vision Project	110,000.00
	<b>Total Expenses:</b>	<b>\$ 118,436.54</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (77,962.83)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$118,660.16</b>
	<b>Balance Carried Forward:</b>	<b>\$ 40,697.33</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 2020/21**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Muriel Estate Pty Ltd		52,050.16
Interest		640.11
	<b>Total Income:</b>	<b>\$ 52,690.27</b>
<b>Expenses:</b>		
Administration		8,872.57
Audit Fee		407.28
Consulting		8,695.00
Ceded Crown Land - Cambert Nom, Clearview Nom, Palse Pty, Rex Harrison Pty Ltd		300,000.00
	<b>Total Expenses:</b>	<b>\$ 317,974.85</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (265,284.58)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 320,840.00</b>
	<b>Balance Carried Forward:</b>	<b>\$ 55,555.42</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.

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 Dated: 7/7/22

**DCP 12 - PACKHAM NORTH**  
**Statement of Income & Expenditure 2020/21**

<b>Income:</b>		
	Vinko Jelko Damjanovic	7976.93
	Interest	538.61
	<b>Total Income:</b>	<b>\$ 8,515.54</b>
<b>Expenses:</b>		
	Administration	6,278.59
	Audit Fee	407.27
	Consulting	2,670.00
	<b>Total Expenses:</b>	<b>\$ 9,355.86</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ (840.32)</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 72,500.48</b>
	<b>Balance Carried Forward:</b>	<b>\$ 71,660.16</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.

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 Designation: Acting Head of Planning  
 Dated: 7/7/22

**DCP 13 - Community Infrastructure  
Statement of Income & Expenditure 2020/21**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Gold Estates Holdings Pty Ltd		200,000.00
Gold Estates Holdings Pty Ltd		130,458.70
George Weston Foods Ltd		256,151.70
Stockland WA Development Pty Ltd		196,162.68
Stockland WA Development Pty Ltd		130,775.12
Stockland WA Development Pty Ltd		200,833.22
Goldenore Corp Pty Ltd		100,000.00
Goldenore Corp Pty Ltd		100,000.00
Stockland WA Development Pty Ltd		107,422.42
Port Catherine Developments Pty Ltd		197,149.05
Housing Authority		179,544.30
Housing Authority		170,094.60
Shoreline Management Pty Ltd		159,383.28
Gosh Capital Pty Ltd		153,691.02
GM Coogee Pty Ltd		119,365.26
Wattleup Road Property Development Pty Ltd		128,210.00
Stockland WA Development Pty Ltd		126,104.58
Cambert Nom Palse Pty Rex Harrison Pty		119,574.40
Stockland WA Development Pty Ltd		108,671.55
Clearview Nom, Cambert Nom, Palse Pty, Rex Harrison Pty		107,860.28
Port Catherine Developments Pty Ltd		79,691.64
Stockland WA Development Pty Ltd		79,399.18
Yolk Coast 10 Pty Ltd		73,999.38
Beeliar Management Pty Ltd		72,315.90
Others (below \$70,000)		1,776,530.29
Interest Earnings		51,706.20
	<b>Total Income:</b>	<b>\$ 5,125,094.75</b>
<b>Expenses:</b>		
Administration		27,997.10
Audit Fee		407.27
Consulting		10,172.00
ARC Loan Payment		3,026,000.00
	<b>Total Expenses:</b>	<b>\$ 3,064,576.37</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 2,060,518.38</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$4,782,644.77</b>
	<b>Balance Carried Forward:</b>	<b>\$ 6,843,163.15</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.

Authorised Signature  
Name: Lidija Langford  
Designation: Acting Head of Planning  
Dated: 7/7/22

**DCP 14 - Cockburn Coast**  
**Statement of Income & Expenditure 2020/21**

<b>Income:</b>		
<u>Owners Contributions:</u>		
Realstar Enterprises Pty Ltd		63,858.26
Gosh Capital Pty Ltd		1,014,689.12
Defonti Pty Ltd		14,590.97
Gosh Capital Pty Ltd		407,281.21
Interest Earnings		560.81
	<b>Total Income:</b>	<b>\$ 1,500,980.37</b>
<b>Expenses:</b>		
Administration		26,267.85
Audit Fee		407.28
Consulting		14,200.00
Ceded Crown Land - Development WA		1,000,000.00
	<b>Total Expenses:</b>	<b>\$ 1,040,875.13</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 460,105.24</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ 41,917.01</b>
	<b>Balance Carried Forward:</b>	<b>\$ 502,022.25</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.

Authorised Signature  
Name : Lidija Langford  
Designation: Acting Head of Planning  
Dated: 7/7/22

**DCP 15 - Treeby/Jandakot**  
**Statement of Income & Expenditure 2020/21**

<b>Income:</b>		
	Stockland WA Development Pty Ltd	6,999.60
	Stockland WA Development Pty Ltd	13,415.90
	Stockland WA Development Pty Ltd	9,332.80
	Housing Authority	22,855.48
	Stockland WA Development Pty Ltd	601.46
	Housing Authority	21,652.56
	Interest Earnings	116.85
	<b>Total Income:</b>	<b>\$ 74,974.65</b>
<b>Expenses:</b>		
	Administration	8,679.68
	Consulting	2,909.09
	<b>Total Expenses:</b>	<b>\$ 11,588.77</b>
	<b>Current Year Surplus/(Deficit):</b>	<b>\$ 63,385.88</b>
	<b>Previous Year Balance Brought Forward:</b>	<b>\$ -</b>
	<b>Balance Carried Forward:</b>	<b>\$ 63,385.88</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 5.3.7 (a), (b) and (d) of the City of Cockburn's Town Planning Scheme No.3.

Authorised Signature

Name : Lidija Langford

Designation: Acting Head of Planning

Dated: 7/7/22