

PS02-09/21 East Wanneroo Cells 1-9 Developer Contribution Arrangements - Annual Review of Cells Costs (2021-2022)

File Ref: 5734V06 – 21/348693
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 20

Issue

To consider the Annual Review of the Cell Costs for the East Wanneroo Cells 1-9 Development Contribution Plans.

Background

The City's District Planning Scheme No. 2 (DPS 2) provides the statutory basis for the administration and management of developer contributions, including provisions that describe the nature and extent of Cell Works that may be charged to Developer Contributions Plans (DCPs).

The East Wanneroo Cells include the areas of Wanneroo, Ashby, Tapping, Hocking, Pearsall, Landsdale, Darch, Madeley and Wangara (refer **Attachment 1**). The provisions of DPS2 provide Council with the discretion to either increase, decrease or maintain the current ICPL rates through the Annual Review process in accordance with Clause 9.11.2 of DPS 2.

The Annual Reviews must have regard to the actual lots being produced in each cell since the last review, actual expenditure, the remaining estimated Cell Works and any other factor the Council considers relevant.

The Annual Review reflects the recommendations from the City's Internal Transactional Reviews, which identified historic accounting errors and applied a proper interpretation of Cell Works under DPS 2.

The last Annual Review for Cells 1-9 was approved by Council on 15 June 2021 (PS03-06/21), where the following infrastructure rates and land valuations were approved for the 2020-2021 review period.

- Cell 1 - ICPL of \$18,019 and Land Valuation of \$1,868,750 per hectare;
- Cell 2 - ICPL of \$25,476 and Land Valuation of \$1,868,750 per hectare;
- Cell 3 - ICPL of \$17,457 and Land Valuation of \$1,887,500 per hectare;
- Cell 4 - ICPL of \$23,328 and Land Valuation of \$1,937,500 per hectare;
- Cell 5 - ICPL of \$30,909 and Land Valuation of \$2,012,500 per hectare;
- Cell 6 - ICPL of \$24,678 and Land Valuation of \$2,087,500 per hectare;
- Cell 7 - \$11.37 per m² and Land Valuation of \$2,125,000 per hectare;
- Cell 8 - \$18.94 per m² and Land Valuation of \$2,037,500 per hectare; and
- Cell 9 - ICPL of \$29,947 and Land Valuation of \$2,012,500 per hectare.

Detail

All relevant factors have been considered as part of the Annual Review, including the actual contributions received, expenditure to date, revised estimates for remaining Cell Works and the operational and reporting requirements of State Planning Policy 3.6 (SPP3.6). Council is required to determine whether adequate funds are likely to be obtained to complete the Cell Works and consider increasing, decreasing or retaining the current ICPL.

The following provides a recommended position on each Cell based on the findings of the Annual Review (refer **Attachment 2-10**).

Land Valuation

In accordance with DPS 2, if it is necessary for any reason to ascertain the value of any land within a contribution scheme area, then the City is required to appoint a valuation panel to arrive at a consensus value, advertise the proposed value and refer submissions to the Valuation Panel for comment. Accordingly, the City engaged a valuation panel and received a consensus agreement on land value for each cell. The following table reflects the valuation recommended by the valuation panel and the change in value since the last Annual Review.

East Wanneroo Cell	Current Agreed Land Values - 2020-2021 (15 June 2021-Report PS03-06/21) \$/ha		Proposed Land Valuation (2021-2022) \$/ha		Change in Land Valuation \$/ha	
	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM
1 (Ashby/Tapping)	\$ 1,868,750	\$ 2,055,625.00	\$ 1,870,000	\$ 2,057,000.00	\$ 1,250	\$ 1,375.00
2 (Sinagra)	\$ 1,868,750	\$ 2,055,625.00	\$ 1,870,000	\$ 2,057,000.00	\$ 1,250	\$ 1,375.00
3 (Wanneroo)	\$ 1,887,500	\$ 2,076,250.00	\$ 1,880,000	\$ 2,068,000.00	-\$ 7,500	-\$ 8,250.00
4 (Pearsall/Hocking)	\$ 1,937,500	\$ 2,131,250.00	\$ 1,930,000	\$ 2,123,000.00	-\$ 7,500	-\$ 8,250.00
5 (Landsdale)	\$ 2,012,500	\$ 2,213,750.00	\$ 2,010,000	\$ 2,211,000.00	-\$ 2,500	-\$ 2,750.00
6 (Madeley/Darch)	\$ 2,087,500	\$ 2,296,250.00	\$ 2,070,000	\$ 2,277,000.00	-\$ 17,500	-\$ 19,250.00
7 (Wangara)	\$ 2,125,000	\$ 2,337,500.00	\$ 2,140,000	\$ 2,354,000.00	\$ 15,000	\$ 16,500.00
8 (Wangara)	\$ 2,037,500	\$ 2,241,250.00	\$ 2,040,000	\$ 2,244,000.00	\$ 2,500	\$ 2,750.00
9 (Landsdale)	\$ 2,012,500	\$ 2,213,750.00	\$ 2,010,000	\$ 2,211,000.00	-\$ 2,500	-\$ 2,750.00

The recommended change to land values is considered to be relatively minimal across the Cells and has been included into the Annual Review.

Cell 1 (Ashby/ Tapping)

- The Cell is predominately developed with only 3% (94 lots) estimated to be remaining.
- The City has now completed all the construction works (audited) and the only outstanding expenditure relates to POS compensation at an estimated total value of approximately \$1.8 million (plus estimated remaining administration costs of \$96k).
- Only two remaining landowners are affected by POS compensation, which consists of a historic POS credit of approximately \$557k (credit for POS previously provided and forms part of the Cell 1 POS provision) and a POS acquisition of 6,060 m2 with an estimated acquisition value of \$1.246 million.
- In June 2019, Council identified an estimated excess at full development of Cell 1 to be \$26,772,872 and agreed to return a portion of the Cell 1 estimated excess funds (estimated at full development) to landowners that paid a contribution prior to June 2019. Administration has now returned the majority of this payment (total \$22,679,632) in the form of a pre-payment of excess funds. In line with Council's decision, the City retained an amount of \$3,092,677, pending greater certainty on remaining costs and future estimated income being received.

The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 30 June 2020 and 30 June 2021; and the revised cost estimates for the remaining Cell Works, as depicted in **Attachment 2**.

Administration recommends that the Cell 1 ICPL rate be retained at \$18,018.64 to ensure contribution rates are set at an appropriate level to ensure adequate funds are received to complete the remaining Cell Works.

Cell 2 (Sinagra)

A portion of Cell 2 has been sterilised by a poultry farm buffer associated with the Ingham's Poultry Farm (Ingham's). In accordance with Councils recent decision following consideration of the Feed Mill license renewal, which required Administration to investigate removal of the Buffer Precinct, an amendment to the Agreed Structure has just been lodged on behalf of Stockland to formally remove the buffer. This will enable residential development to proceed in the near term. Cell 2 is just over 57% developed and with the imminent relocation of Ingham's, it is expected that this area will develop rapidly in the coming years. The City is liaising with major landowners in this cell (including Stockland) to consider other mechanisms to ensure the provision of the required infrastructure within Cell 2.

The City has recently received an application to amend DPS2 (Amendment 200) to introduce a higher estimated lot yield from 9 lots per hectare to 18 lots per hectare for Cell 2. The estimated lot yield forms the basis for the calculation of the Infrastructure Contribution Rate (ICPL) for this Cell. The application is under consideration by Administration and a report will be prepared for Councils consideration.

The Annual Review includes updated expenditure (actuals) incurred since the last Annual Review and includes audited financial transactions between 30 June 2020 and 30 June 2021; and the revised cost estimates for the remaining Cell Works, as depicted in **Attachment 3**.

Administration is recommending that the current ICPL rate of \$25,476 be reduced \$24,880 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 3 (Wanneroo)

Cell 3 is predominately developed (91%) and all POS areas have been acquired with the exception of a small area of historic POS credit (credit for POS previously provided prior to the urbanisation of the Cell and forms part of the 10% POS provision).

The Dundobar Road widening and duplication project is the most significant remaining cost for this Cell, which is currently scheduled for design and construction in 2022-2023. However, the construction of this road will be dependent upon land acquisition from the northern side of Dundobar Road, which was recently zoned Urban Deferred in the Metropolitan Region Scheme.

In this regard, Cell 3 has a 50% obligation towards the acquisition and construction of the abutting section of Dundobar Road with the additional funding to be obtained through the implementation of a new DCP associated with the East Wanneroo District Structure Plan for the land on the northern side of Dundobar Road. In this regard, it may be necessary for the City to seek contributions from the landowners within the Urban Deferred land through conditions of subdivision or other arrangement if a DCP has not been prepared. Alternatively, the City could consider pre-funding the initial capital costs (currently estimated at \$1.3 million) and seek reimbursement from the Urban Deferred landowners for this work in the future.

The Annual Review for the Cells is included as **Attachment 4**.

Administration is recommending an increase in the ICPL rate from \$17,457 to \$18,083 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 4 (Hocking/ Pearsall)

Cell 4 is predominately developed with only 4% (200 lots) of the remaining land undeveloped. There is a projected excess of approximately \$9.5 million at full development if all the land in the Cell develops based on the current ICPL rate. Whilst excess funds are likely at full development, the extent of these is dependent upon the final costs associated with two ongoing major land acquisitions for POS and Lenore Road. The acquisition for Lenore Road is occurring under the *Land Administration Act 1997* (legal process for acquisition); and therefore, there is a significant risk that the acquisition and legal costs could escalate and reduce the extent of the Cell excess funds. In this regard, the acquisition value is frequently determined by negotiation or court proceedings and is not limited by the land valuation approved in the Annual Review process. The compensation and legal costs can be higher and the final settlement can be protracted thereby delaying the finalisation of costs.

The Annual Review is included as **Attachment 5**.

Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$23,328 is recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 5 (Landsdale - West)

This cell is predominately developed (95%) with only 163 contributions remaining from the undeveloped land. Whilst excess funds are likely at full development, the extent of the excess is dependent upon the final costs associated with the remaining land acquisition for POS.

The Annual Review includes updated expenditure (actuals) incurred since the last Annual Review and includes audited financial transactions between 30 June 2020 and 30 June 2021; and the revised cost estimates for the remaining Cell Works, as depicted in **Attachment 6**.

Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$30,909 is recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 6 (Madeley/Darch)

This cell is predominately developed (88%). There have been over 4,600 contributions received in this Cell, with 535 estimated remaining contributions. The Darch landfill precinct and the Kingsway Caravan Park are the largest remaining landholdings in this Cell. On 22 September 2020, Council considered Amendment 43 to the Cell 6 Structure Plan to rezone the Landfill Precinct to Residential Precinct. As part of Councils consideration, it was noted that the landowner will be required to remediate the site in accordance with conditions imposed by DWER as part of the subdivision process. Administration is liaising with the landowner and will consider the information provided to address the environmental and geotechnical requirements. Once determined, greater certainty will be achieved in relation to future income and timing for acquisition of a 4.8 hectare future POS area from the site, which has an estimated value of approximately \$10.8 million.

The Annual Review for the Cell is included as **Attachment 7**.

Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$24,678 is recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 7 (Wangara Industrial - West)

The Cell is nearly 72% developed. There has been a minor reduction in the contribution rate due to an overall reduction in the remaining estimated costs. In particular, there was a reduction in the overall costs for the western section of Gnangara Road, where the City has applied costs obtained as part of the SMEC study, which is considering the various options for design and construction for Gnangara Road.

A detailed assessment of the structure plan and remaining undeveloped land has enabled a more accurate estimate on future income and that this methodology is based on remaining developable area rather than estimated lot yield (as per Cells 1-6 and 9).

The Annual Review for the Cell is included in **Attachment 8**.

Administration is recommending a decrease in the Cell contribution rate from \$11.37 to \$11.12 per square metre to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 8 (Wangara Industrial – East)

The Cell is just under 80% developed. An increase in the contribution rate is primarily associated with increased estimates for the remaining Cell Works, and in particular, the eastern section of Gnangara Road. In this regard, the City has applied costs obtained as part of the SMEC study and significant service relocation costs that are anticipated for this section of road. The service relocation will require detailed survey investigation to ascertain an accurate cost estimate, which will occur as part of the detailed design and cost estimation later this financial year.

The increase in costs from \$18.94 per/m² to \$31.54 per/m² is quite significant due to a relatively small area of undeveloped land remaining in this Cell to apply the cost increase. As mentioned above, further refinement of the Gnangara Road cost estimates is likely to occur this financial year, where greater certainty on estimated costs will be available.

It should be noted that the methodology applied in calculating the contribution rate is based upon the cost increases being apportioned over the remaining developable land in the Cell, which could otherwise result in a shortfall of funds to complete the Cell Work. This methodology is different to the residential Cells, which make an estimate of future income based upon a conservative lot yield estimate.

The Annual Review of the Cell is included in **Attachment 9**.

Administration is recommending an increase in the square metre rate from \$18.94 to \$31.54 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 9 (Landsdale – East)

This Cell is predominately (86%) developed, with 319 lots estimated remaining. The Cell has over \$23 million in remaining expenditure and there remains a risk of cost increases

associated with construction costs and land acquisition. Whilst there is an estimated excess of \$4.6 million at full development, this is dependent upon a further \$9.5 million in remaining estimated income being received and there being no variation or increases in the remaining costs.

The Annual Review for this Cell is included in **Attachment 10**.

Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and that the current ICPL rate of \$29,947 should be retained to reflect the findings of the Annual Review and ensure that adequate funds will be received.

Internal Transactional Review

There has been no Internal Transactional Review completed as part of this annual review reporting period. The City has previously completed and reported on the Internal Transactional Review findings through the Annual Review (2020-2021) process, which have now been actioned.

Outstanding Developer Balances

The East Wanneroo Cost sharing arrangements have significant history dating back over 25 years. Financial transactions associated with land contributions are recorded within the City's financial accounting systems as income and expenditure; and also within the DCP financial record system, which contains detailed subdivision information on contributing landowners.

Developer Balances were noted and included in the Annual Reviews in 2019 and were reported to Council.

The balances relate to over 40 landowner transactions (all prior to 2006), where a particular landowner has either a surplus or shortfall in contributions and investigation into the balances is still ongoing. It was necessary for Administration to make certain assumptions on future actions to address the balances, which have been captured in the City's financial system and the DCP financial record system (to meet the auditing and Annual Review timeframes).

A separate report will shortly be submitted to Council to consider the outstanding developer balances and if Council has a different view then further financial adjustments can be made at this time.

State Planning Policy 3.6 (SPP3.6)

SPP3.6 refers to Transitional Arrangements that apply to existing DCP's and requires the introduction of an operational period into the DCP within 3 years from gazettal of SPP3.6 (30 April 2021). Administration intends to prepare an amendment to DPS2 to consider introducing an acceptable operational period (and other improvements) for each Cell to address this requirement and will report to Council as soon as practicable.

In addition, SPP3.6 requires the City to now apply additional monitoring and reporting requirements, including an annual status report. Annual status reports are now required to be prepared by the local government, which provides an overview of the progress of the delivery of infrastructure specified in the DCP.

The status report is required to include:

- The timing and estimated percentage delivery of an infrastructure item against that stated in the DCP, arising from review of the local government's Capital Expenditure Plan.
- The financial position of the DCP, including interest that has been accrued and

- A summary of the review of the estimated costs in the CAS, including any changes in funding and revenue sources, and any relevant indexation.

A model template for the annual report is provided in Schedule 5 of SPP3.6 (refer **Attachment 20**) and will form the basis of the annual DCP status report. The status report is not the same as the annual review and is intended to provide a snapshot, or high-level summary, of the progress of the DCP to ensure the fundamental principles of transparency and accountability are upheld throughout the life of the DCP. The annual status report is to be published on the City's website, and should align with the annual financial statements of local governments, published no later than six months after the end of the financial year.

It is anticipated that the annual status report will be prepared and published in December 2021 to comply with the aforementioned.

To enable a status report to be prepared a Capital Expenditure Plan (CEP) has been introduced into the Annual Review for each Cell (refer **Attachment 2-10**). This will enable adequate reporting to occur in relation to the delivery timeframes of the infrastructure against those defined in the DCP. The CEP was based on timeframes depicted in the City's Capital Works programme and Long Term Financial Plan. It was necessary for Administration to make reasonable assumptions on the timing for landowner development, which triggers the payment/acquisition of POS from a landowner. The CEP enables the monitoring and reporting requirements of SPP3.6 to be prepared and the CEP will be updated as part of the Annual Review process.

It is noted that Gngara Road (Wanneroo to Mirrabooka), is referenced as being 'under review' in the CEP due an investigation being undertaken by the City to prioritise this infrastructure in consultation with the WAPC, MRWA and affected landowners, in accordance with the resolution of Council on 14 June 2021, which requested Administration to prioritise the remaining Cell Works.

Auditing

To support the Annual Review (Cells 1-9), William Buck was engaged to perform audit to ensure the accuracies of the calculated ICPL rate. The relevant audit reports finalised and delivered to the City in August 2021. The audit reports are set out in **Attachments 11 to 19**.

Consultation

DPS 2 requires the proposed land values to be advertised for a period of 28 days and the revision of Cell Costs for a period of 42 days respectively. Advertising will be carried out by means of advertisements in newspapers, letters sent to affected landowners and on the City's website.

Comment

Part 9 and Schedule 6 of DPS 2 set out the provisions for the management and implementation of the East Wanneroo Developer Contributions Arrangements. In accordance with these provisions, the City is required to annually review the Cell Costs and Council is to determine whether to increase, decrease, or maintain the current ICPL rates as a result of the review.

The purpose of the annual DCP review process is to ensure that sufficient funds continue to be collected from developing landowners to meet the cost of delivering the infrastructure by the DCP.

Based on the interpretation and approach outlined in the “Detail” section of this report, it is recommended that Council notes the background, process, timing and recommendations outlined in this report, including the Annual Review of all cells as follows:

- Cell 1 - ICPL rate of \$18,019 and Land Valuation of \$1,870,000;
- Cell 2 - ICPL rate of \$24,880 and Land Valuation of \$1,870,000;
- Cell 3 - ICPL rate of \$18,083 and Land Valuation of \$1,880,000;
- Cell 4 - ICPL rate of \$23,328 and Land Valuation of \$1,930,000;
- Cell 5 - ICPL rate of \$30,909 and Land Valuation of \$2,010,000;
- Cell 6 - ICPL rate of \$24,678 and Land Valuation of \$2,070,000;
- Cell 7 - Contribution rate of \$11.12 per/m² and Land Valuation of \$2,140,000;
- Cell 8 - Contribution rate of \$31.54 per/m² and Land Valuation of \$2,040,000; and
- Cell 9 - ICPL rate of \$29,947 and Land Valuation of \$2,010,000.

Statutory Compliance

In line with DPS 2, the completion of the Annual Review as outlined in this report will satisfy the City’s statutory obligations to complete Annual Reviews for the 2021/2022 financial year.

External auditing of the DCP accounts has been completed and the City complies with the provisions of the *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

5 ~ A well planned, safe and resilient City that is easy to travel around and provides a connection between people and places

5.1 - Develop to meet current need and future growth

Risk Management Considerations

Risk Title	Risk Rating
ST-G09 Long Term Financial Plan	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
CEO	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City’s Strategic Risk Registers. The Annual review of the DCP will assist in addressing the impacts of the strategic risk relating to Long Term Financial Planning as it will ensure that appropriate budget monitoring, timing and provisions are considered. In addition, the strategic risk relating to Stakeholder Relationships will apply as a key element in the DCP review process to maintain effective engagement with relevant stakeholders.

Policy Implications

Nil

Financial Implications

To support the Annual Review (Cells 1-9), William Buck was engaged to perform audit to ensure the accuracies of the calculated ICPL rate. The relevant audit reports finalised and delivered to the City in August 2021. The audit reports are set out in **Attachments 11 to 19**.

The audit reports have confirmed that the adjusted contribution rates associated with Cells 2, 3, 7 and 8 are fairly stated and in compliance with DPS 2.

In relation to Cells 1, 4, 5, 6 and 9 the audit reports have highlighted that the methodology of DPS 2 cannot be utilised to establish a reasonable ICPL rate for remaining (undeveloped) landowners. In these Cells, due to the relatively small number of remaining landholdings, Administration recommends that the ICPL rates be retained until consideration has been given to improving the DPS2 provisions as recommended by SPP3.6. In this regard, Administration is preparing an amendment to DPS2 for consideration of various improvements recommended by SPP3.6 for consideration by Council, including the closure of a Cell or making a reconciling payment to previous contributors.

Voting Requirements

Simple Majority

Recommendation

That Council as recommended by the Audit & Risk Committee:-

1. **NOTES** the outcome of the 2021/22 Annual Review of Cells 1 to 9 as depicted in Attachment 2 to 10;
2. **ADVERTISES** the Revised Cost Estimates and the Estimated Infrastructure Cost Per Lot for the East Wanneroo Cell 1-9 for a period of 42 days in accordance with Clause 9.11.5 of District Planning Scheme No. 2, as depicted in Attachments 2-10 and depicted below:

Cell 1 - ICPL rate of \$18,019 and Land Valuation of \$1,870,000;

Cell 2 - ICPL rate of \$24,880 and Land Valuation of \$1,870,000;

Cell 3 - ICPL rate of \$18,083 and Land Valuation of \$1,880,000;

Cell 4 - ICPL rate of \$23,328 and Land Valuation of \$1,930,000;

Cell 5 - ICPL rate of \$30,909 and Land Valuation of \$2,010,000;

Cell 6 - ICPL rate of \$24,678 and Land Valuation of \$2,070,000;

Cell 7 - Contribution rate of \$11.12 per/m² and Land Valuation of \$2,140,000;

Cell 8 - Contribution rate of \$31.54 per/m² and Land Valuation of \$2,040,000; and

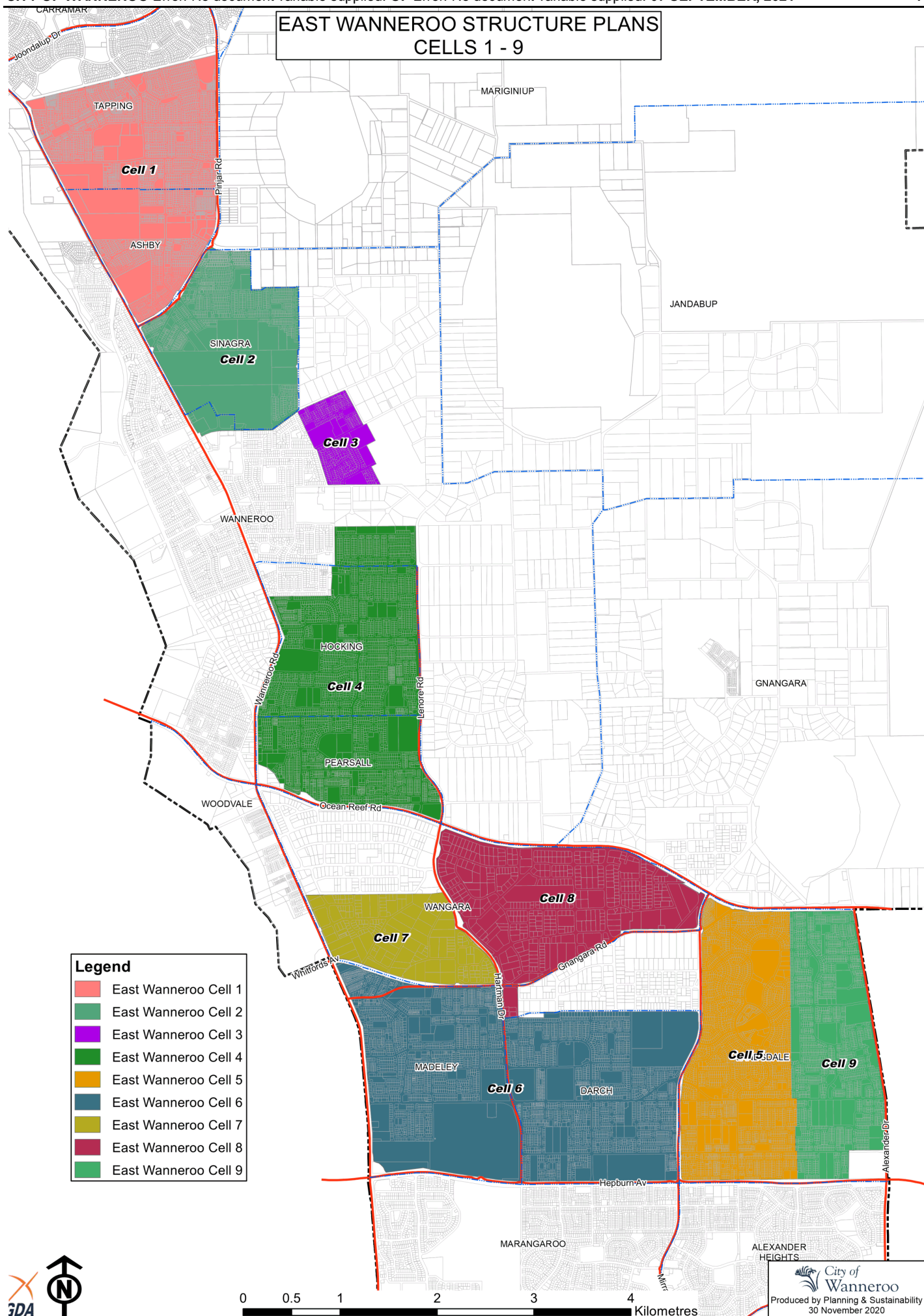
Cell 9 - ICPL rate of \$29,947 and Land Valuation of \$2,010,000.
3. **ADVERTISES** the revised average englobo values (including solatium) per hectare for the East Wanneroo Cell 1-9 for a period of 28 days in accordance with Clause 9.14.3 of District Planning Scheme No. 2.

Attachments:

- | | |
|--|-----------|
| 1. Attachment 1 - Cells 1-9 Consolidated Location Plan | 19/162679 |
| 2. Attachment 2 - Cell 1 Summary of Income and Expenditure Estimates | 21/341545 |

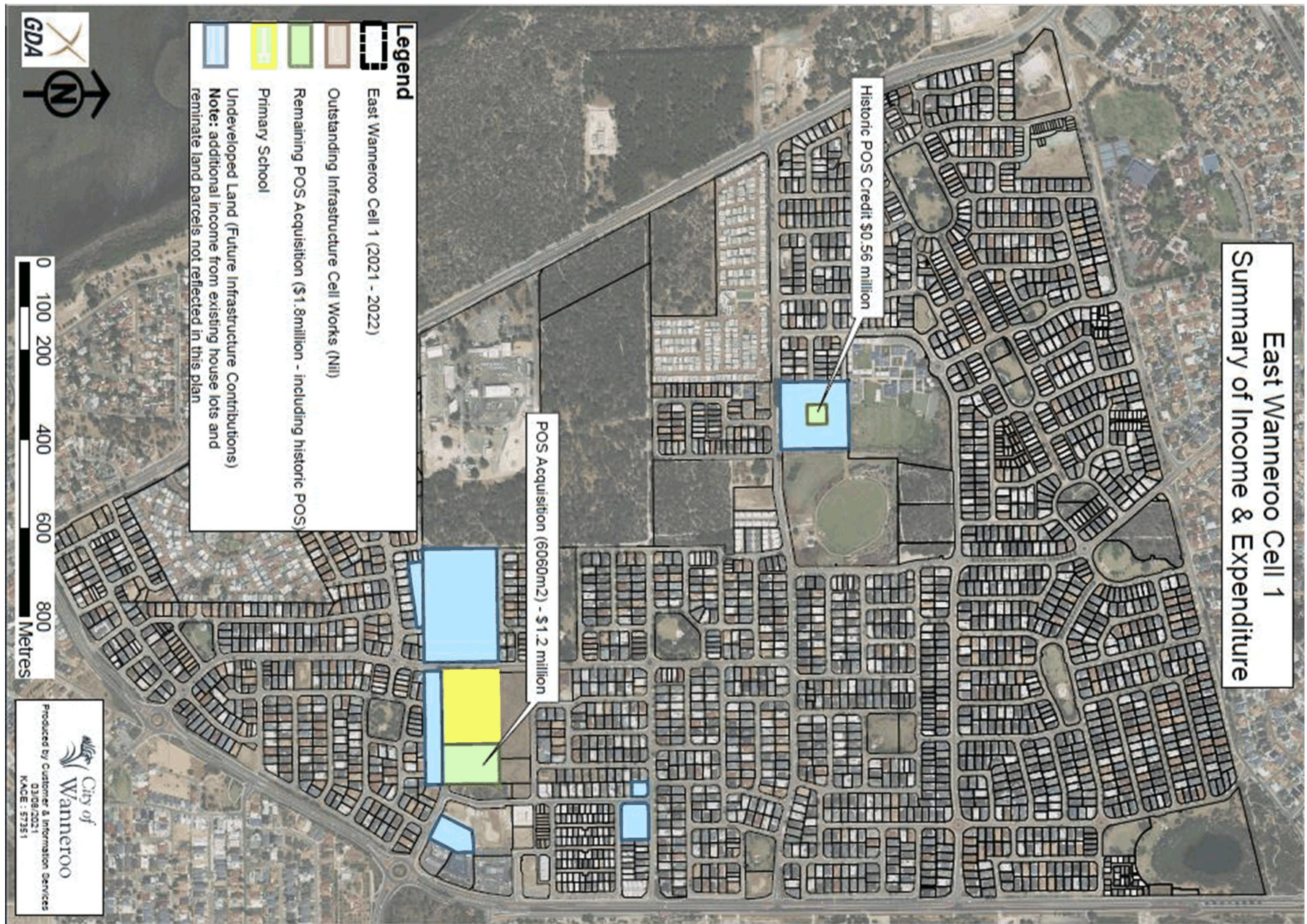
3.	<i>Attachment 3 - Cell 2 Summary of Income and Expenditure Estimates</i>	21/341548
4.	<i>Attachment 4 - Cell 3 - Summary of Income and Expenditure Estimates</i>	21/341550
5.	<i>Attachment 5 - Cell 4 Summary of Income and Expenditure</i>	21/341808
6.	<i>Attachment 6 - Cell 5 Summary of Income and Expenditure Estimates</i>	21/341552
7.	<i>Attachment 7 - Cell 6 Summary of Income and Estimates Estimates</i>	21/341554
8.	<i>Attachment 8 - Cell 7 Summary of Income and Expenditure Estimates</i>	21/341556
9.	<i>Attachment 9 - Cell 8 Summary of Income and Expenditure Estimate</i>	21/341558
10.	<i>Attachment 10 - Cell 9 Summary of Income and Expenditure Estimates</i>	21/341560
11.	<i>Attachment 11 - Cell 1 Audit Report 2021</i>	21/341901
12.	<i>Attachment 12 - Cell 2 Audit Report 2021</i>	21/341904
13.	<i>Attachment 13 - Cell 3 Audit Report 2021</i>	21/341906
14.	<i>Attachment 14 - Cell 4 Audit Report 2021</i>	21/341908
15.	<i>Attachment 15 - Cell 5 Audit Report 2021</i>	21/341911
16.	<i>Attachment 16 - Cell 6 Audit Report 2021</i>	21/341915
17.	<i>Attachment 17 - Cell 7 Audit Report 2021</i>	21/341920
18.	<i>Attachment 18 - Cell 8 Audit Report 2021</i>	21/341924
19.	<i>Attachment 19 - Cell 9 Audit Report 2021</i>	21/341929
20.	<i>Attachment 20 - Annual DCP Status Report Template (SPP3.6)</i>	21/346001

EAST WANNEROO STRUCTURE PLANS CELLS 1 - 9



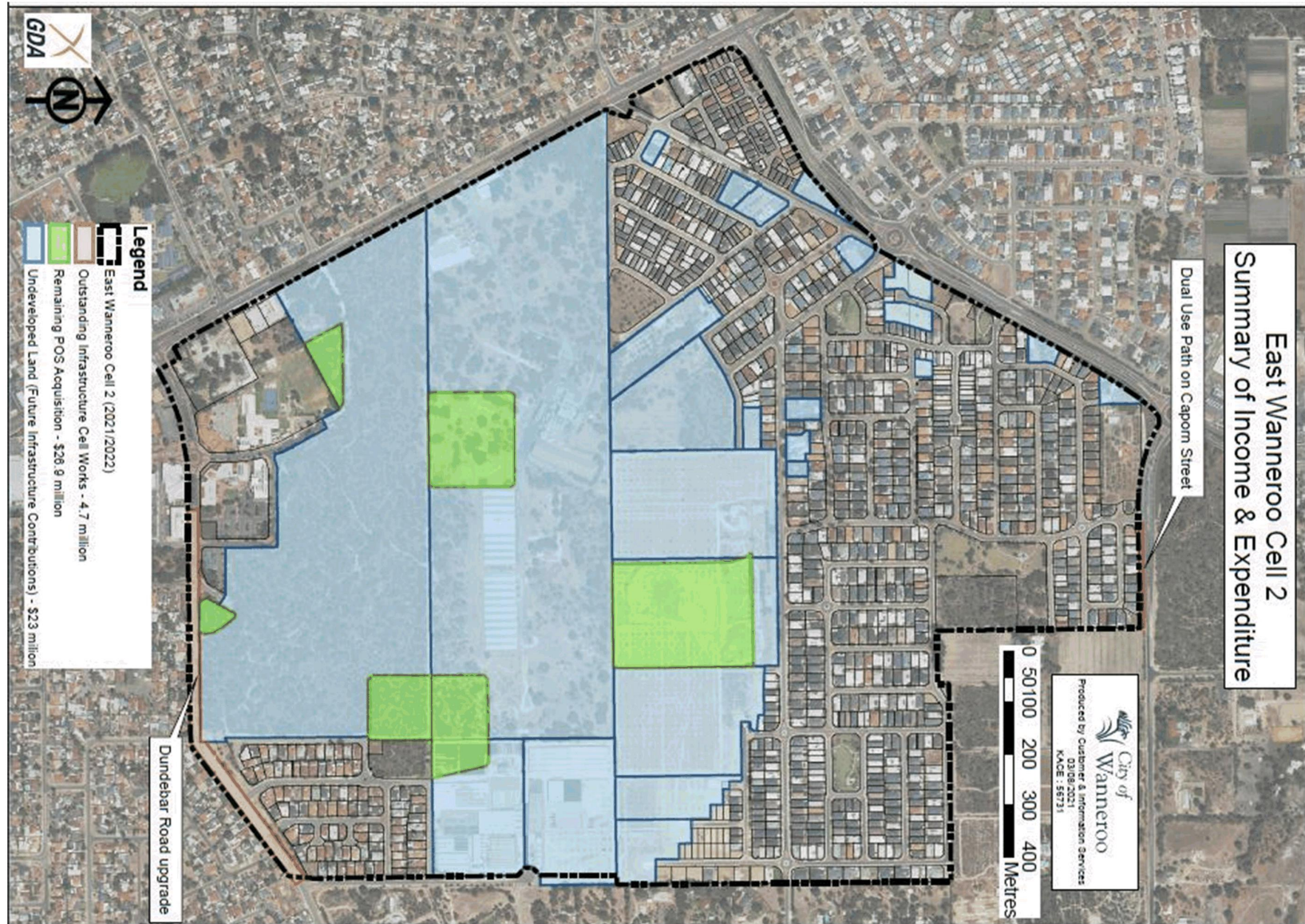
EAST WANNEROO CELL 1 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	19,904,616	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	12,679,613	Land Acquisition and Construction Costs
Administration Costs	\$	1,079,850	Salary Recoupment, Legal Fees, Consultants
Excess funds returned to Developers	\$	22,679,632	Return to existing Landowners only - remaining receive reduced ICPL rate
Total	\$	56,343,711	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	1,804,176	Approx 0.9 ha
Administration Costs	\$	96,278	Estimated for two years remaining
Total	\$	1,900,454	
Total Expenditure/Costs (Gross Costs)	\$	58,244,165	
Income			
Payments Made to Date			
Contributions and Interest	-\$	61,284,439	All Income (funds) Received (includes interest)
Total	-\$	61,284,439	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$18,018 at ELY of 94	-\$	1,693,786	
Total Estimated Income	-\$	62,978,225	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	58,244,165	
Total Contingency Credit for Landowner (Already Paid - 3,297 ICPL payments)	\$	3,092,677	Contingency for estimated Excess for Contributing landowners up to 4th June 2019, as approved by Council on 4 June 2019 to be returned upon full development or closure of the Cell.
Total Combined Estimated Income	-\$	62,978,225	From Total Estimated Income Above
Net Excess/Shortfall at Current ICPL (\$18,018)	-\$	1,641,383	Potential 'Additional' Excess at Full Development since Council 4 June 2019 - Full development (estimated for all landowner at full development). Note - The contingency of \$3,092,677 (above) only applies to contributing landowners prior to June 2019, as subsequent contributors have received a proportion of the excess estimated in June 2019 through a reduction in the ICPL rate.
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	18,019.00	
Proposed Infrastructure Cost Per Lot	\$	18,019.00	

CELL 1 - CAPITAL EXPENDITURE PLAN (CEP)									
Land			Area				2021/22	2022/23	Total
Outstanding POS Acquisition									
Lot 21 Carosa Road			0.606					\$ 1,246,542.00	
TOTAL			0.606				\$ -	\$ 1,246,542.00	\$ 1,246,542.00
Outstanding Historical POS Acquisition									
Lot 9000	61 Ashley Road		0.2982				\$ 557,634.00		
TOTAL							\$ 557,634.00	\$ -	\$ 557,634.00
Outstanding Capital Works - Internal Audit									
All work completed									
TOTAL							\$ -	\$ -	\$ -
Assessed Value	\$ 1,870,000.00		Lot Yield Summary from Cell 1 ELY (whole Cell)				Actual		3366
Including 10% Solatium	\$ 2,057,000.00		Total Area of Cell	339.91			Remaining ELY (9 per/ha)		94
Contribution	\$ 18,019.00		Deductions	61.96			Interest Received to date		12,406,650
Rate			Net Area	277.95			Remaining Area		3%
			ELY	2501					



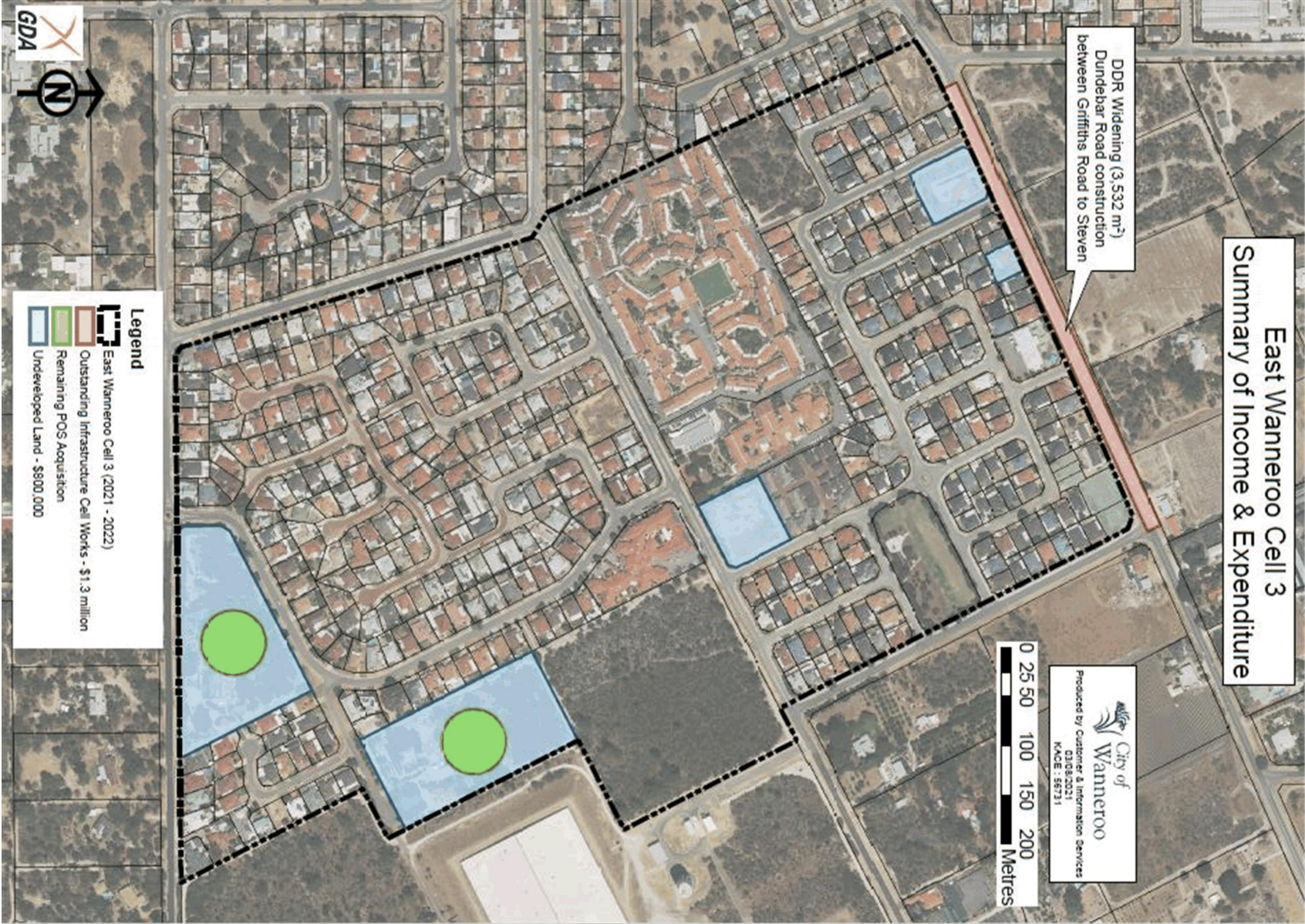
EAST WANNEROO CELL 2 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	6,135,611	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	6,718,097	Land Acquisition and Construction Costs
Administration Costs	\$	734,873	Salary Recoupment, Legal Fees, Consultants
Total	\$	13,588,581	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	26,926,953	Approx 13.1 ha
District Distributor Roads	\$	4,713,025	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	225,770	Estimated for 5 years
Total	\$	31,865,748	
Total Expenditure/Costs (Gross Costs)	\$	45,454,329	
Income			
Payments Made to Date			
Contributions and Interest	-\$	22,962,988	All Income (funds) Received (includes interest)
Total	-\$	22,962,988	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$25,476 at ELY of 904	-\$	23,030,304	904 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	45,993,292	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	45,454,329	
Total Combined Estimated Income	-\$	45,993,292	
Net Excess/Shortfall at Current ICPL (\$25,476)	\$	538,962	Excess
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	25,476	
Proposed Decrease in ICPL Required to Achieve adequate funds to Deliver the Cell Works	-\$	596	
Proposed Infrastructure Cost Per lot	\$	24,880	

CELL 2 - CAPITAL EXPENDITURE PLAN (CEP)											
Land		Area				2021/22	2022/23	2023/24	2024/25	2025/26	Total
Outstanding POS Acquisition											
Lot 19 (80) Vincent Rd		51772					\$ 10,649,500.40				\$ 26,926,952.80
Lot 1665 (1040) Wanneroo rd		30404					\$ 6,254,102.80				
Lot 1665 (1040) Wanneroo rd		11362					\$ 2,337,163.40				
Lot 13 (39) Griffith Rd		6974					\$ 1,434,551.80				
Lot 9000 (1000) Wanneroo Road		30392					\$ 6,251,634.40				
TOTAL		130904				\$ -	\$ 26,926,952.80				
Outstanding Historical POS Acquisition											
Not Applicable											
Outstanding DDR Widening											
											\$ 623,888.10
Lot 1657 Dundobar Road		2948					\$ 606,403.60				
24 Dundobar Rd		85					\$ 17,484.50				
TOTAL		3033					\$ 623,888.10				
Outstanding Capital Works - Internal Audit											
Dundobar Road single carriageway from Civic/Friars Drv to Griffiths Road including Path Civic Drive to Griffiths Road						\$ 205,000.00	\$ -		\$ 1,725,060.00	\$ 2,109,077.00	\$ 4,039,137.00
New pathway on Caporn St, Sinagra - San Teodoro Ave to eastern cell boundary									\$ 10,000.00	\$ 40,000.00	\$ 50,000.00
TOTAL						\$ 205,000.00	\$ -	\$ -	\$ 1,735,060.00	\$ 2,149,077.00	\$ 4,089,137.00
Assessed Value	\$	1,870,000.00	Lot Yield Summary from Cell 2 ELY (whole Cell)			Actual		1204			
Including 10%	\$	2,057,000.00	Total Area of Cell			214.1	Remaining ELY (9 per/ha)		904		
Solatium			Deductions			33.73	Interest Received to date		2,382,084		
Contribution	\$	25,476.00	Net Area			180.3	Area Developed		43%		
Rate			ELY			1623					



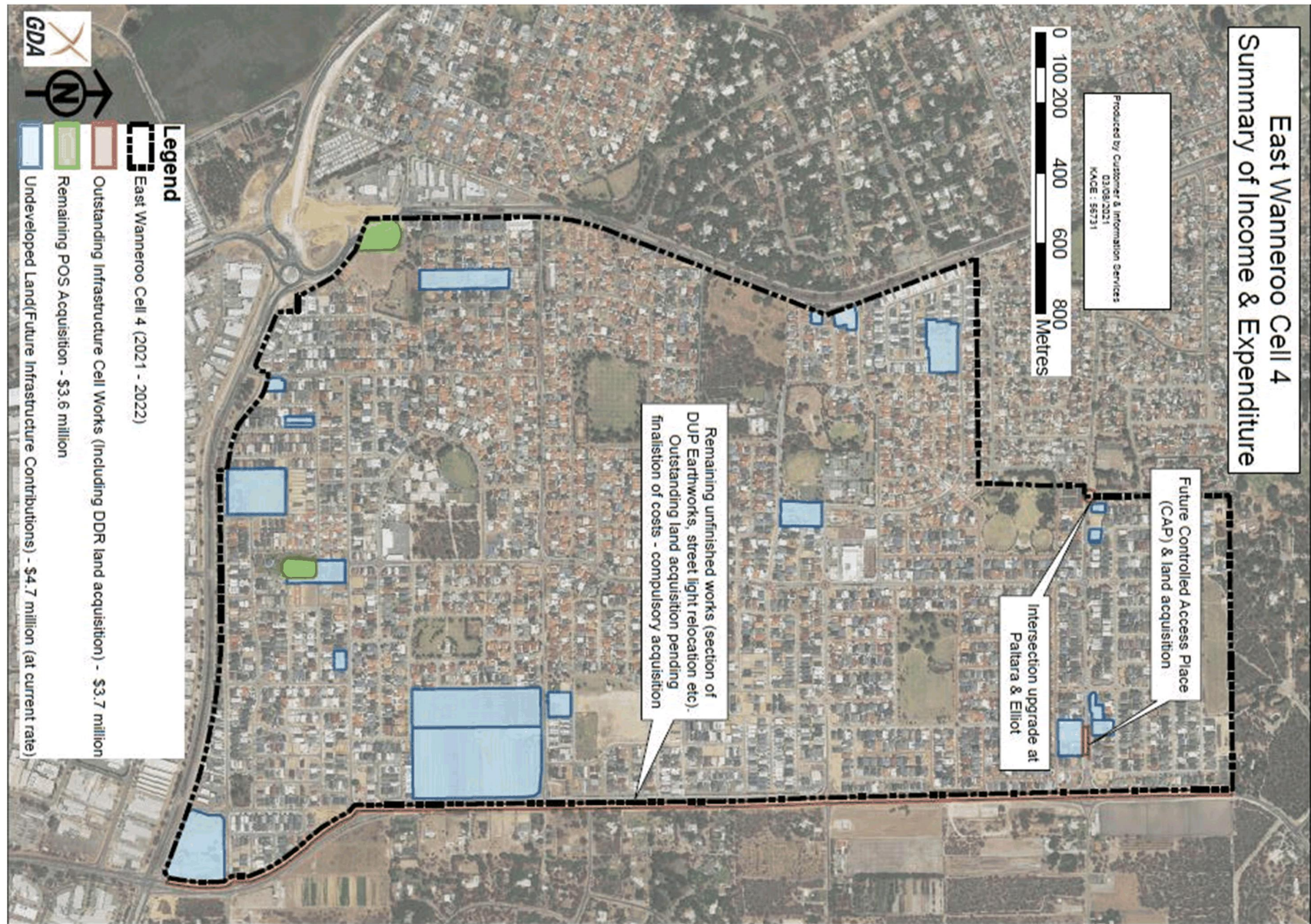
EAST WANNEROO CELL 3 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	634,894	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	402,986	Land Acquisition and Construction Costs
Administration Costs	\$	313,695	Salary Recoupment, Legal Fees, Consultants
Total	\$	1,351,575	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	144,572	Approx 769m2
District Distributor Roads	\$	1,338,553	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	115,038	Estimated for 3 years
Total	\$	1,598,163	
Total Expenditure/Costs (Gross Costs)	\$	2,949,738	
Income			
Payments Made to Date			
Contributions and Interest	-\$	2,117,925	All Income (funds) Received (includes interest)
Total	-\$	2,117,925	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$17,457 at ELY of 46	-\$	803,022	46 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	2,920,947	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	2,949,738	
Total Combined Estimated Income	-\$	2,920,947	
Net Excess/Shortfall at Current ICPL (\$17,457)	-\$	28,791	Shortfall
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	17,457	
Proposed Increase in ICPL Required to Achieve adequate funds to Deliver	\$	626	
Proposed Infrastructure Cost Per lot	\$	18,083	

CELL 3 - CAPITAL EXPENDITURE PLAN (CEP)									
Land		Area	Deductions			2021/22	2022/23	2023/24	Total
Outstanding POS Acquisition									
Nil									
TOTAL		0							\$ -
Outstanding Historical POS Acquisition									
Lot 63 (37) Anna Place		383						\$ 72,004.00	\$ 72,004.00
Lot 68 (71) High Road		386					\$ 72,568.00		\$ 72,568.00
Total		769				\$ -	\$ 72,568.00	\$ 72,004.00	\$ 144,572.00
Outstanding DDR Acquisition									
Lot 91 (173) Dundobar Rd		631					\$ 65,245.40		\$ 65,245.40
Lot 92 (161) Dundobar Rd		639					\$ 66,072.60		\$ 66,072.60
Lot 93 (143) Dundobar Rd		492					\$ 50,872.80		\$ 50,872.80
Lot 94 (133) Dundobar Rd		546					\$ 56,456.40		\$ 56,456.40
Lot 95 (113) Dundobar Rd		1224					\$ 126,561.60		\$ 126,561.60
Total		3532					\$ 365,208.80		\$ 365,208.80
Outstanding Capital Works - Internal Audit									
Dundobar Road single carriageway from Griffiths Road to Steven Street incl of streetlights at intersections						\$ 50,000.00	\$ 923,344.00		\$ 973,344.00
TOTAL						\$ 50,000.00	\$ 923,344.00		\$ 973,344.00
Assessed Value	\$	1,880,000.00	Lot Yield Summary from Cell 3 ELY (whole Cell)			Actual			458
Including 10%	\$	2,068,000.00				Remaining ELY (9 per/ha)			46
Solatium						Interest Received to date			\$ 753,705.68
Current Contribution Rate	\$	17,457.00				Remaining Area			10.04%
			Total Area of Cell	48.916					
			Deductions	10.23					
			Net Area	38.686					
			ELY	348					



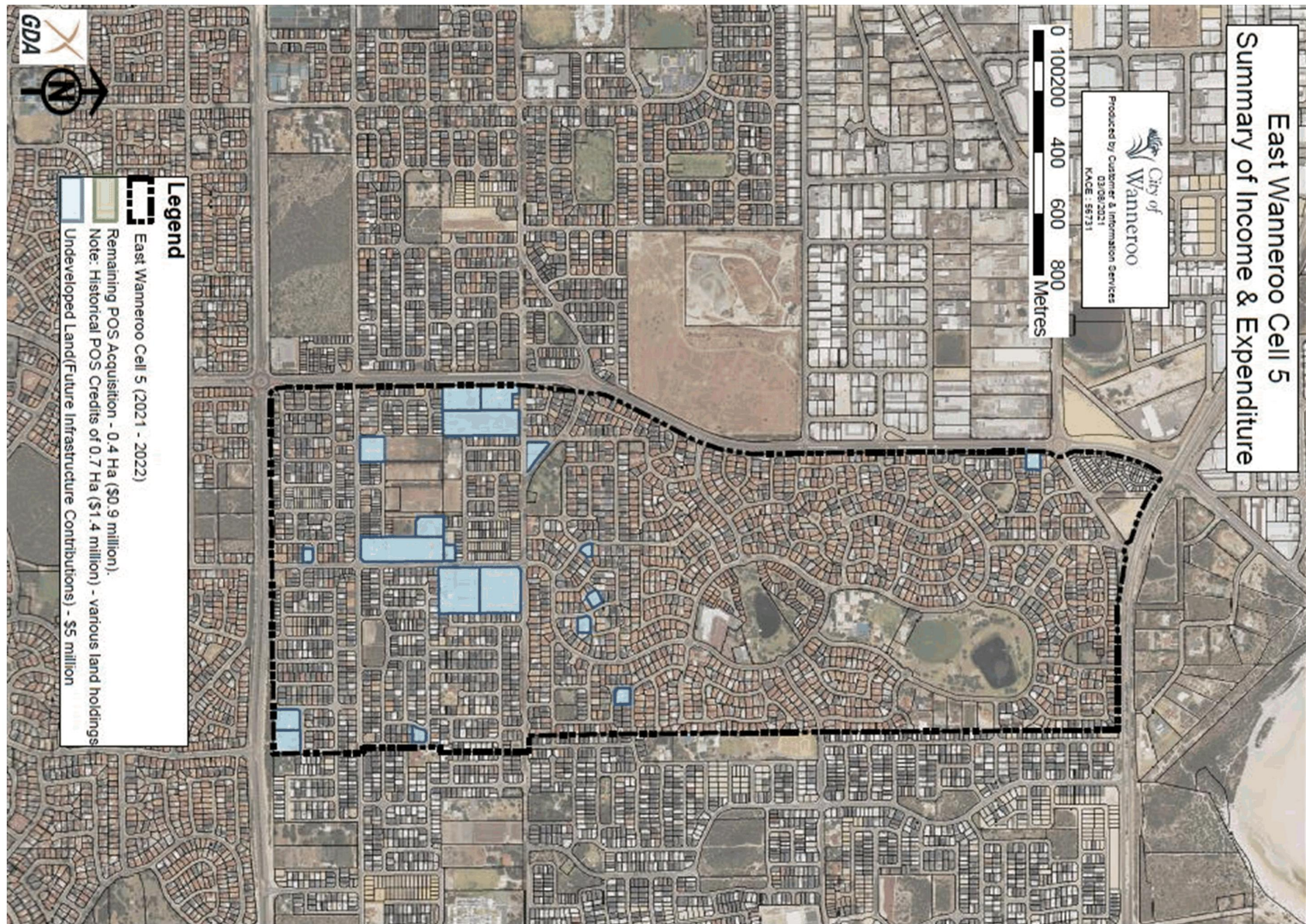
EAST WANNEROO CELL 4 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	24,215,966	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	30,736,465	Land Acquisition and Construction Costs
Administration Costs	\$	2,218,279	Salary Recoupment, Legal Fees, Consultants
Total	\$	57,170,710	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	3,601,712	Approx 1.4 ha (Additional Cost Estimated for Compulsory Taking)
District Distributor Roads	\$	3,660,732	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	504,440	Estimated for 5 years
Total	\$	7,766,883	
Total Expenditure/Costs (Gross Costs)	\$	64,937,594	
Income			
Payments Made to Date			
Contributions and Interest	-\$	69,473,444	All Income (funds) Received (includes interest)
Total	-\$	69,473,444	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$23,328 at ELY of 200	-\$	4,665,600	200 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	74,139,044	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	64,937,594	
Total Combined Estimated Income	-\$	74,139,044	
Net Excess/Shortfall at Current ICPL (\$23,328)	\$	9,201,450	Potential Excess (includes future contributions of \$4.7 million)
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	23,328	
Proposed Infrastructure Cost Per lot	\$	23,328	

CELL 4 - CAPITAL EXPENDITURE PLAN (CEP)											
Land	Area					2021/22	2022/23	2023/24	2024/25	2025/26	Total
Outstanding POS Acquisition											
Pt Lot 1 Wanneroo Road	3189						\$ 812,429.64				
Pt Lot 8 Wanneroo Road	8077						\$ 2,057,696.52				
Lot 10 Kemp Street	3446					\$ 731,585.80					
TOTAL	14712					\$ 731,585.80	\$ 2,870,126.16				\$ 3,601,711.96
Outstanding DDR Acquisition											
Lot 47 (154) Elliot Road EHL	419						\$ 88,953.70				\$ 88,953.70
Lot 3 (185) Mary Street							\$ 1,923,434.69				\$ 1,923,434.69
											\$ -
											\$ -
Total	419					\$ -	\$ 2,012,388.39				\$ 2,012,388.39
Outstanding Capital Works - Internal Audit											
Elliot Road - Intersection works at Paltara Way/Elliot Road and CAPS						\$ 45,000.00	\$ 415,200.00				\$ 460,200.00
Lenore Road - Unfinished earthworks, streetlight relocations and DUP on Lenore Road						\$ -	\$ 1,035,089.00				\$ 1,035,089.00
Lenore Road - Elliot Rd to northern bdry Cell 4 (actually Stockholm Rd) Dual Use Path						\$ 5,000.00	\$ 57,000.00				\$ 62,000.00
Environmental Offset costs up to end of operational period						\$ 33,482.54	\$ 27,789.25	\$ 29,782.32			\$ 91,054.12
TOTAL						\$ 83,482.54	\$ 1,535,078.25	\$ 29,782.32	\$ -	\$ -	\$ 1,648,343.12
Assessed Value	\$ 1,930,000.00					Lot Yield Summary from Cell 4 ELY (whole Cell)		Actual	4337		
Including 10%	\$ 2,123,000.00				393.72	Total Area of Cell		Remaining ELY (9 per/ha)	200		
Solatium					17.09	Deductions		Interest Received to date	\$ 8,456,252.65		
Current Contribution Rate	\$ 23,328.00				376.63	Net Area		Remaining area	4.61%		
					3390	ELY					



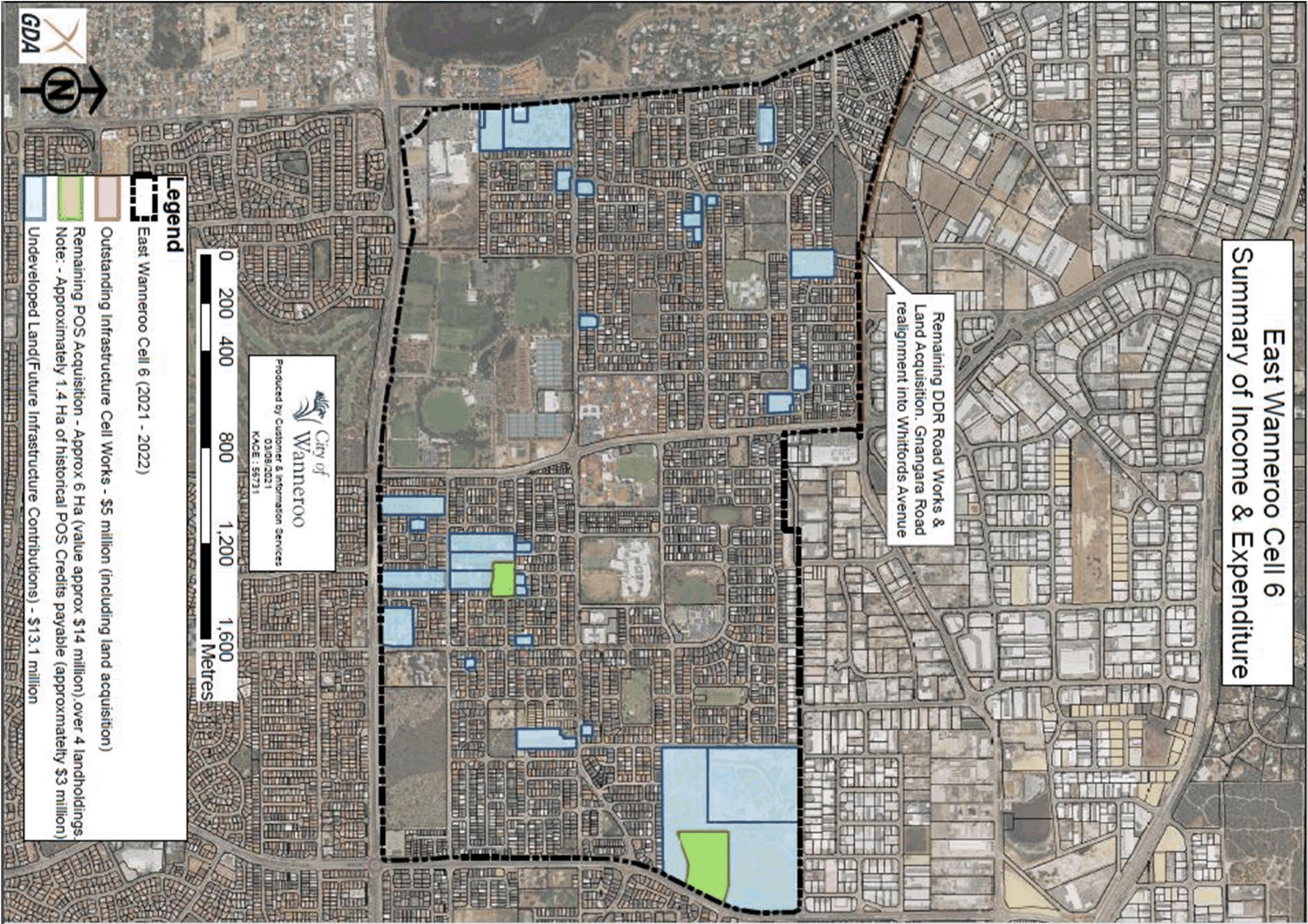
EAST WANNEROO CELL 5 - ANNUAL REVIEW 2021	AMOUNTS (\$)	COMMENTS
Expenditure		
Expenditure to Date (Actuals)		
Public Open Space (10%)	\$ 18,054,460	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$ 18,832,463	Land Acquisition and Construction Costs
Administration Costs	\$ 1,987,418	Salary Recoupment, Legal Fees, Consultants
Total	\$ 38,874,341	
Remaining Expenditure (Estimated) - Annual Review		
Public Open Space (10%)	\$ 2,280,827	Approx 1.5 ha
District Distributor Roads	\$ -	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$ 150,471	Estimated for 3 years
Total	\$ 2,431,298	
Total Expenditure/Costs (Gross Costs)	\$ 41,305,638	
Income		
Payments Made to Date		
Contributions and Interest	-\$ 43,852,942	All Income (funds) Received (includes interest)
Total	-\$ 43,852,942	
Gross Estimated Remaining Income		
Estimated Contributions at Current ICPL of \$30,909 at ELY of 163	-\$ 5,038,167	163 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$ 48,891,109	
Estimated Cell Balance at Full Development		
Total Combined Expenditure/Costs (Gross Costs)	\$ 41,305,638	
Total Combined Estimated Income	-\$ 48,891,109	
Net Excess/Shortfall at Current ICPL (\$30,909)	\$ 7,585,471	Potential Excess (includes future contributions of \$5 million)
Revised ICPL Rate		
Current Infrastructure Cost Per Lot	\$ 30,909	
Proposed Infrastructure Cost Per lot	\$ 30,909	

PS02-09/21 – Attachment 6



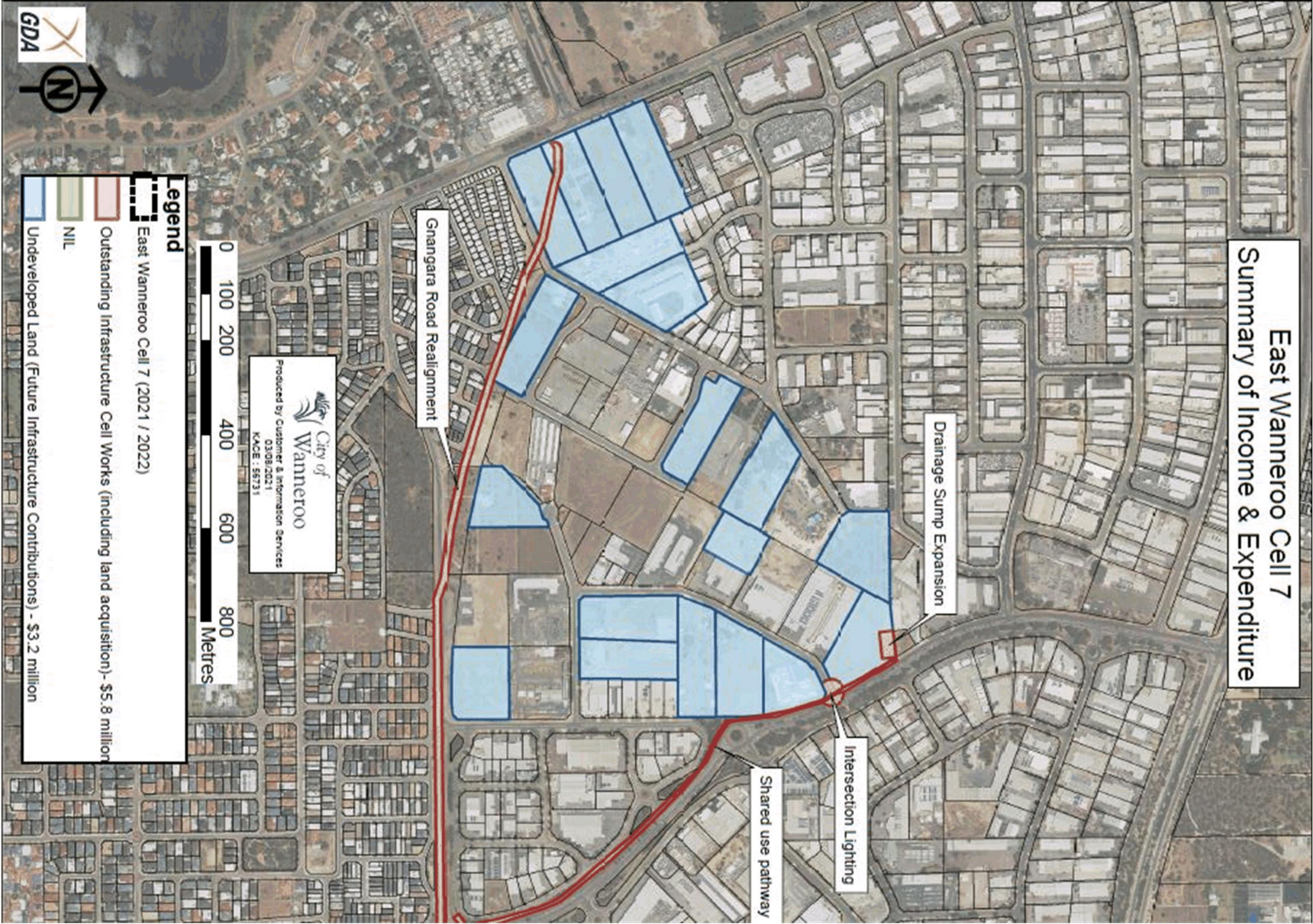
EAST WANNEROO CELL 6 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	27,415,301	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	26,201,704	Land Acquisition and Construction Costs
Administration Costs	\$	1,184,151	Salary Recoupment, Legal Fees, Consultants
Total	\$	54,801,157	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	16,734,791	Approx 7.5 ha
District Distributor Roads	\$	4,993,702	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	420,448	Estimated for 7 years
Total	\$	22,148,941	
Total Expenditure/Costs (Gross Costs)	\$	76,950,098	
Income			
Payments Made to Date			
Contributions and Interest	-\$	78,915,678	All Income (funds) Received (includes interest)
Total	-\$	78,915,678	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$24,678 at ELY of 530	-\$	13,079,340	530 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	91,995,018	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	76,950,098	
Total Combined Estimated Income	-\$	91,995,018	
Net Excess/Shortfall at Current ICPL (\$24,678)	\$	15,044,921	Potential Excess (includes future contributions of \$13.1 million)
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	24,678	
Proposed Infrastructure Cost Per lot	\$	24,678	

CELL 6 - CAPITAL EXPENDITURE PLAN (CEP)														
Land	Area	Deductions					2021/22	2022/23	2023/24	2024/25	2025/26	2026/27 (UNDER REVIEW)	2027/28 (UNDER REVIEW)	Total
Outstanding POS Acquisition														
Lot 2 (26) Driver Road	47304						\$ 10,771,120.80							
Lot 31 Landsdale Road	2770								\$ 630,729.00					
Lot 32 Landsdale Road	7790								\$ 1,773,783.00					
Lot 9500 (264) Kingsway - Previously Lot 13	2670							\$ 607,959.00						
TOTAL	60534						\$ 10,771,120.80	\$ 607,959.00	\$ 2,404,512.00					
Outstanding Historical POS Acquisition														
Lot 37 EVANDALE ROAD	1463						\$ 302,841.00							
Lot 8 EVANDALE ROAD	310							\$ 64,170.00						
Lot 13 KINGSWAY	1221							\$ 252,747.00						
Lot 13 KINGSWAY	174							\$ 36,018.00						
Lot 39 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 43 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 820 LANDSDALE ROAD	802							\$ 166,014.00						
Lot 30 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 31 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 32 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 74 COOPER STREET	1070							\$ 221,490.00						
Lot 78 RUSSELL ROAD	258							\$ 53,406.00						
Lot 47 WANNEROO ROAD	1095							\$ 226,665.00						
Lot 79 GNANGARA ROAD	112								\$ 23,184.00					
Lot 97 FURNISS ROAD	757								\$ 156,699.00					
Total	14257						\$ 302,841.00	\$ 2,468,475.00	\$ 179,883.00					\$ 2,951,199.00
Outstanding DDR Acquisition														
Lot 16 Windsor RD	6137						\$ 698,697.45							\$ 698,697.45
Lot 38 Windsor RD	320							\$ 36,432.00						\$ 36,432.00
Total	6457						\$ 698,697.45	\$ 36,432.00	\$ -					\$ 735,129.45
Outstanding Capital Works - Internal Audit														
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive							\$ 150,000.00					\$ 2,044,000.00	\$ 2,064,573.00	\$ 4,258,573.00
TOTAL							\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,044,000.00	\$ 2,064,573.00	\$ 4,258,573.00
Assessed Value														
	\$ 2,070,000.00													
Including 10%	\$ 2,277,000.00													
Solatium														
Current Contribution Rate	\$ 24,678.00													
Lot Yield Summary from Cell 6 ELY (whole Cell)														
Total Area of Cell					598.35									
Deductions					151.31									
Net Area					447.04									
ELY					4023									
Actual														
											4609			
												530		
													</	



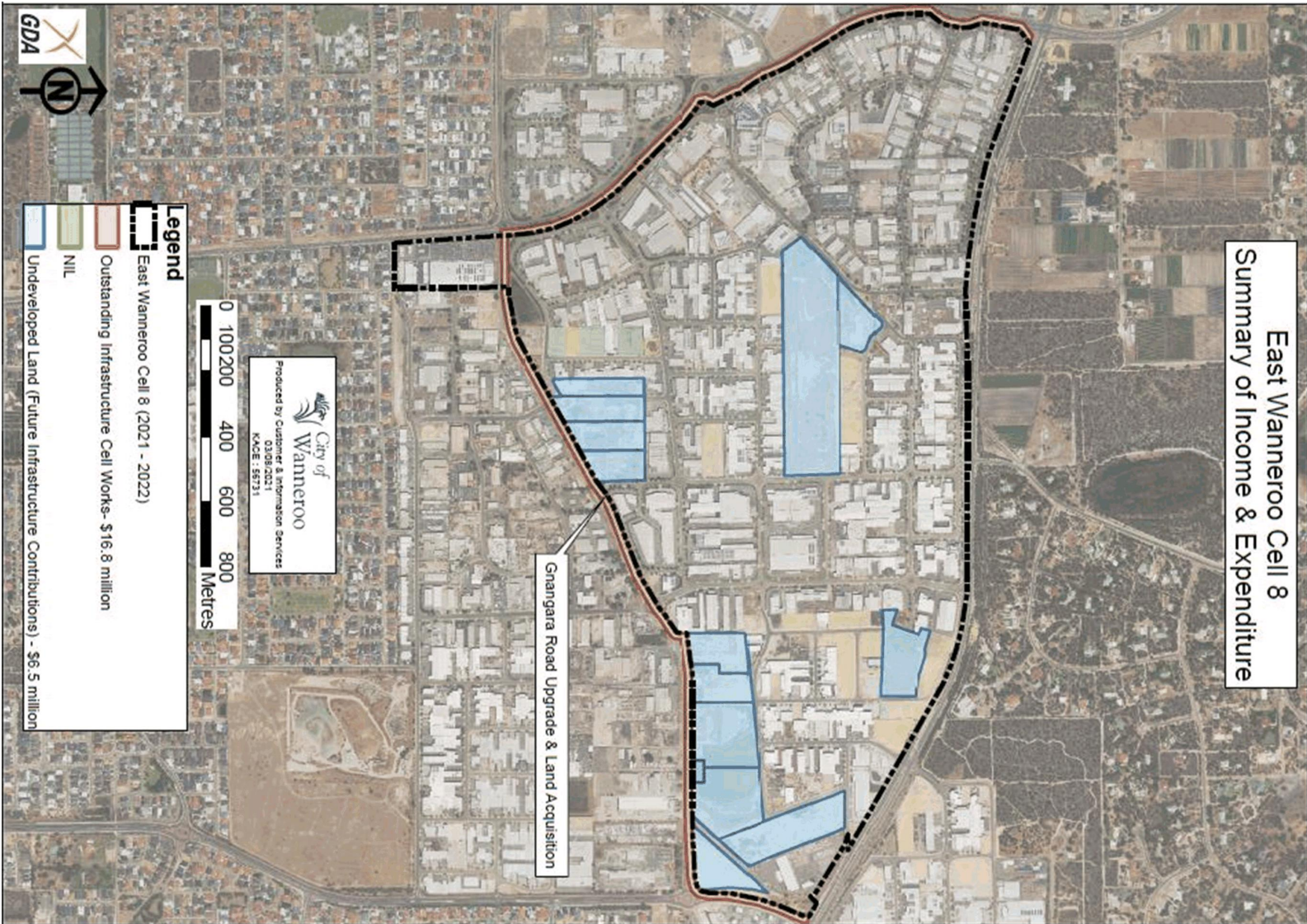
EAST WANNEROO CELL 7 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	528,500	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	3,975,770	Land Acquisition and Construction Costs
Administration Costs	\$	690,821	Salary Recoupment, Legal Fees, Consultants
Total	\$	5,195,091	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	5,770,152	Remaining construction and acquisition costs
Administration Costs	\$	332,318	Estimated for 7 years
Total	\$	6,102,470	
Total Expenditure/Costs (Gross Costs)	\$	11,297,560	
Income			
Payments Made to Date			
Contributions and Interest	-\$	8,073,550	All Income (funds) Received (includes interest)
Total	-\$	8,073,550	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$11.37 per ha of 28.98	-\$	3,295,288	28.98 ha
Total Estimated Income	-\$	11,368,837	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	11,297,560	
Total Combined Estimated Income	-\$	11,368,837	
Net Excess/Shortfall at Current ICPL (\$11.37)	\$	71,277	Excess
Revised ICPL Rate			
Current Infrastructure Cost Per m2	\$	11.37	
Proposed Decrease in ICPL per m2 Required to Deliver the Cell Works	-\$	0.25	
Proposed Infrastructure Cost Per m2	\$	11.12	

CELL 7 - CAPITAL EXPENDITURE PLAN (CEP)														
Land	Area						2021/22	2022/23	2023/24	2024/25	2025/26	2026/27 (UNDER REVIEW)	2027/28 (UNDER REVIEW)	Total
Outstanding POS Acquisition														
Nil														\$ -
TOTAL	0													
Outstanding DDR Acquisition														
Lot 16 Windsor RD	6137						\$ 722,324.90							\$ 722,324.90
Lot 38 Windsor RD	320							\$ 44,000.00						\$ 44,000.00
Lot 111 (17) Luisini Road	572						\$ 67,324.40							\$ 67,324.40
Lot 125 (4) Luisini Road	2047						\$ 240,931.90							\$ 240,931.90
Total	9076						\$ 1,030,581.20	\$ 44,000.00	\$ -					\$ 1,074,581.20
Outstanding Capital Works - Internal Audit														
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive							\$ 150,000.00					\$ 2,044,000.00	\$ 2,064,573.00	\$ 4,258,573.00
New shared pathway ORR to Gnangara Rd							\$ 10,000.00		\$ -	\$ 147,500.00				\$ 157,500.00
Sump construction on Hartman Drive									\$ 279,497.50					\$ 279,497.50
TOTAL							\$ 160,000.00	\$ -	\$ 279,497.50	\$ 147,500.00	\$ -	\$ 2,044,000.00	\$ 2,064,573.00	\$ 4,695,570.50
Assessed Value	\$ 2,140,000.00		Lot Yield Summary from Cell 7 ELY (whole Cell)					Actual		72.1041				
Including 10%	\$ 2,354,000.00		Total Area of Cell				128.8		Remaining ha		28.98			
Solatium			Deductions				27.71		Interest Received to date	\$ 1,219,929.78				
Current Contribution Rate	\$ 11.37		Net Developable Area				101.09		Remaining area		28.67%			



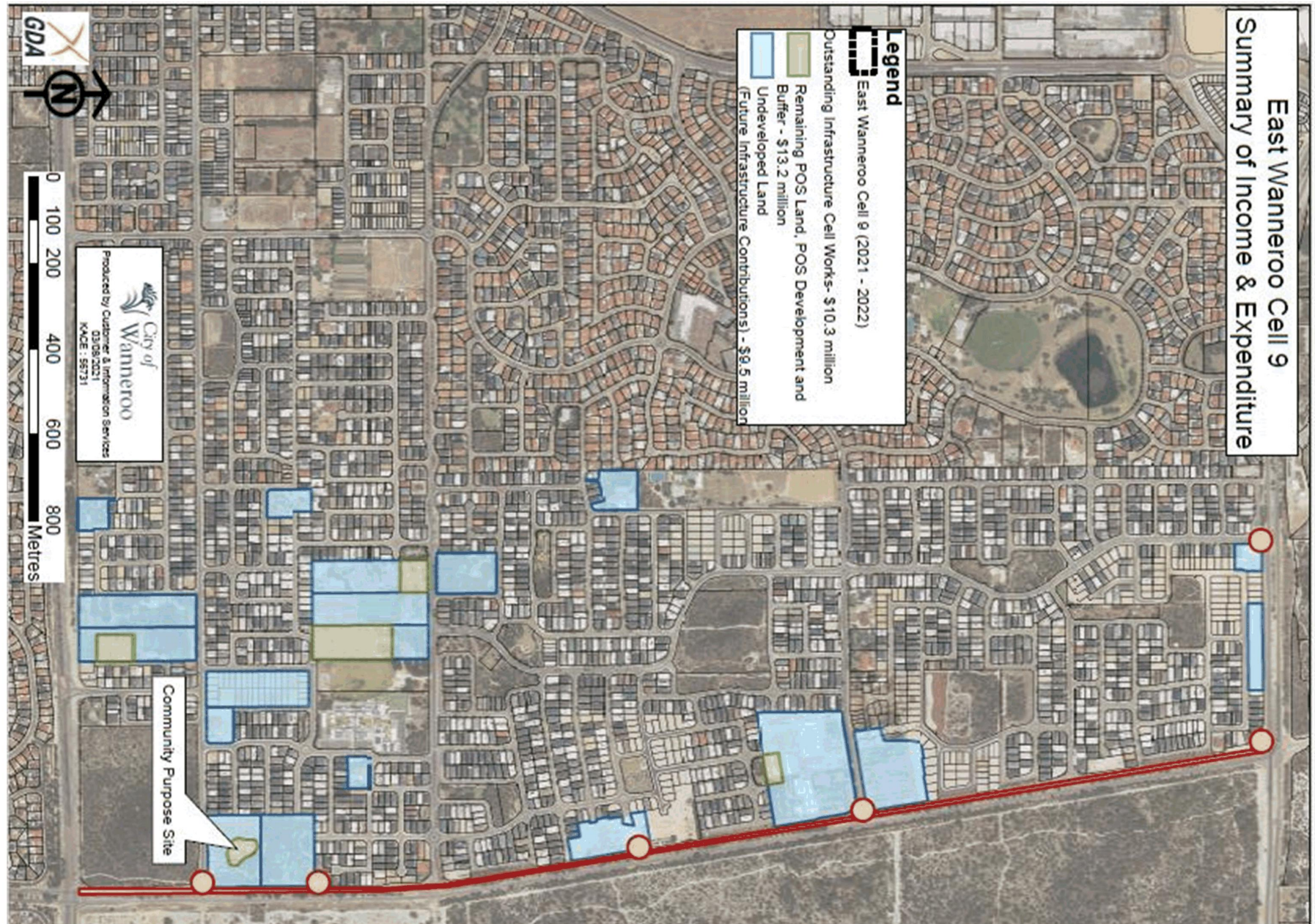
EAST WANNEROO CELL 8 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)		\$ 44,220	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads		\$ 22,020,741	Land Acquisition and Construction Costs
Administration Costs		\$ 2,357,786	Salary Recoupment, Legal Fees, Consultants
Total		\$ 24,422,747	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)		\$ -	
District Distributor Roads		\$ 16,805,429	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs		\$ 251,330	Estimated for 5 years
Total		\$ 17,056,759	
Total Expenditure/Costs (Gross Costs)		\$ 41,479,506	
Income			
Payments Made to Date			
Contributions and Interest		-\$ 29,421,414	All Income (funds) Received (includes interest)
Total		-\$ 29,421,414	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$18.94 per m2		-\$ 7,240,459	38 ha
Total Estimated Income		-\$ 36,661,873	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)		\$ 41,479,506	
Total Combined Estimated Income		-\$ 36,661,873	
Net Excess/Shortfall at Current ICPL (\$18.94)		-\$ 4,817,634	Shortfall
Revised ICPL Rate			
Current Infrastructure Cost Per m2		\$ 18.94	
Proposed Increase in ICPL per m2 to Deliver the Cell Works		\$ 12.60	
Proposed Infrastructure Cost Per m2		\$ 31.54	

CELL 8 - CAPITAL EXPENDITURE PLAN (CEP)													
Land	Area							2021/22	2022/23	2023/24	2024/25 (UNDER REVIEW)	2025/26 (UNDER REVIEW)	Total
Outstanding DDR Acquisition													
lot 7 (217) Gngara RD	1130												\$ 304,286.40
lot 16 (229) Gngara RD	1317								\$ 304,286.40				\$ 354,641.76
lot 6 (239) Gngara Road	1440							\$ 323,136.00					\$ 323,136.00
lot 111 (17) Luisini Road	572							\$ 64,178.40					\$ 64,178.40
lot 125 (4) Luisini Road	2047							\$ 229,673.40					\$ 229,673.40
Total	6506							\$ 616,987.80	\$ 658,928.16				\$ 1,275,915.96
Outstanding Capital Works - Internal Audit													
Gngara Road - New Realignment between Hartman Drive to Mirrabooka								\$ 100,000.00			\$ 5,054,076.16	\$ 9,543,439.84	\$ 14,697,516.00
Sump construction on Hartman Drive										\$ 279,497.50			\$ 279,497.50
New shared pathway ORR to Gngara Rd								\$ 10,000.00	\$ -	\$ 395,000.00	\$ 147,500.00		\$ 552,500.00
TOTAL								\$ 110,000.00	\$ -	\$ 674,497.50	\$ 5,201,576.16	\$ 9,543,439.84	\$ 15,529,513.50
Assessed Value	\$ 2,040,000.00									Actual	145.6529		
Including 10% Solatium	\$ 2,244,000.00									Remaining ha	38		
Current Contribution Rate	\$ 18.94									Interest Received to date	\$ 2,427,528.72		
										Remaining area	21%		
Lot Yield Summary from Cell 8 ELY (whole Cell)													



EAST WANNEROO CELL 9 - ANNUAL REVIEW 2021		Amounts (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	46,504,616	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	7,013,604	Land Acquisition and Construction Costs
Administration Costs	\$	1,330,014	Salary Recoupment, Legal Fees, Consultants
Total expenditure to date	\$	54,848,233	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	13,166,189	Approx 5.4 ha and POS Development
District Distributor Roads	\$	10,259,031	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	202,332	Estimated for 4 years
Total	\$	23,627,552	
Total Expenditure/Costs (Gross Costs)	\$	78,475,786	
Income			
Payments Made to Date			
Contributions and Interest	-\$	73,555,949	All Income (funds) Received (includes interest)
Total	-\$	73,555,949	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$29,947 at ELY of 319	-\$	9,553,093	319 Lots at Estimated Lot Yield of 13 Per/Ha
Total Estimated Income	-\$	83,109,042	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	78,475,786	
Total Combined Estimated Income	-\$	83,109,042	
Net Excess/Shortfall at Current ICPL (29,947)	\$	4,633,256	Potential Excess (includes future contributions of \$9.5 million)
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	29,947	
Proposed Infrastructure Cost Per lot	\$	29,947	

CELL 9 - CAPITAL EXPENDITURE PLAN (CEP)											
Land	Area						2021/22	2022/23	2023/24	2024/25	Total
Outstanding POS Acquisition											
Lot 58/601 (15) Queensway Road	2271								\$ 502,118.10		
Lot 163 (460) Kingsway	4842						\$ 1,070,566.20				
Lot 165 (474) Kingsway	13449								\$ 3,568,288.68		
Lot 150 (322) Landsdale	4970						\$ 1,098,867.00				
TOTAL	25532						\$ 2,169,433.20	\$ -	\$ 4,070,406.78		\$ 6,239,839.98
Outstanding POS Development											
Total							\$ 1,773,777.20	\$ 2,093,554.60	\$ 1,592,539.20		\$ 5,459,871.00
Outstanding Buffer land and landscaping											
							\$ -	\$ 1,466,478.30			\$ 1,466,478.30
Outstanding DDR Works											
Gnangara Rd/Alexander Dr intersection									\$552,000		
Alexander Drive - east - Drainage Site	1359									\$ 300,474.90	
Alexander Drive Dual Use Path (2800m)							\$ 1,525,000.00	\$ 1,548,112.00			
Alexander Dr/Queensway	465						\$ 102,811.50				
Alexander Dr/Arduaine Street (extension)	954						\$ 762,929.40				
Alexander Dr/Sedano Glade (extension)	954							\$ 762,929.40			
Alexander Dr/Landsdale Road	449							\$ 99,273.90			
Total	4181						\$ 2,390,740.90	\$ 2,410,315.30	\$ 552,000.00	\$ 300,474.90	\$ 5,653,531.10
Outstanding Capital Works											
Community Purpose Building inclusive	5000						\$ 1,105,500.00	\$ 50,000.00	\$ 250,000.00	\$ 3,200,000.00	\$ 4,605,500.00
Environmental Offset costs up to end of operational period											\$ -
TOTAL							\$ 1,105,500.00	\$ 50,000.00	\$ 250,000.00	\$ 3,200,000.00	\$ 4,605,500.00
Assessed Value	\$ 2,010,000.00										
Including 10%	\$ 2,211,000.00										
Solatium											
Current Contribution Rate	\$ 29,947.00										
Lot Yield Summary from Cell 9 ELY (whole Cell)											
Total Area of Cell						215.55					
Deductions						33.9643					
Net Area						181.5857					
ELY						2361					
Actual						2203					
Remaining ELY						319					
Interest Received to date						\$ 2,816,069.83					
Remaining area						14%					



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 1

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 1 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 1 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.



An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 1, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 1.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$32,343.34 from its current calculated ICPL rate of negative \$23,833.52 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

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William Buck

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

CM

Conley Manifis
Director
Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 2

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 2 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 2 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 2, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 2.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$24,879.80 from its current calculated ICPL rate of \$25,476.29 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

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William Buck

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

CN

Conley Manifis
Director

Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 3

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 3 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 3 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.



An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 3, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 3.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$18,082.90 from its current calculated ICPL rate of \$17,456.90 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

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William Buck

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

CN

Conley Manifis
Director

Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 4

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 4 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 4 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 4, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 4.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has included a discretionary 20% compulsory undertaking charge of \$478,354.36 for Public Open Space ("POS") land acquisition cost estimation for Lot 1 and Lot 8 Wanneroo Road of Cell 4, based on City's estimate on historical transactions with the landowner of Lot 1 and Lot 8 Wanneroo Road. The City has not included a compulsory undertaking charge for the rest of the Lots of POS land acquisition cost estimation for Cell 4, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable for all lots subjected to compulsory acquisition may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$22,679.25 from its current calculated ICPL rate of negative \$24,012.88 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

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William Buck

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

CM

Conley Manifis
Director

Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 5

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 5 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 5 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 5, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 5.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$15,627.63 from its current calculated ICPL rate of \$16,730.51 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

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William Buck

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

CM

Conley Manifis
Director
Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 6

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 6 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 6 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 6, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 6.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has not included a compulsory undertaking charge for District Distributor Roads ("DDR") land acquisition cost estimation for Cell 6, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$3,708.64 from its current calculated ICPL rate of negative \$1,831.98 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

William Buck Audit (WA) Pty Ltd disclaim all liability to any party other than the City who choose to rely in any way on the contents of this Audit Report does so at their own risk.

William Buck

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

CN

Conley Manifis
Director
Dated this 6th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 7

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 7 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 7 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 7, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 7.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has not included a compulsory undertaking charge for District Distributor Roads ("DDR") land acquisition cost estimation for Cell 7, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$11.12 per square metre from its current calculated ICPL rate of \$11.37 per square metre were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

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William Buck

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

CM

Conley Manifis
Director

Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 8

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 8 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 8 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 8, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 8.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has included a discretionary 20% compulsory undertaking charge of \$109,821.36 for District Distributor Roads ("DDR") land acquisition cost estimation for Lot 7 and Lot 16 Gnangara Road of Cell 8, based on City's estimate on historical transactions with the landowner of Lot 7 and Lot 16 Gnangara Road. The City has not included a compulsory undertaking charge for the rest of the Lots of District Distributor Roads ("DDR") land acquisition cost estimation for Cell 8, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable for all lots subjected to compulsory acquisition may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$31.54 per square metre from its current calculated ICPL rate of \$18.94 per square metre were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

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A handwritten signature in dark ink that reads 'William Buck'.

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

A handwritten signature in dark ink that appears to be 'CM' or 'Conley'.

Conley Manifis
Director

Dated this 5th day of August 2021

Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 9

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 9 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 9 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations 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 City's internal control.

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 9, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 9.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$15,422.69 from its current calculated ICPL rate of \$20,508.26 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

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William Buck

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

CN

Conley Manifis
Director

Dated this 5th day of August 2021

SCHEDULE 5: ANNUAL REPORT TEMPLATE FOR DEVELOPMENT CONTRIBUTIONS PLANS

Name of DCP –

Report date –

Financial Year –

Table 1: Summary of delivery of infrastructure

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)

Table 2: Financial position of DCF

	Received/value contributions collected or land area	DCP funds expended/value	Current balance of DCF	Value of credits	Interest earned on DCP funds (if applicable)
Monetary component in levies (\$)					
Works in kind					
Land contribution					
TOTAL					

1. Has the DCF account be independently audited? (Yes/No) (Insert date)
2. Has the annual review of Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken? (Yes/No) (Frequency/ insert date)
3. Are dwelling forecasts current? (Yes/No) (Insert review date) – state any implications for the DCP
4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

Note: The data used in the annual status report is to be provided in .csv format.