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Ms Lauren Fitzgerald  
Acting Financial Accountant  
Shire of Serpentine Jarrahdale  
6 Paterson Street  
Mundijong WA 6123

Dear Ms Fitzgerald

**Re: INDEPENDENT AUDIT REPORT for the Shire of Serpentine Jarrahdale:  
Byford Developer Contribution Plan**

**Scope**

We have audited the various Statements of Revenue and Expenditure (Statements) for the funding of the Byford Developer Contribution Plan (DCP) cash reserves from the gazettal date of January 2014 to 30 June 2020 for the Shire of Serpentine Jarrahdale (Shire). This is pursuant to the audit appointment in accordance with Section 9.3 (16)(3) of the Shire's Town Planning Scheme ("TPS") No. 2.

The Shire is responsible for the information contained in the Statements and has determined that the Statements meets the needs of the expenditure allocated in accordance with the Byford Developer Contribution Plan (Plan) requirements.

We have independently audited the Statements in order to express an opinion on them to the Shire. The Statements attached in the appendix have been prepared, pursuant to the Plan, for the purpose of reporting revenue and expenditure for the years ending 30 June 2014 to 30 June 2021.

We disclaim any assumption of responsibility for any reliance on this report or on the Statements to which it relates to any person other than the purpose for which it was prepared.

Our engagement was undertaken in accordance with the applicable Australian Auditing Standards and relevant procedures were performed to determine if:

- the Byford DCP cash reserve balance is correct
- the expenditure allocated to the Byford DCP cash reserve is in accordance with the Byford Developer Contribution Plan.



**Conclusion**

In our opinion the Statements are fairly presented, free of material errors and or omissions and is in accordance with the requirements of the Plan. We have confirmed through sampling of supporting documentation for each period that:

- the Byford DCP cash reserve balance is correct
- the expenditure allocated to the Byford DCP cash reserve is in accordance with the Byford Developer Contribution Plan.

Our report is solely based for the purposes set out in the Scope paragraph for your information and is not to be used for any other purpose or distributed to any other party.

**STANTONS INTERNATIONAL**

**James Cottrill - CA**  
**Principal, IT Audit and Risk Consulting/Internal Audit**

Perth, Western Australia  
Date: 24/08/2021

**Appendix – Statements**

<b>DCA1 - BYFORD</b>	
<b>Statement of Revenue &amp; Expenditure Year Ended 30 June 2014</b>	
<b>Revenue</b>	
Contributions Raised (Byford DCP)	\$ 1,431,535.06
Contributions Raised (POS)	\$ 185,034.72
Contributions Raised (Drainage)	\$ 2,239.15
Contributions Raised (Admin)	\$ 11,860.16
	<b>\$ 1,630,669.09</b>
<b>Expenditure</b>	
Administration	\$ 215,048.88
Kardan Boulevard	\$ 100,000.00
Abernethy Road (2013 & 2014)	\$ 442,720.80
Thomas Road	\$ 591,392.41
	<b>\$ 1,349,162.09</b>
Current Year Surplus (Deficit)	<b>\$ 281,507.00</b>
Balance b/fwd from previous year	\$ 2,637,136.00
Balance C/fwd	<b>\$ 2,918,643.00</b>
<b>Cash &amp; Investments</b>	
DCP# 1 (ANZ 9727-97536)	\$ 865,727.90
DCP# 2 (Bendigo 1285072)	\$ 1,148,105.01
Other cash	\$ 904,810.09
	<b>\$ 2,918,643.00</b>

<b>DCA1 - BYFORD</b>	
<b>Statement of Revenue &amp; Expenditure Year Ended 30 June 2015</b>	
<b>Revenue</b>	
Contributions Raised	\$ 5,385,707.00
Less: Credits granted & refunds	\$ (556,377.10)
	<b>\$ 4,829,329.90</b>
<b>Expenditure</b>	
Administration	\$ 373,535.77
Abernethy Road	\$ 998,101.13
	<b>\$ 1,371,636.90</b>
Current Year Surplus (Deficit)	<b>\$ 3,457,693.00</b>
Balance b/fwd from previous year	\$ 2,918,644.00
Balance C/fwd	<b>\$ 6,376,337.00</b>
<b>Cash &amp; Investments</b>	
DCP# 1 (ANZ 9727-97536)	\$ 4,462,674.54
DCP# 2 (Bendigo 1285072)	\$ 2,169,827.80
Other cash/(additional investments)	\$ (256,165.34)
	<b>\$ 6,376,337.00</b>

<b>DCA1 - BYFORD</b>	
<b>Statement of Revenue &amp; Expenditure Year Ended 30 June 2016</b>	
<b>Revenue</b>	
Contributions Raised	\$ 2,217,649.00
Less: Credits and refunds	\$ (1,262,990.00)
Interest Received	\$ 340,154.00
	<b>\$ 1,294,813.00</b>
<b>Expenditure</b>	
Administration	\$ 227,390.33
Abernethy Road	\$ 488,517.40
	<b>\$ 715,907.73</b>
Current Year Surplus (Deficit)	<b>\$ 578,905.27</b>
Balance b/fwd from previous year	\$ 6,376,337.10
Balance C/fwd	<b>\$ 6,955,242.37</b>
<b>Cash &amp; Investments</b>	
ANZ 9727-97536	\$ 4,419,442.30
Bendigo 1961529	\$ 2,314,469.76
Other cash	\$ 221,330.31
	<b>\$ 6,955,242.37</b>

<b>DCA1 - BYFORD</b>	
<b>Statement of Revenue &amp; Expenditure Year Ended 30 June 2017</b>	
<b>Revenue</b>	
Contributions Raised/Received	\$ 486,476.00
Interest Received	\$ 116,502.50
	<u>\$ 602,978.50</u>
<b>Expenditure</b>	
Administration	\$ -
Abernethy Road	\$ 77,458.47
	<u>\$ 77,458.47</u>
Current Year Surplus (Deficit)	<b>\$ 525,520.03</b>
Balance b/fwd from previous year	\$ 6,955,242.32
Balance C/fwd	<u><u>\$ 7,480,762.35</u></u>
<b>Cash &amp; Investments</b>	
ANZ 9727-97536/9769-24117	\$ 5,112,556.16
Bendigo 2245335	\$ 2,398,635.59
Additional investments	\$ (30,429.40)
	<u><u>\$ 7,480,762.35</u></u>

<b>DCA1 - BYFORD</b>	
<b>Statement of Revenue &amp; Expenditure Year Ended 30 June 2018</b>	
<b>Revenue</b>	
Contributions Raised	104,141.00
Interest Received	210,704.44
	<u><b>314,845.44</b></u>
<b>Expenditure</b>	
Administration	93,499.13
Abernethy Road	666,462.48
	<u>759,961.61</u>
Current Year Surplus (Deficit)	<b>(445,116.17)</b>
Balance b/fwd from previous year	7,480,762.35
<b>Balance C/fwd</b>	<u><u><b>7,035,646.18</b></u></u>
<b>Cash &amp; Investments</b>	
Developer Contributions #1 - 9769-24117	4,852,646.00
Developer Contributions #2 - 2652469	2,444,158.21
Additional cash in investments	(261,158.03)
	<u><u><b>7,035,646.18</b></u></u>

DCA1 - BYFORD	
Statement of Revenue & Expenditure Year Ended 30 June 2019	
<b>Revenue</b>	
Contributions Raised & Received	\$ 137,414.49
Interest Received	\$ 183,556.71
	<u>\$ 320,971.20</u>
<b>Expenditure</b>	
Administration	\$ 184,286.59
Abernethy Road	\$ 3,390,668.63
	<u>\$ 3,574,955.22</u>
Current Year Surplus (Deficit)	<b>\$ (3,253,984.02)</b>
Balance b/fwd from previous year	\$ 7,035,646.18
Balance C/fwd	<u><u>\$ 3,781,662.16</u></u>
<b>Cash &amp; Investments</b>	
Developer Contributions #1 - 3028103	\$589,398.56
Bankwest #4831313 (7/5/2019)	\$539,071.78
Developer Contributions #2 - 3014878	\$2,506,077.21
Other cash	\$147,114.61
	<u><u>\$3,781,662.16</u></u>

<b>DCA1 - BYFORD</b>	
<b>Statement of Revenue &amp; Expenditure Year Ended 30 June 2020</b>	
<b>Revenue</b>	
Contributions Raised/Received	280,802.45
Interest Received	50,353.12
	<b>331,155.57</b>
<b>Expenditure</b>	
Administration	208,984.00
Abernethy Road	1,222,273.00
	<b>1,431,257.00</b>
Current Year Surplus (Deficit)	<b>(1,100,101.43)</b>
Balance b/fwd from previous year	3,781,662.16
<b>Balance C/fwd</b>	<b>2,681,560.73</b>
<b>Notes:</b>	
<b>Balance of cash reserve</b>	<b>2,400,758.28</b>
Balance of fund held as contract liability in Municipal account	<b>280,802.45</b>
	<b>2,681,560.73</b>
<b>Cash &amp; Investments</b>	
ANZ 9116-14863	1,000,000.00
ANZ 9116-149277	424,586.66
NAB 22-790-4880	548,650.63
Other cash	708,323.44
	<b>2,681,560.73</b>