



Packham North Development Contribution Plan 12 (DCP 12) Report 2023/24

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Acknowledgement of Country

The Mayor, Councillors and staff of the City of Cockburn acknowledge the Whadjuk Nyungar people of Beeliar boodja as the traditional custodians of this land. We pay our respect to the Elders, past and present.

Packham North Development Contribution Plan Report

Note: This report does not form part of the planning scheme but provides the rationale and justification for the Development Contribution Plan (DCP), the calculation of costs, and the cost apportionment schedule specifying the costs for each owner.

Development Contribution Area

The Development Contribution Area (DCA) is shown on the [Scheme Map](#) as: 'DCA 12'.

Purpose

The purpose of the DCP Report is to:

- a) enable the applying of infrastructure contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the DCA
- b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners
- c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the DCA
- d) coordinate the timely provision of infrastructure

The DCP provides for the sharing of costs associated with various infrastructure works necessary to support subdivision and development within Development Area 31 (Packham North). The DCP also provides for the equalisation of public open space within the precinct.

Period of the plan

15 years commencing 24 July 2012 to 30 June 2027.

The plan may also be extended for further periods (with or without modification) by subsequent Scheme Amendments.

Operation of DCP

DCP 12 has been prepared in accordance with the provisions of the City of Cockburn's Town Planning Scheme No. 3 (TPS 3) and State Planning Policy 3.6 - Infrastructure Contributions (SPP 3.6). It came into effect upon the gazettal of Amendment 87 to TPS 3 on the 24 July 2012.

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DCP 12 operates in accordance with the provisions of TPS 3 and requires landowners to make a financial contribution towards the cost of common infrastructure works and public open space. The requirement to contribute is specified in clause 5.3.14 of TPS 3.

The requirement to contribute under DCP 12 would typically arise as a condition of subdivision approval, however it may occur through other arrangements as specified in clause 5.3.14 of TPS 3.

DCP 12 is operational in the same area as DCP 13, which relates to community infrastructure. Landowners will be required to satisfy their contribution obligation under both DCPs.

Application requirements

Where an application for subdivision, strata subdivision, development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

Items included in the plan

The DCP provides for the cost of land and works to be equitably distributed between all developing landowners within the DCA.

The following infrastructure items are included in the DCP as described in Table 10 of TPS 3:

- The costs of traffic management devices on Hamilton Road (Entrance/Ocean Road)
- Public Open Space (POS) provision and development (the over and above 10% portion) including wetland restoration.
- Some drainage provision and construction
- Preliminary professional services prefunded by the city including drainage, engineering, environmental, servicing, traffic, and planning
- Further studies and/or design work prefunded by the city which relates to common infrastructure items
- Cost including fees and interest on any loans raised by the local government to purchase land or undertake any of the DCP 12 works.

Maps detailing the proposed location of the infrastructure included within this DCP are included in [Map depicting the location of the infrastructure items](#).

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The cost of infrastructure includes all the initial capital costs associated with the provision of the infrastructure item and excludes ongoing maintenance and operating costs of the infrastructure.

These works represent typical subdivision works necessary to support the development of land in accordance with policy requirements.

Estimated costs

The overall cost of the infrastructure works is **\$6,159,678.90** (as of 16 October 2023).

All infrastructure works as set out in TPS 3 have been completed except for the development of 0.7836 ha of POS located north-west of Entrance Road which will be delivered by the developer as part of Eliza Ponds Stage 6 development.

A detailed summary of the cost breakdown for each infrastructure item is included in [Table 1 Summary Sheet](#).

The costs allocated to this DCP have been derived based on preliminary concept plans and will need to be reviewed when detailed briefs and plans have been prepared.

The estimated cost of the infrastructure item will be reviewed at least annually. If during the year more detailed costings have been prepared, then these would be adopted in preference to broad based estimates. In all other instances the cost estimates will be adjusted to reflect current pricing and the cost indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.

Method of calculating contribution

All landowners within DCA 12 shall make a proportional contribution to land, infrastructure, works and all associated costs required as part of the development and subdivision of Development Area 31 (Packham North).

The DCA costs shall not apply to Lot 6 Rockingham Road or Lots 16 – 18 Mell Road unless they are the subject of further development in addition to that which already exists or is the subject of a current approval.

Lots 480 - 482 Mell Road and Lot 483 Rockingham Road within the Eastern Residential Cell shall make a pro-rata contribution to 35.5% toward the district level portion of Water Management Strategy and 30% Ocean/Entrance Road Traffic Management Device and no

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contribution toward the Vegetation Survey and Rare and Priority Flora Search Ocean Road Wetland Study.

The proportional contribution is to be determined in accordance with the provisions of clause 5.3 of TPS 3.

Contributions shall be calculated on a per hectare basis.

The adopted contribution rate of DCP 12 East of Mell Road is **\$107,128.01/ha** and West of Mell Road is **\$114,892.45/ha**, and has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total DCP Cost} - \text{Reserve Balance}) / \text{Net Developable Area (53.8179 ha)}$$

Calculation of an owner's contribution will be based on area of land developed, multiplied by the applicable contribution rate for the DCP in which the land is situated, as follows:

$$\text{Owner's Cost Contribution} = \text{Contribution Rate} \times \text{Area of Subject Site}$$

A summary of the overall estimated cost is included in [Table 1 Summary Sheet](#).

POS Provision

Landowner(s) are required to provide 10% of their landholding(s) for POS in accordance with Element 4 of Liveable Neighbourhoods.

The structure plan generally locates POS such that the 10% requirement is satisfied on each owner or group of owner's land holdings. However, where the adopted structure plan requires landowners(s) to provide more than their required 10% POS within their subdivision, the DCP provides for the cost to be equalised by those landowners not providing 10% of their land.

The above liability for POS is to be based on the value of the POS being over provided which is determined in accordance with clause 6.3.9 of the Scheme and apportioned to under providing owners based on the area of a landowner(s) shortfall in meeting the 10% requirement.

The total Public Open Space Contribution for landowners who cannot physically provide 10% POS is **\$1,819,519** as calculated in accordance with the valuation rate (\$/m²) as set out in [Table 4 Public Open Space Contribution](#) and in accordance with the following formula:

$$\text{Public Open Space Contribution} = \text{Land Area} \times \text{Valuation Rate } (\$/\text{m}^2) \times 10\%$$

POS Construction including Drainage

The total construction cost of the over and above POS including drainage within the Packham North Structure Plan Area is **\$4,664,337**.

The following formula was used to calculate the DCP12 share:

$$\text{DCP Contribution} = \text{land area (over and above 10\% POS)} \times \$/\text{ha construction rate}$$

A summary of the cost breakdown for each infrastructure item is included in [Table 3 POS and Drainage Costs](#) and [Annex 3 – Schedule of Costs](#).

Traffic Management Devices

The actual cost of the traffic management devices on Entrance and Ocean Road as defined by Element 2 of Liveable Neighbourhoods which are required as part of the development of the DCA area is **\$1,214,208.63**.

A detailed summary of the actual cost is included in [Table 2 Traffic Management Devices](#).

Priority and timing of delivery

All infrastructure works as set out in TPS 3 have been completed except for the development of 0.7836 ha of POS located north-west of Entrance Road which will be delivered by the developer as part of Eliza Ponds Stage 7 development.

The developer has recently provided a Bank Guarantee for the construction of the stage 7 POS as per the approved landscape drawings.

The Bank Guarantee was required to obtain early clearance for Stage 7, to get the titles. The guarantee will be held until practical completion of the POS is achieved.

The anticipated timing of the developer delivering the POS landscaping works is unknown at this stage.

Payment of contributions

Payment of contributions are in accordance with the provisions of clause 5.3.14 of TPS 3:

5.3.14.1 The owner, with the agreement of the local government, is to pay the owner's cost contribution by

- i. cheque or cash
- ii. transferring to the local government or a public authority land in satisfaction of the cost contribution
- iii. the provision of physical infrastructure
- iv. some other method acceptable to the local government; or
- v. Any combination of these methods.

5.3.14.2 The owner, with the agreement of the local government, may pay the owner's cost contribution in a lump sum, by instalment or in such other manner acceptable to the local government.

5.3.14.3 Payment by an owner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the local government constitutes full and final discharge of the owner's liability under the development contribution plan and the local government shall provide certification in writing to the owner of such discharge if requested by the owner.

Review

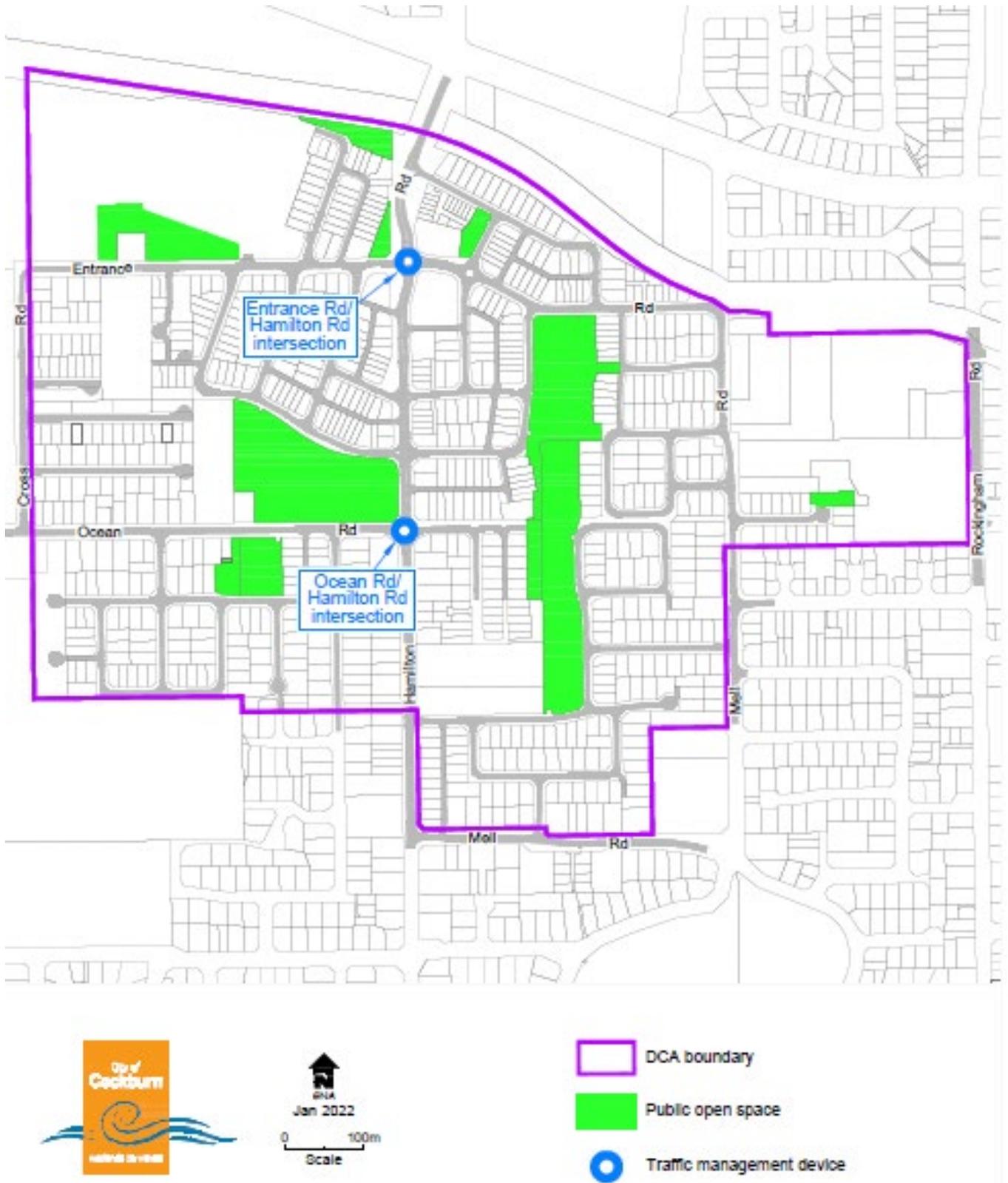
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development potential still existing.

Annexes

1. Maps
2. Cost Apportionment Schedule (CAS)
3. Capital Expenditure Plan (CEP)
4. Infrastructure Project Design

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Map depicting the location of the infrastructure items



Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheet

DCA 12 Packham North - Cost Apportionment Schedule (CAS)	
General description	
All owners of land within DCA 12 are required to make a proportional contribution to land and infrastructure works required as part of the development of the Packham North Development Contribution area.	
Lots 480 - 482 Mel/ Road and Lot 483 Rockingham Road ('Eastern Residential Cell') will be required to make only a pro-rata contribution toward the District/Local Water Management Strategy (35.5% for the District level portion of the Strategy only) and Ocean Road/Hamilton Road Traffic Management Device (30%) and no contribution toward the Vegetation Survey and Rare and Priority Flora Search Ocean Road Wetland Study. The pro-rata contributions have been calculated based on locational factors and differences in demand and forecast usage of infrastructure.	

Summary of Costs (all lots except those within the Eastern Residential Cell)			
Description	Schedule No	Total Cost	Cost per ha
Hamilton Road Traffic Management Devices	Schedule 1	\$1,167,145.43	\$22,561.43
Public Open Space and drainage provision	Schedule 2	\$4,664,337.16	\$86,668.88
Professional services and administration costs	Schedule 4	\$271,925.65	\$5,542.74
Plus additional costs		\$56,270.66	\$1,146.98
	Sub Total	\$6,159,678.90	\$115,920.03
	Less available funds	\$55,302.30	\$1,027.58
	Total	\$6,104,376.60	\$114,892.45

Summary of Costs (lots within the Eastern Residential Cell)			
Description	Schedule No	Total Cost	Cost per ha
Hamilton Road Traffic Management Devices Entrance Road	Schedule 1	\$21,226.20	\$4,461.07
Hamilton Road Traffic Management Devices Ocean Road	Schedule 1	\$25,837.00	\$5,430.11
Public Open Space and drainage provision	Schedule 2	\$4,664,337.16	\$86,668.88
Professional services and administration costs	Schedule 6	\$204,209.34	\$5,542.74
Outstanding initial costs	Schedule 6	\$28,548.97	\$6,000.08
	Sub Total	\$4,944,158.67	\$108,102.87
	Less available funds	\$52,465.09	\$974.86
	Total	\$4,891,693.58	\$107,128.01

Summary of Cost Contribution Rates	
Total Land Area (ha)	53.8179
Standard DCA costs per ha (excludes ERC)	\$114,892.45
Eastern Residential Cell DCA costs per ha	\$107,128.01

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Table 2 Traffic Management Devices

Schedule 1 - Hamilton Road Traffic Management Devices						
Construction	Actual Cost	Per ha rate	West	East	Per ha rate	Totals
Traffic Management Device 1 - Roundabout (Entrance Road)	\$240,085.25	\$4,461.07	\$218,859.05	\$21,226.20	\$4,461.07	\$240,085.25
Traffic Management Device 2 - Roundabout (Ocean Road)	\$974,123.38	\$18,100.36	\$948,286.38	\$25,837.00	\$5,430.11	\$974,123.38
Total	\$1,214,208.63	\$22,561.43	\$1,167,145.43	\$47,063.20	\$9,891.17	\$1,214,208.63

West land area 49.0598
 East land area 4.7581
Total land area 53.8179

Table 3 POS and Drainage Costs

Schedule 2 - Public Open Space		Per ha rate
POS and Drainage embellishment - Actual Cost	\$4,101,634	\$86,668.88
Utilise this rate for remaining POS development Stages 6 & 7 of Eliza Ponds .7836 @ \$718,100 per hectare	562,703	
	\$4,664,337	
POS Land over and above 10% As per schedule 7	\$1,819,519	
Eastern parkland	225	
Western parkland	245	
Total	\$4,664,337	

Table 4 Public Open Space Contribution

Schedule 7 - Funds to be Paid to DCP for Landowners not Providing POS					
Address	Property #	Area	Land Value (\$/m ²)	Value	10% value
Lot 101 (63) Ocean Road, Coogee	3310321	762	928.00	\$707,136	\$70,714
Lot 100 (69) Ocena Road, Coogee	3313417	804	924.00	\$742,896	\$74,290
Lot 304 (6) Mell Road, Spearwood	3316575	940	783.00	\$736,020	\$73,602
Lot 303 (8) Mell Road, Spearwood	3316574	763	856.00	\$653,128	\$65,313
Lot 32 (48) Mell Road, Spearwood	3209218	2049	761.00	\$1,559,289	\$155,929
Lot 600 (66) Mell Road, Spearwood	3207270	1237	769.00	\$951,253	\$95,125
Subtotal				\$5,349,722	\$534,972
Actual Cost					
Lot 1 (19) Entrance Road		0.0800		\$606,000	\$60,600
Lot 22 (9) Entrance Road		0.9004		\$2,476,100	\$247,610
Lot 34 (65) Ocean Road		0.7610		\$2,092,750	\$209,275
Lot 14 (325) Rockingham Road		1.8277		\$5,665,870	\$566,587
Lot 33 (67) Ocean Road, Coogee	3309157	0.7290		\$2,004,750	\$200,475
Subtotal				\$12,845,470	\$1,284,547
Totals		6559.2981		\$18,195,192	\$1,819,519

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Schedule 6 - Eastern Residential Cell			
Professional Services and Administration Costs			
David Bright Vegetation Survey Work (@ 0% - i.e. study not relevant to Eastern Residential Cell)		\$0.00	East portion
Cardno Ground Water Monitoring Report		\$65,725.00	
Cardno Ground Water Monitoring Report Variation		\$10,326.25	
Cardno Servicing Report		\$12,595.00	
David Porter Ocean Road Traffic Study		\$8,580.00	
Cardno District/Local Water Management Strategy	\$80,419.63		\$28,548.97
Original setup costs		\$40,634.59	
Emerge Landscaping Design Principles Report		\$14,866.50	
Annual engineering reviews 15 years @ \$5000		\$5,000.00	
Annual DCA Administration (COC) 15 years @ 8000		\$8,000.00	
Annual Audit fees 15 years @ \$1000		\$1,000.00	
Annual costs (refer below)		\$9,253.50	
Annual valuation reviews 2014		\$1,755.00	
Landscaping review 2014		\$695.00	
Roundabout costs WGE 2014		\$8,600.00	
Annual DCA Administration 2014		\$7,614.00	
Annual Audit fees 2014		\$220.00	
Landscaping review 2015		\$984.50	
Annual DCA Administration 2015		\$5,678.00	
Annual valuation reviews 2015		\$2,475.00	
Annual Audit fees 2015		\$207.00	
		Sub Total	\$204,209.34 per ha
		Plus extra	\$28,548.97 per ha
		Total	\$232,758.31
			\$4,162.46
			\$6,000.08
			\$10,162.54
Landscaping review		\$895.00	
Annual DCA Administration		\$5,874.65	
Annual valuation reviews		\$1,742.40	
Annual Audit fees		\$216.27	
		\$8,728.32	
		Plus extra	\$28,548.97

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Table 6 Contribution Register

Schedule 7- Contribution Register								
Property Details	Date Paid	West	East	Actual Contribution	Less POS Credit	Interest	Contribution	
		Area ha	Area ha				East	West
		62.5567	5.7357					
Lot 482 (73) Mell Road Spearwood	Dec-12		0.9776	73,866.46	44,253.23		29,613.23	
Interest 12/13						443.92		
Interest 13/14						0.00		
Lot 14 Ocean Road Coogee	Dec-14	0.8094		81,412.16	46,683.00			34,729.16
Lot 15 Ocean Road Coogee	Jan-15	0.7513		75,568.27	48,051.00			27,517.27
Lot 16 Ocean Road Coogee	Dec-14	0.7334		73,767.83	48,051.00			25,716.83
Lot 17 Ocean Road Coogee	Dec-14	0.8094		81,412.16	48,051.00			33,361.16
Interest 14/15						0.00		
222 Hamilton Road Spearwood	Aug-15	0.2535		25,818.48				25,818.48
Interest 15/16						676.61		
Lot 9050L Nadilo Drive Spearwood	Dec-16	0.6310		77,953.37	59,737.74			18,218.63
Interest 16/17						761.05		
Lot 23 Hamilton Road	Aug-17	0.4047		39,155.85				39,155.85
Interest 17/18						862.99		0.00
Lot 2 (23) Entrance Road Coogee	Sep-18	0.7300		70,629.54	53,155.41			17,474.13
Lot 22 (9) Entrance Road Coogee	Dec-18	0.9004		89,273.75				89,273.75
Interest 18/19						1,203.49		
Lot 33 (67) Ocean Road Coogee (DP416423) 0.0805ha	Jun-20	0.0805		7,926.89				7,926.89
Lot 33 (67) Ocean Road Coogee (DP416423) 0.6485ha	Aug-20	0.6485		63,858.26				63,858.26
Lot 115 (19) Entrance Road Coogee	Feb-21	0.0796		7,976.93				7,976.93
Lot 9027 (201) Hamilton Road (BP21/0087) 0.1456ha	Apr-21	0.1456		14,590.97				14,590.97
Lot 9034 Entrance Road (2.1028ha) Eliza Ponds Stage 5		2.1028		210,727.33				210,727.33
Interest 19/20						942.36		
Lot 9 (226) Hamilton Road - 0.8852ha	Jul-22	0.8852		92,283.40				92,283.40
Interest 20/21						538.61		
Lot 9035 Entrance Road - Eliza Stage 6	Aug-22	3.5316		4,893.84				4,893.84
Interest 21/22						238.65		
Total		13.4969	0.9776			\$5,667.68		
Balance area		49.0598	4.7581	\$1,091,115.49	\$347,982.38		\$29,613.23	\$713,522.88
Total o/s area	53.8179							

Annex 3 – Capital Expenditure Plan (CEP)

DCP Reserve balance as of 31/08/23	*Value of credits	Interest earned on DCP funds 2021/22
52,599		2,685

Packham							Source of funds
Remaining Item of infrastructure Traffic Management and POS Development	Estimated Value	DCP fund expended so far	2023/24	2024/25	2025/26	2026/27	DCP12
POS Development - Lot 8001 Haifa Street Coogee	562,703		562,703				562,703
Total	562,703	0	562,703	0	0	0	562,703

note: this timeframe is subject to change

The following recurring annual payment obligation for DCA12 is not included in table above:

- costs to administer cost sharing arrangements
- valuations, professional fees for infrastructure cost estimates
- annual audit and administration costs.

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