



Success North Development Contribution Plan 1 (DCP 1) 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.

Success 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 1'

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 the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road, Success.

DCP 1 relates to development undertaken in the following planning areas:

- Development Area 13 (Hammond Road)
- Development Area 14 (Beenyup Road)
- Development Area 24 (Cockburn Central)
- Development Area 36 (Bartram Road)

Period of the plan

10 years commencing 20 October 2023 to 30 June 2033.

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

Operation of DCP

DCP 1 has been prepared in accordance with the provisions of TPS 3 and SPP 3.6. It came into effect upon the gazettal of Amendment 197 to TPS 3 on 12 December 2002.

DCP 1 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards a portion of the cost of widening and upgrading Hammond Road between Beeliar Drive and Bartram Road, Success.

The requirement to contribute under DCP 1 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 1 is operational in the same area as DCP 13, which relates to community infrastructure. Landowners will be required to satisfy their contribution obligations 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

This DCP provides for the cost of land and works associated with the widening and upgrading of Hammond Road, between Beeliar Drive and Bartram Road (2,200m), to be equitably distributed between all developing landowners within the DCA.

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

- Land reserved for Hammond Road under the Metropolitan Region Scheme (MRS)
- Full earthworks
- Construction of a two-lane road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided
- Dual use path (one side only)
- Pedestrian crossings (where appropriate at the discretion of the local government)
- Drainage
- Costs to administer cost sharing arrangements - preliminary engineering design and

Success North Development Contribution Plan 1 (DCP 1) Report

- costings, valuations, annual reviews, and audits and administrative costs
- Servicing infrastructure relocation where necessary.

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 are required to support additional traffic demand generated from development undertaken within the DCA.

The extent of the Hammond Road upgrade generally includes the area within DCA 1 reserved for 'Other Regional Roads' under the MRS, as shown in [Annex 1 – Scheme Map](#).

Estimated costs

The overall cost of the infrastructure works is **\$8,514,323.05** (as of 16 October 2023).

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

All infrastructure works outlined in this DCP were pre-funded by the city and the works are expected to be completed during the 2023/24 financial year, and a partial drawdown of \$4.1M from the DCP1 Reserve is budgeted for the end of June 2024.

There would be no further expenses other than administrative costs.

There are still landowners who have yet to develop and pay a contribution toward the DCP. The remaining balance owed to the DCP, including interest, will be paid to the City when funds become available in the Reserve Account.

Method of calculating contribution

All landowners within DCA 1 shall make a proportional contribution to the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road, Success.

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.

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The adopted contribution rate for DCP 1 is **\$154,724.56/ha**, and has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total DCP Cost} - \text{Reserve Balance}) / \text{Net Developable Area (23.0014ha)}$$

Calculation of an owner's cost contribution will be based on the 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 total cost is included in [Table 1 - Summary Sheet](#).

Hammond Road Land Acquisition

The total cost of acquiring land identified under the MRS for 'Other Regional Roads', as per DCP 1 was **\$1,972,879.64**, as set out in [Table 2 - Hammond Road Land Costs](#) and in accordance with the following formula:

$$\text{Land Acquisition Cost} = \text{MRS Reserved Area} \times \text{Valuation Rate (\$/m}^2\text{)}$$

Hammond Road Construction

As part of DCP 1, an allowance of 75.725% of the total cost of **\$9,476,586.73** is made for the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road, Success.

The following formula was used to calculate the DCP 1 share:

$$\text{DCP 1 Contribution} = \text{Total Cost of Construction less grant funding} \times 75.725\%$$

A summary of the cost breakdown for each infrastructure item is included in [Table 3 - Hammond Road Construction Costs](#) and [Annex 3 – Cost Schedules](#).

Priority and timing of delivery

The widening and upgrade of Hammond Road is a significant capital works project, the priority and timing for which is determined by the following:

Success North Development Contribution Plan 1 (DCP 1) Report

- a) City of Cockburn Strategic Community Plan [Strategic Community Plan 2020-2030](#)
previously the City's Plan for the District
- b) City of Cockburn [Long Term Financial Plan \(LTFP\) 2020-21 to 2029-30](#) provides a ten year view of the financial position of the City
- c) City of Cockburn [Regional Major Roadworks Map](#)

Construction works for this project is expected to be complete during the 2023/24 financial year, as detailed in [Annex 4 – Capital Expenditure Plan \(CEP\)](#).

Note: these timeframes are subject to change.

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

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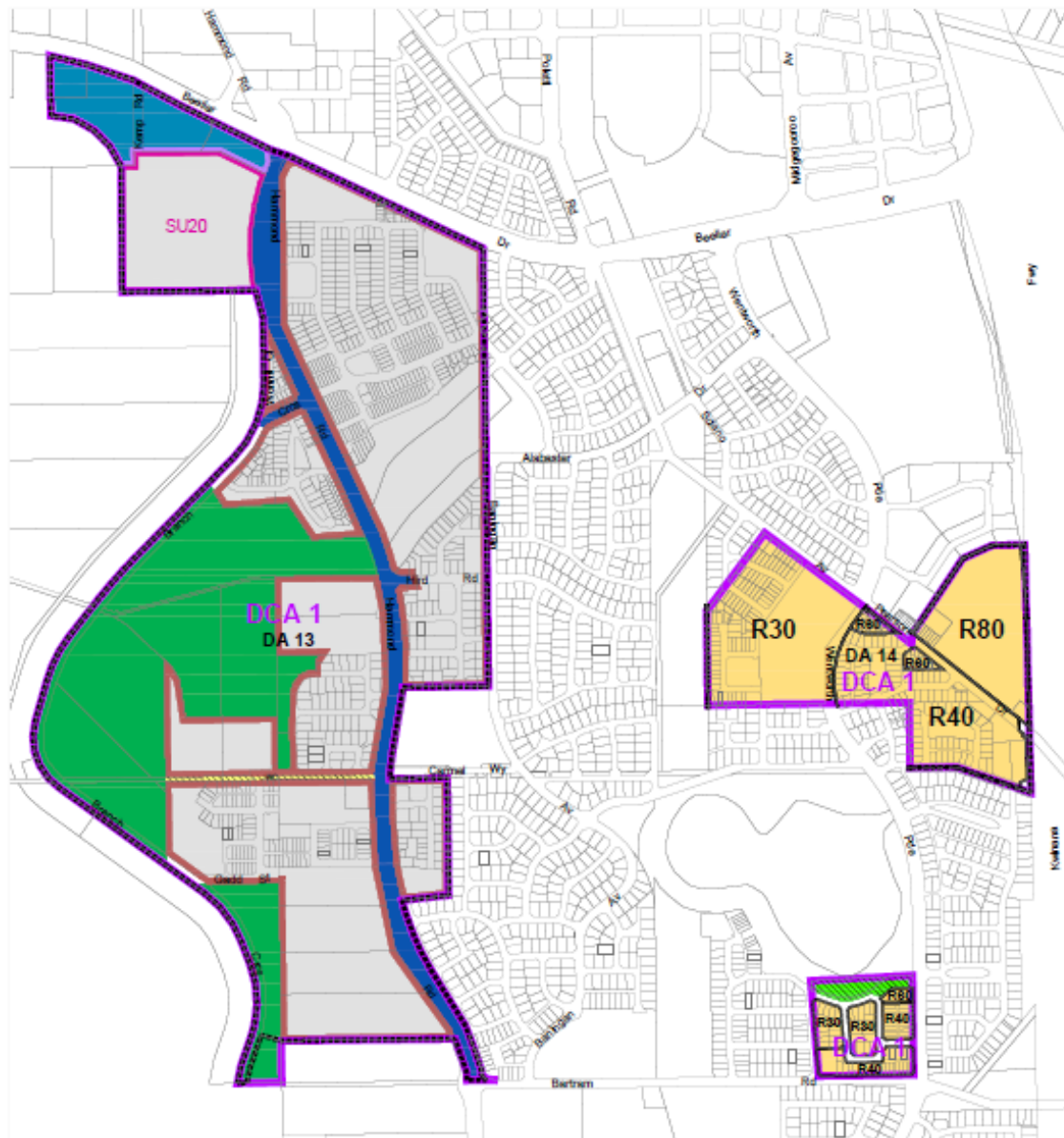
local government consider it appropriate, having regard to the rate of development in the area and the degree of development potential still existing.

The estimated infrastructure costs as shown in the Cost Apportionment Schedule (CAS) will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.

Annexes

1. Scheme Map
2. Cost Apportionment Schedule (CAS)
3. Schedule of Cost of Infrastructure
4. Capital Expenditure Plan (CEP)
5. Infrastructure Project Designs

Annex 1 – Scheme Map



GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

DCA1 Development Control Areas

REGION RESERVES

Parks & Recreation

Other Regional Roads

LOCAL RESERVES

Parks & Recreation

Local Road

Public Purposes
DENOTED AS FOLLOWS:
WC - Water Corporation

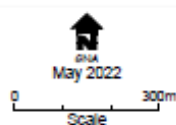
ZONES

Residential

Mixed Business

Development

SU1 Special Use



Town Planning Scheme No.3
Development Contribution Area No.1
Success North

Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 - Summary Sheet

DCA1 Success North - Cost Apportionment Schedule (CAS)		
Description All owners of land within DCA 1 are required to make a proportional contribution to the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road Success (2200m). This includes the cost of acquiring land reserved under the MRS, full earthworks, construction of a 2 lane road with kerbing to the verge side only, dual use path, pedestrian crossings where appropriate, drainage, relocation of infrastructure where necessary and costs to administer the arrangements.		
Land Acquisition for Hammond Road Beeliar Drive to Bartram Road	Schedule 1	1,972,879.64
Construction of Hammond Road Beeliar Drive to Bartram Road	Schedule 2	7,176,160.43
Administration Costs General	Schedule 3	140,739.84
	Total	9,289,779.91
Gold Estates contribution Land (Condition 5) (as per approval 102359)	0.7449 ha	242,040.00
Construction (condition 4)	50% of 440m - Pd 22/4/02	205,154.00
Roman Catholic Church contribution 7.07% cost of constructing Hammond Rd (as per deed 28/5/99)	Pd Dec 05	328,262.86
	Sub Total	775,456.86
	Total Cost	\$8,514,323.05

	Original Area	Total Cost
	112.8619	8,514,323.05
Less previous Contributions Schedule 4	71.6005	
Less Wetlands and buffers (non developable)	18.2600	
Net land area	23.0014	
Less funds available		4,955,441.58
Balance		3,558,881.47
Contribution for the area for which contributions are yet to be made		\$154,724.56

Table 2 - Hammond Road Land Costs

Schedule 1 - Hammond Road Land Costs		
Property Description	Area ha	Actual Cost
Cnr Hammond/Beeliar Dve	0.1640	57,217.00
Lot 81 Hammond Road	0.2498	341,880.00
Lot 500 Hammond Road	0.1449	215,160.00
Lot 13 Hammond Road	0.0155	239,030.00
Lot 501 Hammond Road	0.9077	236,363.64
Reserve 15556	0.0448	12,550.00
Lot 6 Hammond Road	0.0264	9,599.00
Lot 18 Hammond Road	0.1302	36,310.00
Lot 17 Hammond Road	0.1469	199,750.00
Lot 15 Hammond Road	0.2578	114,660.00
Pt 19 Hammond Road	0.7449	242,040.00
Pipeline Res Hammond Rd	0.0160	11,450.00
Lot 778 Hammond Road	0.0056	9,360.00
Lot 779 Hammond Road	0.0360	13,320.00
Lot 6 Hammond Road	0.0413	102,190.00
Pt Lot 14 Hammond Road	0.1209	132,000.00
Reserve 26751	0.2471	0.00
	3.2998	1,972,879.64

Table 3 - Hammond Road Construction Costs

Schedule 2 - Hammond Road Construction Costs			
Description	Total Costs	Development Contribution	Council Contribution
Total Costs split Construction/upgrading of Hammond Road <i>(Beeliar to Batram Road)</i>	9,476,586.73	7,176,160.43	2,300,426.30
Actual Costs Construction/upgrading of Hammond Road <i>(Beeliar to Batram Road)</i>	21,402,102.73		
Estimate Costs Construction/upgrading of Hammond Road <i>(Beeliar to Batram Road)</i>	1,637,000.00		
Less Grant funding	13,562,516.00		
		7,176,160.43	2,300,426.30

Table 4 - Administration Costs

Schedule 3 - Administration Costs		
General		Total Cost
Initial Valuation cost	Sullivans Pro-rata (20.86% of actual cost)	851.09
Valuations (Sept 01) + Reviews	McGee's	5,480.00
Initial Engineering costs	HGM Pro-rata (20.86% actual cost)	5,401.93
Independent Audit	Cossill Webley Pro-rata (20.86%)	1,355.90
Verification of Gold Estates Contribution	HGM 15/11/01	1,600.00
Administration advice	Knight Frank Pro-rata (20.86% actual cost)	2,179.87
Hammond Road cost review	Mansell June 2004	1,500.00
Revaluations	McGee's May 2004	800.00
Survey Hammond Rd - Lot 76 acquisition	Russell Wellington & Assoc (05/03)	1,020.00
Administration cost	City of Cockburn (03/04)	3,000.00
Survey data	Brook and Marsh surveyors	6,727.00
Hammond Road cost review	Mansell (06/05)	2,000.00
Revaluations	McGee's (06/05)	750.00
Audit Fees	Barrett and Partners (05)	660.00
Administration cost	City of Cockburn (04/05)	3,000.00
Administration cost	City of Cockburn (05/06)	3,000.00
Revaluations	McGee's (06/07)	833.00
Hammond Road cost review	Mansell (06/07)	928.00
Survey costs Lot 14 acquisition	Russell Wellington & Assoc (05/03)	2,090.00
Water cost lot 14 acquisition	Water Corp	123.50
Power relocation cost - lot 14 acquisition	Western Power	6,763.64
Hammond Road cost review	Mansell (05/07)	1,212.50
Revaluations	Mc Gees (06/07)	625.00
Lot 14 Hammond Rd	McLeod's	373.20
Power lot 14 Hammond Rd	J F Covich	1,409.00
Administration Fee	City of Cockburn (06/07)	3,000.00
Revaluations	McGee's (07/08)	835.00
Hammond Road cost review	Mansell (07/08)	1,360.00
Audit Fees	Macri (04/05,05/06,06/07)	1,200.00
Administration Fee	City of Cockburn (07/08)	3,000.00
Administration Fee	City of Cockburn (08/09)	3,120.00
Audit Fees	Grant Thornton (07/08, 08/09)	228.58
Hammond Road cost review	Mansell (6/09)	1,424.00
Administration fee	City of Cockburn (09/10)	4,000.00
Hammond Road cost review	AECOM (09/10)	1,360.33
Revaluations	McGee's (09/10)	733.00

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Audit Fees	(09/10)	229.00
Administration fee	City of Cockburn (10/11)	3,120.00
Revaluations	McGee's (2012)	733.00
Hammond Road cost review	AECOM (2012)	1,980.00
Revaluations	McGee's (6/13)	1,650.00
Hammond Road cost review	AECOM (6/13)	2,310.00
Audit Fees		330.00
Administration costs		5,310.00
Revaluations	McGee's (6/14)	780.00
Hammond Road cost review	AECOM (6/14)	3,264.00
Audit Fees		220.00
Administration costs		1,362.00
Annual revaluations	McGee's (6/15)	1,100.00
Annual review of construction cost	AECOM (6/15)	2,112.00
Annual Audit costs		207.00
Administration costs		811.00
Annual revaluations	McGee's	697.00
Annual review of construction cost	AECOM	1,500.00
Annual Audit costs		216.00
Administration costs		839.00
Annual land revaluations	McGee's (2016/17)	466.00
Annual review of construction cost	AECOM (2016/17)	1,666.00
Annual Audit costs (2016/17)		375.00
Administration costs (2016/17)		848.00
Annual land valuations	McGee's (2017/18)	0.00
Annual review of construction cost	AECOM (2017/18)	0.00
Annual Audit costs (2017/18)		480.91
Administration costs (2017/18)		0.00
Annual land valuations	McGee's (2018/19)	990.00
Annual review of construction cost	AECOM (2018/19)	3,108.60
Annual Audit costs (2018/19)		398.18
Administration costs (2018/19)		864.66
Annual land valuations	McGee's (2019/20)	990.00
Annual review of construction cost	AECOM (2019/20)	2,897.50
Annual Audit costs (2019/20)		403.64
Administration costs (2019/20)		864.66
Professional Costs	Stantec & McGee's (2020/21)	10,300.00
Annual Audit costs (2020/21)		407.27

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Administration costs (2020/21)		1,090.62
Professional Costs (2021/22)	Stantec	4,500.00
Annual Audit Costs (2021/22)		383.64
Administration Costs (2021/22)		1,090.62
Professional Costs (2022/23)	Stantec	4,500.00
Annual Audit Costs (2022/23)		
Administration Costs (2022/23)		1,400.00
Total		140,739.84

Table 5 - Contribution Register

Schedule 4 - Contribution Register						
Owner	Date	Area (Ha)	Value of land vested	Works	Contribution made	Total
Martinovich - Lot 15 Hammond Road	Apr-02	2.3954	83,362.41			83,362.41
Southern Cross	Apr-02	5.3593			186,509.21	186,509.21
Interest 01/02						4,252.76
Peet & Co	Oct-02	3.6512			128,539.11	128,539.11
Interest 02/03						17,724.15
Silver Knight Holdings - Lot 18 Hammond Road	Aug-03	2.1714	36,310.00		40,133.31	76,443.31
Interest 03/04						17,588.71
Interest 04/05						19,199.00
Maincity Investments Lot 9 Hammond Rd	Jun-06	1.8490		10,535.00	87,047.31	97,582.31
Water Corp lot 9000	Jun-06	0.6091			0.00	0.00
Interest 05/06						37,680.06
A & L Amaranti Lot 10 Pearson Drive	Jul-06	0.4041			25,185.48	25,185.48
52/52 Pty Ltd Lot 768 Branch Circus	Nov-06	1.3395			87,261.73	87,261.73
Audit adjustment incl. indexation						-3,373.80
Suncorp Lot 779 and 780 Hammond Rd	May 07	1.6675			118,225.00	118,225.00
Audit adjustment incl. indexation						-17,571.14
Interest 06/07					61,601.74	61,706.02
Maincity Investments Lot 9 Hammond Rd Stg2	Aug-07	0.1972			13,108.28	13,108.28
Audit adjustment incl. indexation						-367.84
Wise Blend Investments Pty Ltd Lot 778 Hammond	Sep-07	1.6702	9,360.00		118,497.42	127,857.42
Audit adjustment incl. indexation						-13,394.77
T Scolaro Lots 503, 145 Beeliar Drive	Sep-07	2.2880			152,088.14	152,088.14
Audit adjustment incl. indexation						-4,268.11

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Interest 07/08						7,230.92
Interest 08/09 (estimated)						27,108.00
Dunn Rae Super Fund (portion of) 256 Hammond Rd	Jun-10	0.4000			36,812.00	36,812.00
Audit adjustment incl. indexation						-11,208.52
Interest (09/10)						22,682.95
Interest (10/11)						30,505.88
Interest (11/12)						26,871.85
Interest (12/13)						19,451.57
167 Hammond Road Success Lakeside Stage 1	Nov-13	0.3387			26,093.38	26,093.38
167 Hammond Road Success Lakeside Stage 2	Apr-14	3.4938			347,469.31	347,469.31
264 Hammond Road Success - Muntoc Pty Ltd	Jun-14	2.0060			198,965.91	198,965.91
Interest (13/14)						17,229.09
167 Hammond Road Success Lakeside Stage 3	Jul-14	3.1284				311,129.14
167 Hammond Road Success Lakeside Stage 4	Nov-14	1.9602	215,656.13			215,656.13
167 Hammond Road Success Lakeside State 5	May-15	2.7956				170,619.77
Interest (14/15)						37,682.00
Lot 760 (1) Gadd Street Vivardi & Gasbarro 7.5651 - 405, 281.41 see line 52						
167 Hammond Road Success Lakeside Stage 6	Aug-15	3.2451				384,573.07
77 Bartram Road Success	May-16	0.2424				28,726.55
32 Sciano Road Success	Jul-16	2.0125				238,499.06
Interest (15/16)						49,572.80
167 Hammond Road Lakeside Success land swap	Nov-16	0.1206				13,122.90
167 Hammond Road Success City of Cockburn	Nov-16	0.1677				18,248.02
167 Hammond Road Lakeside Success Stage 7	Apr-17	1.9438				211,511.58
167 Hammond Road Lakeside Success Stage 8	May-17	0.781				8,498.33
Interest (16/17)						55,174.59
Lot 9000 (9000) Deptford Street Success (6028162)	Nov-17	2.3227			270,659.33	270,659.33
Lot 9017 Hammond Road Success Stage 9 (6029406)	Dec-17	1.2064			140,527.89	140,527.89
Lot 1 Gadd Street Success - Stage 1A (6018058)	Dec-17	1.0694			124,614.93	124,614.93
Interest (17/18)						63,263.38
Lot 9501 Batram Road Success - (6027951)	Oct-18	1.7372			202,432.25	202,432.25
Lot 9000 Wentworth Parade (6032765) DP416059	May-19	2.0990			297,267.64	297,267.64
Interest (18/19)						74,590.62
Lot 9002 Darlot Ave Success (6031593) Stage 1 B (DP419355)	Jun-20	1.0548			145,366.67	145,366.67

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Lot 9002 Darlot Ave Success (6031593) Stage 1 C (DP410573)	Sep-20	0.4040			55,677.03	55,677.03
Lot 9006 Branch Circus Success (5509207) Stage 2A (DP421435)	May-21	0.4539			97,843.21	97,843.21
Interest (19/20)						45,034.02
Lot 761 Branc Circus Success (5509207) Stage 2D (DP422570)	Nov-21	2.2998			72,849.64	72,849.64
Lot 9005 Darlot Ave Success (6035971) Stage 1D (DP422563)	Nov-21	1.4650			355,986.42	355,986.42
Lot 141 (275) Hammond Road (6036069)	Jan-22	0.6908			167,860.35	167,860.35
Interest (20/21)						30,230.08
Lot 106 (210) Hanmond Road (6036435) Stage 1	Sep-22	0.7438			80,003.54	80,003.54
Lot 9008 Yellowstone Grave (6037157) Success Gardens Stage 2B - (DP424107)	Oct-22	1.5012				364,782.80
Interest (21/22)						14,817.54
Lot 9007 (65) Yellowstone Grove - 6037150	Sep-23	0.0254				7,607.45
Lot 9009 Branch Circus - Success Gardens Estate Stage 2E (DP426664)	Sep-23	0.4351				130,314.97
	Total	71.6005	344,688.54	10,535.00	4,024,183.00	\$6,834,850.25

Annex 3 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 31 August 2023	Value of Credits	Interest earned on DCP funds 2021/22
\$4,955,411		14,817.54

Remaining Item of Infrastructure Road & Services	Total Cost	2023/24	2024/25	2032/2033	DCP Share	Muni Share	Other Funding Sources	Total
*Construction Hammond Road <i>(between Beeliar Dr to Bartram Rd)</i>	23,039,102	4,100,000		3,076,160	7,176,160	2,300,426	13,562,516	23,039,102
Total	23,039,102	4,100,000	0	3,076,160	7,176,160	2,300,426	13,562,516	23,039,102

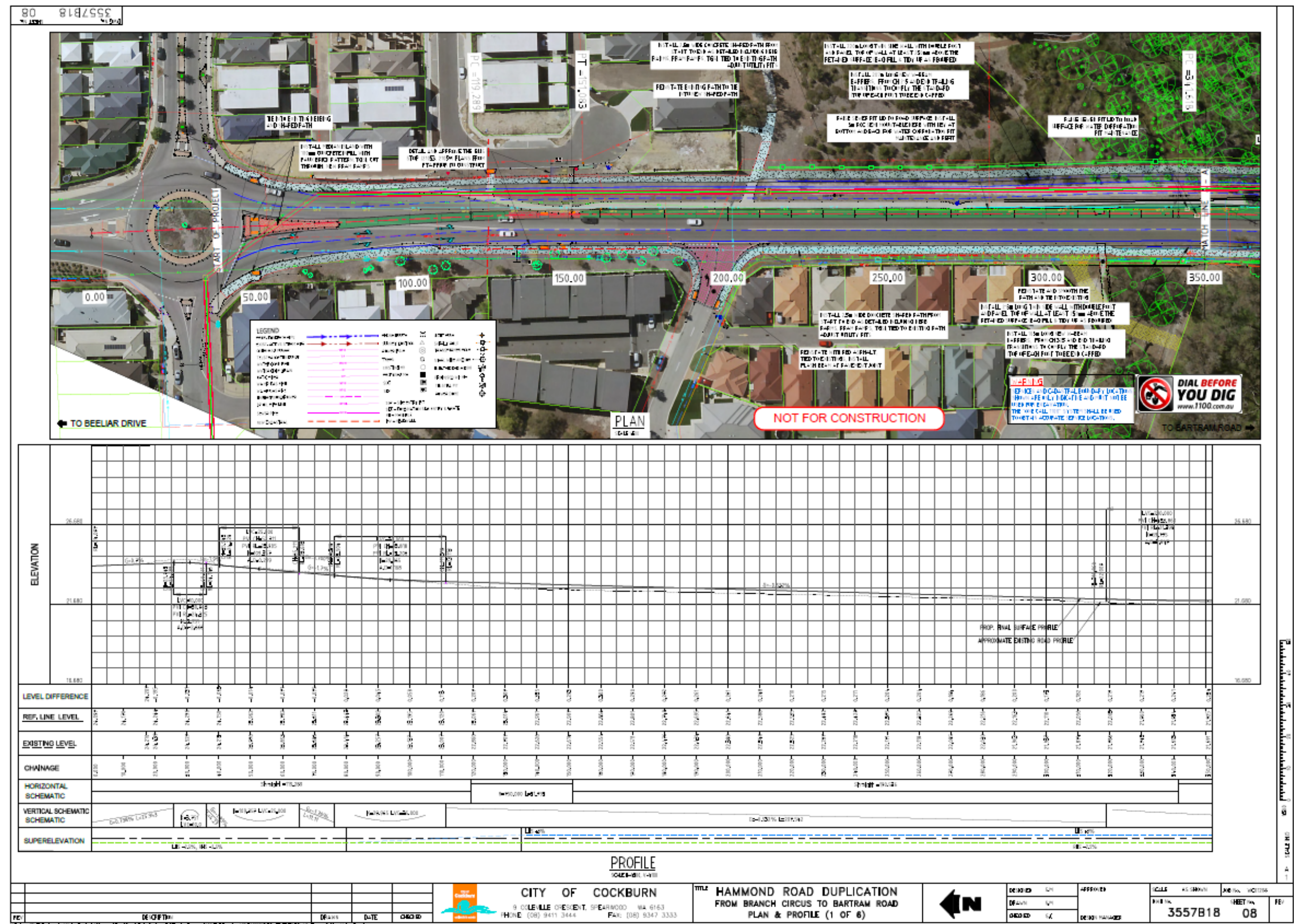
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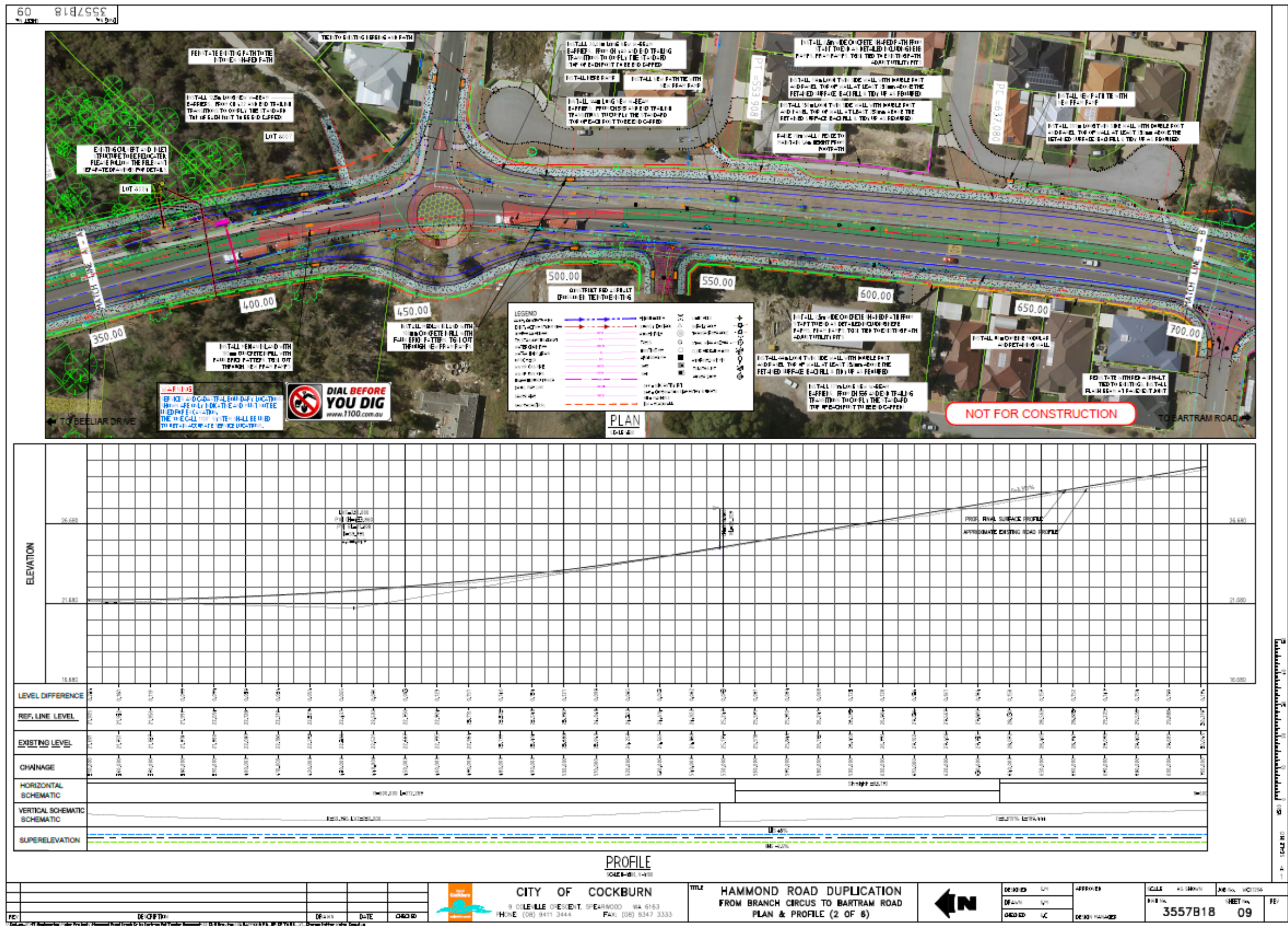
1. This timeframe is subject to change
2. The City is prefunding the construction of Hammond Road, the balance plus indexation will be paid to the City when funds become available in the DCA1 Reserve.

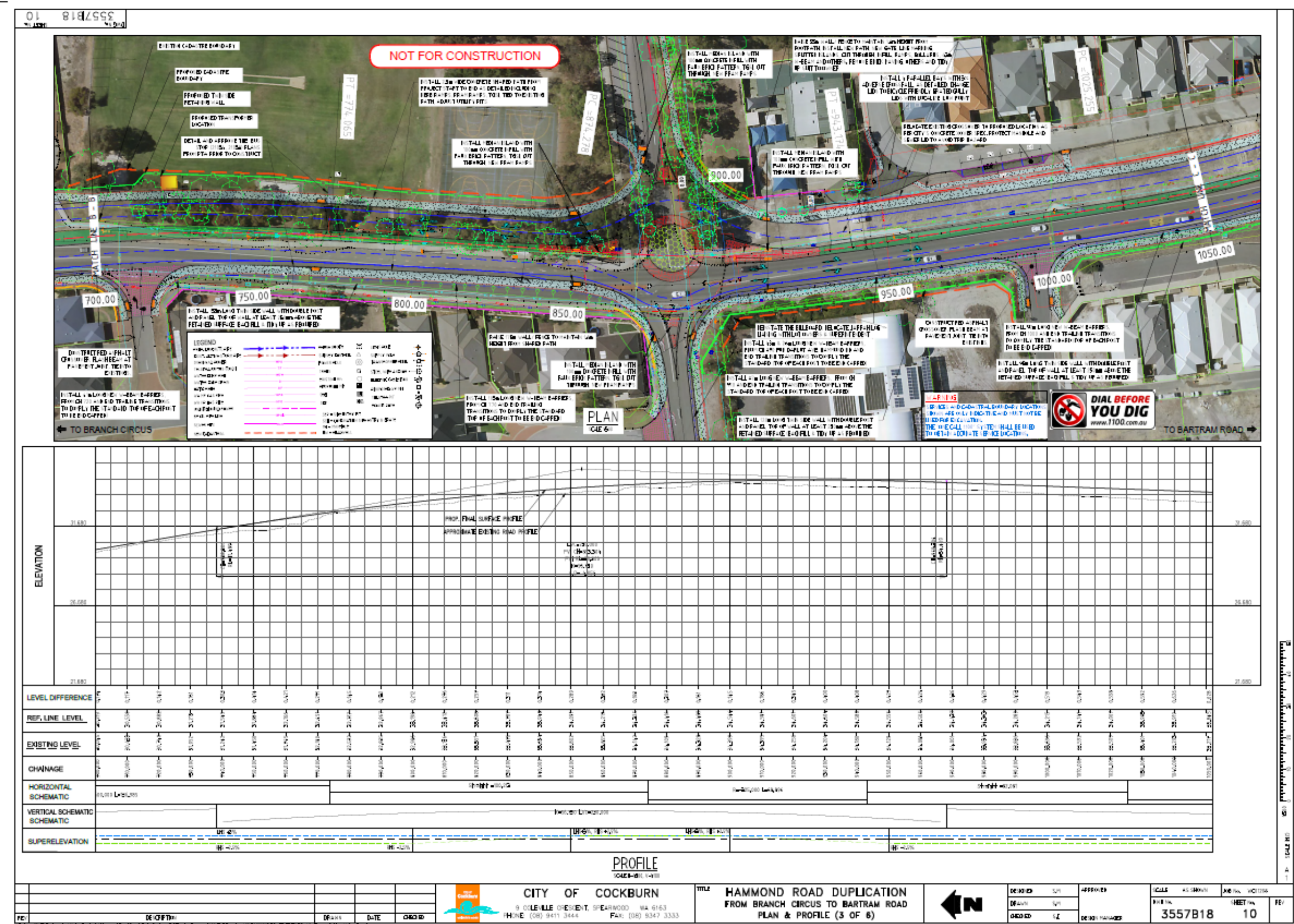
The following recurring annual payment obligation for DCA1 is not included in the table above:

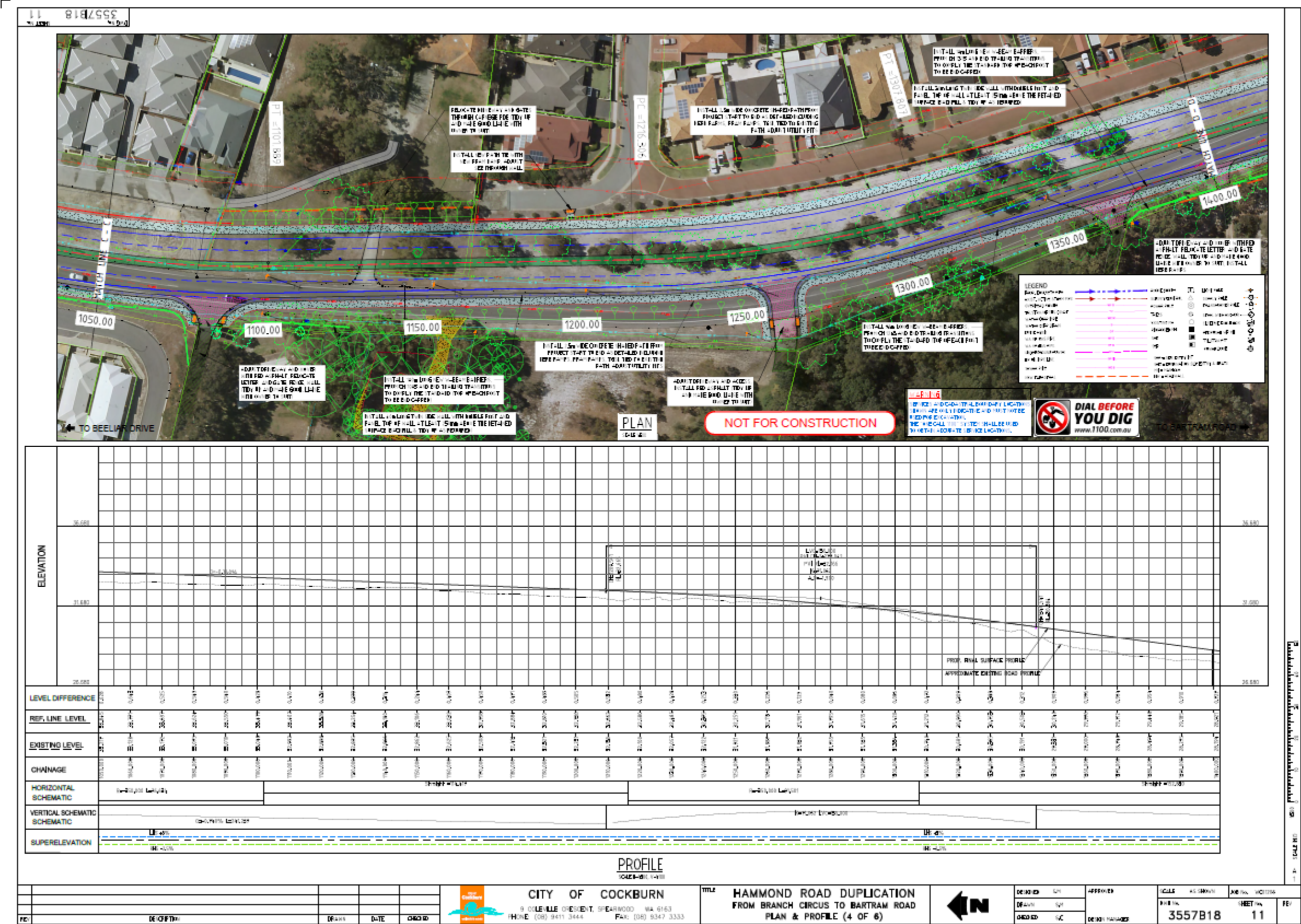
- costs to administer cost sharing arrangements,
- valuations, professional fees for infrastructure cost estimates
- annual audit and administration costs.

Annex 4 – Infrastructure Project Designs













Contact Us

City of Cockburn

9 Coleville Crescent, Spearwood WA 6193

PO Box 1215, Bibra Lake DC Western Australia 6965

Telephone: 08 9411 3428 Fax: 08 9411 3444

Email: rlong@cockburn.wa.gov.au

[City of Cockburn website: cockburn.gov.wa.au](http://cockburn.gov.wa.au)

