



Success North Development Contribution Plan 1 (DCP 1) Report 2024/25

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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.

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.

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

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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 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

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

The Hammond Road duplication between Beeliar Drive and Bartram Road in Success, is now complete, with practical completion achieved on 10 August 2023, as outlined in Table 10 of TPS 3.

The total cost of the DCP1 infrastructure works, including land and construction, was \$ 9,149,040.07.

The City pre-funded the construction cost of \$7,176,160.43, and a partial drawdown of \$5,600,000 from the DCA1 Reserve to the Municipal Reserve was completed in June 2024.

There are still landowners who have yet to develop and pay their contributions toward the DCP. The remaining balance of \$1,576,160 including interest, will be paid to the City when funds become available in the Reserve Account.

There will be no further expenses other than administrative costs.

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.

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Contributions shall be calculated on a per hectare basis.

The adopted contribution rate for DCP 1 is **\$66,874.64/ha**, as of 21 October 2024 and has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total Remaining DCP Cost} - \text{Reserve Balance}) / \text{Net Developable Area (22.2478ha)}$$

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

The total DCP1 cost is **\$9,476,586.73**, representing 75.725% of the total construction costs, excluding grant funding 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 actual cost for each infrastructure item is included in [Table 3 - Hammond Road Construction Costs](#)

Priority and timing of delivery

The infrastructure works set out in Table 10 of TPS3 have been completed and there are no further expenses other than administrative costs.

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.

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

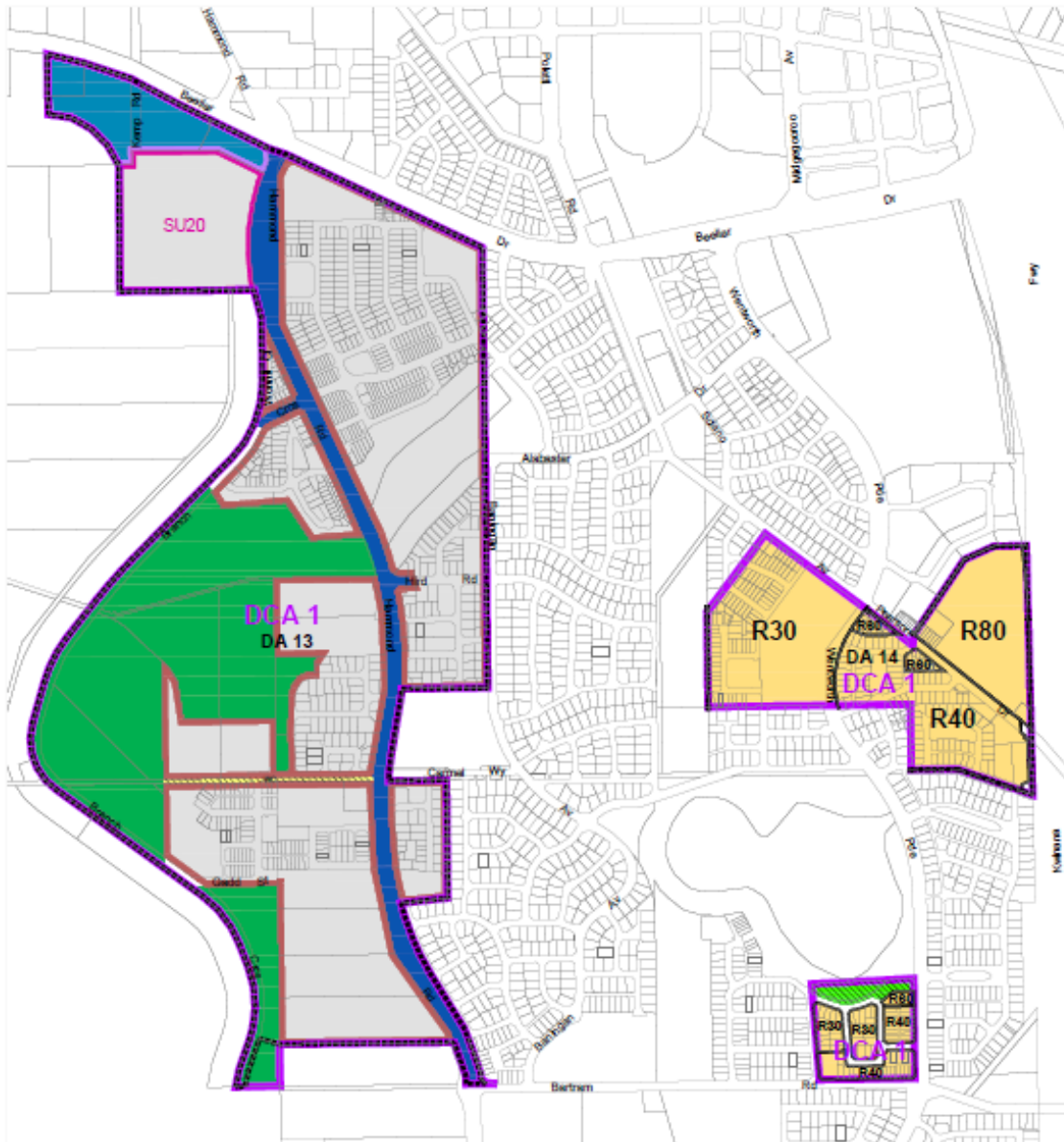
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based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.

Annexes

1. Scheme Map
2. Cost Apportionment Schedule (CAS)
3. Schedule of Cost of Infrastructure

Annex 1 – Scheme Map



GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

DCA1 Development Control Areas

REGION RESERVES

Green Parks & Recreation

Blue Other Regional Roads

LOCAL RESERVES

Green Parks & Recreation

White Local Road

Yellow Public Purposes
DENOTED AS FOLLOWS:
WC - Water Corporation

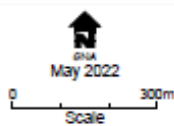
ZONES

Yellow Residential

Blue Mixed Business

Grey Development

Purple 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) | | | |
|---|--------------------|---------------------|------------------------|
| Remaining Contributions Overview | | | |
| Item | Schedule | Actual | Remaining Costs |
| Land for Hammond Road | Schedule 1 | 1,972,879.64 | 0.00 |
| Construction of Hammond Road | Schedule 2 | 7,176,160.43 | 1,576,160.43 |
| Administration Costs | Schedule 3 | 154,239.84 | 11,430.00 |
| | Total Costs | 9,303,279.91 | 1,587,590.43 |

| Description | Area (ha) | Remaining Costs |
|--|------------------|------------------------|
| Remaining land area | 22.6528 | |
| Less remaining Wetlands and Buffers <i>(non developable)</i> | 0.4050 | |
| Net Land Area | 22.2478 | |
| Remaining Total Cost | | 1,587,590.43 |
| Less funds available | | 99,776.76 |
| Balance | | 1,487,813.67 |

Contributions for remaining are per hectare

66,874.64

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> | 23,039,102.73 | | |
| 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 | McGees | 5,480.00 |
| Initial Engineering costs | HGM Pro-rata (20.86% of actual cost) | 5,401.93 |
| Independent Audit | Cossill Webley Pro-rata (20.86% of actual cost) | 1,355.90 |
| Verification of Gold Estates Contribution | HGM 15/11/01 | 1,600.00 |
| Administration advice | Knight Frank Pro-rata (20.86% of actual cost) | 2,179.87 |
| Hammond Road cost review | Maunsell June 2004 | 1,500.00 |
| Revaluations | McGees 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 | Maunsell (06/05) | 2,000.00 |
| Revaluations | McGees (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 | McGees (06/07) | 833.00 |
| Hammond Road cost review | Maunsell (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 | Maunsell Aust (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 | McGees (07/08) | 835.00 |
| Hammond Road cost review | Maunsell (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 | Maunsell (6/09) | 1,424.00 |

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| Administration fee | City of Cockburn (09/10) | 4,000.00 |
| Hammond Road cost review | AECOM (09/10) | 1,360.33 |
| Revaluations | McGees (09/10) | 733.00 |
| Audit Fees | (09/10) | 229.00 |
| Administration fee | City of Cockburn (10/11) | 3,120.00 |
| Revaluations | McGees (2012) | 733.00 |
| Hammond Road cost review | AECOM (2012) | 1,980.00 |
| Revaluations | McGees (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 | McGees (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 | McGees (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 | McGees | 697.00 |
| Annual review of construction cost | AECOM | 1,500.00 |
| Annual Audit costs | | 216.00 |
| Administration costs | | 839.00 |
| Annual land revaluations | McGees (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 | McGees (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 | McGees (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 | McGees (2019/20) | 990.00 |
| Annual review of construction cost | AECOM (2019/20) | 2,897.50 |
| Annual Audit costs (2019/20) | | 403.64 |

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|--------------------------------|----------------------------|-------------------|
| Administration costs (2019/20) | | 864.66 |
| Professional Costs | Stantec & McGees (2020/21) | 10,300.00 |
| Annual Audit costs (2020/21) | | 407.27 |
| 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) | | 400.00 |
| Administration Costs (2022/23) | | 1,400.00 |
| Annual Audit Costs (2023/24) | | |
| Administration Costs (2023/24) | | 13,100.00 |
| Total | | 154,239.84 |

Table 5 - Contribution Register

| Schedule 4 - Contribution Register | | | | | | |
|--|--------|-----------|----------------------|-----------|-------------------|-------------------|
| Owner | Date | Area (Ha) | Value of land vested | Works | Contribution made | Total |
| Marinovich - 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 |

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|---|--------|--------|------------|-------------|------------|-------------------|
| 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 |
| 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 | road ceding | | 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 |

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|--|--------|----------------|-------------------|------------------|---------------------|-----------------------|
| 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 Bartram 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 |
| 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 Branch 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) Hammond 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 |
| Interest (22/23) | | | | | | 109,223.47 |
| Total | | 71.6005 | 344,688.54 | 10,535.00 | 4,024,183.00 | \$6,944,073.72 |

Contact Us

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