



# Hammond Park Development Contribution Plan 9 (DCP 9) 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.

## Hammond Park 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 9'.

### 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 upgrading Hammond Road, between Gaebler Road and Rowley Road, and regional drainage infrastructure, as identified by the Southern Suburbs District Structure Plan 3.

### Period of the plan

13 years commencing 16 December 2014 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 9 has been prepared in accordance with the provisions of the City of Cockburn Town Planning Scheme No. 3 (TPS 3) and State Planning Policy 3.6 – Infrastructure

## Hammond Park Development Contribution Plan 9 (DCP 9) Report

Contributions (SPP 3.6). It came into effect upon the gazettal of Amendment 28 to TPS 3 on the 16 December 2014.

DCP 9 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the construction of Hammond Road between Gaebler Road and Rowley Road, and regional drainage infrastructure.

The requirement to contribute under DCP 9 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 9 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 a portion of the cost of land and works associated with widening and upgrading Hammond Road between Gaebler Road and Rowley Road 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:

- Construction of one carriage way comprised of two lanes for Hammond Road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided
- The purchase of land reserved for Hammond Road under the Metropolitan Region Scheme
- Full earthworks
- Dual use path (one side only)
- Pedestrian crossings (where appropriate at the discretion of the local government)
- Land and infrastructure associated with the drainage of Hammond Road

## Hammond Park Development Contribution Plan 9 (DCP 9) Report

- Costs associated with the relocation of servicing infrastructure resulting from the implementation of this scheme, where appropriate
- Traffic management devices (traffic lights to the intersection of Hammond Rd and the realigned Wattleup Road to facilitate traffic and pedestrian/cyclist movement).
- Costs associated with the provision of regional drainage infrastructure
- Costs to administer cost sharing arrangements – preliminary engineering design and costings, valuations, annual reviews and audits and administration costs

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 DCAs.

The provision of the groundwater control point (swale) is to support the drainage from the development of land to the south of Gaebler Road which will flow directly into this groundwater control point, the remainder of the DCA 9 area and part of DCA 10 will benefit from lower ground water levels requiring less fill to develop the land.

The basis for the inclusion and the location of infrastructure items included in the DCP is clearly shown in the following documents:

- [Southern Suburbs District Structure Plan Stage 3 Report](#)
- [Southern Suburbs DSP - Stage 3 Map](#)
- [Southern Suburbs DSP Appendix 1 - Drainage Scheme Report](#).

The extent of the Hammond Road upgrade generally includes the area within DCA 9 and DCA 10 reserved for 'Other Regional Roads' under the MRS, as shown in [Scheme Map](#) and [DCA10 Scheme Map](#).

### Estimated costs

The overall estimated cost of the infrastructure works is **\$6,033,909** (as of 21 October 2024).

A detailed summary of the cost breakdown for each infrastructure item is included in [Table 1 Summary Sheet](#) and [Annex 3 – Schedule of Costs](#).

## Hammond Park Development Contribution Plan 9 (DCP 9) Report

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.

Details of infrastructure designs upon which costs are based, are included in [Annex 5 – Infrastructure Project Design](#).

### Method of calculating contribution

All landowners within DCA 9 shall make a proportional contribution of 61.60% of the cost of widening and upgrading of Hammond Road between Gaebler Road and Rowley Road.

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 9 as of the 21 October 2024 is **\$81,262.05/ha**, and **\$78,648.24/ha** for Lots 51 & 301, it has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total DCP Cost} - \text{Reserve Balance}) / \text{Net Developable Area (19.0228ha)}$$

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](#).

The area which benefits from the infrastructure is shared between DCP 9 and DCP 10 (Wattleup Road) as shown in [Scheme Map](#) and [DCA10 Scheme Map](#).

The total DCP 9 and 10 cost is apportioned to each DCP based on their respective net developable areas, equating to 61.60% and 38.40% split, respectively.

## Hammond Park Development Contribution Plan 9 (DCP 9) Report

### Hammond Road Land Acquisition

The total cost of acquiring land identified under the MRS for 'Other Regional Roads' as per DCP9 was **\$4,144,844**, as set out in [Table 3 Hammond Road](#) and in accordance with the following formula:

$$\text{Land Acquisition Cost} = \text{MRS Reserved Area} \times \text{Valuation Rate } (\$/\text{m}^2) \times 61.60\%$$

### Hammond Road Construction

The total estimated cost for Hammond Road between Gaebler Road and Rowley Road is **\$5,281,500**.

The following formula was used to calculate the DCP9 share:

$$\text{DCP 9 Contribution} = \text{Total Cost of Construction} \times 61.60\%$$

A summary of the cost breakdown for each infrastructure item is included in [Table 2 Hammond Road Land Costs](#) and [Annex 3 – Schedule of Costs](#).

### Regional Drainage

All landowners within DCA 9, except for Lot 51 Rowley Road and Lot 301 Barfield Road, shall make a proportional contribution to the land and works for the regional drainage infrastructure.

The total cost of the regional drainage point (swale) including land was **\$396,790.11**.

A detailed summary of the actual cost is included in [Table 6 Regional Drainage Cost](#).

## Priority and timing of delivery

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

- 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 2024-2025 to 2033-2034](#) provides a ten year view of the financial position of the City

c) City of Cockburn [Regional Major Roadworks Map](#)

The [City's 2024/25 FY Project Plans](#) include the appointment of a consultant to conduct a feasibility study for the Hammond Road duplication project. This study will establish the priority and timing for the project delivery.

The city is actively pursuing grant funding for the project delivery while addressing the ongoing growth in Wattleup and Hammond Park development areas.

### Regional Drainage

The ground water control point was constructed by the developer Gold Estates in 2010 as part of the development of Lot 412 Gaebler Road Hammond Park WA.

The construction of the groundwater control point (swale) is for drainage from the development of land to the south of Gaebler Road which will flow directly into this groundwater control point, the remainder of the DCA 9 area and part of DCA 10 will benefit from lower ground water levels requiring less fill to develop the land.

The groundwater control point was constructed in accordance with the Russell Road Arterial Drainage Scheme Report - [Southern Suburbs DSP Appendix 1 - Drainage Scheme Report](#).

Details of the proposed priority/timing for Hammond Road upgrade can be seen in the Capital Expenditure Plan 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



## Hammond Park Development Contribution Plan 9 (DCP 9) Report

- 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

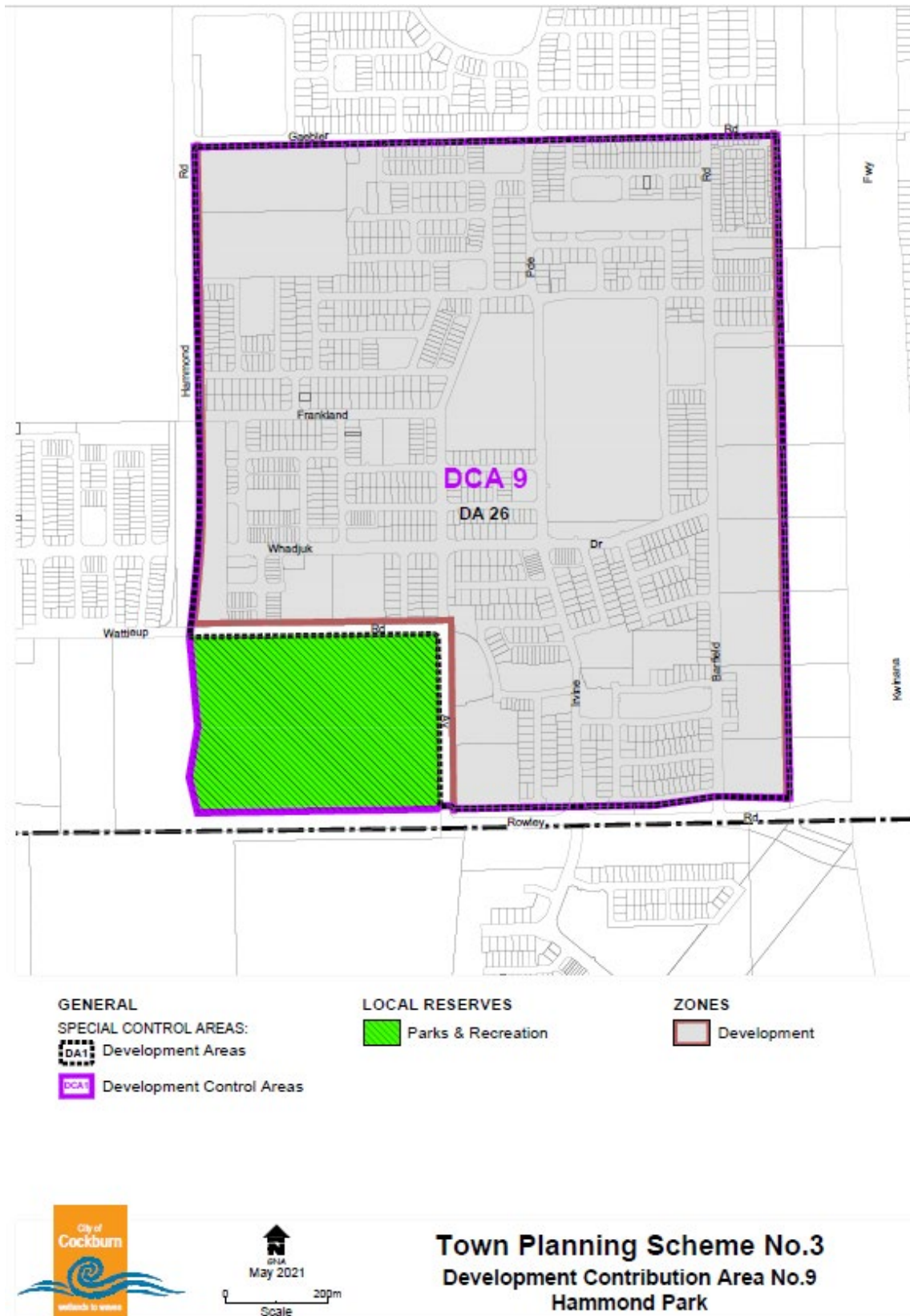
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development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

### Annexes

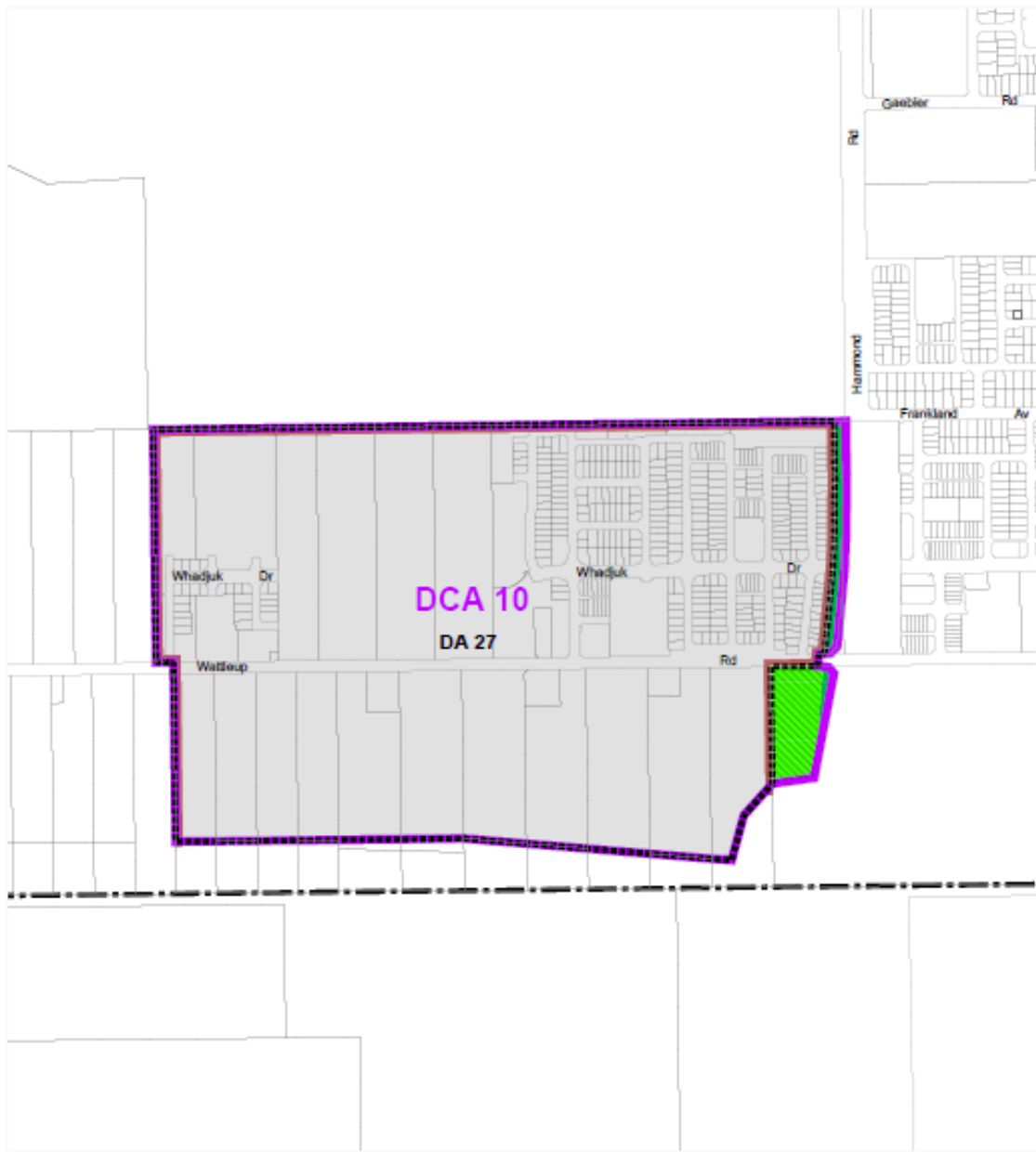
1. Map
2. Cost Apportionment Schedule (CAS)
3. Schedule of Costs
4. Capital Expenditure Plan (CEP)
5. Infrastructure Project Design

## Annex 1 – Map

### Scheme Map





*DCA10 Scheme Map*




**GENERAL**


**SPECIAL CONTROL AREAS:**

-  Development Areas
-  Development Control Areas


**REGION RESERVES**

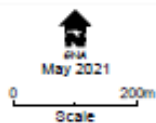
-  Parks & Recreation

**LOCAL RESERVES**

-  Parks & Recreation

**ZONES**

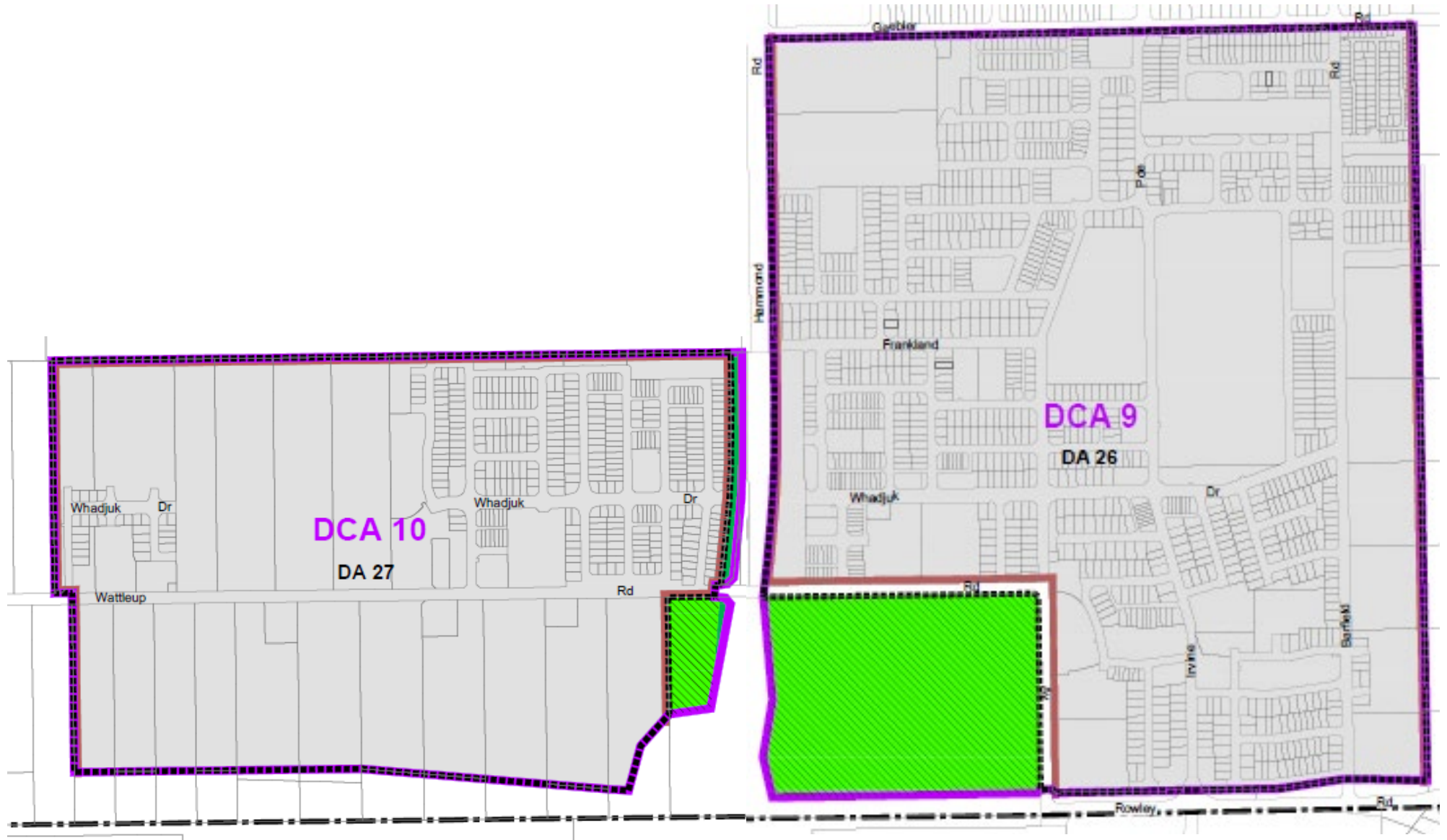
-  Development



**Town Planning Scheme No.3**  
**Development Contribution Area No.10**  
**Hammond Park**

# Hammond Park Development Contribution Plan 9 (DCA9) Report

Map showing DCA9 & DCA10



# Hammond Park Development Contribution Plan 9 (DCA9) Report

Map depicting the location of Hammond Road the subject of DCA9 & DCA10



## Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheet

<b>DCA9 Hammond Park - Cost Apportionment Schedule (CAS)</b>		
Description All owners of land within DCA 9 are required to make a proportional contribution to 61.6% of the cost of widening and upgrading Hammond Road between Gaebler Road and Rowley Road and all land owners with the exception of lot 51 Rowley Road and lot 301 Barfield Road shall make a proportional contribution to the cost of regional drainage infrastructure.		
<b>Land Acquisition for Hammond Road</b> Prorata contribution to 61.6% land acquisition (Incl widenings and drainage)	Schedule 1	2,553,223.90
<b>Construction of Hammond Road</b> Prorata contribution to 61.6% of the total construction cost Road construction incl Traffic light construction CH 5660 \$435 733	Schedule 2	3,253,404.00
<b>Administration Costs</b> General	Schedule 3	227,281.71
<b>Total Cost</b>		<b>6,033,909.61</b>

	Area (ha)	Area (ha)	Hammond Rd
<b>Original Area</b>		149.9586	
Less Frankland Reserve	16.5449		
Existing roads	6.0873		
Land for road widening	3.4413		
Wetland	3.0238		
Buffer***	2.9444		
Less Govt Hammond Park School	10.6356	42.6773	
Lot 31 Barfield	3.1506		
Lot 32 Barfield	3.1504		
Lot 33 Barfield	1.1087		
Lot 392 Barfield	0.8553		
Lot 650 Frankland Ave	2.3706		
	<b>Net land area</b>	<b>107.2813</b>	
Area for which contribution are yet to be made		<b>19.0228</b>	
	<b>Total Cost</b>		6,033,909.61
	<b>Less available funds</b>		4,537,803.04
	<b>Balance</b>	<b>1,496,106.57</b>	

Contribution for the area for which cost contributions are yet to be made for Hammond Rd **\$78,648.24 per ha**  
 Contribution for the area for which cost contributions are yet to be made for regional drainage as per Schedule 5 **\$2,613.81 per ha**

<b>Summary of Cost Contributions</b>			
Item		Lots 51 & 301	DCA 9
Hammond Road	As above	78,648.24	78,648.24
Regional Drainage	Schedule 5	Nil	2,613.81
<b>Total cost per ha</b>		<b>\$78,648.24</b>	<b>\$81,262.05</b>

Hammond Park Development Contribution Plan 9 (DCP 9) Report

Table 2 Hammond Road Land Costs

<b>Schedule 1 - Hammond Road Land Costs</b>					
Description	Area (ha)	Actual Cost	Total Cost	DCA 9 61.60%	DCA 10 38.40%
MRS Reserve					
Lot 41 Gaebler Road	0.2538	472,820	472,820	291,257.12	181,562.88
Lot 114 Wattleup Rd	1.5377	1,390,000	1,390,000	856,240.00	533,760.00
Lot 42 Frankland Ave	0.2579	525,819	525,819	323,904.50	201,914.50
Lot 43 Frankland Ave	0.2644	539,217	539,217	332,157.67	207,059.33
Lot 44 Frankland Ave	0.2535	516,988	516,988	318,464.61	198,523.39
Lot 812 Wattleup Road	0.8740	700,000	700,000	431,200.00	268,800.00
<b>Totals</b>	<b>3.4413</b>	<b>4,144,844</b>	<b>4,144,844</b>	<b>2,553,223.90</b>	<b>1,591,620.10</b>

Table 3 Hammond Road Construction Costs

<b>Schedule 2 - Hammond Road Construction Costs</b>				
Description	Estimated Cost	Total Cost	DCA 9 61.60%	DCA 10 38.40%
Construction - Gaebler Rd to Rowley Rd	5,281,500.00	5,281,500.00	3,253,404.00	2,028,096.00
Traffic Lights (Hammond/Wattleup Roads)				
<b>Totals</b>	<b>5,281,500.00</b>	<b>5,281,500.00</b>	<b>3,253,404.00</b>	<b>2,028,096.00</b>

# Hammond Park Development Contribution Plan 9 (DCP 9) Report

Table 4 Administration Costs

<b>Schedule 3 - Administration Costs</b>		
<b>General</b>		<b>Total Cost</b>
Land valuations 06/05	McGees	750.00
Hammond Rd cost estimates 06/05	Maunsell	2,000.00
Land revaluation	McGees 10 years @ \$1000	10,000.00
Hammond Rd construction cost	Maunsell 10 years @ \$1500	15,000.00
Regional Drainage works lot 412	GHD consulting eng 10 years @ \$1000	10,000.00
Audit costs	Barrett and Partners 10 years @ \$700	7,000.00
Administration	City of Cockburn 10 years @ \$5871	58,710.00
Audit costs (2015)		207.00
Hammond Rd construction cost review (2015)	Aecom	914.76
Land valuations (2015)	Burgess Rawson	4,750.00
Administration (2015)		4,056.00
Audit costs (2016)		216.28
Hammond Rd construction cost review (2016)	Aecom	750.00
Land valuations (2016)	M3property	950.00
Administration (2016)		4,196.18
Audit costs (2017)		375.14
Hammond Rd construction cost review (2017)		1,667.00
Land valuations (2017)		600.00
Administration (2017)		4,238.55
Audit Costs (2018)		480.91
Hammond Rd Construction cost review (2018)		1,554.30
Administration (2018)		4323.3
Land valuations (2018)		544.5
Audit costs (2019)		403.64
Hammond Rd construction cost review (2019)	Aecom	8,684.99
Land valuations (2019)	PVA (WA)	594.00
Administration (2019)		4,323.30
Legal Advise (17/18)	McLeods - Hammond Park School Sites	4,044.99
Consulting Costs 2020		5,220.00
Administration Costs 2020		4,549.27
Audit fee 2020		407.27
Consulting costs 2021		2,750.00
Administration costs 2021		10,319.77
Audit Fees 2021		421.66
Consulting costs 2022		2,750.00
Administration costs 2022		4,549.27
Audit Fees 2022		383.63
Legal Advise 28/9/22 - Lot 114 Wattleup Rd (DPLH)		2,326.02
Consulting costs 2023		2,770.00
Administration costs 2023		11,000.00
Audit Fees 2023		400.00
Consulting costs 2024		3,050.00
Administration costs 2024		25,050.00
Audit Fees 2024		
	<b>Totals</b>	<b>227,281.71</b>



# Hammond Park Development Contribution Plan 9 (DCA9) Report

Table 5 Contribution Register

Schedule 4 - Contribution Register								
Owner	Date	Amount Paid		Interest	Hammond Rd		Regional Drainage	
		Area 107.2813	Contribution		Area 107.2813	Contribution	Area 154.8869	Contribution
Gold Estates	23/09/11							
25 Woodrow Avenue (Roman Catholic Church)	26/02/15	4.0469	237,068.37		4.0469	227,548.85	4.0469	9,519.52
Lot 123 (472) Wattleup Road Hammond Park	20/03/15	4.1303	241,953.97		4.1303	232,238.26	4.1303	9,715.70
<b>Interest 14/15</b>				<b>2,703.30</b>				
Lot 126 Wattleup Road	09/07/15	2.1580	126,416.16		2.1580	121,339.89	2.1580	5,076.26
Lot 9001 Gaebler Road (Miluc)	13/08/15	1.3344	78,169.47		1.3344	75,030.56	1.3344	3,138.91
Qube development Stages 1-6	31/03/16	16.2217	918,710.63		16.2217	884,762.83	16.2217	33,947.80
<b>Interest 15/16</b>				<b>10,390.98</b>				
Harmonie Estate (108 Barfield Road)	18/07/16	2.5688	145,483.14		2.5688	140,107.31	2.5688	5,375.83
Vivente Stage 1 - Pt Lot 51 and 50		5.1847	327,183.95		5.1847	0.00		0.00
Vivente Stage 2 - Pt Lot 49*	23/11/16	2.4693	108,314.11		2.4693	140,700.99	2.4693	4,275.12
Lot 114 Wattleup Road		2.3353	137,108.78		2.3353	133,065.65	2.3353	4,043.13
9006L Gaebler Road Hammond Park	21/05/17	1.1892	67,349.95		1.1892	65,306.87	1.1892	2,043.08
<b>Interest 16/17</b>				<b>27,385.27</b>				
Lot 33 Barfield Road Hammond Park	29/09/17	2.8269	\$187,855.93		2.8269	180,728.06	2.8269	6,929.87
Lot 9500 (36) Gaebler Road Hammond Park	22/09/17	0.0948	6,293.04		0.0948	6,080.84	0.0948	232.40
Lot 8 (107) Barfield Road Hammond Park - Stage 1	23/10/17	1.5459	102,820.29		1.5459	98,830.67	1.5459	3,789.62
9017 Frankland Ave - 8029201	11/12/17	0.0591	4,544.26		0.0591	4,399.38	0.0591	144.88
Lot 9010 (513) Frankland Ave Hammond Park	05/01/18	2.8188	216,740.52		2.8188	209,830.51	2.8188	6,910.01
Lot 8501 Wattleup Road Hammond Park	17/01/18	1.9826	182,444.22		1.9826	147,584.07	1.9826	4,880.15
9011 Frankland Ave Hammond Park (8029201)	19/03/18	3.8855	298,758.37		3.8855	289,235.30	3.8855	9,521.07
9010 Frankland Ave Hammond Park (8029200) DP413139	05/04/18	0.1382	10,826.34		0.1382	10,287.56	0.1382	338.78
Hammond Park School Site - DEP (Lots 31,32,33 & 392 Barfield & Lot 850 Frankland )			325,000.00					
<b>Interest 17/18</b>				<b>43,416.16</b>				
9019 Frankland Ave Hammond Park (8031489) DP414948	09/07/18	0.1180	9,073.15		0.1180	8,783.88	0.1180	289.27
Lot 9014 (156) Barfield Road Hammond Park 8030876	18/09/18	0.3110	23,920.81		0.3110	23,150.73	0.3111	762.83
Lot 48 Vozhe Street Hammond Park - Stage 2 (8031448)	23/11/18	1.3248	87,943.18		1.3248	84,895.58	1.3248	3,247.82
Lot 29 (137) Barfield Road Hammond Park - Stage 1 (5514445)	18/01/19	2.3425	160,200.73		2.3425	144,458.16	2.3425	5,742.57
Lot 9020 & 9022 Frankland Avenue- DP416295	19/02/20	0.9897	83,406.75		0.9897	81,033.19	0.9897	2,373.56
Lot 9001 & 125 Wattleup Rd - Stage 1 DP414275	18/12/19	2.5436	162,959.91		2.5436	160,507.51	2.5436	2,452.40
Lot 9021 Frankland Ave - Vivente Stage 5	19/02/20	3.2100	214,837.32		3.2100	206,785.12	3.2100	7,872.20
Lot 9024 Barfield Road - Stage 2 (0.5855ha) DP419342 & DP419341	23/06/20	0.5855	39,149.58		0.5855	64,412.81	0.5855	2,452.40
<b>Interest 18/19</b>				<b>62,479.34</b>				
Lot 9028 Whadjuk Drive - Vivente Stage 4 (3.3819ha) DP419657	19/10/20	3.3819	133,582.81		3.3819	125,151.90	3.3819	8,430.70
Lot 9008 Bischoff Road Hammond Park (0.1038) DP420158	22/12/20	0.1038	4,118.47		0.1038	3,856.66	0.1038	259.81
Lot 9050 Wattleup Road Hammond Park (2.6156ha) DP420134	11/03/21	2.6156	103,928.93		2.6156	97,369.74	2.6156	6,559.19
Lot 9033 Barfield Road Hammond Park (4.4831ha) DP420887 Vivente Stage 8	29/06/21	4.4831	178,087.83		4.4831	166,890.30	4.4831	11,197.53
Lot 9037 Barfield Road Hammond Park (0.9378ha) DP423026	19/01/22	0.9378	57,813.13		0.9378	55,260.33	0.9378	2,352.80
Lot 9039 Frankland Ave Hammond Park (1.4738ha) DP422797	19/01/22	1.4738	90,541.95		1.4738	86,844.40	1.4738	3,897.55
Lot 9042 Wattleup Rd Hammond Park (0.3629ha)	17/01/22	0.3629	22,294.93		0.3629	21,384.08	0.3629	910.47
<b>Interest 19/20</b>				<b>37,831.57</b>				
<b>Interest 20/21</b>				<b>25,744.32</b>				
Lot 9035 Irvine Parade Hammond Park - Vivente Stage 6 DP424093	31/08/22	2.4340	149,531.21		2.4340	147,022.36	2.4340	2,508.85
<b>Interest 21/22</b>				<b>12,812.47</b>				
Lot 15 (171) Barfield Road Hammond Park - Vivente Stage 10 DP4272	09/01/24	1.8850	140,021.70		1.8850	135,148.95	1.8850	4,874.75
Lot 9008 Frankland Avenue - Maudes Rise	18/04/24	2.0775	155,975.92		2.0775	150,545.73	2.0775	5,430.19
<b>Interest 22/23</b>				<b>89,849.74</b>				
Lot 9044 Whadjuk Drive Hammond Park - Vivente DP428290	17/07/24	0.1002	7,382.08		0.1002	7,100.18	0.1002	281.90
Lot 9043 Frankland Avenue - Vivente Stage 13	23/08/24	1.1847	87,044.52		1.1847	83,947.94	1.1847	3,098.58
Lot 9043 Frankland Avenue - Vivente Stage 13B	23/08/24	0.8429	61,931.14		0.8429	59,727.96	0.8429	2,203.18
<b>Total</b>		<b>88.2585</b>	<b>\$5,635,762.95</b>		<b>88.2585</b>	<b>\$4,861,110.87</b>	<b>126.6775</b>	<b>\$186,838.30</b>
<b>A rea for which contributions are yet to be made</b>		<b>19.0228</b>			<b>19.0228</b>		<b>28.2094</b>	

# Hammond Park Development Contribution Plan 9 (DCA9) Report

*Table 6 Regional Drainage Cost*

<b>Schedule 5 - Regional Drainage</b>	
Lot 412 Gaebler Rd (Gold Estates) excl road widening and primary school site	43.6036 ha
DCA 9 except lot 51 Rowley Rd (4.5745ha net) and lot 301 Barfield Rd (1.5034ha net)	111.2833 ha
DCA 10 lots 1, 2, 110 and 111 Wattleup Road only	15.4927 ha
<b>Total</b>	<b>154.8869 ha</b>

**Developed area as per Schedule 4** 126.6775

**Area for which contributions are yet to be made As per Schedule 4** 28.2094

<b>Cost of Drainage Works</b>			Actual Cost	Actual Cost	Total Cost
Ground Water interception works Lot 412 Gaebler Rd	GHD 11/12	prefunded by owner		132,790.11	88,140.63
Oversize drainage area - Lot 412 Gaebler Rd - 0.2992 ha	Mcgees 09/10		264,000.00		172,431.60
			<b>Total</b>		<b>\$260,572.23</b>

**Contributions as per Schedule 4** \$186,838.30

**Cost contributions yet to be made** \$73,733.94

**Area for which contributions are yet to be made for Regional Drainage** **\$2,613.81 per ha**

# Hammond Park Development Contribution Plan 9 (DCP 9) Report

## Annex 3 – Schedule of Costs



### ESTIMATE OF ENGINEERING COSTS

Client Name: City of Cockburn  
 Project Name: Hammond Road Upgrade - DCP9/10  
 Project No: 48119  
 Land usage: Existing Road Upgrade and Extension  
 No of Lots: 0  
 Location: City of Cockburn

	\$	DCP9(61.6%)	DCP10(38.4%)	\$/Lot
1. Preliminaries and Establishment	251,000	154,616	96,384	251,000
2. Siteworks and Dust Control	42,000	25,872	16,128	42,000
3. Earthworks	509,500	313,852	195,648	509,500
4. Demolition	0	0	0	
5. Retaining Walls	0	0	0	
6. Fencing	0	0	0	
7. Sewer Reticulation	0	0	0	
8. Stormwater Drainage	555,500	342,188	213,312	555,500
9. Water Reticulation	0	0	0	
10. Roadworks	2,553,500	1,572,956	980,544	2,553,500
11. Footpaths	333,000	205,128	127,872	333,000
12. Underground Power	241,500	148,764	92,736	241,500
13. Telecommunications	0	0	0	
14. Gas	0	0	0	
15. Provisional Sums	219,000	134,904	84,096	219,000
16. Contract Contingency (5%)	235,500	145,068	90,432	235,500
<b>Sub Total Contract Works (Value)</b>	<b>4,940,500</b>	<b>3,043,348</b>	<b>1,897,152</b>	<b>4,940,500</b>
<b>GST</b>	<b>494,050</b>	<b>304,335</b>	<b>189,715</b>	<b>494,050</b>
<b>Total Contract Works (Price)</b>	<b>5,434,550</b>	<b>3,347,683</b>	<b>2,086,867</b>	<b>5,434,550</b>
17. Works Outside Contract	0	0	0	
18. Water Corporation Infrastructure Contribution (valid to 30 June 2025)				
18.1 Sewer Reticulation	0	0	0	
18.2 Water Reticulation	0	0	0	
18.3 Stormwater Drainage	0	0	0	
19. Landscaping	0	0	0	
20. Authority Charges				
20.1 Supervision Fee	138,000	85,008	52,992	138,000
20.2 Scheme Fees	0	0	0	
20.3 Other	0	0	0	
21. Water Corporation Fee	0	0	0	
22. Western Power Fees	62,000	38,192	23,808	62,000
23. Professional Fees				
23.1 Planning	0	0	0	
23.2 Engineering	248,500	153,076	95,424	248,500
23.3 Surveying	0	0	0	
23.4 Environmental	0	0	0	
23.5 Geotechnical	0	0	0	
23.6 Hydrological	0	0	0	
23.7 Traffic Engineering	0	0	0	
24. Project Contingency (5%)	22,500	13,860	8,640	22,500

# Hammond Park Development Contribution Plan 9 (DCP 9) Report



## ESTIMATE OF ENGINEERING COSTS

Client Name: City of Cockburn  
 Project Name: Hammond Road Upgrade - DCP9/10  
 Project No: 48119  
 Land usage: Existing Road Upgrade and Extension  
 No of Lots: 0  
 Location: City of Cockburn

	\$	DCP9(61.6%)	DCP10(38.4%)	\$/Lot
<b>Sub Total (Value)</b>	5,411,500	3,333,484	2,078,016	5,411,500
<b>GST (excluding headworks)</b>	541,150	333,348	207,802	541,150
<b>Sub Total (Price)</b>	5,952,650	3,666,832	2,285,818	5,952,650
25. Potential Reimbursement - Excludes GST				
25.1 GST Reimbursement	-541,150	-333,348	-207,802	-541,150

*This estimate must be read in conjunction with Stantec covering letter dated 30/08/2024.*

Signed: 

Date: 30/08/2024

**Annex 4 – Capital Expenditure Plan (CEP)**

DCP Reserve balance as of 30/08/24	*Value of credits	Interest earned on DCP funds 2022/23
4,537,803	856,240	89,849.74

Hammond Park								Source of Funds		
Item of Infrastructure Road & Services	Estimated Value	DCP funds expended so far	2023/24	2024/25	2025/26	2026/27	2027/28	DCP 9 (61.6%)	DCP 10 (38.40%)	Total
Hammond Road Land	4,144,844	1,696,983					856,240	2,553,223	1,591,621	4,144,844
Construction Hammond Rd between Gaebler Rd & Rowley Rd	5,281,500						3,253,404	3,253,404	2,028,096	5,281,500
<b>Total</b>	<b>9,426,344</b>	<b>1,696,983</b>					<b>4,109,644</b>	<b>5,806,627</b>	<b>3,619,717</b>	<b>9,426,344</b>

Notes:

1. This timeframe is subject to change.
2. **Value of credits:** A total liability of \$1,390,000 is owed to the Department of Planning, Lands and Heritage (DPLH) for the acquisition of 1.5377 hectares of ‘Other Regional Roads’ reservation located on Lot 114 (466) Wattleup Road, Hammond Road. This liability comprises \$856,240 (61.60%) under DCA9 and \$533,760 (38.40%) under DCA10.

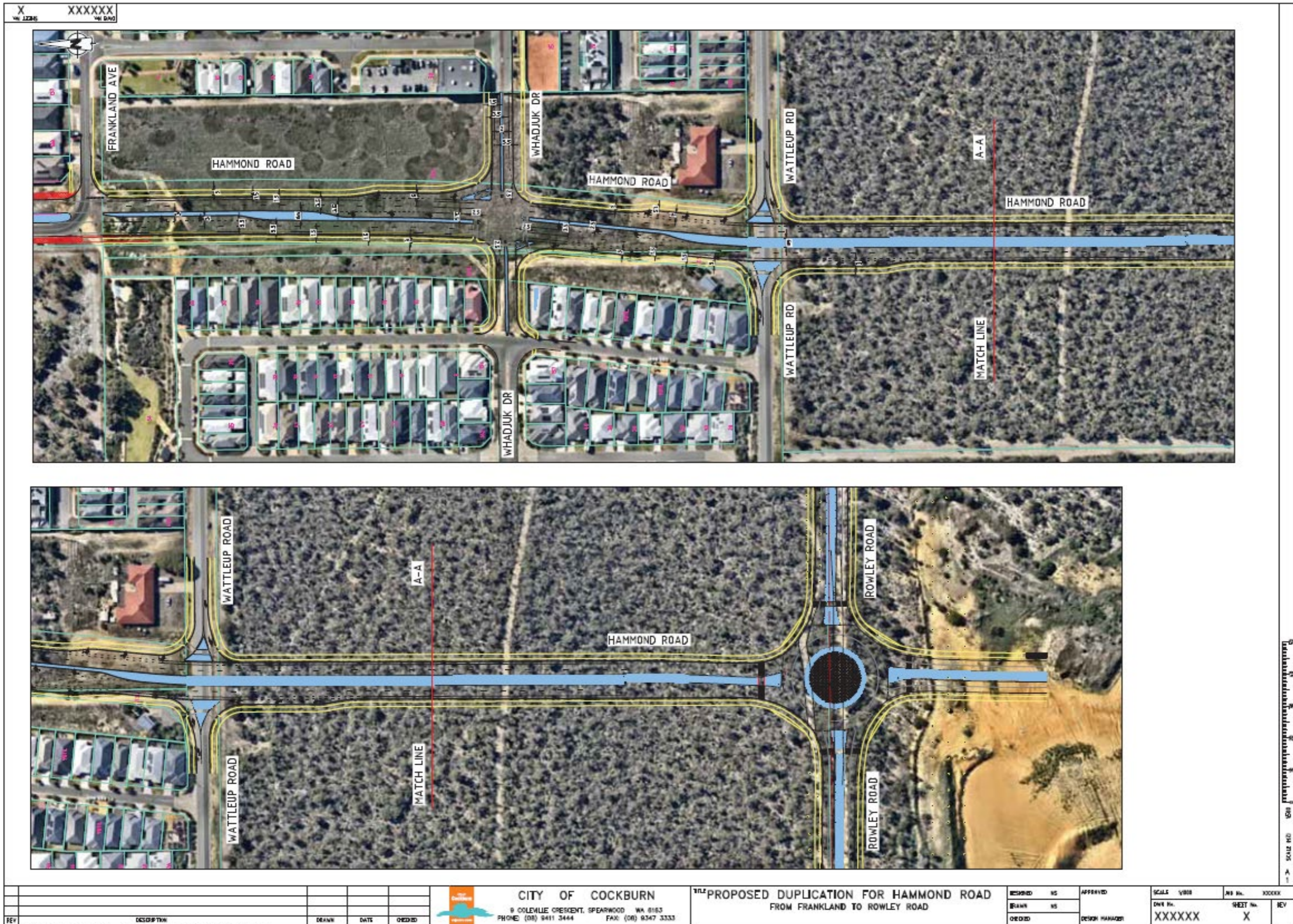
The following recurring annual payment obligation for DCA9 is not included in table above:

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

Annex 5 – Infrastructure Project Design



Hammond Park Development Contribution Plan 9 (DCP 9) Report



Contact Us

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