



Yangebup East Development Contribution Plan 5 (DCP 5) 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.

Yangebup East 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 5'.

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 following works:

1. Construction of Beeliar Drive, between Stock Road and Spearwood Avenue.
2. Construction of Spearwood Avenue, between Beeliar Drive and Fancote Avenue.
3. Closing Yangebup Road at the railway line.

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 5 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.

Yangebup East Development Contribution Plan (DCP 5) Report

DCP 5 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the following infrastructure:

1. Construction of Beeliar Drive, between Stock Road and Spearwood Avenue.
2. Construction of Spearwood Avenue, between Beeliar Drive and Fancote Avenue.
3. Closing Yangebup Road at the railway line.

The requirement to contribute under DCP 5 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 5 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

The DCP provides for a portion of the cost of land and works associated with constructing Beeliar Drive, between Stock Road and Spearwood Avenue, 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:

Constructing Beeliar Drive, between Stock Road and Spearwood Avenue, including:

- Land requirements for the other Regional Road Reservation between Watson Road and Spearwood Avenue under the MRS
- Land requirements for an average 45-metre-wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage
- Full earthworks
- Construction of a four-lane median divided curbed road
- Dual use path (both sides)
- Pedestrian Crossings (where appropriate at the discretion of the local government)
- Lighting

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- Landscaping
- Traffic signals and roundabouts at major intersections
- Drainage
- Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs
- Servicing infrastructure relocation where necessary
- Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beelias Drive or for any of the abovementioned works.

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

Constructing Spearwood Avenue, between Beelias Drive and Fancote Avenue, including.

- Land requirements for a 25-metre-wide road reserve
- Full earthworks
- Construction of a two-lane curbed road with channelisation at intersections
- Dual use path (one side only)
- Traffic Management devices
- Drainage
- Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs
- Servicing infrastructure relocation where necessary

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

Closing Yangebup Road at the Railway line

The closing of Yangebup Road at the railway line serves to downgrade Yangebup Road in favour of access via Beelias Drive.

A map detailing the location of the infrastructure in relation to the DCA is included in [Location of Infrastructure Items](#).

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.

Estimated costs

All infrastructure works outlined in this DCP were pre-funded by the city and have been completed. There are no further expenses other than administrative costs.

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

Method of calculating contribution

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 5 North of Beelias is **\$27,196.44/ha**, South of Beelias **\$29,026.60/ha**, as of 21 October 2024 it has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total DCP 5 Cost} - \text{Contributions Paid}) / \text{Net Developable Area (5.8763ha)}$$

Calculation of an owner's 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 detailed outline of the actual costs is included in [Table 1 - Summary Sheet](#), and summarised below.

Beelias Drive

All landowners within DCA 4 and DCA 5, except for Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA 4, shall make a proportional contribution of 40.88% of the total cost of constructing Beelias Drive between Stock Road and Spearwood Avenue.

The area which benefits from the infrastructure is shared between DCP 4 and DCP 5 (Yangebup West and East) as shown in [DCA5 Scheme Map](#) and [DCA4 Scheme Map](#).

Yangebup East Development Contribution Plan (DCP 5) Report

The total DCP 4 and 5 cost is apportioned to each DCP based on their respective net developable areas, equating to 47.63% and 52.37% split, respectively.

Beeliar Drive Land Acquisition

The total cost of acquiring land identified under the MRS for 'Other Regional Roads' as per DCP5 was **\$7,763,334**, as set out in [Table 2 – Beeliar Drive Land Costs](#) and in accordance with the following formula:

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

Beeliar Drive Construction

The total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue was **\$8,089,474.94**.

A summary of the actual cost for each infrastructure item is included in [Table 3 – Construction Cost Beeliar Drive](#).

Spearwood Avenue

All landowners within DCA 5 south of Beeliar Drive shall make a proportional contribution of 30.65% of the total cost of Spearwood Avenue, between Beeliar Drive and Fancote Avenue.

The total cost of constructing Spearwood Avenue was **\$3,893,949.76**.

A summary of the actual cost for each infrastructure item is included in [Table 5 Spearwood Avenue Costs](#)

Closing Yangebup Road at the railway line

All landowners north of Beeliar Drive shall make a proportional contribution to 100% of the cost of closing Yangebup Road at the Railway Line.

The total cost of the works is **\$126,085.06**.

A summary of the actual cost for each infrastructure item is included in [Table 6 Yangebup Road Costs](#)

Priority and timing of delivery

The works set out in TPS 3 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.

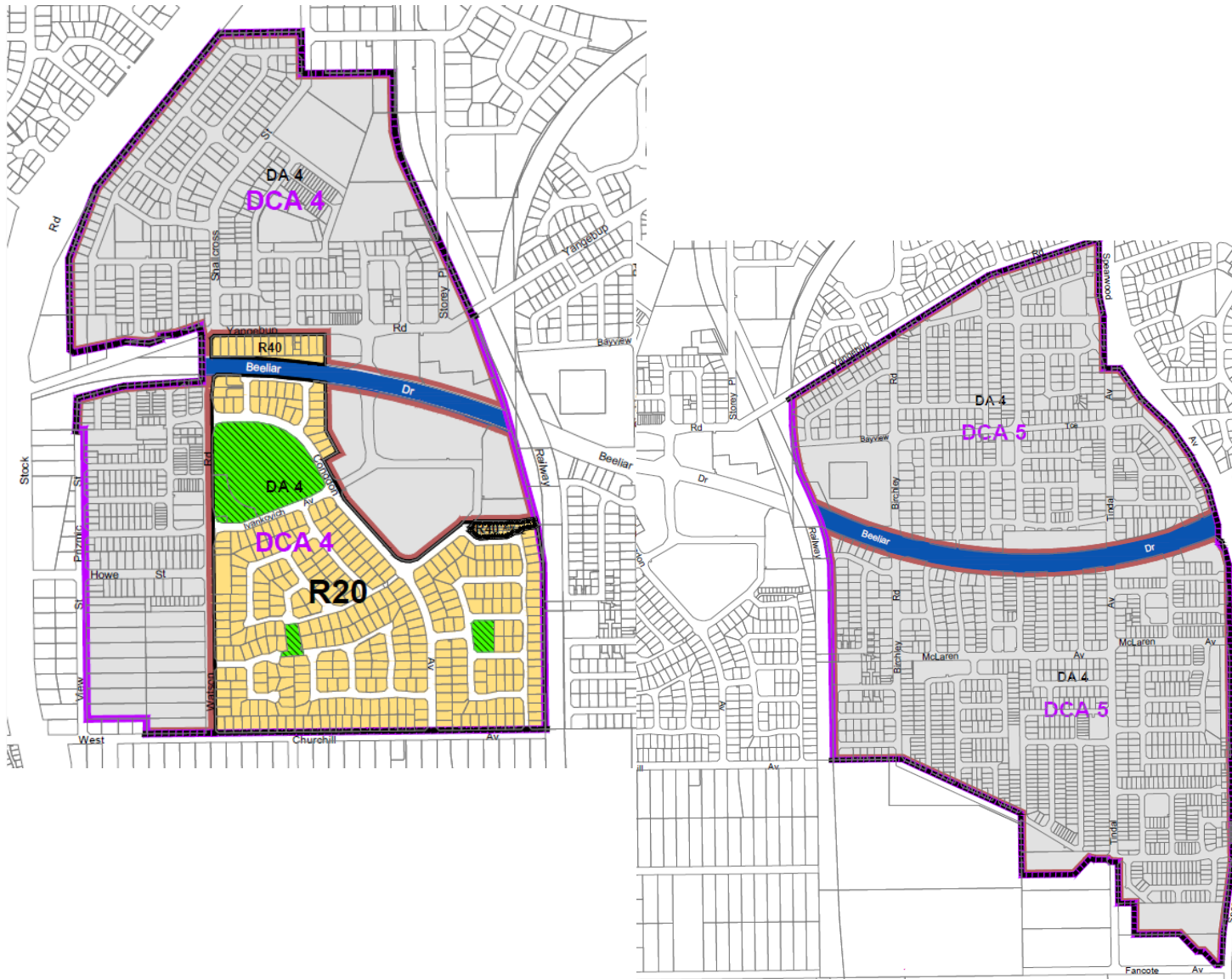
Review

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.

Annexes

1. Maps
2. Cost Apportionment Schedule (CAS)

Annex 1 – Maps



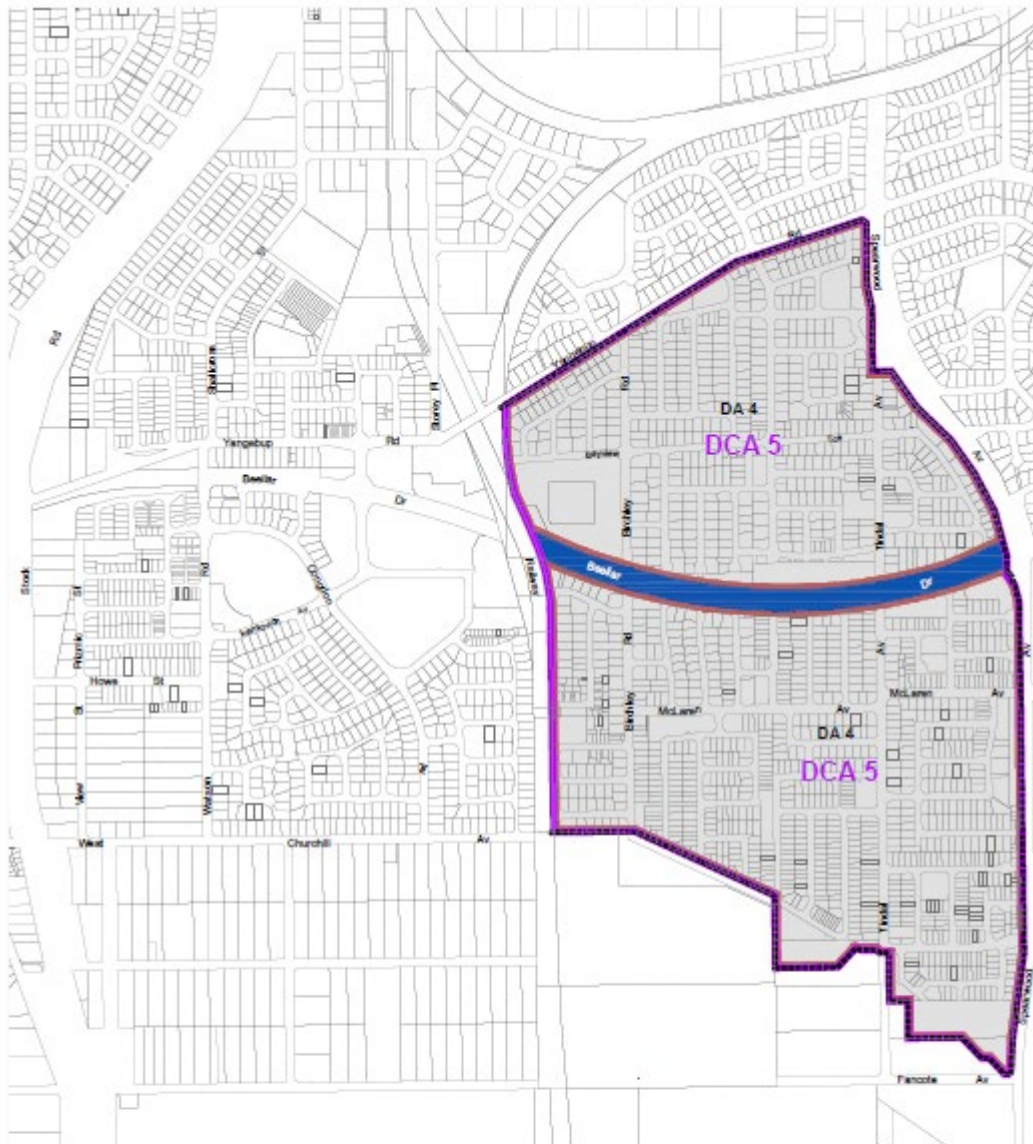
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Location of Infrastructure Items




Yangebup East Development Contribution Plan (DCP 5) Report


Scheme Map



GENERAL

SPECIAL CONTROL AREAS:


 Development Areas

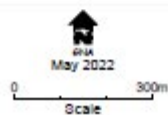
 Development Control Areas

REGION RESERVES

 Other Regional Roads

ZONES

 Development



Town Planning Scheme No.3
Development Contribution Area No.5
Yangebup East

DCA4 Scheme Map



- | | | |
|--|--|--|
| <p>GENERAL</p> <ul style="list-style-type: none"> R20 Residential Density Codes A111 Additional Uses <p>SPECIAL CONTROL AREAS:</p> <ul style="list-style-type: none"> DA Development Areas DCA Development Control Areas | <p>REGION RESERVES</p> <ul style="list-style-type: none"> Other Regional Roads <p>LOCAL RESERVES</p> <ul style="list-style-type: none"> Parks & Recreation Local Road | <p>ZONES</p> <ul style="list-style-type: none"> Residential Development |
|--|--|--|

May 2022
 0 300m
 Scale

Town Planning Scheme No.3
Development Contribution Area No.4
Yangebup West

Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 - Summary Sheet

| DCA 5 Yangebup East - Cost Apportionment Schedule (CAS) | | | |
|--|------------|--------------|---------------------|
| All owners of land within DCA 4 and 5, with the exception of lots 500 and 600 Shallcross Street and lots 500 and 504 Storey Place are required to make a proportional contribution to 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Speawood Avenue. In addition all landowners south of Beeliar Drive shall make a proportional contribution to 30.65% of the cost of Spearwood Avenue between Beeliar Drive and Fancote Avenue and all owners north of Beeliar Drive shall make a contribution to 100% of the cost of closing Yangebup Road at the Railway line. | | | |
| Land Acquisition for Beeliar Drive Prorata contribution to 40.88% land acquisition (Incl widenings and drainage) | Schedule 1 | | 2,555,940.24 |
| Construction of Beeliar Drive Prorata contribution to 40.88% of the total construction costs construction cost | Schedule 2 | | 837,964.88 |
| Administratin Costs General | Schedule 3 | | 76,505.80 |
| | | Total | 3,470,410.93 |

| | | |
|---|------------------|----------------------|
| | Area (ha) | Beeliar Drive |
| | 110.7427 | 3,470,410.93 |
| | 104.8664 | |
| Net land area | 5.8763 | |
| Less previous contributions as per Schedule 6 | | 3,375,014.03 |
| | Balance | 95,396.91 |

Contribution for the area for which Cost Contributions have yet to be made for Beeliar Drive \$16,234.06

| Summary of Cost Contributions | | | |
|---------------------------------------|---------------------------|--------------------|--------------------|
| Item | | North of Beeliar | South of Beeliar |
| Beeliar Drive | As above | 16,234.06 | 16,234.06 |
| Spearwood Avenue | Schedules 4 & 6 | | 12,792.54 |
| Closure of Yangebup Rd at the Railway | Schedules 5 & 6 | 10,962.37 | |
| | Total cost per/ ha | \$27,196.44 | \$29,026.60 |

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Table 2 – Beelias Drive Land Costs

| Schedule 1 - Beelias Drive Land Costs | | | | | |
|--|---------------|------------------|---------------------|---------------------|---------------------|
| Description | Area (ha) | Total Cost | Pro rata 40.88% | DCA 4 47.63% | DCA 5 52.37% |
| Mrs Reserve | | | | | |
| CSL Pt 451 Yangebup Rd | 1.0020 | 1,544,575 | 631,422.26 | 300,746.42 | 330,675.84 |
| | | | | 19,253.58 | 893,899.16 |
| Lot 6 Watson Rd | 0.8954 | 179,080 | 73,207.90 | 34,868.92 | 38,338.98 |
| Pt Lot 9001 Yangebup Rd (Lot 621 Yangebup Rd | 1.5004 | 1,985,850 | 811,815.48 | 386,667.71 | 425,147.77 |
| Lot 12 Birchley Rd | 0.3391 | 119,363 | 48,795.59 | 23,241.34 | 25,554.25 |
| Lot 26 Birchley Rd | 0.5604 | 197,260 | 80,639.89 | 38,408.78 | 42,231.11 |
| | House | 105,000 | 42,924.00 | 20,444.70 | 22,479.30 |
| Lot 75 Birchley Rd | 0.0241 | 9,544 | 3,901.59 | 1,858.33 | 2,043.26 |
| Lot 101 Birchley Rd | 1.1730 | 1,401,140 | 572,786.03 | 272,817.99 | 299,968.04 |
| Lot 77 Birchley Rd | 0.0105 | 4,158 | 1,699.79 | 809.61 | 890.18 |
| Lot 33 Tindal Ave | 0.5490 | 786,800 | 321,643.84 | 153,198.96 | 168,444.88 |
| Lot 34 Tindal Ave | 0.6410 | 253,836 | 103,768.16 | 49,424.77 | 54,343.38 |
| Lot 181 Tindal Ave | 0.3963 | 237,600 | 97,130.88 | 46,263.44 | 50,867.44 |
| Pt Lot 58 Tindal Ave | 0.8371 | 331,492 | 135,513.93 | 64,545.28 | 70,968.64 |
| Lot 45 Fancote Avenue | 0.0240 | 36,709 | 15,006.64 | 7,147.66 | 7,858.98 |
| Widenings | | | | | |
| Pt Lot 9001 Yangebup Rd (621 Yangebup road) | 0.0960 | 101,570 | 41,521.82 | 19,776.84 | 21,744.98 |
| Pt Lot 26 Birchley Rd | 0.0133 | 21,003 | 8,586.03 | 4,089.52 | 4,496.50 |
| Lot 101 Birchley Rd | 0.0135 | 15,850 | 6,479.48 | 3,086.18 | 3,393.30 |
| Pt Lot 33 Tindal Ave | 0.0475 | 53,250 | 21,768.60 | 10,368.38 | 11,400.22 |
| Pt Lot 34 Tindal Ave | 0.0839 | 93,440 | 38,198.27 | 18,193.84 | 20,004.44 |
| Pt Lot 35 Tindal Ave | 0.0215 | 24,650 | 10,076.92 | 4,799.64 | 5,277.28 |
| Pt Lot 58 Tindal Ave | 0.0657 | 27,898 | 11,404.70 | 5,432.06 | 5,972.64 |
| Pt Lot 59 Tindal Ave | 0.0207 | 45,000 | 18,396.00 | 8,762.01 | 9,633.99 |
| Drainage | | | | | |
| Lot 9001 Yangebup Rd (Lot 621 Yangebup Rd) | 0.1508 | 159,600 | 65,244.48 | 31,075.95 | 34,168.53 |
| Associated Costs | | | | | |
| Purchase and settlement costs | | 28,666 | 11,718.83 | 5,581.68 | 6,137.15 |
| Totals | 8.4652 | 7,763,334 | 3,173,651.11 | 1,530,863.60 | 2,555,940.24 |

Table 3 – Construction Cost Beelias Drive

| Schedule 2 - Beelias Drive Construction Costs | | | | |
|---|---------------------|---------------------|---------------------|-------------------|
| Description | Actual Cost | Prorata 40.88% | DCA 4 47.63% | DCA 5 52.37% |
| Drainage (1996) | 13,891.00 | 5,678.64 | 2,704.74 | 2,973.90 |
| Preliminary earthworks contract (railway to Watson Road) Dec 99 | 254,542.25 | 104,056.87 | 49,562.29 | 54,494.58 |
| Consultants for preliminary earthworks | 30,359.75 | 12,411.07 | 5,911.39 | 6,499.68 |
| Stage 1 Construction (Spearwood Ave to Watson Rd) August 01 | 1,713,250.00 | 700,376.60 | 333,589.37 | 366,787.23 |
| Consultants for Stage 1 | 84,854.00 | 34,688.32 | 16,522.05 | 18,166.27 |
| Stage 2 estimated cost Watson Road to Stock Rd | 734,591.00 | 300,300.80 | 143,033.27 | 157,267.53 |
| Intersection Birchley and Beelias Drive | 97,900.00 | 40,021.52 | 19,062.25 | 20,959.27 |
| Stage 3 estimated cost second carriageway & assoc works | 4,030,956.00 | 1,647,854.81 | 784,873.25 | 862,981.57 |
| Intersection Spearwood Ave and Beelias Drive (75% contribution) | 258,555.94 | 105,697.67 | 50,343.80 | 55,353.87 |
| Landscaping estimated cost | 870,575.00 | 355,891.06 | 169,510.91 | 186,380.15 |
| Beelias Drive Costs - Lot 801 Yangebup - CoC 59% share pre-funded by DCA5 | | | | -893,899.16 |
| Totals | 8,089,474.94 | 3,306,977.36 | 1,575,113.32 | 837,964.88 |

Yangebup East Development Contribution Plan (DCP 5) Report

Table 4 Administration Cost

| Schedule 3 - Administration Costs | | | |
|---|-----------|----------|----------|
| General | Total | DCA 4 | DCA 5 |
| | Cost | 47.63% | 52.37% |
| Traffic Analysis | 11,701.00 | 5,573.19 | 6,127.81 |
| Road cost estimates Dec 00 | 3,620.00 | 1,724.21 | 1,895.79 |
| Stage 2 & 3 cost estimates Sept 01 | 1,800.00 | 857.34 | 942.66 |
| Valuation Sept 99 | 1,500.00 | 714.45 | 785.55 |
| Landscape masterplan and costs estimates | 4,500.00 | 2,143.35 | 2,356.65 |
| Revaluation Feb 02 | 1,500.00 | 714.45 | 785.55 |
| Revaluation May 04 | 2,250.00 | 1,071.68 | 1,178.33 |
| Road cost estimates May 04 | 382.00 | 181.95 | 200.05 |
| Administration Cost | 3,000.00 | 1,428.90 | 1,571.10 |
| Valuation Lot 53 Tindal Ave Feb 04 | 2,565.00 | | 2,565.00 |
| Revaluation June 05 | 750.00 | 357.23 | 392.78 |
| Road cost Estimates June 05 | 760.00 | 361.99 | 398.01 |
| Audit costs 04/05 | 1,320.00 | 660.00 | 660.00 |
| Legal Costs | 527.70 | 251.34 | 276.36 |
| Administration Cost | 6,000.00 | 3,000.00 | 3,000.00 |
| Administration Cost | 6,000.00 | 3,000.00 | 3,000.00 |
| Road cost Estimates June 06 | 1,527.27 | 727.44 | 799.83 |
| Revaluation June 06 | 833.33 | 396.92 | 436.41 |
| Lot 59 acquisition | 743.60 | | 743.60 |
| Road Cost Estimates | 475.00 | 226.24 | 248.76 |
| Revaluation | 1,250.00 | 595.38 | 654.63 |
| Administration Cost | 6,000.00 | 3,000.00 | 3,000.00 |
| Road cost estimate June 08 | 950.00 | 452.49 | 497.52 |
| Revaluation | 1,670.00 | 795.42 | 874.58 |
| Administration Cost | 6,000.00 | 3,000.00 | 3,000.00 |
| Annual Audit (05/06, 06/07) | 2,400.00 | 1,200.00 | 1,200.00 |
| Revaluation | 1,250.00 | 595.38 | 654.63 |
| Road cost estimates | 1,175.00 | 559.65 | 615.35 |
| Administration Cost | 6,240.00 | 3,120.00 | 3,120.00 |
| Transfer of lot 801 to Road (Beelias Drive) | 1,682.28 | 801.27 | 881.01 |
| Annual Audit (07/08) | 460.00 | 230.00 | 230.00 |
| Annual Audit (08/09) | 458.00 | 229.00 | 229.00 |
| Annual Audit (09/10) | 458.00 | 229.00 | 229.00 |
| Administration Cost | 8,000.00 | 4,000.00 | 4,000.00 |
| Administration Cost | 8,000.00 | 4,000.00 | 4,000.00 |
| Administration Cost | 8,000.00 | 4,000.00 | 4,000.00 |
| Revaluation | 1,466.00 | 733.00 | 733.00 |
| Road cost estimates | 1,595.00 | 759.70 | 835.30 |
| Revaluation | 1,466.00 | 733.00 | 733.00 |
| Road cost estimates | 1,925.00 | 962.50 | 962.50 |
| Annual Audit | 525.72 | | 525.72 |
| Administratin Costs | 2,478.00 | | 2,478.00 |
| Annual Audit (14/15) | 232.73 | | 232.73 |
| Administration Costs | 1,846.00 | | 1,846.00 |

Yangebup East Development Contribution Plan (DCP 5) Report

| | | | |
|------------------------------|------------|-----------|-----------|
| Consultancy Costs (14/15) | 2,024.83 | | 2,024.83 |
| Annual Audit (16/17) | 375.14 | | 375.14 |
| Administration Costs | 847.71 | | 847.71 |
| Consultancy Costs (16/17) | 77.70 | | 77.70 |
| Annual Audit (17/18) | 480.91 | | 480.91 |
| Administration Costs (18/19) | 864.66 | | 864.66 |
| Annual Audit (18/19) | 398.19 | | 398.19 |
| Administration Costs (19/20) | | | 864.66 |
| Annual Audit (19/20) | | | 403.63 |
| Administration Costs (20/21) | | | 1,090.63 |
| Annual Audit (20/21) | | | 407.28 |
| Administration Costs (21/22) | | | 1,090.63 |
| Annual Audit (21/22) | | | 383.64 |
| Administration Costs (22/23) | | | 1,400.00 |
| Annual Audit (22/23) | | | 400.00 |
| Administration Costs (23/24) | | | 1,500.00 |
| Annual Audit (23/24) | | | |
| | | | |
| Totals | 122,351.77 | 53,386.44 | 76,505.80 |

Yangebup East Development Contribution Plan (DCP 5) Report

Table 5 Spearwood Avenue Costs

| Schedule 4 - Spearwood Ave Costs | | |
|---|---------------------|---------------------|
| Beeliar Drive to Fancote Ave | Actual Cost | DCA 5 30.65% |
| Land | | |
| Stage 1 Beeliar - Bluebush + McLaren Ave connection (1.0620 ha) | 1,066,133.00 | 326,769.76 |
| Stage 2 Bluebush - Henderson (2.1159ha) | 1,198,345.00 | 367,292.74 |
| Drainage (0.1615 ha) | 182,352.50 | 55,891.04 |
| Initial valuation advice | | 1,720.00 |
| Construction | | |
| Preliminary design and costs | | 10,050.00 |
| Design Modifications and recost (06/04) | | 3,710.00 |
| Stage 1 construction to Bluebush | 370,388.64 | 113,524.12 |
| Estimated construction Bluebush to Henderson Ave | 1,076,730.62 | 330,017.94 |
| Total | 3,893,949.76 | 1,208,975.60 |
| Less contributions made Schedule 6 | | 1,152,685.88 |
| Balance | | \$56,289.72 |
| Area for which contributions are yet to be made (south of Beeliar Drive only) | | 4.4002 |
| Contribution rate per ha | | \$12,792.54 |

Table 6 Yangebup Road Costs

| Schedule 5 - Yangebup Road Costs | |
|---|-------------------|
| Closure at the railway line | |
| Item | Actual Cost |
| Initial design and costs | 6,900.00 |
| Actual cost of works | 118,805.06 |
| Cost update | 380.00 |
| Total | 126,085.06 |
| Less contributions made Schedule 6 | 109,903.50 |
| Balance | \$16,181.56 |
| Area for which contributions are yet to be made (North of Beeliar Drive only) | 1.4761 ha |
| Contribution rate per ha | \$10,962.37 |

Table 7 Contribution Register

| Schedule 6 - Contribution Register | | | | | | | | | |
|---|----------------|-----------------|------------------|-----------------|------------------|----------------|--------------|----------------|--------------|
| Description | | Overall DCA | | | | north | | south | |
| | | Beeliar Drive | | | | Yangebup Road | | Spearwood Ave | |
| | | Area Ha | Total | Area Ha | Contribution | Area Ha | Contribution | Area Ha | Contribution |
| Bayview 1 Coburg Nominees | Jan-01 | | 111,989.00 | | 111,989.00 | | | | |
| Bayview 2 house lots | Feb-02 | | 1,996.46 | | 1,996.46 | | | | |
| Review adjustment | Mar-02 | | 45,172.45 | | 45,172.45 | | | | |
| Interest 01/02 | | | 24.99 | | 24.99 | | | | |
| | Balance | 110.7427 | 0.00 | 110.7427 | | 43.5322 | | 67.2105 | |
| Bayview 2 Coburg Nominees | Oct-02 | 8.8908 | 140,804.67 | 8.8908 | 133,248.11 | 8.8908 | 7,556.56 | | |
| Bayview 4 house lots | Mar-03 | 0.3603 | 5,706.11 | 0.3603 | 5,399.88 | 0.3603 | 306.23 | | |
| Interest 02/03 | | | 98.27 | | 98.27 | | | | |
| Carcione Nominees Lot 61 & 62 Tindal | Mar-04 | 1.5951 | 25,261.79 | 1.5951 | 23,906.07 | 1.5951 | 1,355.72 | | |
| Bayview 3 Coburg Nom Lot 73,74 & 75 Birchley | Apr-04 | 5.6668 | 89,745.79 | 5.6668 | 84,929.41 | 5.6668 | 4,816.38 | | |
| Interest 03/04 | | | 6,946.97 | | 6,946.97 | | | | |
| Ciotti house lots | Oct-04 | 0.2847 | 8,818.34 | 0.2847 | 5,922.54 | | | 0.2847 | 2,895.80 |
| Bayview 5 Coburg Nominees | Feb-05 | 3.2003 | 99,126.57 | 3.2003 | 66,575.01 | | | 3.2003 | 32,551.56 |
| Feymore Pty Ltd | May-05 | 1.8912 | 46,578.18 | 1.8912 | 39,342.14 | 1.8912 | 7,236.04 | | |
| Interest 04/05 | | | 19,341.06 | | 19,341.06 | | | | |
| Aust Mineral Invest P/L Lot 69 Yangebup Rd Stg 1 | Sep-05 | 1.4895 | 46,873.28 | 1.4895 | 40,988.31 | 1.4895 | 5,884.97 | | |
| Fazio & Gelati Lot 29 Tindal Ave | Nov-05 | 2.0252 | 63,731.30 | 2.0252 | 55,729.80 | 2.0252 | 8,001.50 | | |
| West Coast Const P/L Lot 30 Tindal Ave | Dec-05 | 2.0313 | 63,923.26 | 2.0313 | 55,897.66 | 2.0313 | 8,025.60 | | |
| Coburg Nominees Bayview 4 | Jan-06 | 2.6741 | 84,151.63 | 2.6741 | 73,586.34 | 2.6741 | 10,565.29 | | |
| Coburg Nominees | Jan-06 | 0.1346 | 5,148.82 | 0.1346 | 3,703.94 | | | 0.1346 | 1,444.88 |
| Dept Housing & Works | Jan-06 | 0.4476 | 14,085.59 | 0.4476 | 12,317.13 | 0.4476 | 1,768.46 | | |
| Dept Housing & Works | Jan-06 | 2.0234 | 63,674.66 | 2.0234 | 55,680.26 | 2.0234 | 7,994.40 | | |
| Carcione Nominees Lot 71 Birchley Rd | May-06 | 2.8326 | 89,139.49 | 2.8326 | 77,947.96 | 2.8326 | 11,191.53 | | |
| Panizza Lot 70 Yangebup Rd | May-06 | 2.9170 | 91,795.48 | 2.9170 | 80,270.50 | 2.9170 | 11,524.98 | | |
| Carcione Nominees Lots 31 & 32 Tindal Ave | May-06 | 4.0468 | 127,349.32 | 4.0468 | 111,360.53 | 4.0468 | 15,988.79 | | |
| Aust Mineral Invest P/L Lot 69 Yangebup Rd Stg 2 | Jun-06 | 0.2047 | 6,441.73 | 0.2047 | 5,632.97 | 0.2047 | 808.76 | | |
| Interest 05/06 | | | 38,504.52 | | 38,504.52 | | | | |
| Coburg Nominees - Bayview Stage 6 | Apr-07 | 4.1944 | 308,120.63 | 4.1944 | 223,079.33 | | | 4.1944 | 85,041.30 |
| Panama Dev Lot 27 Birchley Rd House lot | Jun-07 | 0.2124 | 17,212.90 | 0.2124 | 12,462.14 | | | 0.2124 | 4,750.76 |
| Interest 06/07 | | | 91,802.34 | | 91,802.34 | | | | |
| Panama Dev Balance Lot 27 Birchley Rd | Jan-08 | 0.7924 | 64,847.64 | 0.7924 | 40,789.16 | | | 0.7924 | 24,058.48 |
| Coburg Nominees - Bayview Stage 7 | Feb-08 | 4.3576 | 356,612.91 | 4.3576 | 224,309.52 | | | 4.3576 | 132,303.39 |
| Dharma Developments - Lot 56 Tindal Stage 1 & 2 | Apr-08 | 2.3233 | 200,693.62 | 2.3233 | 126,236.28 | | | 2.3233 | 74,457.34 |
| Interest 07/08 | | | 28,470.37 | | 28,470.37 | | | | |
| Carcione Nominees P/L Lot 1009 Spinaker Heights | Apr-09 | 0.3984 | 22,398.85 | 0.3984 | 21,332.66 | 0.3984 | 1,066.18 | | |
| Interest 08/09 | | | 85,472.02 | | 85,472.02 | | | | |
| Beeliar JV Lots 9503 & 9504 Spearwood Ave | Aug-09 | 0.3396 | 19,090.64 | 0.3396 | 13,842.48 | | | 0.3396 | 5,248.15 |
| Audit adjustment incl. indexation - JV Lots 9503 & 9504 Spearwood | Apr-20 | | -4,943.76 | | -4,943.76 | | | | |
| Interest 09/10 | | | 15,262.39 | | 15,262.39 | | | | |
| Sureland Pty Ltd | Jul-11 | 2.0060 | 93,985.11 | 2.0060 | 89,511.42 | 2.0060 | 4,473.69 | | |
| Audit adjustment incl. indexation - Sure Land Pty Ltd | | | -7,568.88 | | -7,568.88 | | | | |
| M & C Grieco | Jul-11 | 0.3632 | 17,016.75 | 0.3632 | 10,703.54 | | | 0.3632 | 6,313.21 |
| Audit adjustment incl. indexation- M & C Grieco | Apr-20 | | -1,370.52 | | -1,370.52 | | | | |
| Interest 10/11 | | | 2,558.86 | | 2,558.86 | | | | |
| Everlevel Lot 79 Birchley Road | Apr-12 | 2.0234 | 67,694.83 | 2.0234 | 42,580.05 | | | 2.0234 | 25,117.78 |

Yangebup East Development Contribution Plan (DCP 5) Report

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|---|--------|--------|------------------|--------|------------------|--------|----------|--------|------------|
| Terranovis Lot 37 Tindal Avenue Stage 2 | Jun-12 | 1.6767 | 56,095.64 | 1.6767 | 35,284.16 | | | 1.6767 | 20,811.48 |
| Interest 11/12 | | | 931.31 | | 931.31 | | | | |
| Part Lot 69 Yangebup Road-Aust Minerals | Dec-12 | 0.5553 | 14,665.62 | 0.5553 | 13,327.20 | 0.5553 | 1,338.42 | | |
| Lot 53 Tindal Avenue Beeliar - Anham Nominnes | May-13 | 2.0399 | 75,731.90 | 2.0399 | 48,905.43 | | | 2.0399 | 26,826.47 |
| Lot 36 Tindal Avenue Beeliar Redfair | May-13 | 2.0234 | 75,116.01 | 2.0234 | 48,509.86 | | | 2.0234 | 26,606.15 |
| Interest 12/13 | | | 1,272.34 | | 1,272.34 | | | | |
| Lot 35 Tindal Ave Beeliar | Feb-14 | 2.0234 | 87,705.55 | 2.0234 | 61,099.40 | | | 2.0234 | 26,606.15 |
| Lot 34 Tindal Ave Beeliar | Mar-13 | 1.3850 | 60,033.70 | 1.3850 | 33,427.57 | | | 1.3850 | 26,606.15 |
| Lot 51 & 52 Tindal Ave | May-14 | 4.2846 | 185,718.69 | 4.2846 | 129,379.54 | | | 4.2846 | 56,339.15 |
| Interest 13/14 | | | 5,363.55 | | 5,363.55 | | | | |
| 9510 Spearwood Avenue Beeliar | Sep-14 | 0.6424 | 35,047.59 | 0.6424 | 26,756.09 | | | 0.6424 | 8,291.50 |
| Audit adjustment incl. indexation 9510 Spearwood Ave Beeliar | Apr-20 | | -1,291.82 | | -1,291.82 | | | | |
| Lot 54 Tindal Ave Beeliar | Nov-14 | 2.4433 | 133,299.78 | 2.4433 | 101,763.94 | | | 2.4433 | 31,535.84 |
| Audit adjustment incl. indexation - Lot 54 Tindal Ave Beeliar | Apr-20 | | -4,932.99 | | -4,932.99 | | | | |
| Lot 50 & 49 Tindal Ave Beeliar | May-15 | 4.2870 | 233,892.47 | 4.2870 | 178,559.86 | | | 4.2870 | 55,332.61 |
| Audit adjustment - incl. idexation - Lot 50 & 49 Tindal Ave Beeliar | Apr-20 | | -8,585.36 | | -8,585.36 | | | | |
| Interest 14/15 | | | 14,341.13 | | 14,341.13 | | | | |
| Part Lot 48 Tindal Ave | Oct-15 | 0.1480 | 8,910.45 | 0.1480 | 7,000.21 | | | 0.1480 | 1,910.24 |
| Audit adjustment incl. indexation - Part Lot 48 Tindal | Apr-20 | | -1,538.02 | | -1,538.02 | | | | |
| Remainder Lot 48 Tindal Ave | Oct-15 | 1.9968 | 120,218.84 | 1.9968 | 94,446.00 | | | 1.9968 | 24,772.83 |
| Audit adjustment including indexation- Remainder Lot 48 Tindal Ave | Apr-20 | | -22,417.87 | | -22,417.87 | | | | |
| Lot 47 Tindal Ave | Dec-15 | 2.1423 | 128,978.78 | 2.1423 | 101,327.96 | | | 2.1423 | 27,650.81 |
| Audit adjustment incl indexation- Lot 47 Tindal Ave | Apr-20 | | -20,753.98 | | -20,753.98 | | | | |
| Interest 15/16 | | | 24,464.29 | | 24,464.29 | | | | |
| Lot 39 Tindal Ave | Nov-16 | 2.2182 | 90,618.48 | 2.2182 | 61,988.01 | | | 2.2182 | 28,630.46 |
| Lot 38 Tindal Ave | May-17 | 2.2207 | 90,720.61 | 2.2207 | 62,057.87 | | | 2.2207 | 28,662.73 |
| Lot 9041 Spearwood Ave | Mar-17 | 0.1746 | 9,661.10 | 0.1746 | 7,407.52 | | | 0.1746 | 2,253.57 |
| Audit adjustment incl. indexation - Lot 9041 Spearwood Ave | Nov-19 | | -1,459.44 | | -1,459.44 | | | | |
| Interest 16/17 | | | 26,914.60 | | 26,914.60 | | | | |
| Lot 9041 Spearwood Ave | Aug-17 | 0.0176 | 651.60 | 0.0176 | 424.43 | | | 0.0176 | 227.16 |
| 41 Tindal Ave (Beeliar Gardens Stage 3 phase2) | Mar-18 | 1.2454 | 46,108.27 | 1.2454 | 30,033.80 | | | 1.2454 | 16,074.46 |
| Interest 17/18 | | | 28,857.83 | | 28,857.83 | | | | |
| 9012 Lisianthus Terrace - 6031664 | Jul-18 | 0.1125 | 4,165.07 | 0.1125 | 2,713.02 | | | 0.1125 | 1,452.04 |
| 9013 Lisianthus Terrace - 6031665 | Aug-18 | 0.2809 | 10,399.72 | 0.2809 | 6,774.12 | | | 0.2809 | 3,625.59 |
| 9013 Lisianthus Terrace - 6031665 | Nov-18 | 0.1500 | 10,920.65 | 0.1500 | 4,400.37 | | | 0.1500 | 2,406.93 |
| Audit adjustment incl. indexation - 9013 Lisianthus Terrace | Apr-20 | | -4,200.90 | | -4,200.90 | | | | |
| Lot 81 McLaren Ave - 6031029 - Stage 1 | Feb-19 | 3.0272 | 220,393.18 | 3.0272 | 33,812.09 | | | 3.0272 | 103,568.32 |
| Audit adjustment - Lot 81 McLaren Ave 6031029 | Apr-20 | | -84,354.35 | | -84,354.35 | | | | |
| Lot 9015 Tindal Ave - 6032274 | Jan-19 | 0.2868 | 20,880.27 | 0.2868 | 3,203.39 | | | 0.2868 | 9,812.16 |
| Audit adjustment incl. indexation - Lot 9015 Tindal Ave 6032274 | Apr-20 | | -8,005.73 | | -8,005.73 | | | | |
| Lot 9018 & 9014 Tindal Ave - 6032909 & 6032273 | Feb-19 | 1.3086 | 95,271.71 | 1.3086 | 14,616.31 | | | 1.3086 | 44,770.59 |
| Audit adjustment incl. indexation - 9018 & 9014 Tindal Ave | Apr-20 | | -36,476.46 | | -36,476.46 | | | | |
| Lot 9044 Spearwood Ave - 6030352 DP414095 | Jul-19 | 0.7345 | 53,474.76 | 0.7345 | 8,203.94 | | | 0.7345 | 25,129.14 |
| Audit adjustment incl. indexation - Lot 9044 Spearwood Ave | Apr-20 | | -20,327.41 | | -20,327.41 | | | | |
| Interest 18/19 | | | 33,559.54 | | 33,559.54 | | | | |
| Lot 100 Birlhley Road - DP411237 | Jan-20 | 0.3116 | 8,141.29 | 0.3116 | 2,961.66 | | | 0.3116 | 5,179.63 |
| Lot 9000 Laurina Way - 6017896 DP419400 | Jul-20 | 0.0947 | 2,474.26 | 0.0947 | 904.74 | | | 0.0947 | 1,569.52 |
| Lot 9022-9024 Lisianthus Terrace DP419399 | Jul-20 | 0.5733 | 14,978.83 | 0.5733 | 5,477.16 | | | 0.5733 | 9,501.66 |
| Lot 9011 (26) Astelia Road Beeliar - DP419862 | Sep-20 | 0.0751 | 1,962.17 | 0.0751 | 1,394.99 | | | 0.0751 | 567.18 |
| Lot 9000 McLaren Ave - 6033456 DP417347 - Stage 2 | | 1.1578 | 30,250.29 | 1.1578 | 11,061.33 | | | 1.1578 | 19,188.96 |
| Lot 9001 McLaren Ave - 6035013 DP418621 - Stage 3 | | 0.5972 | 15,603.28 | 0.5972 | 5,705.49 | | | 0.5972 | 9,897.79 |
| Lot 9001 McLaren Ave - 6035013 DP418624 - Stage 4 | | 1.021 | 26,676.07 | 1.0210 | 9,754.37 | | | 1.0210 | 16,921.70 |
| Lot 9001 McLaren Ave - 6035013 DP418992 - Stage 4A | | 0.3157 | 8,248.42 | 0.3157 | 3,016.11 | | | 0.3157 | 5,232.31 |

Yangebup East Development Contribution Plan (DCP 5) Report

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|---|--------|----------|------------------|----------|------------------|---------|------------|---------|----------------|
| Lot 9004 Honeymyrtle Ave - 6035658 DP421228- Atop Stage 5 | Jul-02 | 1.6674 | 54,705.75 | 1.6674 | 30,972.23 | | | 1.6674 | 23,733.52 |
| Interest 19/20 | | | 21,597.01 | | 21,597.01 | | | | |
| Lot 9005 Honeymyrtle Ave - 6036776 DP421567 Atop Stage 6 | Oct-21 | 1.9008 | 66,808.43 | 1.9008 | 66,808.43 | | | 1.9008 | 66,808.43 |
| Interest 20/21 | | | 2,096.57 | | 2,096.57 | | | | |
| Interest 21/22 | | | 1,300.94 | | 1,300.94 | | | | |
| Interest 22/23 | | | 4,138.96 | | 4,138.96 | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Total | | 104.8664 | 4,722,809.40 | 104.8664 | 3,375,014.03 | 42.0561 | 109,903.50 | 62.8103 | \$1,152,685.88 |
| Balance area | | 5.8763 | | 5.8763 | | 1.4761 | | 4.4002 | |

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