



# **Yangebup West Development Contribution Plan 4 (DCP 4) Report 2023/24**

## Table of Contents

|  |    |
|--|----|
| Development Contribution Area .....              | 3  |
| Purpose .....                                    | 3  |
| Period of the plan.....                          | 3  |
| Operation of DCP .....                           | 3  |
| Application requirements .....                   | 4  |
| Items included in the plan .....                 | 4  |
| Estimated costs .....                            | 5  |
| Method of calculating contribution .....         | 5  |
| Priority and timing of delivery.....             | 6  |
| Payment of contributions .....                   | 6  |
| Review .....                                     | 7  |
| Annexes.....                                     | 7  |
| Annex 1 – Maps .....                             | 8  |
| Annex 2 – Cost Apportionment Schedule (CAS)..... | 12 |

### 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 West 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 4'

### 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 construction of Beelias Drive between Stock Road and Spearwood Avenue.

DCP 4 relates to development undertaken in Development Area 4 (Yangebup).

### 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 4 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 West Development Contribution Plan (DCP 4) Report

DCP 4 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the construction of Beeliar Drive between Stock Road and Spearwood Avenue.

The requirement to contribute under DCP 4 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 4 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:

- Land requirements for the other Regional Road Reservation between Watson Road and Spearwood Avenue under the Metropolitan Region Scheme (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
- 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

## Yangebup West Development Contribution Plan (DCP 4) Report

- Servicing infrastructure relocation where necessary
- Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.

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 traffic demand generated from development undertaken within the DCA.

The extent of the Beeliar Drive construction generally includes the area within DCA 4 reserved for 'Other Regional Roads' under the MRS, as shown in [Annex 1 – Maps](#).

### 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 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

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 Beeliar 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 [DCA4 Scheme Map](#) and [DCA5 Scheme Map](#). The total DCP 4 and 5 cost is apportioned to each DCP based on their respective net developable areas, equating to a 47.63% and 52.37% split, respectively.

All other aspects of the contribution are 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 for DCP 4 is **\$41,633.25/ha**, the contribution rate has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total DCP 4 Cost} - \text{Contributions Paid}) / \text{Net Developable Area (21.3624ha)}$$

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

### **Beeliar Drive Land Acquisition**

The total cost of acquiring land identified under the MRS for 'Other Regional Roads' as per DCP4 was **\$7,763,334**, as set out [Table 2 – Beeliar Drive Land Costs](#) and in accordance with the following formula:

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

### **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](#).

## **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.

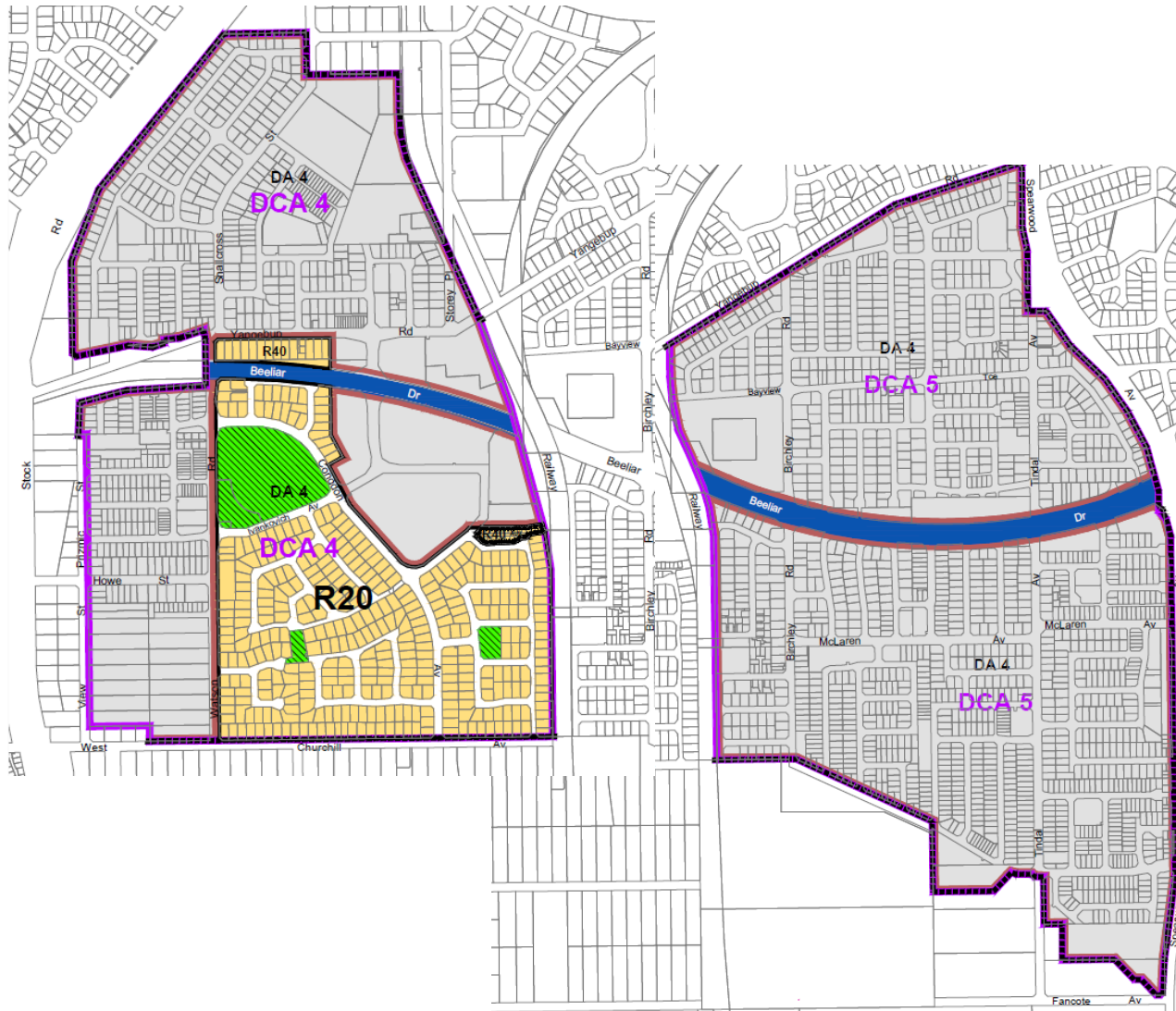
### Review

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)

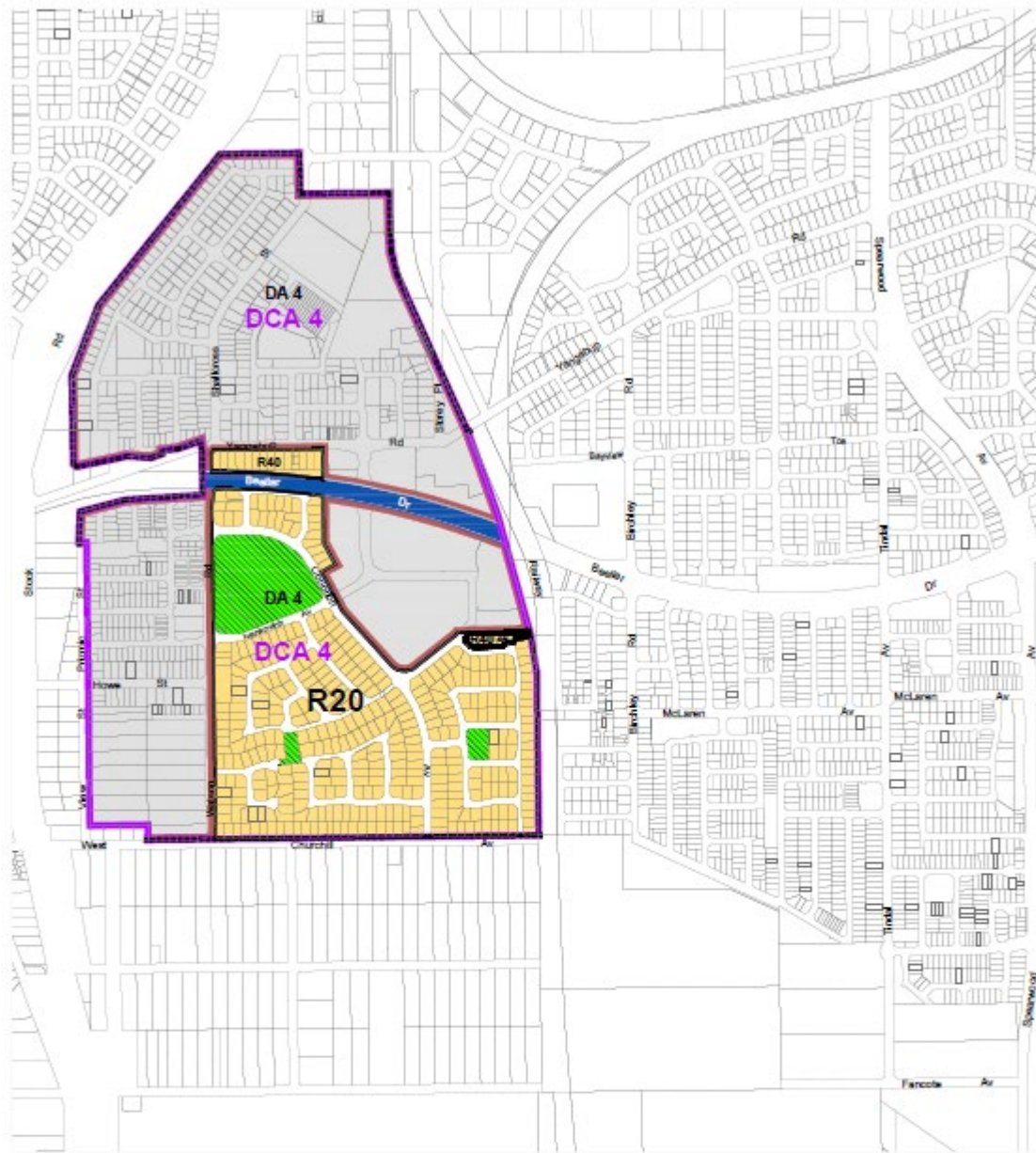
## Annex 1 – Maps





# Yangebup West Development Contribution Plan (DCP 4) Report

## DCA4 Scheme Map



### GENERAL

**R20** Residential Density Codes

**AU1** Additional Uses

### SPECIAL CONTROL AREAS:

**DA1** Development Areas

**DCA1** Development Control Areas

### REGION RESERVES

**Other Regional Roads**

### LOCAL RESERVES

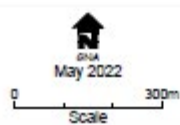
**Parks & Recreation**

**Local Road**

### ZONES

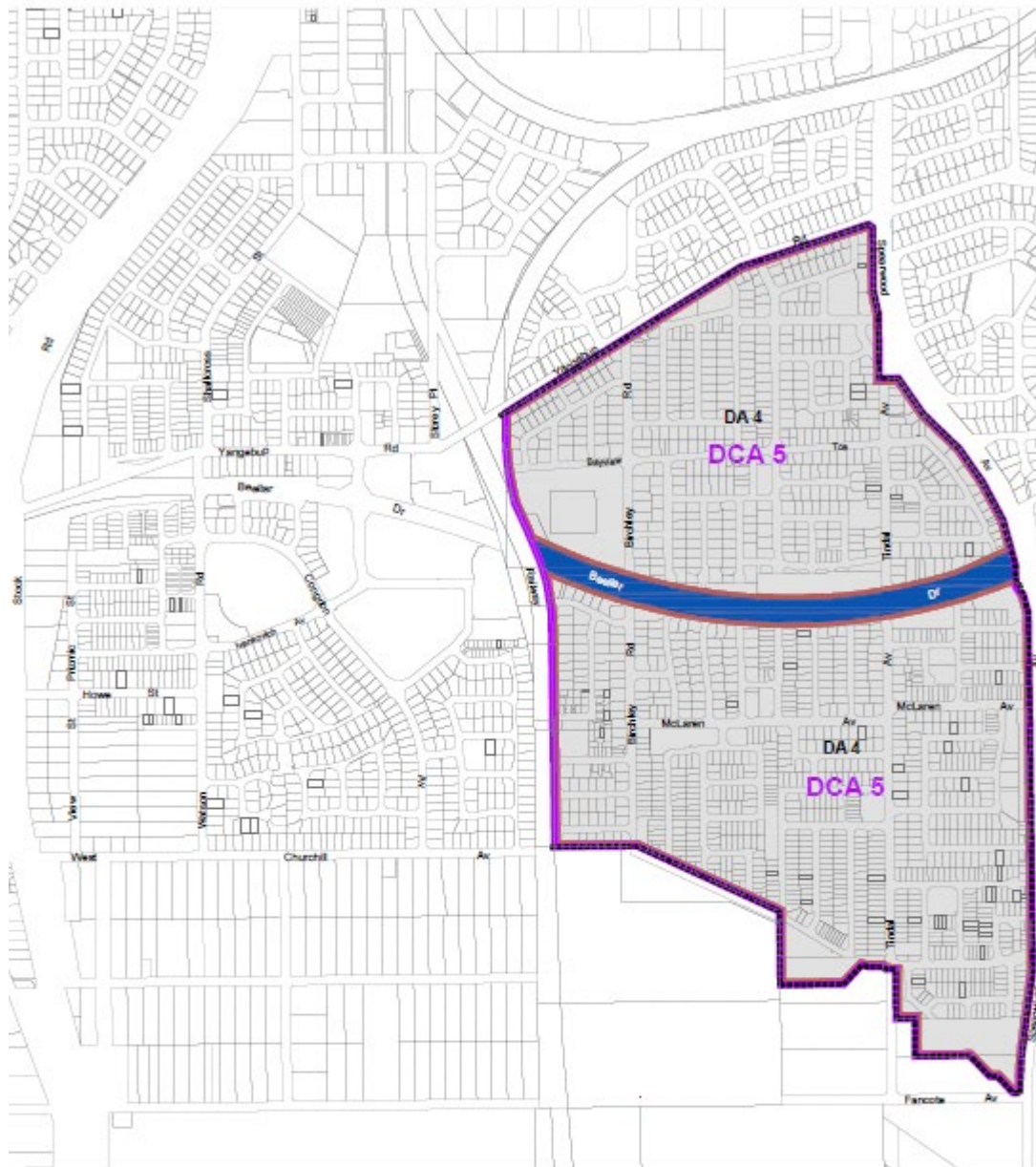
**Residential**

**Development**



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

DCA5 Scheme Map



GENERAL

SPECIAL CONTROL AREAS:

Development Areas

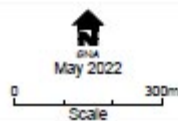
Development Control Areas

REGION RESERVES

Other Regional Roads

ZONES

Development



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

Location of Infrastructure Items



## Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 - Summary Sheet

| <b>DCA 4 Yangebup West - Cost Apportionment Schedule (CAS)</b>   |              |                     |
|--|--------------|---------------------|
| Description:   |              |                     |
| 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. |              |                     |
| <b>LAND ACQUISITION FOR BEELIAR DRIVE</b><br>Prorata contribution to 40.88% land acquisition (incl widenings and drainage)   | Schedule 1   | 1,530,863.52        |
| <b>CONSTRUCTION OF BEELIAR DRIVE</b><br>Prorata contribution to 40.88% of the total construction cost<br>Total construction cost   | Schedule 2   | 1,575,113.31        |
| <b>ADMINISTRATION COSTS</b><br>General   | Schedule 3   | 61,635.31           |
|  | <b>Total</b> | <b>3,167,612.14</b> |

|   | <b>Area</b>                  | <b>Total Cost</b>  |
|---|------------------------------|--------------------|
|   | 64.9197                      | 3,167,612.14       |
| <b>Less previous contributions as per Schedule 4</b>                              | 43.55728                     | 2,278,225.12       |
|   | <b>Net land Area 21.3624</b> | <b>889,387.02</b>  |
| <b>Contribution for the area for which Cost Contributions have yet to be made</b> |                              | <b>\$41,633.25</b> |

Table 2 – Beeliar Drive Land Costs

| <b>Schedule 1 - Beeliar Drive Land Costs</b> |           |              |                 |              |              |
|--|-----------|--------------|-----------------|--------------|--------------|
| Description                                  | Area (ha) | Total Cost   | Pro rata 40.88% | DCA 4 47.63% | DCA 5 52.37% |
| <b>MRS RESERVE</b>                           |           |              |                 |              |              |
| 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 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    |
|  |           | 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 Ave                           | 0.0240    | 36,709       | 15,006.64       | 7,147.66     | 7,858.98     |
| <b>WIDENINGS</b>                             |           |              |                 |              |              |
| Pt Lot 621 Yangebup Rd                       | 0.0960    | 101,570      | 41,521.82       | 19,776.84    | 21,744.98    |
| Pt Lot 26 Birchley Rd                        | 0.0133    | 21,003       | 8,585.85        | 4,089.44     | 4,496.41     |
| 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     |
| <b>DRAINAGE</b>                              |           |              |                 |              |              |
| Lot 621 Yangebup Rd                          | 0.1508    | 159,600      | 65,244.48       | 31,075.95    | 34,168.53    |
| <b>ASSOCIATED COSTS</b>                      |           |              |                 |              |              |
| Purchase and settlement costs                |           | 28,666       | 11,718.83       | 5,581.68     | 6,137.15     |
|  | 8.4652    | 7,763,334    | 3,173,650.94    | 1,530,863.52 | 2,555,940.16 |

Table 3 – Construction Cost Beeliar Drive

| <b>Schedule 2 - Beeliar Drive Construction Costs</b>                            |              |                |              |              |
|---|--------------|----------------|--------------|--------------|
| 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      | 16,522.04    | 18,166.27    |
| Stage 2 cost Watson Road to Stock Rd  | 734,591.00   | 300,300.80     | 143,033.27   | 157,267.53   |
| Intersection Birchley and Beeliar 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 Beeliar 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   |
| Beeliar Drive land costs - Lots 801 Yangebup - COC 59% share pre-funded by DCA5 |              |                |              | -893,899.16  |
| Totals  | 8,089,474.94 | 3,306,977.36   | 1,575,113.31 | 837,964.88   |

Table 4 Administration Cost

| <b>Schedule 3 - Administration Costs</b> |           |          |          |
|--|-----------|----------|----------|
| 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 05                      | 833.33    | 396.92   | 436.41   |
| Lot 59 acquisition                       | 743.60    |          | 743.60   |
| Road Cost Estimates June 07              | 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 estimates 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              | 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   |
| Administration Costs                     | 2,478.00  |          | 2,478.00 |
| Annual Audit (14/15)                     | 232.73    |          | 232.73   |

## Yangebup West Development Contribution Plan (DCP 4) Report

|                              |                   |                  |                  |
|------------------------------|-------------------|------------------|------------------|
| Administration Costs         | 1,846.00          |                  | 1,846.00         |
| 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 (17/18) | 864.66            | 864.66           |                  |
| Annual Audit (18/19)         | 398.18            | 398.18           |                  |
| Administration Costs (18/19) | 864.66            | 864.66           |                  |
| Administration Costs (19/20) |                   | 864.66           |                  |
| Audit Costs (19/20)          |                   | 403.64           |                  |
| Administration Costs (20/21) |                   | 1,090.63         |                  |
| Audit Costs (20/21)          |                   | 407.27           |                  |
| Administration Costs (21/22) |                   | 1,090.63         |                  |
| Audit Costs (21/22)          |                   | 383.63           |                  |
| Administration Costs (22/23) |                   | 1,400.00         |                  |
| Audit Costs (22/23)          |                   |                  |                  |
| <b>Totals</b>                | <b>123,216.42</b> | <b>61,635.31</b> | <b>67,221.57</b> |

# Yangebup West Development Contribution Plan (DCP 4) Report

Table 5 Contribution Register

| <b>Schedule 4 - Contribution Register</b>                  |                |                |              |                  |
|--|----------------|----------------|--------------|------------------|
| Owner  | Date           | Area (Ha)      | Contribution | Total            |
| Portuland Developments Stanford Gardens 6B                 | Sep-98         |                | 14,006.44    | 14,006.44        |
| Coburg Nominees Pty Ltd                                    | Oct-98         |                | 38,667.00    | 38,667.00        |
| Portuland Developments Stanford Gardens 1-6                | Oct-98         |                | 42,136.00    | 235,107.00       |
| Z Jakovcevic   | Nov-98         |                | 1,000.46     | 1,000.46         |
| Coburg Nominees Pty Ltd                                    | Jul-99         |                | 38,667.00    | 38,667.00        |
| Coburg Nominees Pty Ltd                                    | Aug-99         |                | 38,667.00    | 38,667.00        |
| E & G Developments   | Feb-02         |                | 3,024.75     | 3,024.75         |
| Thomas Evas  | Jan-02         |                | 7,365.40     | 7,365.40         |
| Review adjustment  | Mar-02         |                | 224,661.16   | 224,661.16       |
| <b>Interest 01/02</b>                                      |                |                |              | <b>149.19</b>    |
|  | <b>Balance</b> | <b>64.9197</b> |              | <b>0.00</b>      |
| Gold Train Investments Lots 5,6,7 Shallcross St House lots | Apr-02         | 0.8199         | 12,565.32    | 12,565.32        |
| E & G Developments Lot 3 & 4 Shallcross St                 | Aug-02         | 2.6895         | 41,217.74    | 41,217.74        |
| Gold Train Investments Lots 5,6,7 & 15 Shallcross St       | Dec-02         | 6.3652         | 100,922.92   | 100,922.92       |
| E & G Developments   | Dec-02         | 0.9377         | 14,370.65    | 14,370.65        |
| <b>Interest 02/03</b>                                      |                |                |              | <b>765.07</b>    |
| <b>Interest 03/04</b>                                      |                |                |              | <b>7,614.14</b>  |
| Erceg Lot 800 Thorne PI House Lots                         | Feb-05         | 0.0960         | 2,273.61     | 2,273.61         |
| Erceg Lot 800 Thorne PI                                    | Feb-05         | 2.1792         | 51,611.00    | 51,611.00        |
| Dropulich - Bravado Lot 505 Shallcross St (Part only)      | May-05         | 0.5267         | 12,474.08    | 12,474.08        |
| Bravado Lot 14 Shallcross St House lot                     | May-05         | 0.1969         | 4,663.27     | 4,663.27         |
| <b>Interest 04/05</b>                                      |                |                |              | <b>12,235.31</b> |
| Acefield Holdings Pty Ltd Lot 16 Shallcross St House Lot   | Nov-05         | 0.3961         | 12,309.94    | 12,309.94        |
| <b>Interest 05/06</b>                                      |                |                |              | <b>18,132.85</b> |
| <b>Interest 06/07</b>                                      |                |                |              | <b>23,107.81</b> |
| Ram Holdings Pty Ltd Lot 19 Yangebup Rd                    | Dec-07         | 1.9749         | 111,631.22   | 111,631.22       |
| Acefield Holdings Pty Ltd Lot14 & 16 Shallcross St         | Dec-07         | 2.5383         | 143,477.00   | 143,477.00       |
| Giocon Nominees Lot 17 Yangebup Rd                         | Dec-07         | 2.0234         | 114,372.68   | 114,372.68       |
| <b>Interest 07/08</b>                                      |                |                |              | <b>5,339.10</b>  |
| Envoyer Pty Ltd  | Jan-09         | 2.0234         | 94,413.87    | 94,413.87        |
| <b>Interest 08/09 (estimated)</b>                          |                |                |              | <b>36,664.21</b> |
| City of Cockburn, Lot 9000 Yangebup Rd                     | Jan-10         | 0.0580         | 2,154.00     | 2,154.00         |
| L & N Bull - Lot 74 Howe Street Beeliar                    | Jan-10         | 0.4806         | 17,401.10    | 17,401.10        |



## Yangebup West Development Contribution Plan (DCP 4) Report

|  |               |         |                   |                   |
|--|---------------|---------|-------------------|-------------------|
| <b>Interest 09/10</b>  |               |         |                   | <b>10,723.96</b>  |
| Lot 451 Watson Road Beeliar - WAPC: # 139266 (MNG)                             | Feb-11        | 1.7820  | 67,031.51         | 67,031.51         |
| Audit adjustment Inc. Indexation   |               |         | <b>-3,523.88</b>  | <b>-3,523.88</b>  |
| <b>Interest 10/11</b>  |               |         |                   | <b>9,264.41</b>   |
| Grida LB - Lot 25 (4) Storey Place Yangebup                                    | Nov-11        | 0.2928  |                   | 10,616.03         |
| Emmaus developments (Lot 82 Prizmic, 83 Watson & 18 Andy Zuvela)               | Nov-11        | 0.3666  |                   | 13,291.79         |
| Audit adjustment Inc. Indexation   | <b>Apr-20</b> |         | <b>-234.62</b>    | <b>-234.62</b>    |
| Emmaus developments (Lot 82 Prizmic, 83 Watson & 18 Andy Zuvela)               | Nov-11        | 0.4309  |                   | 15,713.75         |
| <b>Interest 11/12</b>  |               |         |                   | <b>11,144.30</b>  |
| M Dropulich - 28 Shallcross street Yangebup (Part)                             | Sep-12        | 0.1845  |                   | 6,780.33          |
| <b>Interest 12/13</b>  |               |         |                   | <b>8,675.36</b>   |
| Acefield - Lots 9003 & 9005 Shallcross Street                                  | Jul-13        | 2.5000  | 91,874.45         | 91,874.45         |
| Radonich - Lot 91 Watson Road Beeliar  | Jul-13        | 0.4805  | 17,658.36         | 17,658.36         |
| <b>Interest 13/14</b>  |               |         |                   | <b>9,191.07</b>   |
| Emmaus Development Pty Ltd - Lot 94 Watson Rd Beeliar                          | May-15        | 0.4047  | 16,329.63         | 16,329.63         |
| <b>Interest 14/15</b>  |               |         |                   | <b>9,201.40</b>   |
| 28 Shallcross Street Yangebup (Remainder)                                      | May-16        | 0.9356  | 35,101.71         | 35,101.71         |
| <b>Interest 15/16</b>  |               |         |                   | <b>9,355.34</b>   |
| <b>Interest 16/17</b>  |               |         |                   | <b>9,478.13</b>   |
| 22 View Street Beeliar (Part)  | Jul-17        | 0.1932  | 6,430.61          | 6,430.61          |
| 86L Watson Road Beeliar  | Aug-17        | 1.5234  | 77,772.95         | 77,772.95         |
| Audit adjustment incl.indexation   | <b>Apr-20</b> |         | <b>-23,018.20</b> | <b>-23,018.20</b> |
| 86L Watson Road Beeliar  | Aug-17        | 0.9716  | 49,602.34         | 49,602.34         |
| Audit adjustment incl.indexation   | <b>Apr-20</b> |         | <b>-37,698.82</b> | <b>-37,698.85</b> |
| 15 & 29 Yangebup Road  | Feb-18        | 4.0483  | 206,674.70        | 206,674.70        |
| Audit adjustment incl.indexation   | <b>Apr-20</b> |         | <b>-60,666.02</b> | <b>-60,666.02</b> |
| <b>Interest 17/18</b>  |               |         |                   | <b>12,954.09</b>  |
| Aigle Royal Developments - Ravenna Estate Stage 2 (DP413855)                   | May-19        | 2.5185  |                   | 79,426.34         |
| Aigle Royal Developments - Lot 9115 Firbank Road Stage 2 (DP412110)            | Jun-20        | 0.2815  | 10,569.85         | 10,569.85         |
| <b>Interest 18/19</b>  |               |         |                   | <b>17,082.94</b>  |
| SM Galati - Lot 90000 (22) View Street Beeliar (DP419431)                      | Dec-20        | 0.1443  | 5,418.22          | 5,418.22          |
| Aigle Royal Developments - Lot 9120 Prizmic Street (DP420118)                  | Feb-21        | 0.0148  | 622.68            | 622.68            |
| <b>Interest 19/20</b>  |               |         |                   | <b>10,061.53</b>  |
| Lot 97 - 102 Watson Road Stage 1 - DP414954                                    | Mar-22        | 0.3722  | 15,459.37         | <b>15,459.37</b>  |
| <b>Interest 20/21</b>  |               |         |                   | <b>1,452.12</b>   |
| Lot 12 Shallcross, Lot 22 Erceg, Lot 1 Simper (Olive Gardens Stage 4) DP423269 | Jun-23        | 2.8061  | 116,683.61        | <b>116,683.61</b> |
| <b>Interest 21/22</b>  |               |         |                   | <b>691.52</b>     |
| Total  |               | 43.5573 | \$1,736,142.06    | \$2,278,225.12    |

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](mailto:rlong@cockburn.wa.gov.au)

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

