



# **Wattleup Road Development Contribution Plan 10 (DCP 10) Report 2023/24**

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### Acknowledgement of Country

The Mayor, Councillors and staff of the City of Cockburn acknowledge the Whadjuk Nyungar people of Beeliar boodja as the traditional custodians of this land. We pay our respect to the Elders, past and present.

## Wattleup 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 10'.

### 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.

DCP 10 relates to development undertaken in the following planning areas:

- Development Area 26 (Rowley Road)
- Development Area 27 (Wattleup Road)

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

DCP 10 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 10 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 10 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 the widening and upgrading of 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.

## Wattleup Development Contribution Plan 10 (DCP 10) Report

- 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.
- 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

- [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 [Map depicting DCA9 & DCA10](#).

### Estimated costs

The overall estimated cost of the infrastructure works is **\$3,532,389.39** (as of 16 October 2023).

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

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 10 shall make a proportional contribution of 38.4% 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 10 is **\$74,710.19/ha**, and **\$76,999.05/ha** for Lots 1, 2, 110 & 111, it has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total DCP Cost} - \text{Reserve Balance}) / \text{Net Developable Area (39.6109 ha)}$$

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 (Hammond Road West and East) as shown in [DCA10 Scheme Map](#) and [DCA9 Scheme Map](#).

## Wattleup Development Contribution Plan 10 (DCP 10) Report

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 Road Land Acquisition

The total cost of acquiring land identified under the MRS for 'Other Regional Roads' as per DCP10 was **\$4,144,844**, as set out in [Table 2 Hammond Road Land Costs](#) and in accordance with the following formula:

$$\text{Land Acquisition Cost} = \text{MRS Reserved Area} \times \text{Valuation Rate } (\$/\text{m}^2) \times 38.40\%$$

### Hammond Road Construction

The total estimated cost for Hammond Road between Gaebler Road and Rowley Road is **\$4,852,000**.

The following formula was used to calculate the DCP 10 share:

$$\text{DCP 10 Contribution} = \text{Total Cost of Construction} \times 38.40\%$$

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

### Regional Drainage

The landowners of Lots 1,2,110 & 111 Wattleup Road within DCA 10 shall make a proportional contribution towards 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 \(LTFP\) 2020-21 to 2029-30](#) provides a ten year view of the financial position of the City

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

### 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 [Appendix 1 Southern Suburbs DSP Drainage Scheme Report](#).

Details of the proposed priority/timing of Hammond Road upgrade can be seen in the Capital Expenditure Plan in [Annex 4 Capital Expenditure Plan \(CEP\)](#).

Note: these dates are subject to change.

## **Payment of contributions**

Payment of contributions are in accordance with the provisions of clause 5.3.14 of TPS 3:

5.3.14.1 The owner, with the agreement of the local government, is to pay the owner's cost contribution by

- i. cheque or cash
- ii. transferring to the local government or a public authority land in satisfaction of the cost contribution
- iii. the provision of physical infrastructure
- iv. some other method acceptable to the local government; or
- v. Any combination of these methods.

5.3.14.2 The owner, with the agreement of the local government, may pay the owner's cost contribution in a lump sum, by instalment or in such other manner acceptable to the local government.

5.3.14.3 Payment by an owner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the local government constitutes full and



## Wattleup Development Contribution Plan 10 (DCP 10) Report

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

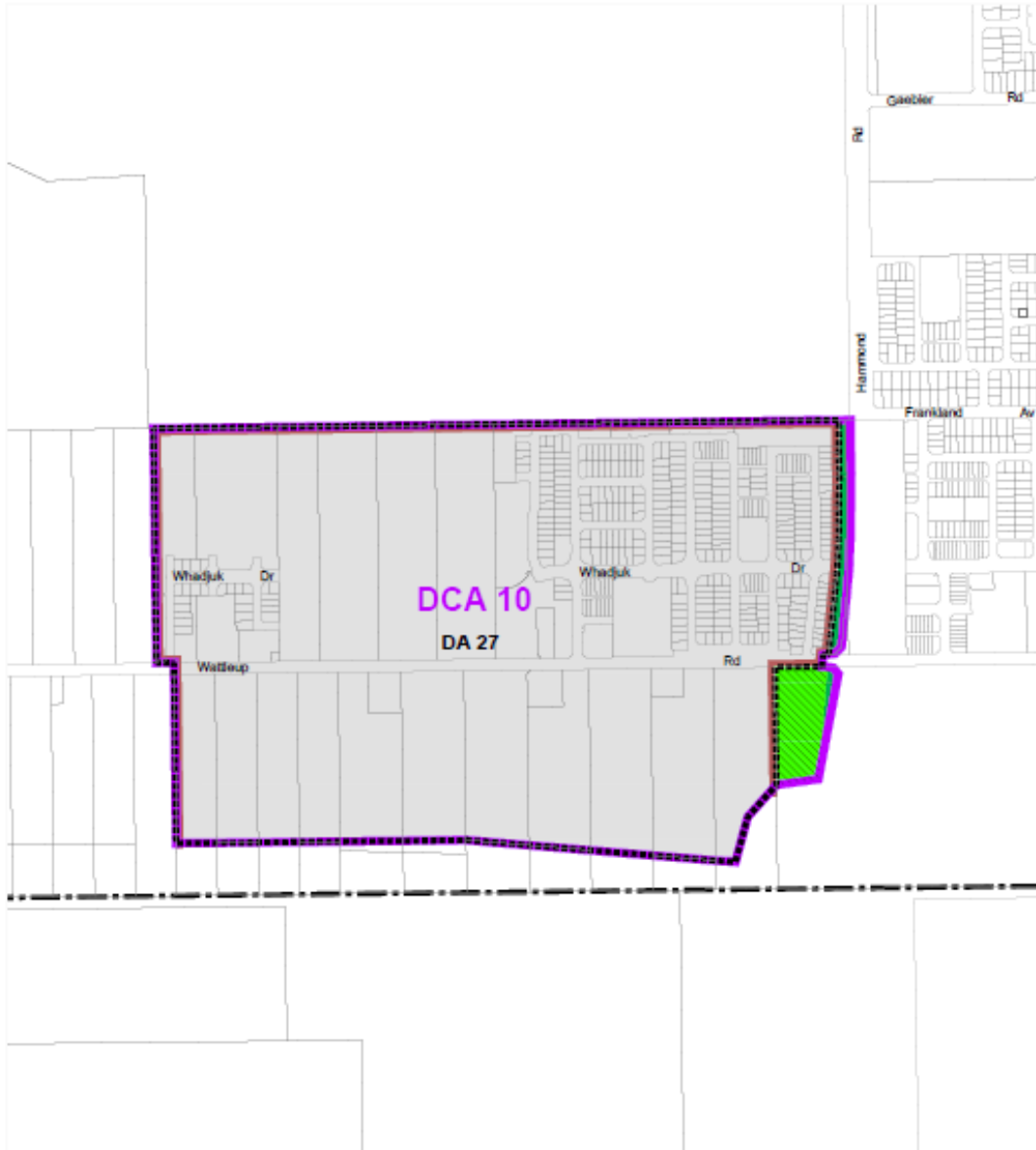
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development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





City of  
Cockburn  
*welcomes to visit*

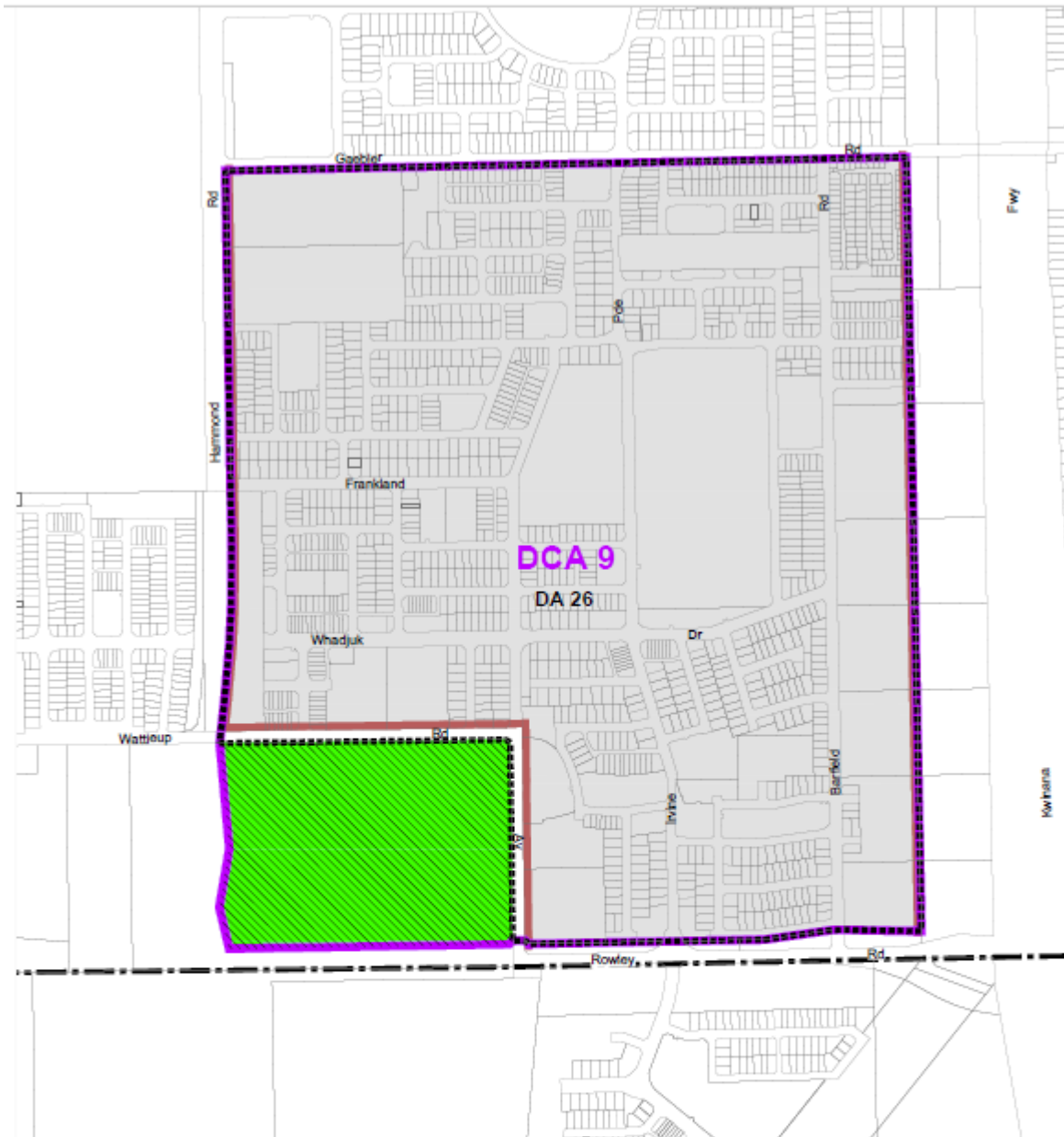


↑  
North  
May 2021  
0 200m  
Scale

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

# Wattleup Development Contribution Plan 10 (DCP 10) Report


## DCA9 Scheme Map




### GENERAL

#### SPECIAL CONTROL AREAS:

 Development Areas

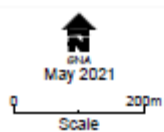
 Development Control Areas

### LOCAL RESERVES

 Parks & Recreation

### ZONES

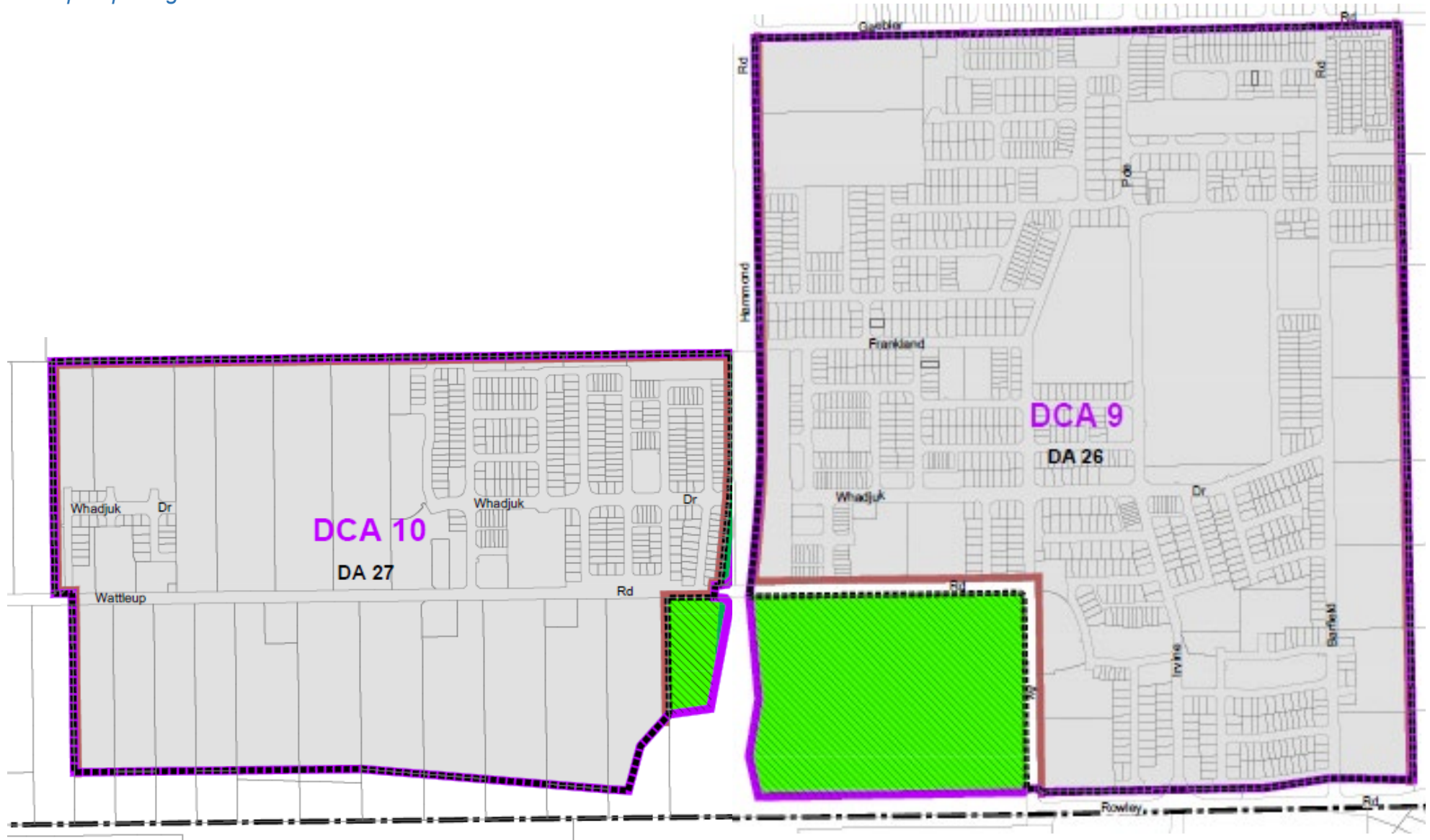
 Development



**Town Planning Scheme No.3**  
**Development Contribution Area No.9**  
**Hammond Park**

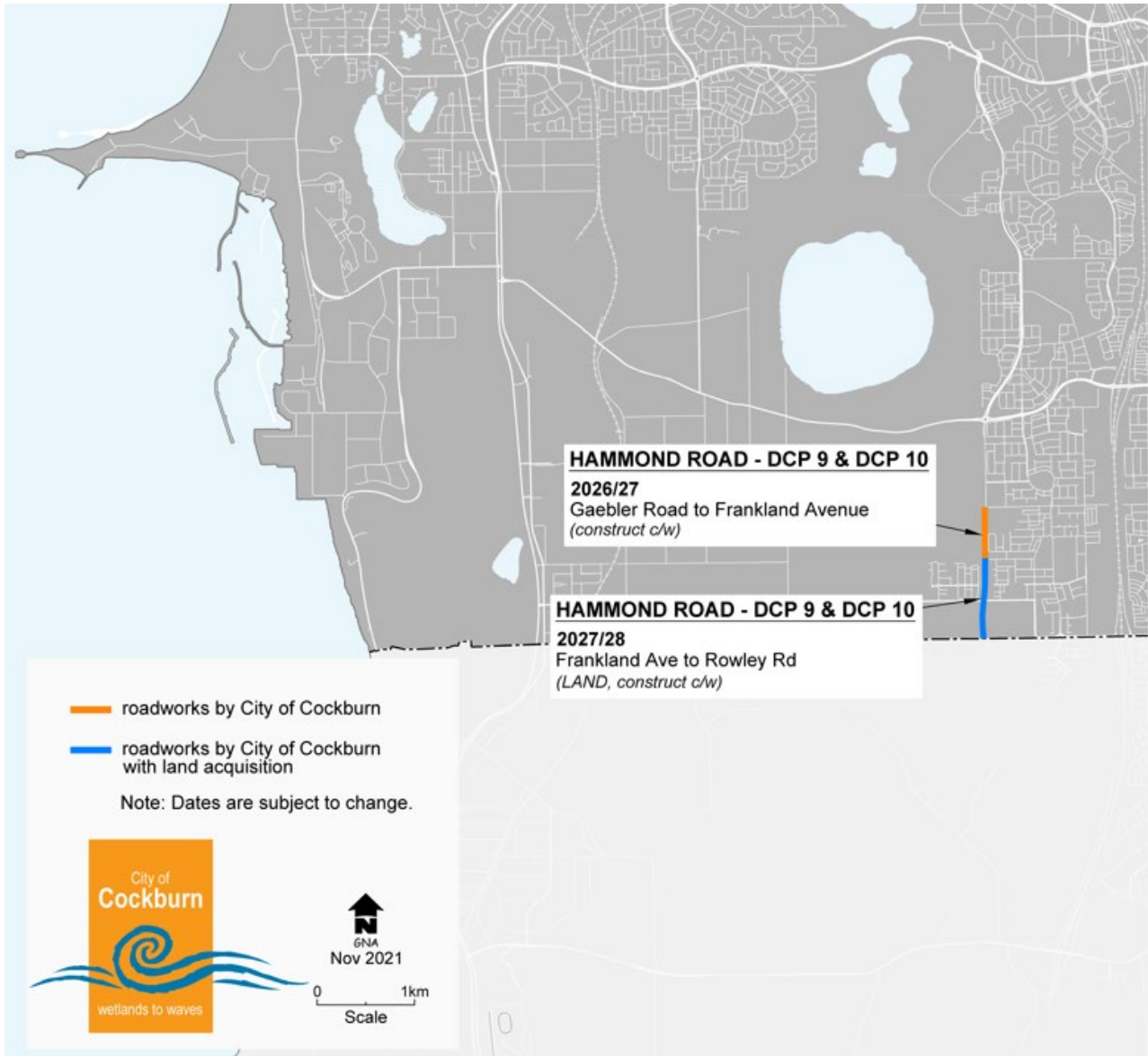
# Wattleup Development Contribution Plan 10 (DCP 10) Report

Map depicting DCA9 & DCA10



# Wattleup Development Contribution Plan 10 (DCP 10) Report

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



## Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheet

<b>DCA 10 Wattleup - Cost Apportionment Schedule (CAS)</b>		
Description		
All owners of land within DCA 10 are required to make a proportional contribution to 38.4% of the cost of widening and upgrading Hammond Road between Gaebler Road and Rowley Road. The owners of lots 1, 2, 110, & 111 Wattleup Road shall make a proportional contribution to the cost of regional drainage infrastructure.		
<b>Land Acquisition for Hammond Road</b>		
Prorata contribution to 38.4% land acquisition (Incl widenings and drainage)	Schedule 1	1,591,620.10
<b>Construction of Hammond Road</b>		
Prorata contribution to 38.4% of the total construction cost	Schedule 2	1,863,168.00
<b>Administration Costs</b>		
Annual	Schedule 3	77,601.29
	<b>Total Cost</b>	<b>3,532,389.39</b>

**Original Area**      77.6254  
 Less Govt Primary School      4.0000  
**Net land area**      73.6254

Area for which contributions are yet to be made      **39.6109**

**Total Cost**      \$3,532,389.39  
 Plus outstanding expenses prefunded      \$9,514.90  
 Less available funds      \$582,568.04

**Balance**      2,959,336.25

Contribution for the area for which cost contributions have yet to be made for Hammond Rd      **\$74,710.19 per ha**

Contribution for the area for which cost contributions have yet to be made for regional drainage as per Schedule 5      **\$2,288.86 per ha**

<b>Summary of Cost Contributions</b>			
Item		Lot 1,2,110 & 111	DCA 10
Hammond Road	As above	74,710.19	74,710.19
Regional Drainage	Schedule 5	2,288.86	Nil
	<b>Total cost per ha</b>	<b>\$76,999.05</b>	<b>\$74,710.19</b>

# Wattleup Development Contribution Plan 10 (DCP 10) Report

*Table 2 Hammond Road Land Costs*

<b>Schedule 1 - Hammond Road Land Costs</b>						
Description	Ownership	Area (ha)	Actual Cost	Actual Cost	DCA 9 61.60%	DCA 10 38.40%
<b>Mrs Reserve</b>						
Lot 41 Frankland Avenue	Broad Vision Projects Pty Ltd	0.2538	472,820	472,820	291,257.12	181,562.88
Lot 114 Wattleup Rd	A & I Gaglia	1.5377	1,390,000	1,390,000	856,240.00	533,760.00
Lot 42 Frankland Ave	Beauchamps Nom, Fobbing Hall P/L	0.2579	525,819	525,819	323,904.50	201,914.50
Lot 43 Frankland Ave	Beauchamps Nom, Fobbing Hall P/L	0.2644	539,217	539,217	332,157.67	207,059.33
Lot 44 Frankland Ave	Beauchamps Nom, Fobbing Hall P/L	0.2535	516,988	516,988	318,464.61	198,523.39
Lot 2 Wattleup Rd	WAPC	0.0814	700,000	700,000	431,200.00	268,800.00
<b>Totals</b>		2.6487	4,144,844	4,144,844	2,553,223.90	1,591,620.10

*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 Traffic Lights (Hammond/Wattleup Roads)	4,852,000.00	4,852,000.00	2,988,832.00	1,863,168.00
<b>Totals</b>		4,852,000.00	2,988,832.00	1,863,168.00

Table 4 Administration Costs

<b>Schedule 3 - Administration Costs</b>		
<b>General</b>		<b>Total Cost</b>
Land valuations 05/06	McGees	750.00
Hammond Rd cost estimates 05/06	Maunsell	2,000.00
Audit costs 2015		207.00
Hammond Rd construction cost review 2015	Aecom	570.24
Land valuations 2015	Burgess Rawson	4,750.00
Administration 2015		4,056.00
Audit costs 2015/16		216.27
Hammond Rd construction cost review 2015/16	Aecom	750.00
Land valuations 2015/16	m3property	950.00
Administration 2015/16		4,196.18
Audit costs (2016/17)		375.14
Hammond Rd Construction cost review (2016/17)	Aecom	1,667.00
Land valuations (2016/17)	PVA (WA)	600.00
Administration (2016/17)		4,438.55
Audit Costs (2017/18)		480.90
Consultancy Costs (2017/18)		3,677.26
Audit costs (2018/19)		398.18
Hammond Rd construction cost review (2018/19)	Aecom	1,554.30
Land valuations (2018/19)	PVWA	544.50
Administration (2018/19)		4,323.30
Audit costs (2019/20)		403.63
Hammond Rd construction cost review (2019/20)	Aecom	1,454.75
Land valuations (2019/20)	PVWA	594.00
Administration (2019/20)		4,323.30
Legal Advise (17/18) Inv#100282	McLeod's - Hammond Park School Sites	4,044.99
Consultancy Costs 2020/21		3,480.00
Administration Costs 2020/21		4,549.27
Audit Costs 2020/21		383.64
Consultancy Costs 2021/22		2,750.00
Administration Costs 2021/22		4,549.27
Audit Costs 2021/22		383.64
Consultancy Costs 2022/23		1,730.00
Administration Costs 2022/23		11,000.00
Audit Costs 2022/23		
Legal Advise 28/9/22 - Lot 114 Wattleup Rd (DPLH)		1,449.98
		<b>77,601.29</b>



# Wattleup Development Contribution Plan 10 (DCP 10) Report

Table 5 Contribution Register

Schedule 4 - Contribution Register								
Owner	Date	Amount Paid		Interest	Hammond Rd		Regional Drainage	
		Area 73.6254	Contribution		Area 73.6254	Contribution	Area 15.4927	Contribution
Gold Estates	23/09/11							
Lot 805 (407) Wattleup Road Primewest .3873	26/02/15	0.3873	21,467.78		0.3873			
<b>Interest 15/16</b>				<b>64.61</b>				
Lot 810 Wattleup Road Hammond Grove Stage 1	29/09/16	1.6999	84,336.42		1.6999	80,498.70	1.6999	3,837.73
Lot 1 Wattleup Road Hammond Grove Stage 1	29/09/16	0.0023	114.11		0.0023	108.92	0.0023	5.19
Lot 2 Wattleup Road Hammond Grove Stage 1	19/12/16	1.9674	97,607.79		1.9674	93,166.15	1.9674	4,441.64
<b>Interest 16/17</b>				<b>1,318.21</b>				
Pt Lot 111 Wattleup Road Hammond Grove St 3	11/09/17	0.6315	34,136.07		0.6315	32,690.65	0.6315	1,445.42
Pt Lot 9002-3 Wattleup Road Hammond Grove St 3	11/09/17	1.0343	55,910.72		1.0343	53,543.30	1.0343	2,367.41
Lot 109 Wattleup Road Hammond Park	28/09/17	1.5064	77,981.31		1.5064	77,981.31		
Lot 110 Wattleup Road Hammond Park	29/09/17	0.3836	20,735.70		0.3836	19,857.69	0.3836	878.01
Lot 9004 Wattleup Road Hammond Park	12/12/17	1.1842	67,606.12		1.1842	64,895.65	1.1842	2,710.47
<b>Interest 17/18</b>				<b>3,788.89</b>				
Lot 9007 Wattleup Road - Stage 5 (6031562)	30/07/18	1.1567	63,388.62		1.1567	63,388.62		
Lot 9009 Wattleup Road - Stage 6 (6032241)	14/01/19	1.1729	67,161.11		1.1729	67,161.11		
Lot 9100 Wattleup Rd - Stage 2A (6030839)	29/03/19	1.6427	94,062.20		1.6427	94,062.20		
Lot 9100 Wattleup Rd - Stage 2B (6030839)	29/03/19	0.3993	22,864.21		0.3993	22,864.21		
<b>Interest 18/19</b>				<b>1,927.87</b>				
Lot 9010 Wattleup Rd - Stage 7 (6032941)	30/07/19	0.9802	56,126.97		0.9802	56,126.97		
Lot 9011 Wattleup Rd - Stage 8 (6034116)	05/03/20	0.8078	50,306.50		0.8078	50,306.50		
Lot 9101 (424) Wattleup Rd - (6030892)	25/08/20	0.0945	5,885.08		0.0945	5,885.08		
Lot 9101 (424) Wattleup Rd - (6030892) Stage 2B DP419664	10/12/20	0.6593	34,135.42		0.6593	34,135.42		
Lot 9103 Wattleup Rd - (6033873) Quenda Stage 3 DP4	16/04/21	1.4843	76,850.00		1.4843	76,850.00		
Lot 305 (354) Wattleup Rd - 4412804 Hammond West Stage 1 A DP421466	06/08/21	1.8719	96,918.09		1.8719	96,918.09		
<b>Interest 19/20</b>				<b>923.07</b>				
Lot 9105 Wattleup Rd (6036021) Stage 3 - 1.5473ha	17/09/21	1.5473	80,111.84		1.5473	80,111.84		
Lot 305 (354) Wattleup Rd - 4412804 Hammond West Stage 1 C DP422239	22/12/21	0.6672	39,390.57		0.6672	39,390.57		
Lot 9002 Wattleup Road (6036958) Hammond West Stage1CPhase2 (DP423043)	03/03/21	0.2265	13,372.25		0.2265	13,372.25		
Lot 9002 Wattleup Road (6036958) Hammond West Stage 2 (DP422759)	25/03/21	2.2093	130,434.05		2.2093	130,434.05		
<b>Interest 20/21</b>				<b>453.21</b>				
Lot 1010 (362) Wattleup Road Hammond Park Stage 1 (6037170) DP422758	01/08/22	2.1172	124,996.59		2.1172	124,996.59		
Lot 9106 Wattleup Road Quenda Stage 3 DP320033	29/08/22	0.0700	3,629.45		0.0700	3,629.45		
Lot 9005 Wattleup Road Hammond West Stage 3 DP4523864	25/08/22	2.2706	134,053.11		2.2706	134,053.11		
Lot 9109 (424) Wattleup Road - Hammond Park Stage 4 (1.3621ha)	28/04/23	1.3621	101,400.02		1.3621	101,400.02		
Lot 75 Wattleup road Hammond West Stage 4A - 1.7114ha (DP425764)	10/07/23	1.7114	114,838.00		1.7114	114,838.00		
Lot 75 Wattleup road Hammond West Stage 4B - 1.3518ha (DP425765)	10/07/23	1.3518	90,708.20		1.3518	90,708.20		
<b>Interest 21/22</b>				<b>534.58</b>				
Lot 9007 Wattleup Road - Hammond Park Stage 2 (DP426326) 6037969	20/09/23	0.7169	48,105.27		0.7169	48,105.27		
Lot 9106 Wattleup Road Quenda Stage 4A DP423712	20/09/23	0.6977	46,058.67		0.6977	46,058.67		
<b>Total</b>		<b>34.0145</b>	<b>\$1,954,692.24</b>	<b>\$9,010.44</b>	<b>34.0145</b>	<b>\$1,917,538.59</b>	<b>6.9032</b>	<b>\$15,685.87</b>
<b>Area for which contributions are yet to be made</b>		<b>39.6109</b>			<b>39.6109</b>		<b>8.5895</b>	

# Wattleup Development Contribution Plan 10 (DCP 10) Report

*Table 6 Regional Drainage Cost*

<b>Schedule 5 - Regional Drainage</b>		
<b>Original Contributing Area</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>15.4927</b> ha
	<b>Developed area as per Schedule 4</b>	6.9032
	<b>Area for which contributions are yet to be made As per Schedule 4</b>	8.5895

<b>Drainage Works Costs</b>		<b>Actual Cost</b>	<b>Actual Cost</b>	<b>Total Cost</b>
Ground Water interception works Lot 412 Gaebler Rd	GHD 11/12		132,790.11	12,074.67
Oversize drainage area - Lot 412 Gaebler Rd - 0.24 ha	Mcgees 09/10	264,000.00		23,271.34
			<b>Total</b>	<b>\$35,346.01</b>

**Contributions as per Schedule 4** 15,685.87

**Cost contributions yet to be made** \$19,660.14

**Area for which contributions are yet to be made for Regional Drainage** **\$2,288.86 per ha**

# Wattleup Development Contribution Plan 10 (DCP 10) 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(51.6%)	DCP10(38.4%)	\$/Lot
1. Preliminaries and Establishment	227,500	140,140	87,360	227,500
2. Siteworks and Dust Control	42,000	25,872	16,128	42,000
3. Earthworks	469,500	289,212	180,288	469,500
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	530,000	326,480	203,520	530,000
9. Water Reticulation	0	0	0	
10. Roadworks	2,189,000	1,348,424	840,576	2,189,000
11. Footpaths	320,000	197,120	122,880	320,000
12. Underground Power	216,500	133,364	83,136	216,500
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%)	211,000	129,976	81,024	211,000
<b>Sub Total Contract Works (Value)</b>	<b>4,424,500</b>	<b>2,725,492</b>	<b>1,699,008</b>	<b>4,424,500</b>
<b>GST</b>	<b>442,450</b>	<b>272,549</b>	<b>169,901</b>	<b>442,450</b>
<b>Total Contract Works (Price)</b>	<b>4,866,950</b>	<b>2,998,041</b>	<b>1,868,909</b>	<b>4,866,950</b>
17. Works Outside Contract	0	0	0	
18. Water Corporation Infrastructure Contribution (valid to 30 June 2024)				
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	122,000	75,152	46,848	122,000
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	223,000	137,368	85,632	223,000
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%)	20,500	12,628	7,872	20,500

# Wattleup Development Contribution Plan 10 (DCP 10) 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>	4,852,000	2,988,832	1,863,168	4,852,000
<b>GST (excluding headworks)</b>	485,200	298,883	186,317	485,200
<b>Sub Total (Price)</b>	5,337,200	3,287,715	2,049,485	5,337,200
25. Potential Reimbursement - Excludes GST				
25.1 GST Reimbursement	-485,200	-298,883	-186,317	(485,200)

*This estimate must be read in conjunction with Stantec covering letter dated 28/08/2023.*

Signed: 

Date: 31/08/2023

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

DCP Reserve balance as of 31/08/2023	*Value of credits	Interest earned on DCP funds 2021/22
769,191	533,760	534

Wattleup								Source of Funds			
Items of infrastructure Road & Services	Estimated Value	DCP funds expended so far	2023/24	2024/25	2025/26	2026/27	2027/28	DCP9 (61.6%)	DCP10 (38.40%)	Other	Total
Hammond Road Land	4,144,844	1,057,860					533,760	2,553,224	1,591,620		4,144,844
Construction Hammond Rd between Gaebler Rd & Rowley Rd	4,852,000						1,863,168	2,988,832	1,863,168		4,852,000
Regional Drainage (incl. land)	396,790	396,790						260,572	35,346	100,871	396,790
<b>Total</b>	<b>9,393,634</b>	<b>1,454,650</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,396,928</b>	<b>5,802,628</b>	<b>3,490,134</b>	<b>100,871</b>	<b>9,393,634</b>

Note:

1. this timeframe is subject to change

The following recurring annual payment obligation for DCA10 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

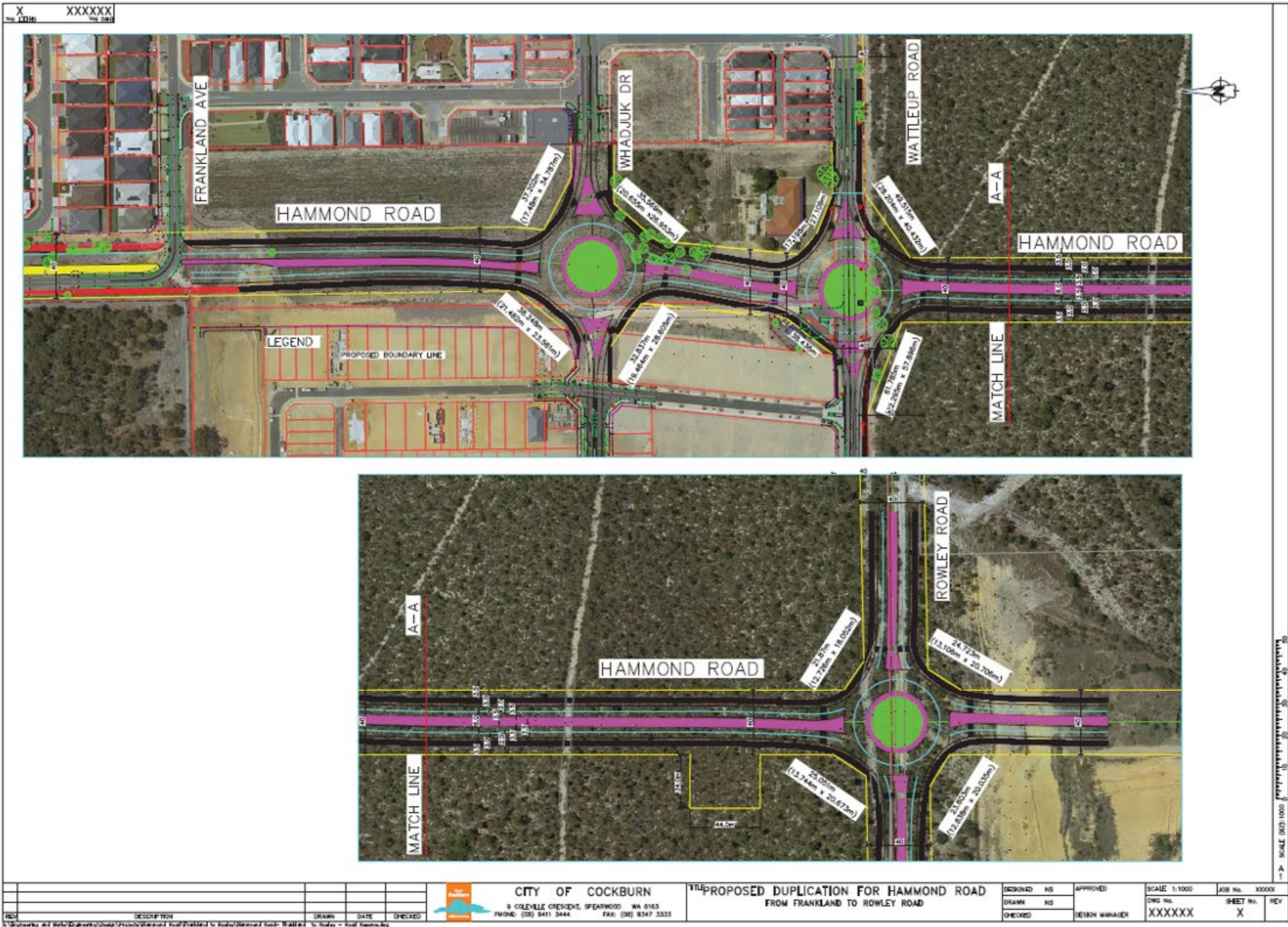


### HAMMOND RD DUPLICATION FROM GAEBLER RD TO FRANKLAND AVE

1:1000 @ 43

#### LEGEND:

-  RAISED MEDIAN ISLAND WITH RED FAUX BRICK INFILLED
-  PROPOSED SHARED PATH (3m)
-  PROPERTY BOUNDARY



<b>CITY OF COCKBURN</b> 9 COLEVILLE CRESCENT, SPEARWOOD WA 6183 PHONE: (08) 9411 3444 FAX: (08) 9347 3333			<b>TITLE</b> PROPOSED DUPLICATION FOR HAMMOND ROAD FROM FRANKLAND TO ROWLEY ROAD		DESIGNED NS DRAWN NS CHECKED	APPROVED DESIGN MANAGER	SCALE 1:1000 DWG No. XXXXXX	JOB No. XXXXX SHEET No. X REV
REV	DESCRIPTION	DRAWN	DATE	CHECKED				

Contact Us

**City of Cockburn**

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