SUCCESS NORTH

Development Contribution Plan 1 (DCP 1)

REPORT

2026

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Acknowledgement of Country

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

Success North Development Contribution Plan Report

Note: This report does not form part of the planning scheme but provides the rationale and justification for the Development Contribution Plan (DCP), the calculation of costs, and the cost apportionment schedule specifying the costs for each owner.

Development Contribution Area

The Development Contribution Area (DCA) is shown on the Scheme Map as: 'DCA 1'.

Purpose

The purpose of the DCP Report is to:

a) enable the applying of infrastructure contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the DCA.
b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners
c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the DCA
d) coordinate the timely provision of infrastructure.

The DCP provides for the sharing of costs associated with the widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road, Success.

Period of the Plan

10 years commencing 20 October 2023 to 30 June 2033.

The plan may also be extended for further periods (with or without modification) by subsequent Scheme Amendments.

Operation of DCP

DCP 1 has been prepared in accordance with the provisions of TPS 3 and SPP 3.6. It came into effect upon the gazettal of Amendment 197 to TPS 3 on 12 December 2002.

DCP 1 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards a portion of the cost of widening and upgrading Hammond Road between Beeliar Drive and Bartram Road, Success.

The requirement to contribute under DCP 1 would typically arise as a condition of subdivision approval, however it may occur through other arrangements as specified in clause 5.3.14 of TPS 3.

DCP 1 is operational in the same area as DCP 13, which relates to community infrastructure. Landowners will be required to satisfy their contribution obligations under both DCPs.

Application Requirements

Where an application for subdivision, strata subdivision, development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

Items Included in the Plan

This DCP provides for the cost of land and works associated with the widening and upgrading of Hammond Road, between Beeliar Drive and Bartram Road (2,200m^2), to be equitably distributed between all developing landowners within the DCA.

The following infrastructure items are included in the DCP as set out in Table 10 of TPS 3:

- Land reserved for Hammond Road under the Metropolitan Region Scheme (MRS)
- Full earthworks
- Construction of a two-lane road and where the reserve width is less than 40 metres wide, kerbing to the verge side of the carriageway shall be provided
- Dual use path (one side only)
- Pedestrian crossings (where appropriate at the discretion of the local government)
- Drainage
- Costs to administer cost sharing arrangements - preliminary engineering design and costings, valuations, annual reviews, and audits and administrative costs
- Servicing infrastructure relocation where necessary.

The cost of infrastructure includes all the initial capital costs associated with the provision of the infrastructure item and excludes ongoing maintenance and operating costs of the infrastructure.

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

The extent of the Hammond Road upgrade generally includes the area within DCA 1 reserved for 'Other Regional Roads' under the MRS, as shown in Annex 1 – Scheme Map.

Estimated Costs

A detailed summary of the cost breakdown for each infrastructure item is provided in Annex 2 – Cost Apportionment Schedule (CAS).

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

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

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

There are still landowners who have yet to develop and pay their contributions towards DCP1. The remaining amount owed to the City is **$1,576,160.00**. An additional **$10,910.78** is allowed for administration costs, resulting in a total remaining DCP cost of **$1,587,070.78.**

After deducting the Reserve Balance of **$210,840.50**, the amount remaining to be recovered through future development contributions is **$1,376,230.28**.

There will be no further infrastructure costs, other than administration costs.

Method of Calculating Contribution

All landowners within DCA 1 are required to make a proportional contribution towards the cost of widening and upgrading of Hammond Road between Beeliar Drive and Bartram Road, Success.

The proportional contribution is to be determined in accordance with the provisions of clause 5.3 of TPS 3.

Contributions are calculated on a per-hectare basis in accordance with clause 5.3 of the City of Cockburn Town Planning Scheme No. 3 (TPS3).

The adopted contribution rate for DCP 1 is **$68,037.92/ha**, as of 16 October 2026, and has been determined based on the balance of the remaining DCP cost to be recovered, as follows:

Contribution Rate Calculation

Contribution Rate ($/ha)

= (Total Remaining DCP Cost – Reserve Balance) / Net Developable Area

= ($1,587,070.78 - $210,840.50) / 20.2274ha

=$68,037.92 /ha

As the contribution rate is based on the **actual remaining** DCP cost to be recovered, rather than an estimate of future infrastructure costs, no indexation is applied to the adopted contribution rate.

An owner's cost contribution is calculated by multiplying the area of the subject site, in hectares, by the applicable contribution rate:

Landowner's Cost Contribution ($)

= Area of Subject Site (ha) × Contribution Rate ($/ha)

A summary of the total cost is included in Annex 2 Cost Apportionment Schedule (CAS).

Infrastructure Costs

Land Acquisition

The total cost of acquiring land identified under the MRS for 'Other Regional Roads', as provided for under DCP 1, was **$1,972,879.64**, as set out in Annex 2 Cost Apportionment Schedule (CAS).

Land acquisition cost was calculated in accordance with the following formula:

Land Acquisition Cost *($)*

= MRS Reserved Area (m²) x Applicable Valuation Rate ($/m²)

Hammond Road Construction

The actual cost of constructing and upgrading Hammond Road between Beeliar Drive and Bartram Road, Success, was $23,039,102.73.

After deducting $13,562,516.00 in grant funding, the remaining construction cost was $9,476,586.73.

The remaining cost was apportioned between the development contribution and City as follows:

- Development Contribution: $7,176,160.43
- Municipal: $2,300,426.30

DCP 1 Contribution
= (Total Construction Cost ($) – Grant Funding) x 75.725%

A summary of the actual cost for each road infrastructure item is provided in Annex 2 Cost Apportionment Schedule (CAS).

Priority and Timing of Delivery

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

Payment of Contributions

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

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

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

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

5.3.14.3 Payment by an owner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the local government constitutes full and final discharge of the owner's liability under the development contribution plan and the local government shall provide certification in writing to the owner of such discharge if requested by the owner.

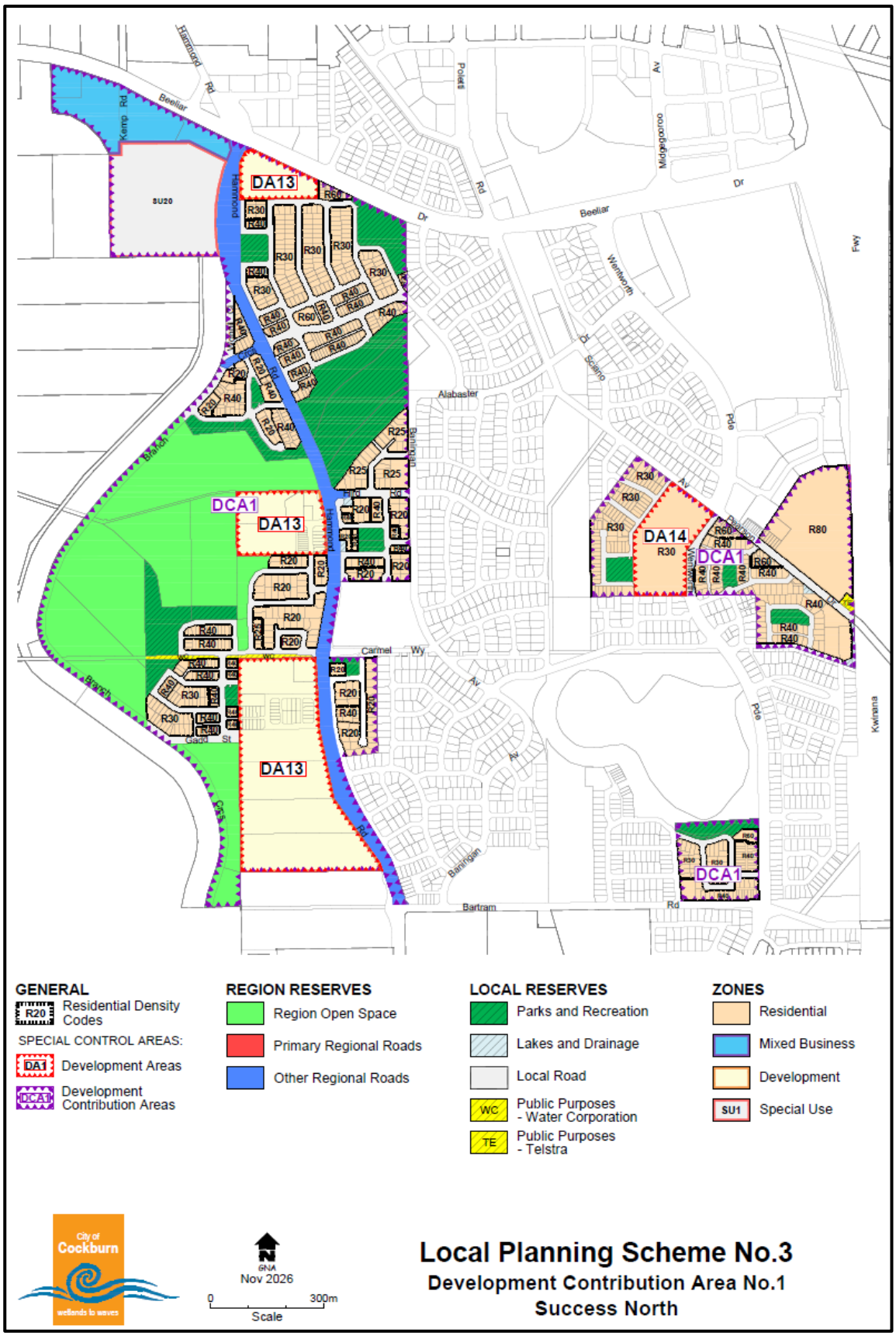
Review

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

Annexes

1. Maps
2. Cost Apportionment Schedule (CAS)

Annex 1 – Scheme Map



Annex 2 – Cost Apportionment Schedule (CAS)

Summary Sheet

DCA1 Success North - Cost Apportionment Schedule (CAS)			
Remaining Contributions Overview			
Item	**Schedule**	**Actual ($)**	**Remaining Costs ($)**
Land Acqiusitions for Hammond Road	Schedule 1	1,972,879.64	0.00
Construction of Hammond Road	Schedule 2	7,176,160.43	1,576,160.43
Administration Costs	Schedule 3	167,306.71	10,910.35
	Total Costs	**9,316,346.78**	**1,587,070.78**

Description	**Area (ha)**	**Remaining Costs ($)**
Remaining land area	20.6324	
Less remaining Wetlands and Buffers *(non developable)*	0.4050	
Net Land Area	20.2274	
Remaining Total Cost		1,587,070.78
Less funds available		210,840.50
Outstanding Contributions		1,376,230.28
Cost Contribution Rate ($/ Ha)		**68,037.92**

Schedule 1 Hammond Road Land Costs

Schedule 1 - Hammond Road Land Costs		
Property Description	Area ha	Actual Cost ($)
Cnr Hammond/Beeliar Dve	0.1640	57,217.00
Lot 81 Hammond Road	0.2498	341,880.00
Lot 500 Hammond Road	0.1449	215,160.00
Lot 13 Hammond Road	0.0155	239,030.00
Lot 501 Hammond Road	0.9077	236,363.64
Reserve 15556	0.0448	12,550.00
Lot 6 Hammond Road	0.0264	9,599.00
Lot 18 Hammond Road	0.1302	36,310.00
Lot 17 Hammond Road	0.1469	199,750.00
Lot 15 Hammond Road	0.2578	114,660.00
Pt 19 Hammond Road	0.7449	242,040.00
Pipeline Res Hammond Rd	0.0160	11,450.00
Lot 778 Hammond Road	0.0056	9,360.00
Lot 779 Hammond Road	0.0360	13,320.00
Lot 6 Hammond Road	0.0413	102,190.00
Pt Lot 14 Hammond Road	0.1209	132,000.00
Reserve 26751	0.2471	0.00
Total Cost	**3.2998**	**1,972,879.64**

Schedule 2 - Hammond Road Construction Costs

Schedule 2 - Hammond Road Construction Costs			
Description	Total Costs ($)	DCP Share ($)	City Share ($)
Total Costs spilt Construction/upgrading of Hammond Road *(Beeliar to Batram Road)*	**9,476,586.73**	**7,176,160.43**	**2,300,426.30**
Actual Costs Construction/upgrading of Hammond Road *(Beeliar to Batram Road)*	23,039,102.73		
Less Grant funding	13,562,516.00		
	Total Cost	**7,176,160.43**	**2,300,426.30**

Schedule 3 - Administration Costs

Schedule 3 - Summary of Administration Costs

Costs to administer cost sharing arrangements - preliminary engineering design and costings, valuations, annual reviews and audits and administrative costs

Period	Cost ($)
Costs to 2019/20	**117,067.69**
2020/21	11,797.89
2021/22	5,974.26
2022/23	6,300.00
2023/24	15,256.52
2024/25	6,435.00
2025/26	4,475.35
Total Cost	**167,306.71**

Schedule 4 - Contribution Register

Schedule 4 - Contribution Register						
Owner	**Date**	**Area (Ha)**	**Land Vested ($)**	**Works-in-Kind**	**Contribution ($)**	**Total ($)**
Martinovich - Lot 15 Hammond Road	Apr-02	2.3954	83,362.41			83,362.41
Southern Cross	Apr-02	5.3593			186,509.21	186,509.21
Interest 01/02						**4,252.76**
Peet & Co	Oct-02	3.6512			128,539.11	128,539.11
Interest 02/03						**17,724.15**
Silver Knight Holdings - Lot 18 Hammond Road	Aug-03	2.1714	36,310.00		40,133.31	76,443.31
Interest 03/04						**17,588.71**
Interest 04/05						**19,199.00**
Maincity Investments Lot 9 Hammond Rd	Jun-06	1.8490		10,535.00	87,047.31	97,582.31
Water Corp lot 9000	Jun-06	0.6091			0.00	0.00
Interest 05/06						**37,680.06**
A & L Amaranti Lot 10 Pearson Drive	Jul-06	0.4041			25,185.48	25,185.48
52/52 Pty Ltd Lot 768 Branch Circus	Nov-06	1.3395			87,261.73	87,261.73
Audit adjustment incl. indexation						**-3,373.80**
Suncorp Lot 779 and 780 Hammond Rd	May 07	1.6675			118,225.00	118,225.00
Audit adjustment incl. indexation						**-17,571.14**
Interest 06/07					**61,601.74**	**61,706.02**
Maincity Investments Lot 9 Hammond Rd Stg2	Aug-07	0.1972			13,108.28	13,108.28
Audit adjustment incl. indexation						**-367.84**
Wise Blend Investments Pty Ltd Lot 778 Hammond	Sep-07	1.6702	9,360.00		118,497.42	127,857.42
Audit adjustment incl. indexation						**-13,394.77**
T Scolaro Lots 503, 145 Beeliar Drive	Sep-07	2.2880			152,088.14	152,088.14
Audit adjustment incl. indexation						**-4,268.11**
Interest 07/08						**7,230.92**
Interest 08/09 (estimated)						**27,108.00**
Dunn Rae Super Fund (portion of) 256 Hammond Rd	Jun-10	0.4000			36,812.00	36,812.00
Audit adjustment incl. indexation						**-11,208.52**
Interest (09/10)						**22,682.95**
Interest (10/11)						**30,505.88**
Interest (11/12)						**26,871.85**
Interest (12/13)						**19,451.57**
167 Hammond Road Success Lakeside Stage 1	Nov-13	0.3387			26,093.38	26,093.38
167 Hammond Road Success Lakeside Stage 2	Apr-14	3.4938			347,469.31	347,469.31
264 Hammond Road Success - Muntoc Pty Ltd	Jun-14	2.0060			198,965.91	198,965.91
Interest (13/14)						**17,229.09**
167 Hammond Road Success Lakeside Stage 3	Jul-14	3.1284				311,129.14
167 Hammond Road Success Lakeside Stage 4	Nov-14	1.9602	215,656.13	road ceding		215,656.13
167 Hammond Road Success Lakeside State 5	May-15	2.7956				170,619.77
Interest (14/15)						**37,682.00**
Lot 760 (1) Gadd Street Vivardi & Gasbarro 7.5651 - 405, 281.41 see line 52						
167 Hammond Road Success Lakeside Stage 6	Aug-15	3.2451				384,573.07
77 Bartram Road Success	May-16	0.2424				28,726.55
32 Sciano Road Success	Jul-16	2.0125				238,499.06
Interest (15/16)						**49,572.80**
167 Hammond Road Lakeside Success land swap	Nov-16	0.1206				13,122.90
167 Hammond Road Success City of Cockburn	Nov-16	0.1677				18,248.02
167 Hammond Road Lakeside Success Stage 7	Apr-17	1.9438				211,511.58
167 Hammond Road Lakeside Success Stage 8	May-17	0.781				8,498.33
Interest (16/17)						**55,174.59**
Lot 9000 (9000) Deptford Street Success (6028162)	Nov-17	2.3227			270,659.33	270,659.33
Lot 9017 Hammond Road Success Stage 9 (6029406)	Dec-17	1.2064			140,527.89	140,527.89
Lot 1 Gadd Street Success - Stage 1A (6018058)	Dec-17	1.0694			124,614.93	124,614.93
Interest (17/18)						**63,263.38**
Lot 9501 Batram Road Success - (6027951)	Oct-18	1.7372			202,432.25	202,432.25
Lot 9000 Wentworth Parade (6032765) DP416059	May-19	2.0990			297,267.64	297,267.64
Interest (18/19)						**74,590.62**
Lot 9002 Darlot Ave Succes (6031593) Stage 1 B (DP419355)	Jun-20	1.0548			145,366.67	145,366.67
Lot 9002 Darlot Ave Succes (6031593) Stage 1 C (DP410573)	Sep-20	0.4040			55,677.03	55,677.03
Lot 9006 Branch Circus Success (5509207) Stage 2A (DP421435)	May-21	0.4539			97,843.21	97,843.21
Interest (19/20)						**45,034.02**
Lot 761 Branc Circus Success (5509207) Stage 2D (DP422570)	Nov-21	2.2998			72,849.64	72,849.64
Lot 9005 Darlot Ave Success (6035971) Stage 1D (DP422563)	Nov-21	1.4650			355,986.42	355,986.42
Lot 141 (275) Hammond Road (6036069)	Jan-22	0.6908			167,860.35	167,860.35
Interest (20/21)						**30,230.08**
Lot 106 (210) Hanmond Road (6036435) Stage 1	Sep-22	0.7438			80,003.54	80,003.54
Lot 9008 Yellowstone Grave (6037157) Success Gardens Stage 2B - (DP424107)	Oct-22	1.5012				364,782.80
Interest (21/22)						**14,817.54**
Lot 9007 (65) Yellowstone Grove - 6037150	Sep-23	0.0254				7,607.45
Lot 9009 Branch Circus - Success Gardens Estate Stage 2E (DP426664)	Sep-23	0.4351				130,314.97
Interest (22/23)						**109,223.47**
Lot 604 (23) Calytrix Crescent Success - Stage 1 (DP416860)	Jun-25	1.6154			108,029.29	**108,029.29**
Interest (23/24)						**182,076.34**
Interest (24/25)						**37,241.56**
	Totals	**73.2159**	**344,688.54**	**10,535.00**	**4,132,212.29**	**$7,271,420.91**

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