Solomon Road

Development Contribution Plan 8 (DCP 8)

REPORT

2026

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) 10
Annex 3 – Capital Expenditure Plan (CEP) 12
Annex 4 – Schedule of Cost of Infrastructure 13

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.

Solomon Road 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 8'.

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 common infrastructure for the Solomon Road Arterial Drainage System in Jandakot.

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 8 has been prepared in accordance with the provisions of TPS 3 and SPP 3.6. It came into effect upon the gazettal of Amendment 20 to TPS 3 on the 19 August 2011.

DCP 8 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the Solomon Road arterial drainage system in Jandakot. The requirement to contribute is specified in clause 5.3.14 of TPS 3.

The requirement to contribute under DCP 8 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 8 is operational in the same areas as DCP 13 and DCP 15, which relate to community infrastructure. Landowners will be required to satisfy their contribution obligations under all three 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 Solomon Road arterial drainage system in Jandakot 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:

- Full earthworks
- Provision of drainage infrastructure
- Supply and boring of a pressure main under the Kwinana Freeway and work associated with the proposed pump station
- Servicing infrastructure relocation where necessary
- Landscaping works around the drainage basin
- Cost of land required for the Arterial Drainage basin
- Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews, and audits and administrative 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 increase the drainage capacity of the arterial drainage network to support new development within the DCA.

A map showing the location of the infrastructure item in relation to the DCA is provided in Map Solomon Arterial Drainage Scheme

Estimated Costs

The overall estimated cost of the common infrastructure works, including administration, consultant and audit costs is **$2,404,346.09 /ha** (as 16 October 2026).

A detailed summary of the cost breakdown for each infrastructure item is provided in Annex 2 – Cost Apportionment Schedule (CAS) and Annex 4 Schedule of Cost of Infrastructure.

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 items 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.

The percentage contingencies applied to the estimates is at the higher end when the design is still in early phases with the intention they reduce as certainty over design and costs become more certain.

Details of infrastructure designs upon which costs are based, are included in Map Solomon Arterial Drainage Scheme.

Method of Calculating Contribution

All landowners within DCA 8 shall make a proportional contribution to the cost of common infrastructure for the Solomon Road Arterial Drainage System in Jandakot.

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 for DCP 8 is **$39,961.16/ha.** The rate has been determined as follows:

Contribution Rate ($/ha)
= (Total DCP Cost – Reserve Balance) / Net Developable Area
= (2,404,346 – 838,144) / 39.1931ha

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:

Owner's Cost Contribution ($)
= Area of Subject Site (ha) x Contribution Rate ($/ha)

The increase in the DCA8 per-hectare contribution rate reflects a reduction in the remaining DCA8 contribution area following recalculation, together with rising construction costs and general cost escalation, including higher fuel, bitumen and other construction material costs associated with infrastructure delivery. As a result, the remaining infrastructure costs are apportioned across a smaller contribution area, resulting in a higher per-hectare contribution rate.

A detailed summary of the overall DCP estimated costs is included in Annex 2 – Cost Apportionment Schedule (CAS).

Priority and Timing of Delivery

The Solomon arterial drainage network is a significant capital works project, the design and associated approval for the Kwinana Freeway crossing and linking the drainage strategy in the area is currently being undertaken. On this basis, the priority and timing for this project is still under review and will be determined when the design is complete and necessary approvals have been obtained.

Construction works for this project are forecast to be delivered within 6 years.

Details of the proposed timing and delivery timeframes are provided in Annex 3 – Capital Expenditure Plan (CEP)

Note: The proposed timing and delivery timeframes are indicative and may be 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 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

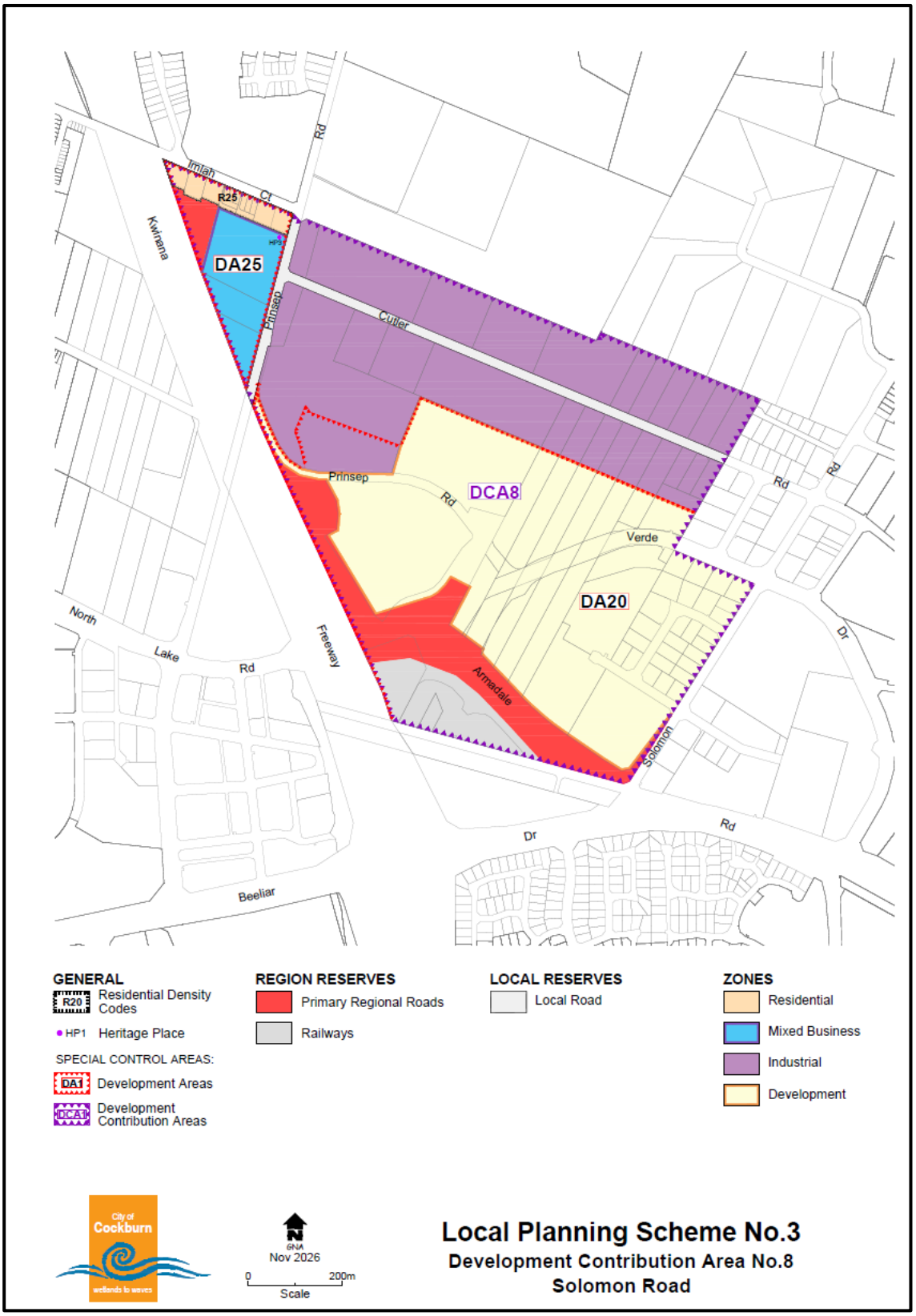
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development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

Annexes

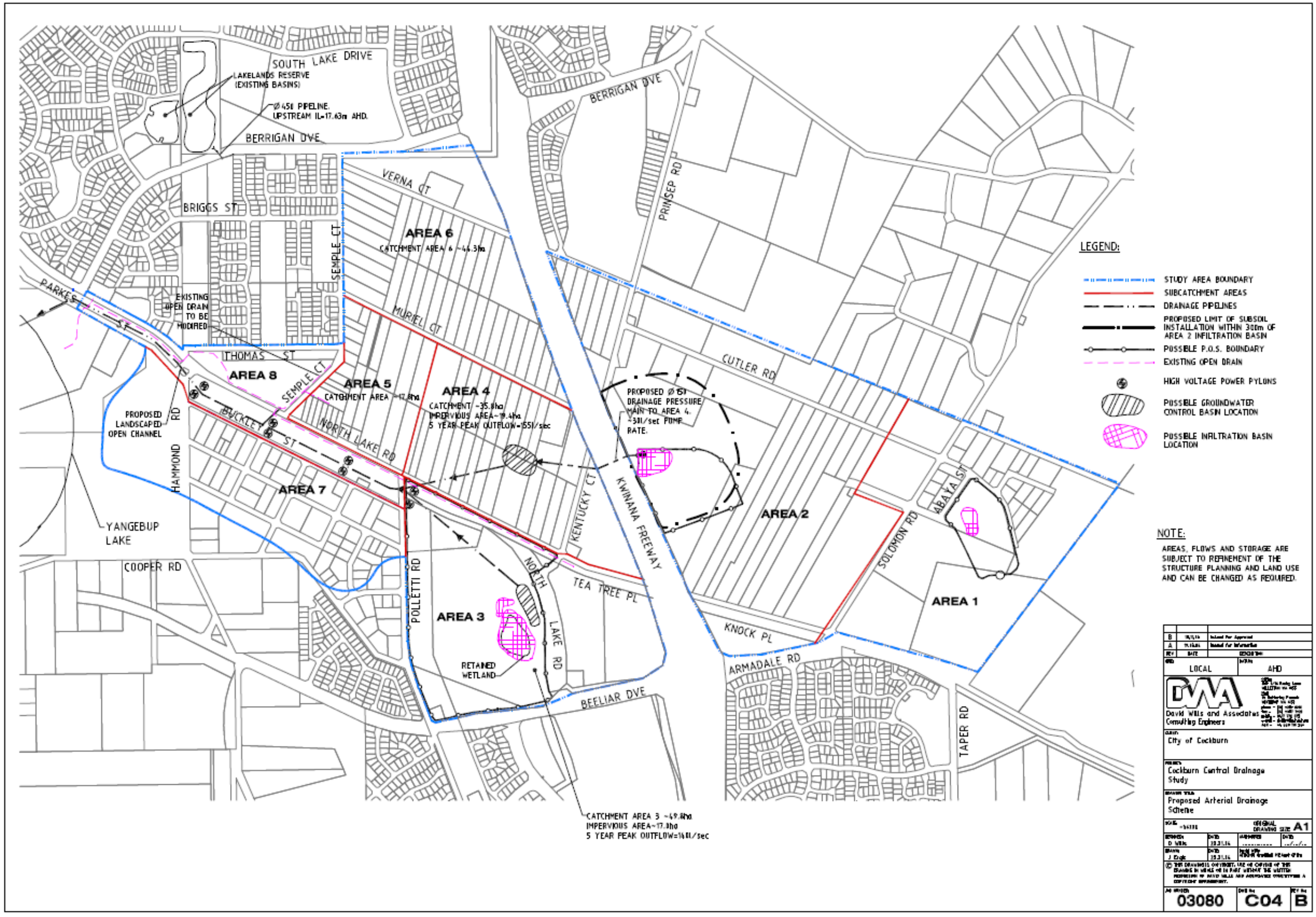
1. Map
2. Cost Apportionment Schedule (CAS)
3. Capital Expenditure Plan
4. Schedule of Cost of infrastructure

Annex 1 – Maps

Scheme Map



Map Solomon Arterial Drainage Scheme



Annex 2 – Cost Apportionment Schedule (CAS)

Summary Sheet

DCA8 Solomon Road - Cost Apportionment Schedule		
Landowners within DCA 8 shall make a proportional contribution to the cost of common infrastructre for the Solomon Road Arterial Drainage System.		
Item	**Description**	**Total Cost ($)**
8.1	Full earthworks	326,200.00
8.2	Provision of drainage infrastructure	52,600.00
8.3	Supply and boring of a pressure main under the Kwinana Freeway and works associated with the proposed pump station	1,217,200.00
8.4	Servicing infrastructure relocation where necessary	0.00
8.5	Landscaping works around the drainage basin (6,348m^2)	307,687.56
8.6	Cost of land required for the Arterial Drainage basin 3700m2 x $380m2 **(Already held withdrawn form schedule June 2017)**	0.00
8.7	Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.	385,349.25
	Admin Costs	115,309.28
	Total Project Cost	**$ 2,404,346.09**

Description	**Area (Ha)**	
Previous Area	**82.3239**	
Contributios to Date		
Revised Remaining DCA8 Area	**39.1931**	
	Total Cost ($)	**2,404,346.09**
	Less available funds	838,144.30
	Outstanding Contributions	**1,566,201.79**
	Cost Contribution Rate ($/Ha)	**$39,961.16**

Schedule 2 Contribution Register

Schedule 2 - Contribution Register				
Description		**Previous Area (Ha) - 82.3239**	**Contribution ($)**	**Total ($)**
FFI Holdings	17 Knock Place	3.8842	102,337.02	13/03/2013
Interest 12/13			**2,248.86**	
Dalla Riva Pty Ltd	31 Cutler Road Jandakot	3.4803	111,919.49	9/09/2013
FFI Holdings	Lot 51 Knock Place	4.6428	152,627.41	21/03/2014
Pilbara Car & Truck	68 Cutler Road Jandakot	0.6394	21,019.64	31/05/2015
Interest 13/14			**5,582.89**	
Interest 14/15			**9,902.38**	
A & C Mangano	33 Cutler Road Jandakot	3.2881	79,965.78	8/07/2015
Jandakot Capital	1 Knock Place	3.4571	115,807.11	31/08/2015
Interest 15/16			**14,388.21**	
Interest 16/17			**13,951.92**	
Interest 17/18			**13,298.13**	
Interest 18/19			**13,902.44**	
Lanark Nominees	Lot 103 (26) Cutler Rd (DA21/105)	0.4000	8,138.86	19/07/2021
Interest 19/20			**7,588.25**	
Interest 20/21			**4,839.37**	
Lot 18,19,69 &21 Imlah Court	Lot 18,19,69 &21 Imlah Court	3.9160	97,111.63	24/04/2023
Gavin Mark Cook	Lot 1 (25) Imlah Court Jandakot	0.2023	5,016.77	21/04/2023
Jose Garcia	Lot 100 (72) Cutler Road Jandakot	0.6609	16,389.45	21/06/2023
Interest 2021/22			**2,280.69**	
Interest 2022/23			**16,016.88**	
Interest 2023/24			**28,177.04**	
Vince D'Amato	Lot 455 (93) Prinsep Road Jandakot	0.4671	11,261.69	10/10/2025
Interest 2023/24			**31,050.17**	
Total contributions to date		***25.0382***	***884,822.08***	
Revised remaining DCA8 Area		***39.1931***		
	Total remaining DCA8 Area	**39.1931**	**884,822.08**	

Schedule 3 Administration Cost

Schedule 3 - Summary of Administration Costs	
Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.	
Period	**Cost ($)**
Costs to 2019/20	**40,303.53**
2020/21	4,882.56
2021/22	5,028.92
2022/23	10,550.00
2023/24	28,633.92
2024/25	15,585.00
2025/26	10,325.35
Total Cost	**115,309.28**

Annex 3 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 30/08/2026: **$838,144**

Interest earned on DCP Reserve 2024/25: $31,050.17

DCP 8 Solomon Road

Infrastructure Item	Total Project Costs ($)	DCP 8 Funds Expended to Date ($)	DCP 8 Future Funding	FY28 DCP 8 ($)	FY29 DCP 8 ($)	FY30 DCP 8 ($)	FY31 DCP 8 ($)	FY32 DCP 8 ($)
Drainage and Landscaping	2,289,036	0	2,289,036				209,789	2,079,247
Total	**2,289,036**	**0**	**2,289,036**		0	0	**209,789**	**2,079,247**

The timeframe outlined in this plan is indicative and may be subject to change. Delivery of the remaining infrastructure is dependent on future development and subdivision approvals, and receipt of DCA 8 contributions from individual landowners. Delivery may extend beyond FY2033, which marks the end of the current DCA 8 operation period. The operation period may be extended for further periods, with or without modification, through a subsequent Scheme Amendment.

Recurring Annual Payment Obligations (not included above):

- *Costs to administer cost-sharing arrangements.*
- *Valuations and professional fees for infrastructure cost estimates.*
- *Annual audit and administration costs.*

Annex 4 – Schedule of Cost of Infrastructure

DWA Project No. 10107
Prepared: September 4, 2026
Revision: 2026-0

David Wills and Associates
Consulting Engineers

Annual Review: Development Contribution Plans
Development Contribution Area 8: Solomon Road
Engineering Order of Costs for City of Cockburn

Overview

David Wills and Associates have been commissioned by the City of Cockburn to estimate the costs required to install an identified future stormwater drainage pump station, pressure main and infiltration basin. This infrastructure will control the rise in groundwater levels and discharge excess stormwater from the Cockburn Central "Solomon Road" Catchment Area 1 and 2 to a Local Authority system west of the Kwinana Freeway.

The "engineering order of cost" is an opinion only. If a more accurate cost estimate is required, a qualified Quantity Surveyor should be commissioned.

David Wills and Associates plan 10107 - C01A "Solomon Road Locality Plan for Areas 1 and 2" indicates the location of drainage infrastructure required for Areas 1 and 2.

North Lake Road was upgraded significantly in 2021, which included crossing over the Kwinana Freeway via a bridge, and the construction of the drainage infrastructure for Area 2. The actual costs for the works completed will be updated within this Order of Costs once they are made available by the City.

It is assumed that the infiltration basin works in the area west of Kwinana Freeway will be completed in a separate contract to the pump station works, and has not been allowed for. The pump station will only be constructed if high groundwater levels become an issue.

The Area 1 infiltration basin adjacent to Abaya Street and Cutler Road has been constructed and appears to be servicing the new South Cockburn Central area and is not part of these costings.

All values exclude GST.

DWA Project No. 10107
Prepared: September 4, 2026
Revision: 2026-0

David Wills and Associates
Consulting Engineers

Item 8.1: Full Earthworks

Item No.	Description	Unit	Rate	Qty	Cost
8.1.1	**Basin in Area 1** Not required				
8.1.2	**Basin in Area 2**				
8.1.2.1	Compliance with contract	Item			$ 9,500
8.1.2.2	Insurances	Item			$ 9,800
8.1.2.3	Site establishment, dust control, demobilisation	Item			$ 36,800
8.1.2.4	Locate existing services	Item			$ 5,400
8.1.2.5	Traffic Management	Item			$ 8,100
8.1.2.6	Clear site and remove vegetation	Item			$ 36,300
8.1.2.7	Excavate sand to create basin, trim and compact to final level. Spread sand in balance of Public Open Space Area	m^3	$ 13.57	12,750	$ 173,000
8.1.2.8	Provide compaction test results and as constructed levels	Item			$ 2,000
8.1.2.9	Hydromulch around basin at completion if required	m^2	$ 2.24	1,250	$ 2,800
	Contingency (max. 15% of the construction cost):				$ 42,500
	TOTAL FOR ITEM 8.1:				**$ 326,200**

Notes

1. As detailed in the David Wills and Associates report "Cockburn Central and Solomon Road Development Areas - Arterial Drainage Scheme Review" dated November 2005, the existing infiltration basin in Area 1 does not require modification for additional stormwater storage. Any earthworks required for the basin would be done under the landscaping contract.
2. Fencing has not been included as the basins are assumed to be landscaped.
3. No allowance has been made for the purchase of land to construct the basin.
4. It is assumed that the basin area will be contiguous with an existing road reserve (future or existing).

DWA Project No. 10107
Prepared: September 4, 2026
Revision: 2026-0

David Wills and Associates
Consulting Engineers

Item 8.2: Provision of Drainage Infrastructure

Item No.	Description	Unit	Rate	Qty	Cost
8.2.1	**Basin in Area 1**				
	Not required				
8.2.2	**Basin in Area 2**				
8.2.2.1	Construct inlet structure to direct stormwater to the proposed pump station (1200 diameter concrete pit with Class C grated lid)	Item			$ 25,500
8.2.2.2	Supply, excavate, install and backfill 300mm dia. Subsoil drainage pipe. Refer to Note 2 below.	m	$ 435	20	$ 8,700
8.2.2.3	Install manhole with sediment trap	No.		1	$ 8,200
8.2.2.4	Provide As Constructed plans of drainage	Item			$ 3,400
	Contingency (max. 15% of the construction cost):				$ 6,800
	TOTAL FOR ITEM 8.2:				$ **52,600**

Notes

1 Outlet structures discharging stormwater into the infiltration basins are to be installed by the developer and therefore not included in these costings.

2 Apart from 20m adjacent to the inlet structure, the subsoil drainage in Area 2 will be installed by the developer, which will be located within 200m of the infiltration basin.

DWA Project No. 10107
Prepared: September 4, 2026
Revision: 2026-0

David Wills and Associates
Consulting Engineers

Item 8.3: Supply and boring of a pressure main under Kwinana Freeway and works associated with proposed pump station

Item No.	Description	Unit	Rate	Qty	Cost
8.3.1	Compliance with contract	Item			$ 21,500
8.3.2	Insurances	Item			$ 17,000
8.3.3	Site establishment, dust control, demobilisation, service proving (see Note 3 below).	Item			$ 62,000
8.3.4	Supply, install, and backfill 1,800mm dia. well liner for pump station with web forge cover.	Item			$ 42,000
8.3.5	Supply, lay, and backfill 180mm dia. Class 10 HDPE pressure main beyond freeway reserve.	m	$ 350	100	$ 35,000
8.3.6	Supply and bore 180mm dia. class 10 HDPE pressure main, with 600mm dia reinforced concrete jacking pipe sleeve, grouted infill located under the rail and freeway reserve with a minimum cover of 2m below railway line	m	$ 5,754	130	$ 748,000
8.3.7	Supply and install two submersible (1.2kW) pumps to provide a duty point of 15 litres per sec. at a head of 6.5m each.(30 litres total)	No.	$ 15,500	2	$ 31,000
8.3.8	Supply and install two 100mm dia. gate valves and two 100mm dia. reflux valves with uPVC discharge lines and house in suitable RC valve pit with trafficable covers.	Item			$ 10,500
8.3.9	Supply and install electrical control equipment in suitable secure cabinet.	Item			$ 28,000
8.3.10	Underground power supply to site and Western Power charges.	Item			$ 37,000
8.3.11	Provide suitable access to pump station, including kerbing and crossovers:				
8.3.11.1	Driveway crossover and hardstand area	Item			$ 1,500
8.3.11.2	Fencing and lockable gate	m	$250	100	$ 25,000
	Contingency (max. 15% of the construction cost):				$ 158,700
	TOTAL FOR ITEM 8.3:				**$ 1,217,200**

Notes

1 Estimated costs of pressure main allow for installation up to 100m west of Kwinana Freeway road reserve. It is assumed that required works past this point will be funded by the Developer or covered under a different contributions scheme.

2 The location of the possible groundwater control basin west of Kwinana Freeway is not included as this may be covered under a different Contribution Area.

3 The Kwinana Freeway road reserve contains Vocus Group fibre cables at the location of the proposed pressure main crossing. The Kentucky Court road reserve contains a 100mm high pressure gas main, Telstra optic fibre cables, Optus cables and water main which must be located prior to installation of the pressure main. It is assumed that site mobilisation rates would include location and protection of these services. Proving of services within the railway corridor to be done in accordance with Public Transport Authority requirements.

4 To bore a pipe under the railway reserve, the requirements of the Public Transport Authority now require various reports and plans to be submitted to enable trenchless excavation under railway lines. Metallic pipes are not permitted under electrified railway lines. A flagman will be required to monitor the works, as well as settlement monitoring. These are included in the Item 8.3.6 rate above. Work can only be performed at night.

5 No allowance has been made for the purchase of land to construct the pump station.

DWA Project No. 10107
Prepared: September 4, 2026
Revision: 2026-0

David Wills and Associates
Consulting Engineers

Item 8.4: Servicing infrastructure relocation where necessary

Item No.	Description	Unit	Rate	Qty	Cost
	Basin in Area 1 Not required **Basin in Area 2** Not required				
				TOTAL FOR ITEM 8.4:	**Nil**

Notes

1 Currently there is no requirement for relocation of existing services. This requirement should be reassessed as new developments occur in the surrounding areas.

DWA Project No. 10107
Prepared: September 4, 2026
Revision: 2026-0

David Wills and Associates
Consulting Engineers

Contribution Item 8.5: Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews, audits and administration costs

Item No.	Description	Unit	Rate	Qty	Cost
8.5.1	**Compensating basin in Area 2**				
8.5.1.1	Compensating basin design and documentation	Item			$ 15,800
8.5.1.2	Calling Tenders	Item			$ 6,300
8.5.1.3	Supervision of construction	Item			$ 19,000
8.5.2	**Pump station and pressure main**				
8.5.2.1	Pressure main and horizontal boring design and documentation	Item			$ 30,000
8.5.2.2	Pump station design and documentation	Item			$ 16,800
8.5.2.3	Drainage infrastructure design and documentation including gaining Council, Main Roads and Public Transport Authority approval	Item			$ 14,100
8.5.2.4	Liaison with ATCO Gas to construct pressure main in the vicinity of the high pressure gas pipeline and comply with their requirements	Item			$ 21,500
8.5.2.5	Liaison with Main Roads to conduct an application to undertake Complex Works under State Roads.	Item			$ 19,000
8.5.2.6	Liaison with Public Transport Authority to undertake trenchless excavation under railway line, including all required plans and reports to gain approval.	Item			$ 56,600
8.5.2.7	Geotechnical Report, in accordance with Public Transport Authority requirements	Item			$ 18,400
8.5.2.8	Calling Tenders	Item			$ 8,500
8.5.2.9	Supervision of construction	Item			$ 26,500
8.5.2.10	Electrical design and documentation	Item			$ 9,000
8.5.3	Monitoring and assessment of groundwater levels in Area 2 to determine the need for pump station between years 2023-2033 assuming inflation rate of 5% for initial cost of $2,100 in 2023	Item			$ 29,900
8.5.4	Engineering fee to update drainage infrastructure cost estimates between years 2023-2033 assuming inflation rate of 5% on $3,100 cost in 2023	Item			$ 42,600
				Contingency (max 15% of the estimated costs):	**$50,100**
				TOTAL FOR ITEM 8.5:	**$384,100**

TOTAL OF ITEMS 8.1, 8.2, 8.3, 8.4 and 8.5 excluding GST: $1,980,100

emerge ASSOCIATES
Integrated Science & Design
PERTH
Suite 4, 26 Railway Road
Subiaco, Perth
Western Australia 6008
P +61 8 9380 4988
F +61 8 9380 9636
www.emergeassociates.com.au

City of Cockburn
Developer Contribution Plans - Landscape Works
Aug 2026 Rev 17

Development Contribution Plan 8 : Solomon Road (draft)				
Item	Contribution Item	Additional Notes	Working	Total
8.5	Landscape works around the drainage basin	Buffer costed to be 30m buffer around drainage basin. Softworks only. Cost for landscape works to POS area have not been allowed for.	Area 1 Infiltration Basin 10,771 m2 @ $48.47 per m2	$ 522,063.69
8.6			Area 2 Infiltration Basin 6,348m2 buffer @ $48.47 per m2	$ 307,683.62
8.7	Cost to administer cost sharing arrangements including annual reviews and audits and administration costs	Cost annually every year for 15 years. Remaining time estimated for DCP = 1 years	$1,249.25 per year (renewed annually)	$ 1,249.25 for remaining 1 year

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
City of Cockburn website: cockburn.gov.wa.au

