



Yangebup West Development Contribution Plan 4 (DCP 4) Report 2025/26

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Acknowledgement of Country

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

Yangebup 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 Beeliar Drive between Stock Road and Spearwood Avenue.

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.

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
- 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.

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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 not yet developed their land and, as a result, have not made their required contribution towards the DCP. The outstanding amount of \$415,114 will be paid to the City once sufficient funds become available in the DCP 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 **\$9,543.37/ha**, as of 16 October 2025 and the contribution rate has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total DCP 4 Cost} - \text{Contributions Paid}) / \text{Net Developable Area (19.2904ha)}$$

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.

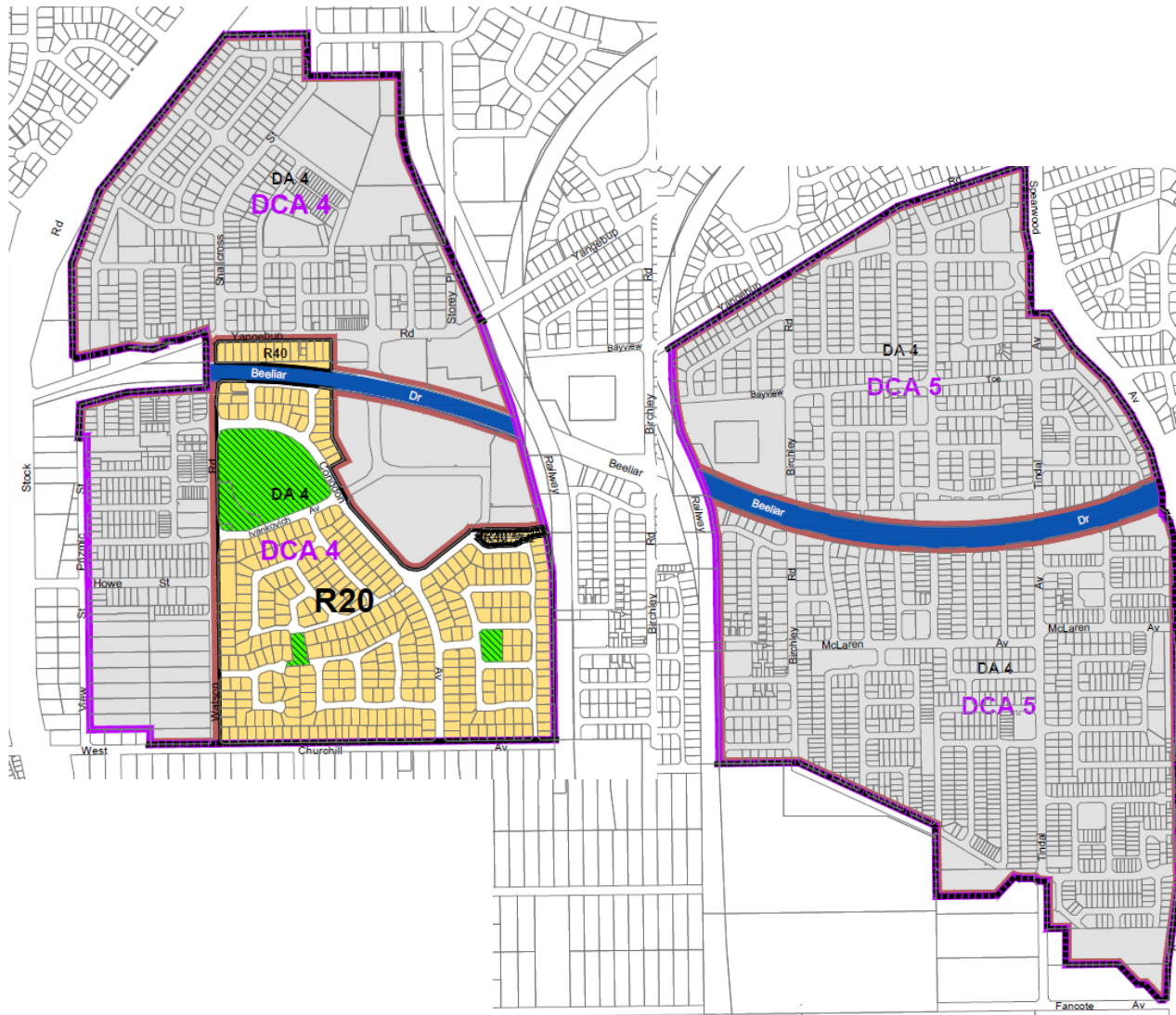
Review

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

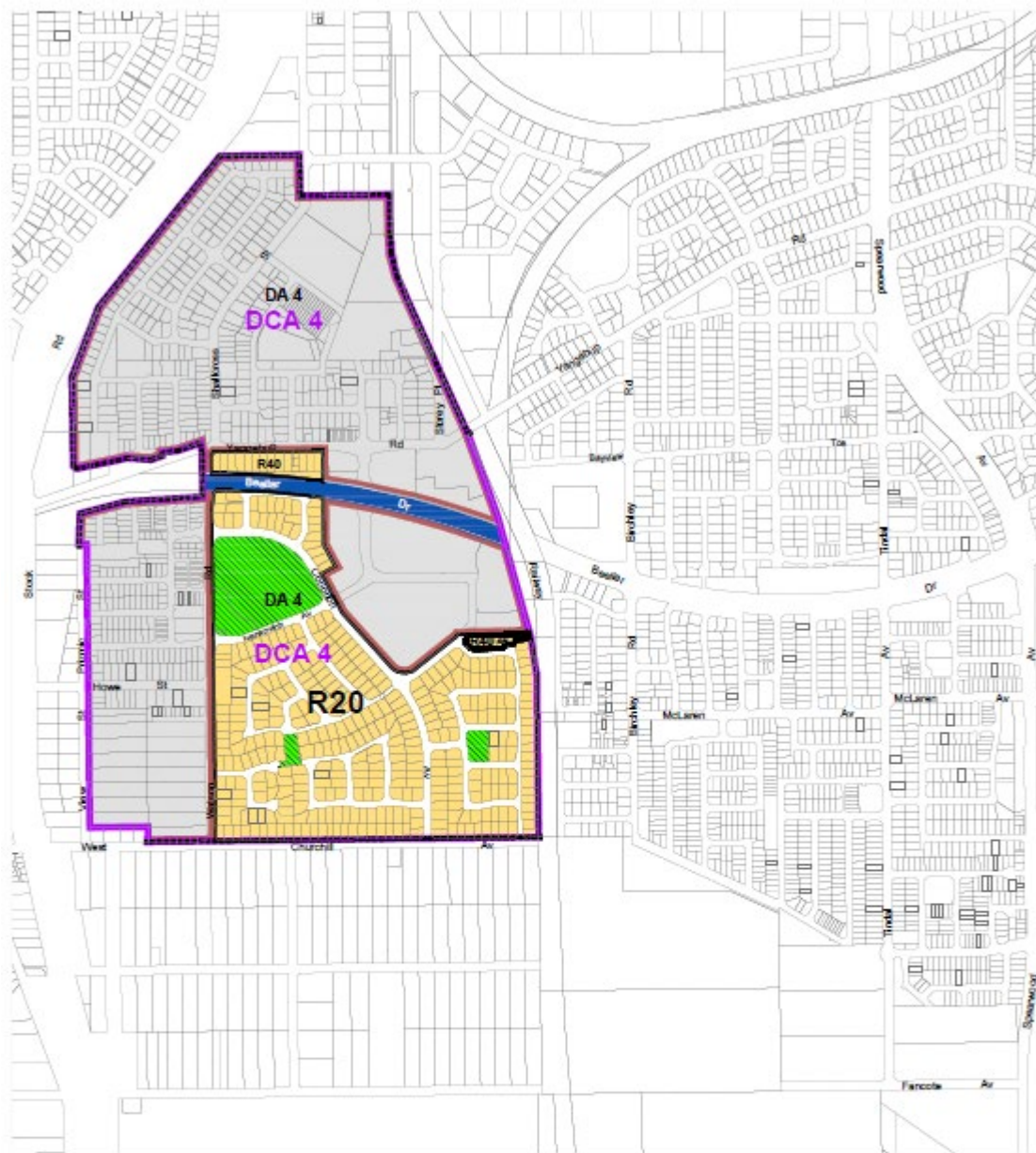
1. Maps
2. Cost Apportionment Schedule (CAS)

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

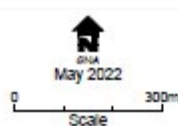
Parks & Recreation

Local Road

ZONES

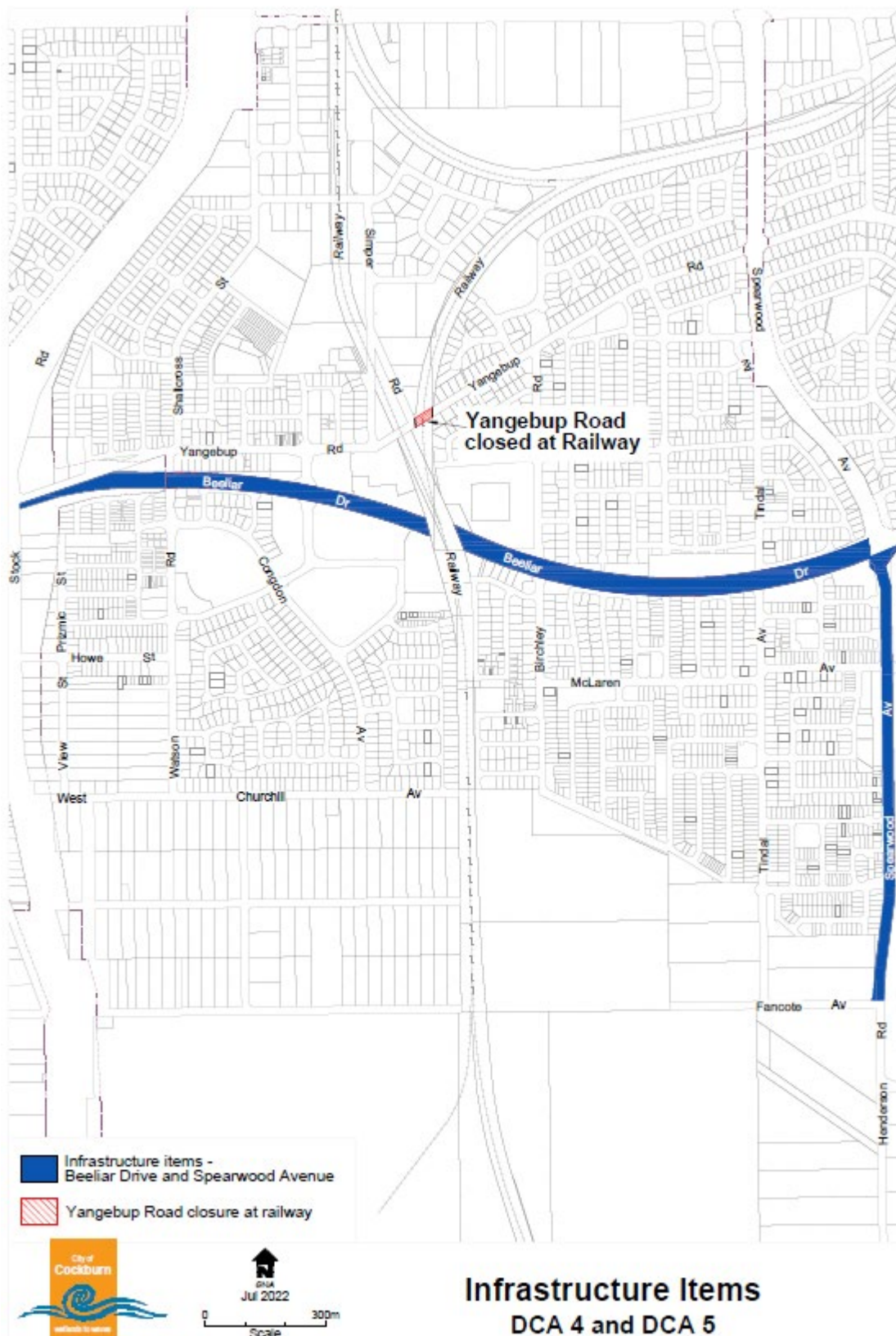
Residential

Development



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

Location of Infrastructure Items



Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 - Summary Sheet

DCA 4 Yangebup West - Cost Apportionment Schedule (CAS)			
Remaining Contributions Overview			
Item	Schedule	Actual	Remaining Costs
Land Acquisition for Beeliar Drive <i>Prorata contribution to 40.88%</i>	Schedule 1	1,530,864	0
Construction of Beeliar Drive <i>Prorata contribution to 40.88%</i>	Schedule 2	1,575,113	415,114
Administration Costs	Schedule 3	68,395	4,435
Total Costs		3,174,372	419,549

Description	Area (ha)	Remaining Costs
Remaining land area	19.2904	
Remaining Total Cost		419,549.32
Less funds available		235,453.72
Balance		184,095.60
Contributions for remaining area per hectare		9,543.37

Table 2 – Beeliar Drive Land Costs

Schedule 1 - Beeliar Drive Land Costs					
Description	Area (ha)	Total Cost	Pro rata 40.88%	DCA 4 47.63%	DCA 5 52.37%
MRS RESERVE					
CSL Pt 451 Yangebup Rd	1.0020	\$ 1,544,575	631,422.26	300,746.42	330,675.84
				19,253.58	893,899.16
Lot 6 Watson Rd	0.8954	179,080	73,207.90	34,868.92	38,338.98
Pt Lot 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
WIDENINGS					
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
DRAINAGE					
Lot 621 Yangebup Rd	0.1508	159,600	65,244.48	31,075.95	34,168.53
ASSOCIATED COSTS					
Purchase and settlement costs		28,666	11,718.83	5,581.68	6,137.15
	8.4652	7,763,334	3,173,650.94	1,530,863.52	2,555,940.16

Table 3 – Construction Cost Beeliar Drive

Schedule 2 - Beeliar Drive Construction Costs				
Description	Actual Cost	Prorata 40.88%	DCA 4 47.63%	DCA 5 52.37%
Drainage (1996)	13,891.00	5,678.64	2,704.74	2,973.90
Preliminary earthworks contract (railway to Watson Road) Dec 99	254,542.25	104,056.87	49,562.29	54,494.58
Consultants for preliminary earthworks	30,359.75	12,411.07	5,911.39	6,499.68
Stage 1 Construction (Spearwood Ave to Watson Rd) August 01	1,713,250.00	700,376.60	333,589.37	366,787.23
Consultants for Stage 1	84,854.00	34,688.32	16,522.04	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

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

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Annual Audit (14/15)	232.73	
Administration Costs	1,846.00	
Consultancy Costs (14/15)	2,024.83	
Annual Audit (16/17)	375.14	
Administration Costs	847.71	
Consultancy Costs (16/17)	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)		400.00
Administration Costs (23/24)		1,500.00
Audit Costs (23/24)		425.00
Administration Costs (24/25)		4,000.00
Audit Costs (24/25)		435.00
Totals	123,216.42	68,395.31

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Table 5 Contribution Register

Schedule 4 - Contribution Register				
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
Interest 01/02				149.19
	Balance	64.9197		0.00
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
Interest 02/03				765.07
Interest 03/04				7,614.14
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
Interest 04/05				12,235.31
Acefield Holdings Pty Ltd Lot 16 Shallcross St House Lot	Nov-05	0.3961	12,309.94	12,309.94
Interest 05/06				18,132.85
Interest 06/07				23,107.81
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

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Giocon Nominees Lot 17 Yangebup Rd	Dec-07	2.0234	114,372.68	114,372.68
Interest 07/08				5,339.10
Envoyer Pty Ltd	Jan-09	2.0234	94,413.87	94,413.87
Interest 08/09 (estimated)				36,664.21
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
Interest 09/10				10,723.96
Lot 451 Watson Road Beeliar - WAPC: # 139266 (MNG)	Feb-11	1.7820	67,031.51	67,031.51
Audit adjustment Inc. Indexation			-3,523.88	-3,523.88
Interest 10/11				9,264.41
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	Apr-20		-234.62	-234.62
Emmaus developments (Lot 82 Prizmic, 83 Watson & 18 Andy Zuvela	Nov-11	0.4309		15,713.75
Interest 11/12				11,144.30
M Dropulich - 28 Shallcross street Yangebup (Part)	Sep-12	0.1845		6,780.33
Interest 12/13				8,675.36
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
Interest 13/14				9,191.07
Emmaus Development Pty Ltd - Lot 94 Watson Rd Beeliar	May-15	0.4047	16,329.63	16,329.63
Interest 14/15				9,201.40
28 Shallcross Street Yangebup (Remainder)	May-16	0.9356	35,101.71	35,101.71
Interest 15/16				9,355.34
Interest 16/17				9,478.13
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 Inc. Indexation	Apr-20		-23,018.20	-23,018.20
86L Watson Road Beeliar	Aug-17	0.9716	49,602.34	49,602.34
Audit adjustment Inc. Indexation	Apr-20		-37,698.82	-37,698.85
15 & 29 Yangebup Road	Feb-18	4.0483	206,674.70	206,674.70
Audit adjustment Inc. Indexation	Apr-20		-60,666.02	-60,666.02
Interest 17/18				12,954.09
Aigle Royal Developments - Ravenna Estate Stage 2 (DP413855)	May-19	2.5185		79,426.34

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Aigle Royal Developments - Lot 9115 Firkbank Road Stage 2 (DP412110)	Jun-20	0.2815	10,569.85	10,569.85
Interest 18/19				17,082.94
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
Interest 19/20				10,061.53
Lot 97 - 102 Watson Road Stage 1 - DP414954	Mar-22	0.3722	15,459.37	15,459.37
Interest 20/21				1,452.12
Lot 12 Shallcross, Lot 22 Erceg, Lot 1 Simper (Olive Gardens Stage 4) DP423269	Jun-23	2.8061	116,683.61	116,683.61
Interest 21/22				691.52
Lot 9000 Watson Road Beeliar - DP427291 Stage 2A	Dec-23	1.3626	56,729.47	56,729.47
Lot 9000 Watson Road Beeliar - DP427291 Stage 2B	Dec-23	0.1358	5,653.80	5,653.80
Lot 9000 Watson Road Beeliar - DP427292 Stage 3	Feb-24	0.5736	23,880.83	23,880.83
Interest 22/23				196.81
Interest 23/24				5,934.99
Total		45.6293	\$1,822,406.16	\$2,370,621.02

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](http://cockburn.gov.wa.au)

