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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.

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.
- 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 **\$3,899,652.10**(as of 16 October 2025).

A detailed summary of the cost breakdown for each infrastructure item is included in <u>Table 1 Summary Sheet</u> and <u>Annex 3 Schedule of Costs</u>.

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 <u>Annex 5</u> <u>Infrastructure Project Design</u>

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 \$75,973.05/ha, and \$78,261.92/ha for Lots 1, 2, 110 & 111, it has been determined as follows:

Contribution Rate (\$/ha) = (Total DCP Cost – Reserve Balance) / Net Developable Area (25.0182 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:

Owner's Cost Contribution = Contribution Rate x 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 <u>Scheme Map</u> and <u>DCA9 Scheme Map</u>.

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 <u>Table 2 Hammond Road Land Costs</u> and in accordance with the following formula:

Land Acquisition Cost = MRS Reserved Area x Valuation Rate (\$/m²) x 38.40%

Hammond Road Construction

The total estimated cost for Hammond Road between Gaebler Road and Rowley Road is **\$6,010,500**.

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

DCP 10 Contribution = Total Cost of Construction × 38.40%

A summary of the cost breakdown for each infrastructure item is included in <u>Table 3</u> <u>Hammond Road Construction Costs</u> and <u>Annex 3 Schedule of Costs</u>.

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 <u>Strategic Community Plan 2025-2035</u> previously the City's Plan for the District
- b) City of Cockburn Long Term Financial Plan 2024-2025 to 2033-2034 provides a ten year view of the financial position of the City
- c) City of Cockburn Regional Major Roadworks Map

The <u>FY2026 Project Plans</u> outline the estimated cost, key milestones, and timing for the Hammond Road duplication project during the 2026 Financial Year (FY2026).

The City is also actively pursuing grant funding to support project delivery while addressing growth in the Wattleup and Hammond Park development areas.

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 <u>Appendix 1 Southern Suburbs DSP Drainage Scheme Report</u>.

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 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

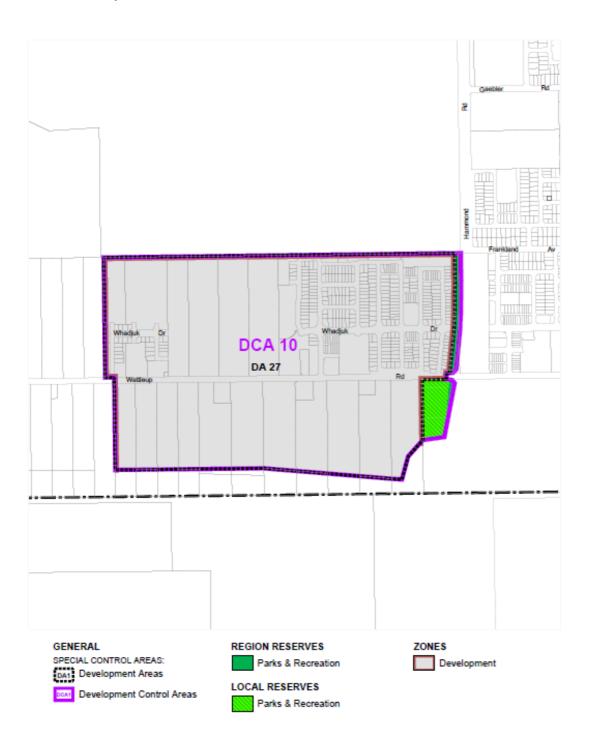
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development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

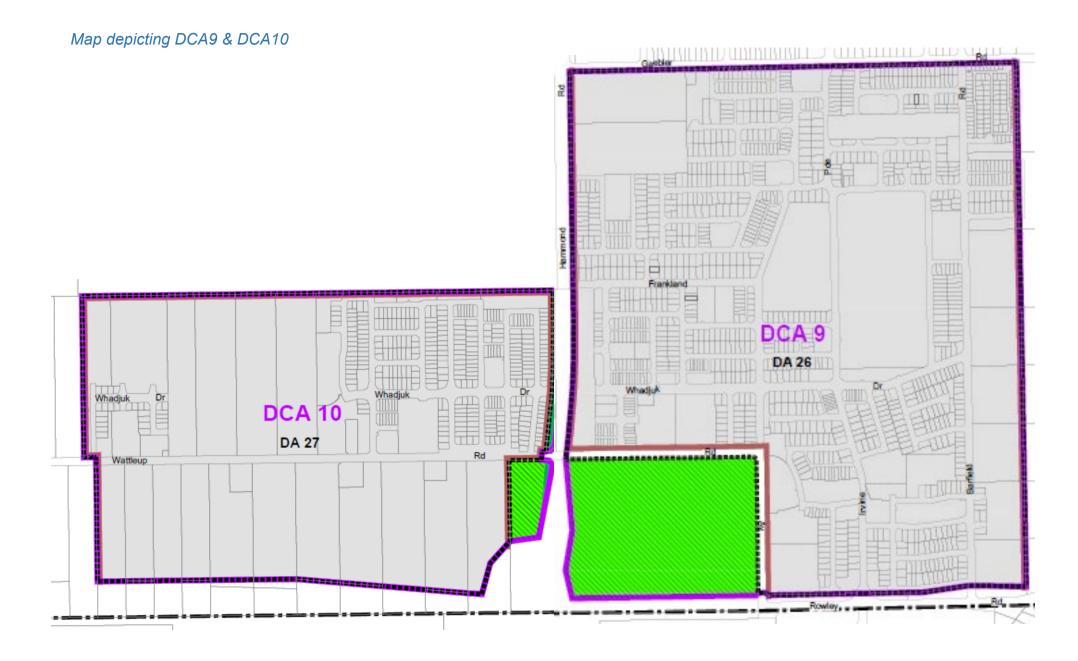




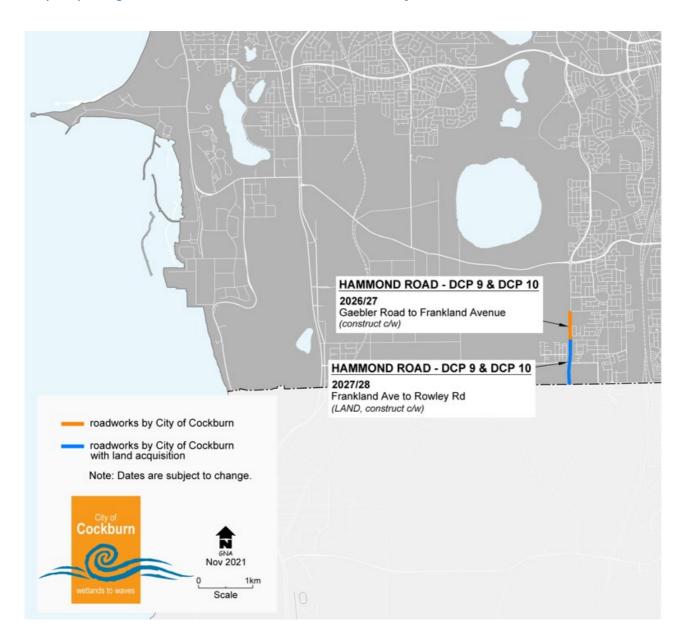
DCA9 Scheme Map







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



Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheet

DCA 10 Watteleup - Cost Apportionment Schedule (CAS)

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.

Land Acquisition for Hammond Road		
Prorata contribution to 38.4% land acquisition	Schedule 1	1,591,620.10
(Incl widenings and drainage)		
Construction of Hammond Road		
Prorata contribution to 38.4% of the total construction cost	Schedule 2	2,308,032.00
Administration		
Administration Costs Annual	Schedule 3	124,447,21
		.2.,447.21

Total Cost 4,024,099.31

Original Area 77.6254
Less Govt Primary School 4.0422
Net land area 73.5832

Area for which contributions are yet to be made 25.0182

Total Cost \$4,024,099.31

Plus outstanding expenses prefunded \$9,514.90 Less available funds \$2,132,906.66

Balance 1,900,707.55

Contribution for the area for which cost contributions have yet to

be made for <u>Hammond Rd</u>

Contribution for the area for which cost contributions have yet to

be made for regional drainage as per Schedule 5

\$75,973.05 per ha

\$2,288.86 per ha

Summary of Cost Contributions			
Item		Lot 1,2,110 & 111	DCA 10
Hammond Road	As above	75,973.05	75,973.05
Regional Drainage	Schedule 5	2,288.86	Nil
	Total cost per ha	\$78,261,92	\$75.973.05

Table 2 Hammond Road Land Costs

Schedule 1 - Hammond Road Land Costs									
Description	Ownership	Area (ha)	Actual Cost	Actual Cost	DCA 9 61.60%	DCA 10 38.40%			
Mrs Reserve									
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			
	Totals	2.6487	4,144,844	4,144,844	2,553,223.90	1,591,620.10			

Table 3 Hammond Road Construction Costs

Schedule 2 - Hammond Road Construction Costs								
Description	Estimated	Total	DCA 9	DCA 10				
Description	Cost	Cost	61.60%	38.40%				
Construction - Gaebler Rd to Rowley Rd	6,010,500.00	6,010,500.00	3,702,468.00	2,308,032.00				
Traffic Lights (Hammond/Wattleup Roads)								
	Totals	6,010,500.00	3,702,468.00	2,308,032.00				

Table 4 Administration Costs

		Total
General		Cost
Land valuations 05/06	McGees	750.0
Hammond Rd cost estimates 05/06	Maunsell	2,000.0
Audit costs 2015		207.0
Hammond Rd construction cost review2015	Aecom	570.2
Land valuations 2015	Burgess Rawson	4,750.0
Administration 2015		4,056.0
Audit costs 2015/16		216.2
Hammond Rd construction cost review2015/16	Aecom	750.0
Land valuations 2015/16	m3property	950.0
Administration 2015/16		4,196.1
Audit costs (2016/17)		375.1
Hammond Rd Construction cost review (2016/17)	Aecom	1,667.0
Land valuations (2016/17)	PVA (WA)	600.0
Administration (2016/17)		4,438.5
Audit Costs (2017/18)		480.9
Consultancy Costs (2017/18)		3,677.2
Audit costs (2018/19)		398.1
Hammond Rd construction cost review(2018/19)	Aecom	1,554.3
Land valuations (2018/19)	PVWA	544.5
Administration (2018/19)		4,323.3
Audit costs (2019/20)		403.6
Hammond Rd construction cost review(2019/20)	Aecom	1,454.7
Land valuations (2019/20)	PVWA	594.0
Administration (2019/20)		4,323.3
Legal Advise (17/18) Inv#100282	McLeod's - Hammond Park School Sites	4,044.9
Consultancy Costs 2020/21		3,480.0
Administration Costs 2020/21		4,549.2
Audit Costs 2020/21		383.6
Consultancy Costs 2021/22		2,750.0
Administration Costs 2021/22		4,549.2
Audit Costs 2021/22		383.6
Consultancy Costs 2022/23		1,730.0
Administration Costs 2022/23		11,000.0
Audit Costs 2022/23		40
Legal Advise 28/9/22 - Lot 114 Wattleup Rd (DPLH)		1,449.9
Consultancy Costs 2023/24		1,900.0
Administration Costs 2023/24		30,820.5
Audit Costs 2023/24		425.4
Consultancy Costs 2024/25		2,100.0
Administration Costs 2024/25		11,200.0
Audit Costs 2024/25		

Table 5 Contribution Register

Schedule 4 - Contribution Register								
		Amo	unt Paid	Interest	Hom	mond Rd	Booloon	Deciseons
Owner	Date	Area 73.5832	Contribution	Interest	Area 73.5832	Contribution	Area 15.4927	Drainage Contribution
Gold Estates Lot 805 (407) Wattleup Road Primewest .3873	23/09/11 26/02/15	0.3873	21,467.78		0.3873			
Interest 15/16				64.61				
Lot 810 Wattleup Road Hammond Grove Stage 1 Lot 1 Wattleup Road Hammond Grove Stage 1	29/09/16 29/09/16	1.6999 0.0023	84,336.42 114.11		1.6999 0.0023	80,498.70 108.92	1.6999 0.0023	3,837.73 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
Interest 16/17	20, 22, 20	2.007	27,027112	1,318.21	21007	55,250.25	2.557	4,112.01
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 Lot 109 Wattleup Road Hammond Park	11/09/17 28/09/17	1.0343 1.5064	55,910.72 77,981.31		1.0343 1.5064	53,543.30 77,981.31	1.0343	2,367.41
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
Interest 17/18 Lot 9007 Wattleup Road - Stage 5 (6031562)	30/07/18	1, 1567	63,388,62	3,788.89	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	94,082.20		1.6427	94,082.20		
Lot 9100 Wattleup Rd - Stage 2B (6030839) Interest 18/19	29/03/19	0.3993	22,864.21	1,927.87	0.3993	22,864.21		
Lot 90 10 Wattleup Rd - Stage 7 (60 32 941)	30/07/19	0.9802	56,126.97	1,321.01	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 DP419884	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		
Interest 19/20 Lot 9105 Wattleup Rd (6036021) Stage 3 - 1.5473ha	17/09/21	1.5473	80,111.84	923.07	1.5473	80,111.84		
Lot 305 (354) Wattleup Rd - 4412804 Hammond West Stage 1 C DP 422239	22/12/21	0.6672	39,390.57		0.6672	39,390.57		
Lot 9002 Wattleup Road (6036958) Hammond West Stage1 CPhase2 (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		
Interest 20/21				453.21				
Lot 1010 (362) Wattleup Road Hammond Park Stage 1	01/08/22	2.1172	124,996.59		2.1172	124,996.59		
(6037170) DP 422758 Lot 9106 Wattleup Road Quenda Stage 3 DP 320033	29/08/22	0.0700	3,629,45		0.0700	3,629,45		
Lot 9005 Wattelup Road Hammond West Stage 3	25/08/22	2.2706	134,053,11		2.2706	134,053,11		
DP4523864 Lot 9109 (424) Wattleup Road - Hammond Park Stage	28/04/23	1.3621	101,400.02		1.3621	101,400.02		
4 (1.3621ha) Lot 75 Wattleup road Hammond West Stage 4A -	10/07/23	1.7114	114.838.00		1.7114	114.838.00		
1.7114ha (DP425764) Lot 75 Wattleup road Hammond West Stage 4B -								
1.3518ha (DP425765)	10/07/23	1.3518	90,708.20		1.3518	90,708.20		
Interest 21/22				534.58				
Lot 9007 Wattleup Road - Hammond Park Stage 2 (DP 426326) 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		
Lot 90 10L Wattleup Road - Hammond West Stage 5A	15/11/23	1,1802	88,172.97		1.1802	88,172.97		
Lot 9011L Wattleup Road - Hammond West Stage 5A & Lot 9008L Rosewood Street - Hammond West Stage 1B Interest 22/23	15/11/23 16/01/24	1.7971 0.8807	134,261.68 65,797.26	7.388.61	1.7971 0.8807	134,261.68 65,797.2600		
Lot 90 12 Wattleup Road - Hammond West Stage 7 - DP	04/07/24	1.9437	145,214.20	7,000.61	1.9437	145,214.20		
Lot 9013 Wattleup Road - Hammond West Stage 6 - DP	04/07/24	1, 1571	86,447.16		1.1571	86,447.16		
Lot 803 Wattleup Road - Hammond West Stage 8 - DP4 Lot 403 (805) Wattleup Road - Hammond West Stage 9	07/05/25 07/05/25	2.9936 3.2625	198,225.53 216,031.14		2.9936 3.2625	198,225.53 216,031.14		
Lot 403 (805) Wattleup Road - Hammond West Stage 9 Lot 150 (408) Wattleup Road - Quenda Estate Stage 4B DP428899	22/06/25	0.2546	16,858.71		0.2546	16,858.71		
Lot 91 10 Wattleup Road - Quenda Estate Stage 4B -	17/07/25	1.0810	71,579.97		1.0810	71.579.97		
DP428899 (1.081ha) Interest 23/24	11101125	7.0010	18.610,11	30,826.69	1.0010	10,019,91		
Total		40 5050	\$2,977,280.86	847 226 74	48.5650	\$2.040.127.21	6.0000	\$15,685,87
A rea for which contributions are yet to be made		48.5650 25.0182	\$2,977,280.86	\$47,225.74	48.5650 25.0182	\$2,940,127.21	8.59032	\$ 10,685.87

Table 6 Regional Drainage Cost

Schedule 5 - Regional Drainage					
Original Contrubuting Area					
Lot 412 Gaebler Rd (Gold Estates) excl road widening and primary school site		43.6036	ŀ		
DCA 9 except lot 51 Rowley Rd (4.5745ha net) and lot 301 Barfield Rd (1.5034ha net)		111.2833	ŀ		
DCA 10 lots 1, 2, 110 and 111 Wattleup Road only			15.4927 l		
		Total	15.4927		
l de la companya de	Developed area as per Schedule 4				

Drainage Works Costs		Actual Cost	Actual Cost	Total Cost
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
			Total	\$35,346.01

Contributions as per Schedule 4 15,685.87

8.5895

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

Area for which contributions are yet to be made As per Schedule 4

Annex 3 - Schedule of Costs

Stantec Australia Pty Ltd

Ground Floor, 226 Adelaide Terrace

Perth WA 6000 Tel: +61 8 6222 7000

ABN 17 007 820 322 www.stantec.com/au



Stantec

Enquiries: Michael lannello

Project No: 48119

City of Cockburn PO Box 1215 Bibra Lake WA 6965

Attention: Riekie Long

Dear Riekie

RE: City of Cockburn DCP9/10

2025/26 Cost Review of DCP9/10 Construction Items

Please find attached the estimate of construction costs. This estimate is based on the City of Cockburn Proposed Duplication for Hammond Road – From Frankland Avenue to Rowley Road and Hammond Rd Duplication – From Gaebler Rd to Frankland Ave. Preliminary drawings previously provided by City of Cockburn. Some points of which you need to be aware when using this estimate are as follows:

Earthworks

This estimate allows for importation of fill for the construction works to cater for the proposed road duplication based on an assumed 0.5m depth of fill over the full length of duplication.

Sewer Reticulation

A nominal allowance has been included (within Roadworks section) for protection of existing sewer below the proposed Hammond Road to the south of Frankland Avenue.

No allowance has been made for the construction of new sewer or relocation of existing.

Stormwater Drainage

It is assumed that the drainage for the duplicated Hammond Road will be gully pits on both carriageways connected by pipe networks which will drain to the existing drainage basins abutting Hammond Road.

The existing drainage basins the proposed drainage is being directed to are located: west side opposite Frankland Avenue; and a small basin west side just north of Rowley Road.

Water Reticulation

A nominal allowance has been included (within Roadworks section) for protection of existing water reticulation below the proposed Hammond Road to the south of Frankland Avenue.

No allowance has been made for the construction of new water mains or relocation of existing.



Stantec Australia Pty Ltd

Ground Floor, 226 Adelaide Terrace Perth WA 6000 Tel: +61 8 6222 7000



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Roadworks

Our roadworks estimate includes pavement widening as per the preliminary design drawings to City of Cockburn minimum standards.

This estimate includes the following roadworks costs:

- Construction of new carriageways along existing verges.
- Removal and replacement of asphalt to the top limestone to the existing Frankland Avenue section.
- Installation of kerbing, linemarking and signage.
- Associated construction costs, including traffic management.
- Tie into existing roadways

Footpaths

Our estimate allows for the construction of 2.5m wide concrete footpaths on one side of Hammond Road.

Underground Power

Underground power costs include allowance for the installation of standard double outreach street lights to be installed along the median strip of the duplicated Hammond Road.

A nominal lump sum for the removal of the existing street lights has been allowed in the Western Power fees along with a network connection charge.

Telecommunications

At this stage of the design, we envisage no installation or relocation of existing communications infrastructure will be required

Gas

At this stage of the design, we envisage no installation or relocation of existing gas infrastructure will be required.

Geotechnical Issues

It is possible there may be geotechnical issues associated with this site and we recommend you engage a specialist consultant to investigate this.

Environmental Issues

It is possible there may be environmental issues associated with this site and we recommend you engage a specialist consultant to investigate this.

Landscaping

Our estimate does not include any allowance for verge or median landscape treatment and we recommend you engage a specialist consultant to investigate this.

Design and Approvals

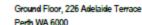
Our cost estimate is based on preliminary design drawings as supplied. These are subject to change due to local and other authorities' requirements and conditions, detailed design and formal approvals.

Construction Costs

Our estimate has been prepared using current construction rates for similar works. We do not have any information regarding the future movement of rates and these may change due to changed material or labour prices and conditions at the time of tender.



Stantec Australia Pty Ltd



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Professional Fees

We have included engineering fees in this estimate. Fees from other consultants are excluded. We recommend you confirm these fees with the relevant consultants.

Engineering fees are inclusive of standard design and construction contract administration scope.

Risks

An estimate of engineering costs is based on a number of assumptions at the time of preparation. As such, a number of inherent risks which may change the estimate exist. Some of these may include the following:

- Changes to the planning approval of the subdivision may change the layout, stage timing or number of lots to be developed.
- Proceeding through the design process may entail changes to the nature and scope of elements required from the initial preliminary designs assumed here.
- Authorities may impose additional requirements or change design parameters from those assumed.
- Construction rates and material costs at the time of tender may be different to rates assumed.
- Infrastructure requirements or design parameters may change.
- The geotechnical nature of the site may prove to be different than assumed.
- Issues regarding groundwater, contamination, or the environment may change assumptions or add additional elements to the works.
- Other normal commercial and/or legislative risks exist.

General

The estimate makes no allowance for the following:

- acquisition cost of the land
- holding costs
- legal costs
- marketing and selling costs
- cost escalation
- cash contributions in lieu of public open space should there be a shortfall.

We understand you intend to use this estimate for the purposes of constructing the road upgrade.

If the estimate is used for purposes other than this without our knowledge, then we cannot accept responsibility for any claims or actions which may arise as a result.

Please ensure that a copy of this letter is always attached to the estimate. If you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely

Stantec Australia Pty Ltd

Michael lannello

Perth Civil Group Leader, Associate

Encl (Estimate)





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
1. Preliminaries and Establishment	285,500	175,868	109,632	285,500
2. Siteworks and Dust Control	55,000	33,880	21,120	55,000
3. Earthworks	589,000	362,824	226,176	589,000
4. Demoition	0	0	0	
5. Retaining Walls	0	0	0	
6. Fencing	0	0	0	
7. Sewer Reticulation	0	0	0	
8. Stormwater Drainage	644,500	397,012	247,488	644,500
9. Water Reticulation	0	0	0	
10. Roadworks	2,676,500	1,648,724	1,027,776	2,676,500
11. Footpaths	232,000	142,912	89,088	232,000
12. Underground Power	283,000	174,328	108,672	283,000
13. Telecommunications	0	0	0	
14. Gas	0	0	0	
15. Provisional Sums	219,000	134,904	84,096	219,000
16. Contract Contingency (10%)	498,500	307,076	191,424	498,500
Sub Total Contract Works (Value)	5,483,000	3,377,528	2,105,472	5,483,000
Sub Total Contract Works (Value) GST	5,483,000 548,300			5,483,000 548,300
GST	548,300	337,753	210,547	548,300
GST Total Contract Works (Price)	548,300 6,031,300	337,753 3,715,281	210,547 2,316,019	
GST	548,300	337,753	210,547	548,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026)	548,300 6,031,300 0	337,753 3,715,281	210,547 2,316,019 0	548,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation	548,300 6,031,300 0	337,753 3,715,281 0	210,547 2,316,019 0	548,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation	548,300 6,031,300 0	337,753 3,715,281	210,547 2,316,019 0	548,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stormwater Drainage	548,300 6,031,300 0 0	337,753 3,715,281 0	210,547 2,316,019 0	548,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stormwater Drainage 19. Landscaping	548,300 6,031,300 0 0	337,753 3,715,281 0 0	210,547 2,516,019 0	548,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stormwater Drainage 19. Landscaping 20. Authority Charges	548,300 6,031,300 0 0	337,753 3,715,281 0 0 0	210,547 2,316,019 0	548,300 6,031,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stormwater Drainage 19. Landscaping	548,300 6,031,300 0 0	337,753 3,715,281 0 0	210,547 2,516,019 0	548,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stormwater Drainage 19. Landscaping 20. Authority Charges 20.1 Supervision Fee	548,300 6,031,300 0 0 0 0	337,753 3,715,281 0 0 0 0 0	210,547 2,315,019 0 0 0 0 0	548,300 6,031,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stormwater Drainage 19. Landscaping 20. Authority Charges 20.1 Supervision Fee 20.2 Scheme Fees	548,300 6,031,300 0 0 0 0 0	337,753 3,715,281 0 0 0 0 0	210,547 2,315,019 0 0 0 0 0 0	548,300 6,031,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stormwater Drainage 19. Landscaping 20. Authority Charges 20.1 Supervision Fee 20.2 Scheme Fees 20.3 Other	548,300 6,031,300 0 0 0 0 142,500 0	337,753 3,715,281 0 0 0 0 0 0 87,780 0	210,547 2,516,019 0 0 0 0 0 54,720 0	548,300 6,031,300
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stommwater Drainage 19. Landscaping 20. Authority Charges 20.1 Supervision Fee 20.2 Scheme Fees 20.3 Other	548,300 6,031,300 0 0 0 0 0 0 142,500 0	337,753 3,715,281 0 0 0 0 0 0 0	210,547 2,315,019 0 0 0 0 0 0 54,720 0	548,300 6,031,300 142,500
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stommwater Drainage 19. Landscaping 20. Authority Charges 20.1 Supervision Fee 20.2 Scheme Fees 20.3 Other 21. Water Corporation Fee 22. Western Power Fees	548,300 6,031,300 0 0 0 0 0 0 142,500 0	337,753 3,715,281 0 0 0 0 0 0 0	210,547 2,315,019 0 0 0 0 0 0 54,720 0	548,300 6,031,300 142,500
Total Contract Works (Price) 17. Works Outside Contract 18. Water Corporation Infrastructure Contribution (valid to 30 June 2026) 18.1 Sewer Reticulation 18.2 Water Reticulation 18.3 Stormwater Drainage 19. Landscaping 20. Authority Charges 20.1 Supervision Fee 20.2 Scheme Fees 20.3 Other 21. Water Corporation Fee 22. Western Power Fees 23. Professional Fees	548,300 5,031,300 0 0 0 0 142,500 0 0 0 62,000	337,753 3,715,281 0 0 0 0 0 87,780 0 0 0	210,547 2,516,019 0 0 0 0 54,720 0 0 23,808	548,300 6,031,300 142,500

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ESTIMATE OF ENGINEERING COSTS

-370,247

-230,803 (601,050)

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
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 (10%)	48,000	29,568	18,432	48,000
Sub Total (Value)	6,010,500	3,702,468	2,308,032	6,010,500
GST (excluding headworks)	601,050	370,247	230,803	601,050
Sub Total (Price)	6,611,550	4,072,715	2,538,835	6,611,550
25. Potential Reimbursement - Excludes GST				

This estimate must be read in conjunction with Stantec covering letter dated 05/09/2025.

25.1 GST Reimbursement

Signed: //h_ //.

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Annex 4 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 30/08/2025: \$2,132,906

Interest earned on DCP Reserve 2023/24: \$30,826

DCA10 Wattleup			Projected Expenditures					Source of Fund		of Funds
Infrastructure Item		DCP Funds Expended (\$)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	DCP9 (61.6%)	DCP10 (38.40%)
Hammond Road Land	4,144,844	1,057,860				533,760			2,553,224	1,591,620
Construction Hammond Rd between Gaebler Rd & Rowley Rd	6,010,500							3,702,468	3,702,468	2,308,032
Total	10,155,344	1,057,860	0	0	0	533,760		3,702,468	6,255,692	3,899,652

Notes:

- Timeframe: The timeframe outlined in this plan is indicative and may be subject to change.
- Value of Credits: A total liability of \$1,390,000 is owed to the Department of Planning, Lands and Heritage (DPLH) for the acquisition of 1.5377 hectares of 'Other Regional Roads' reservation located on Lot 114 (466) Wattleup Road, Hammond Road.

This liability comprises:

DCA9: \$856,240 (61.60%)DCA10: \$533,760 (38.40%)

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

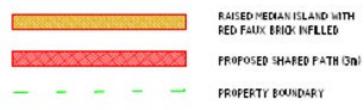
Annex 5 – Infrastructure Project Design

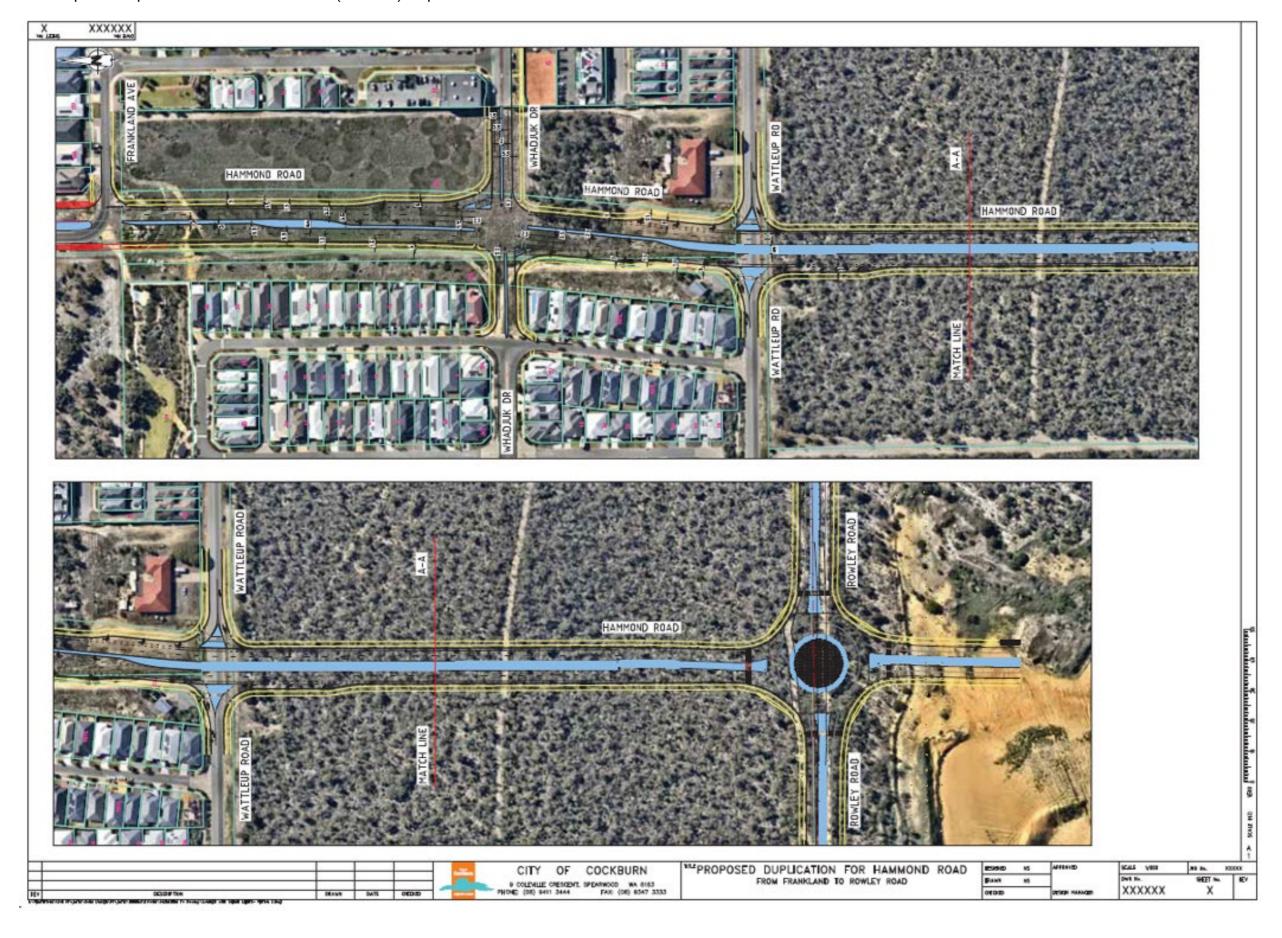




HAMMOND RD DUPLICATION FROM GAEBLER RD TO FRANKLAND AVE

LEGEND:





Contact Us **City of Cockburn**

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