Wattleup Road

Development Contribution Plan 10 (DCP 10)

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.

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 DCA10 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 and originally ending 30 June 2027, as extended by Scheme Amendment 184 (Government Gazette, 16 December 2025) to 30 June 2031.

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 Road 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 established in the Southern Suburbs District Structure Plan (DSP) Stage 3 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, including administration, consultant and audit costs is **$4,379,706.66** (as of 16 October 2026).

A detailed summary of the cost breakdown for each infrastructure item provided in Annex 2 – Cost Apportionment Schedule (CAS) and Annex 3 Schedule of Costs.

The costs allocated to this DCP have been derived based on preliminary concept plans and will need to be reviewed when detailed briefs and plans have been prepared.

The estimated cost of the infrastructure item will be reviewed at least annually. If during the year more detailed costings have been prepared, then these would be adopted in preference to broad based estimates. In all other instances the cost estimates will be adjusted to reflect current pricing and the cost indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.

Details of infrastructure designs upon which costs are based, are included in Annex 5 Infrastructure Project Design

Method of Calculating Contribution

All landowners within DCA 10 shall make a proportional contribution of 38.4% of the cost of widening and upgrading of Hammond Road between Gaebler Road and Rowley Road.

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

Contributions shall be calculated on a per hectare basis.

The adopted contribution rate for DCP 10, as of 16 October 2026, is **$94,600.94 per hectare.** A contribution rate of **$96,889.81 per hectare** applies specifically to Lots 1, 2, 110 & 111. The contribution rates have been determined as follows:

Contribution Rate ($/ha)
= (Total DCP Cost – Reserve Balance) / Net Developable Area
= ($4,389,221 - $2,880,130) / 15.9522 ha

The increase is mainly due to rising construction costs, including higher fuel and bitumen costs for roadworks, as well as the remaining costs being spread across a smaller area as development progresses.

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

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

The area which benefits from the infrastructure is shared between DCP 9 and DCP 10 (Hammond Road West and East) as shown in the DCA10 Scheme Map.

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.

Infrastructure Costs

Hammond Road Land Acquisition

The total cost of acquiring land identified under the Metropolitan Region Scheme (MRS) for **'Other Regional Roads'** is **$4,144,844.**

Land acquisition costs are calculated based on the area of land required under the MRS reservation and the applicable valuation rate per square metre as detailed in Annex 2 – Cost Apportionment Schedule (CAS).

The total land acquisition cost is apportioned between **DCA 9 and DCA 10** in accordance with their respective funding shares of **61.60% and 38.40%**. The DCA 9 and DCA 10 shares are calculated by applying the respective funding percentages to the calculated land acquisition value for each property.

DCA10 Land Acquisition Cost
= MRS Reserved Area x Valuation Rate ($/m²) x 38.40%

DCA9 Land Acquisition Cost
= MRS Reserved Area x Valuation Rate ($/m²) x 61.60%

Accordingly, of the total $4,144,844 land acquisition cost, $2,553,223.90 (61.60%) is attributable to DCA 9 and $1,591,620.10 (38.40%) is attributable to DCA 10.

Hammond Road Construction

The total estimated cost of constructing Hammond Road from Gaebler Road to Rowley, including the traffic signals at the Hammond Road/Wattleup Road intersection is **$6,908,500.**

The total construction cost is apportioned between **DCA 9 and DCA 10** in accordance with their respective funding shares of **61.60% and 38.40%**.

Accordingly, the DCA 9 and DCA 10 shares of the construction cost are calculated as follows:

DCP 9 Construction Cost
= Total Cost of Construction × 61.60%
=$6,908,500 x 61.60%
=$4,255,636

DCP 10 Construction Cost
= Total Cost of Construction × 38.40%
=$6,908,500 x 38.40%
=$2,652,864

A detailed summary of the cost breakdown for each infrastructure item is provided in Annex 2 – Cost Apportionment Schedule (CAS) and Annex 3 Schedule of Costs.

Regional Drainage

The landowners of Lots 1, 2, 110 & 111 Wattleup Road within DCA 10 shall make a proportional contribution towards the land and works for the regional drainage infrastructure.

The total cost of the regional drainage point (swale) including land was **$396,790.11.**

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

Priority and Timing of Delivery

The upgrade of Hammond Road is a significant capital works project, the priority and timing for which is determined by the following:

a) City of Cockburn Strategic Community Plan Strategic Community Plan 2025-2035 *previously referred to as the City's Plan for the District*

b) City of Cockburn Long Term Financial Plan 2024-2034 . Provides a ten- year outlook of the City's financial position and informs the planning and delivery of major capital works.

The Project Plans 2026-2027 outline the anticipated delivery timeframe and funding allocations for the Hammond Road duplication.

The project is currently planned for delivery in FY2026/27 (FY2027). The Russell to Frankland section (Stage 1) is programmed to commence in FY2027/28, with completion in FY2028/29, while the Frankland to Wattleup section (Stage 2) is currently programmed for delivery in FY2029/30. These delivery timeframes fall within the extended period of operation of the DCP, which now extends to 30 June 2031.

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 Appendix 1 Southern Suburbs DSP Drainage Scheme Report.

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

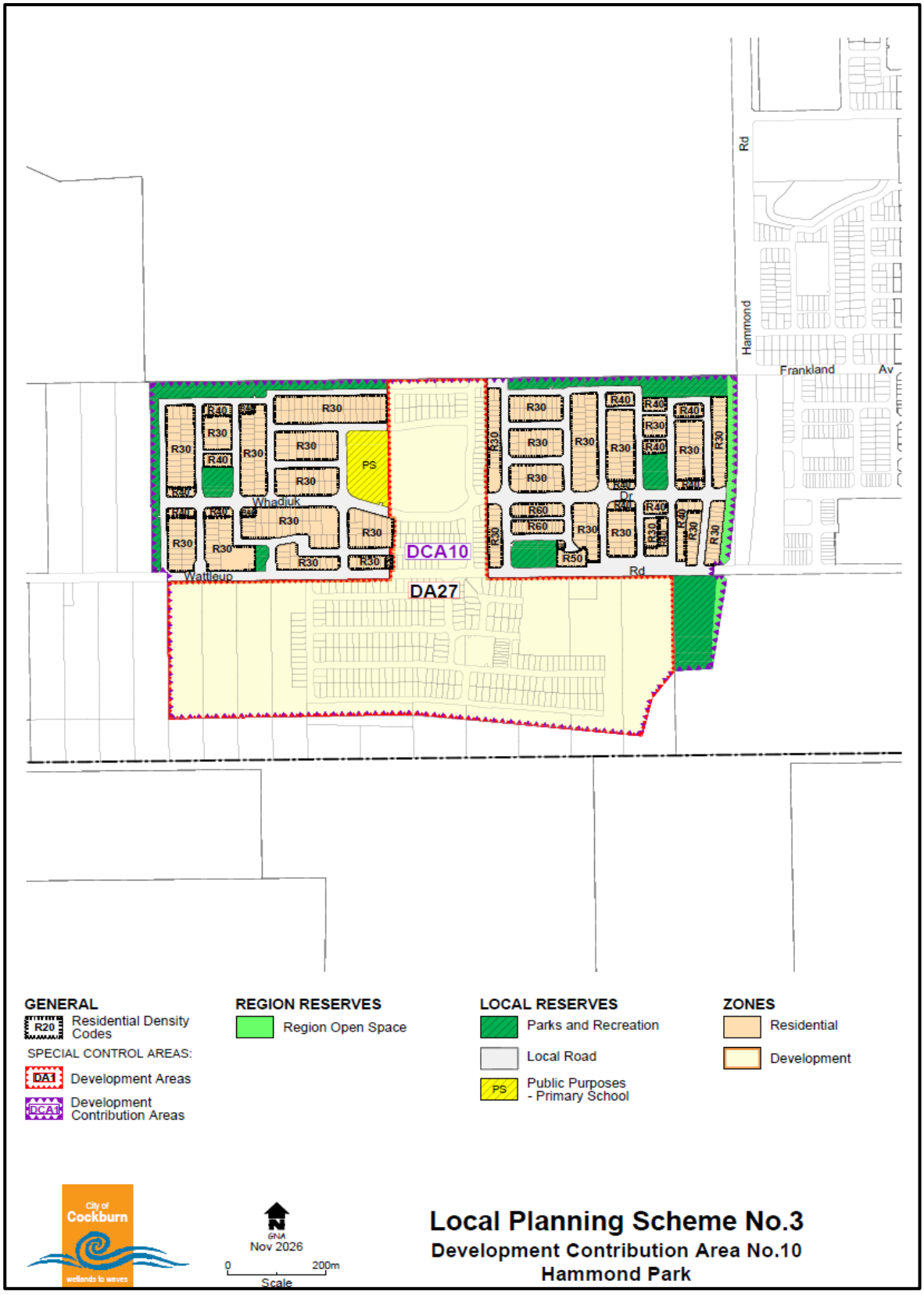
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development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

Annexes

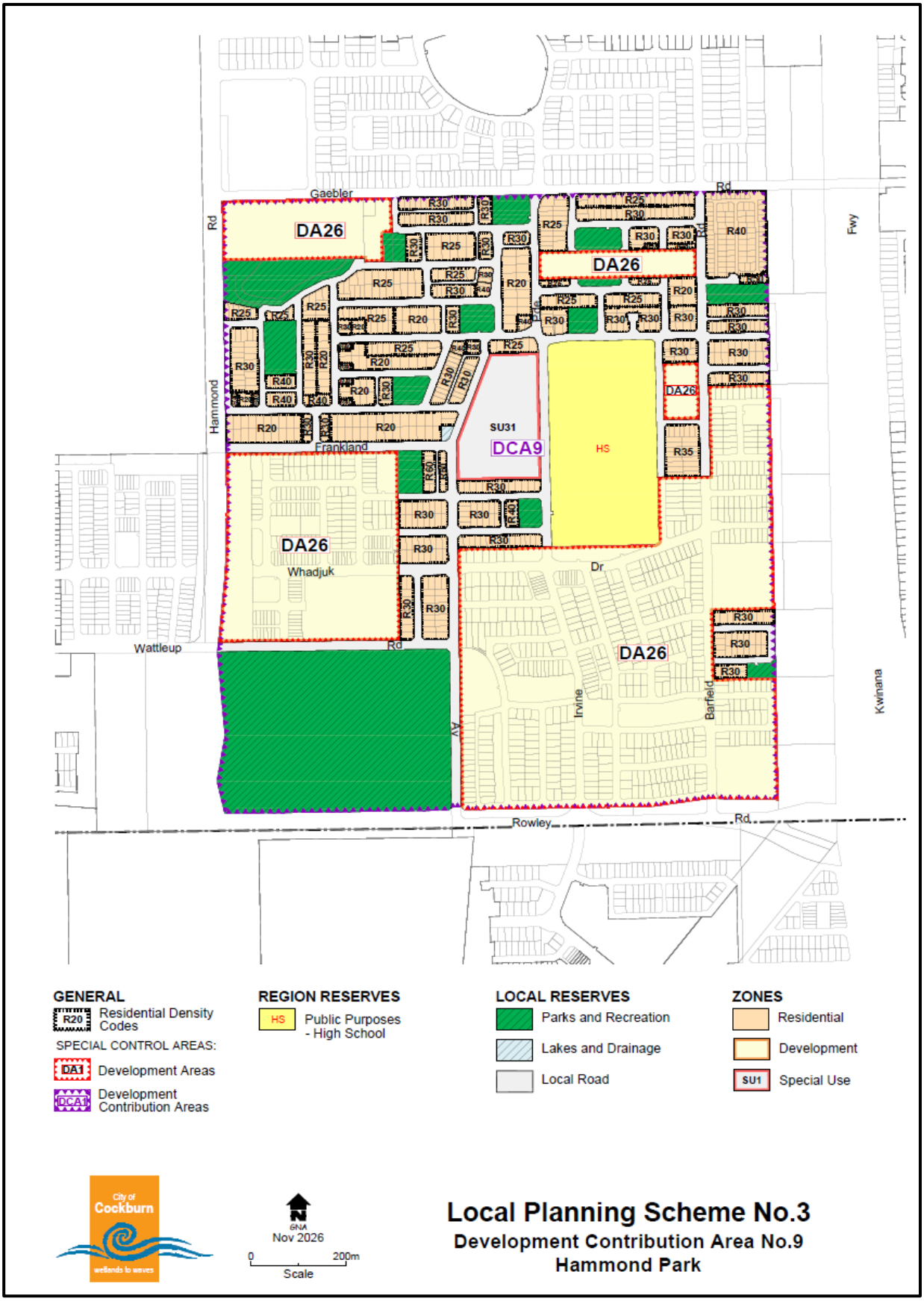
1. Map
2. Cost Apportionment Schedule (CAS)
3. Schedule of Costs
4. Capital Expenditure Plan (CEP)
5. Infrastructure Project Design

Annex 1 – Map

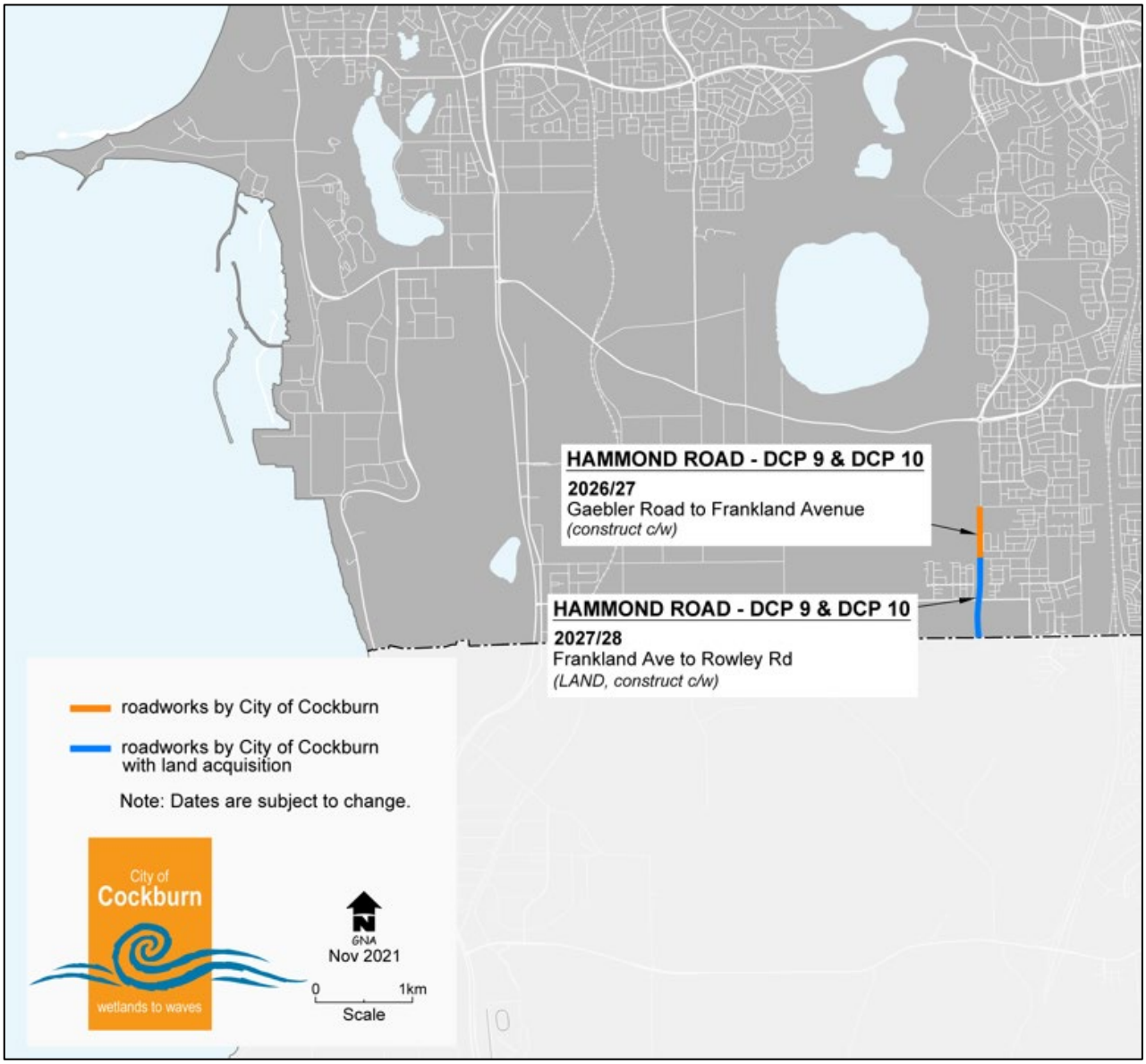
DCA10 Scheme Maps



DCA9 Scheme Map



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



Annex 2 – Cost Apportionment Schedule (CAS)

Summary Sheet

DCA 10 Watteleup - Cost Apportionment Schedule (CAS)		
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 *(Incl widenings and drainage)*	Schedule 1	1,591,620.10
Construction of Hammond Road		
Prorata contribution to 38.4% of the total construction cost	Schedule 2	2,652,864.00
Administration Costs	Schedule 3	135,222.56
	Total Cost	**4,379,706.66**

Description	Area (ha)
Net land area (ha)	**77.6254**
Less deduction allowed under DCA10 Govt Primary School	4.0422
Net land area (ha)	**73.5832**
Less: Previous contributed area as per Schedule 4	57.6310
Area remaining for contribtuion under DCA10	**15.9522**

Outstanding Costs	Amount ($)
Total Cost	**$4,379,706.66**
Plus outstanding expenses prefunded	$9,514.90
Less available funds	$2,880,130.28
Outstanding Contributions	**1,509,091.28**

Contribution Rates	Rate ($/ha)
Hammond Road	**$94,600.94**
Regional Drainage - Schedule 5	**$2,288.86**

Summary of Cost Contributions	Lots 1,2,110 $ 11	DCA10
Hammond Road	94,600.94	94,600.94
Regional Drainage - Schedule 5	2,288.86	Nil
Cost Contribution Rate ($/Ha)	**$96,889.81**	**$94,600.94**

Schedule 1 Hammond Road Land Costs

Schedule 1 - Hammond Road Land Costs						
Description	Ownership	Area (ha)	Actual Cost ($)	Total Cost ($)	DCA 9 61.60%	DCA 10 38.40%
Lot 41 Gaebler Road	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 812 Wattleup Road	WAPC	0.8740	700,000	700,000	431,200.00	268,800.00
	Totals	**3.4413**	**4,144,844**	**4,144,844**	**2,553,223.90**	**1,591,620.10**

Schedule 2 Hammond Road Construction Costs

Schedule 2 - Hammond Road Construction Costs			
Description	Total Cost ($)	DCA 9 61.60%	DCA 10 38.40%
Construction - Gaebler Rd to Rowley Rd *Traffic Lights (Hammond/Wattleup Roads)*	6,908,500.00	4,255,636.00	2,652,864.00
Totals	**6,908,500.00**	**4,255,636.00**	**2,652,864.00**

Schedule3 Administration

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	**47,325.49**
2020/21	8,412.91
2021/22	7,682.91
2022/23	13,130.00
2023/24	34,595.90
2024/25	13,775.35
2025/26	10,300.00
Total Cost	**135,222.56**

Schedule 4 Contribution Register

Schedule 4 - Contribution Register

Description	Date	Area (ha) 73.5832	Contribution ($)	Interest	Area (ha) 73.5832	Hammond Road Contribution ($)	Area (ha) 15.4927	Regional Drainage Contribution ($)
Gold Estates	23/09/11							
Lot 805 (407) Wattleup Road Primewest .3873	26/02/15	0.3873	21,467.78		0.3873			
Interest 15/16				**64.61**				
Lot 810 Wattleup Road Hammond Grove Stage 1	29/09/16	1.6999	84,336.42		1.6999	80,498.70	1.6999	3,837.73
Lot 1 Wattleup Road Hammond Grove Stage 1	29/09/16	0.0023	114.11		0.0023	108.92	0.0023	5.19
Lot 2 Wattleup Road Hammond Grove Stage 1	19/12/16	1.9674	97,607.79		1.9674	93,166.15	1.9674	4,441.64
Interest 16/17				**1,318.21**				
Pt Lot 111 Wattleup Road Hammond Grove St 3	11/09/17	0.6315	34,136.07		0.6315	32,690.65	0.6315	1,445.42
Pt Lot 9002-3 Wattleup Road Hammond Grove St 3	11/09/17	1.0343	55,910.72		1.0343	53,543.30	1.0343	2,367.41
Lot 109 Wattleup Road Hammond Park	28/09/17	1.5064	77,981.31		1.5064	77,981.31		
Lot 110 Wattleup Road Hammond Park	29/09/17	0.3836	20,735.70		0.3836	19,857.69	0.3836	878.01
Lot 9004 Wattleup Road Hammond Park	12/12/17	1.1842	67,606.12		1.1842	64,895.65	1.1842	2,710.47
Interest 17/18				**3,788.89**				
Lot 9007 Wattleup Road - Stage 5 (6031562)	30/07/18	1.1567	63,388.62		1.1567	63,388.62		
Lot 9009 Wattleup Road - Stage 6 (6032241)	14/01/19	1.1729	67,161.11		1.1729	67,161.11		
Lot 9100 Wattleup Rd - Stage 2A (6030839)	29/03/19	1.6427	94,062.20		1.6427	94,062.20		
Lot 9100 Wattleup Rd - Stage 2B (6030839)	29/03/19	0.3993	22,864.21		0.3993	22,864.21		
Interest 18/19				**1,927.87**				
Lot 9010 Wattleup Rd - Stage 7 (6032941)	30/07/19	0.9802	56,126.97		0.9802	56,126.97		
Lot 9011 Wattleup Rd - Stage 8 (6034116)	05/03/20	0.8078	50,306.50		0.8078	50,306.50		
Lot 9101 (424) Wattleup Rd - (6030892)	25/08/20	0.0945	5,885.08		0.0945	5,885.08		
Lot 9101 (424) Wattleup Rd - (6030892) Stage 2B DP419664	10/12/20	0.6593	34,135.42		0.6593	34,135.42		
Lot 9103 Wattleup Rd - (6033873) Quenda Stage 3 DP420032	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				**923.07**				
Lot 9105 Wattleup Rd (6036021) Stage 3 - 1.5473ha	17/09/21	1.5473	80,111.84		1.5473	80,111.84		
Lot 305 (354) Wattleup Rd - 4412804 Hammond West Stage 1 C DP422239	22/12/21	0.6672	39,390.57		0.6672	39,390.57		
Lot 9002 Wattleup Road (6036958) Hammond West Stage1CPhase2 (DP423043)	03/03/21	0.2265	13,372.25		0.2265	13,372.25		
Lot 9002 Wattleup Road (6036958) Hammond West Stage 2 (DP422759)	25/03/21	2.2093	130,434.05		2.2093	130,434.05		
Interest 20/21				**453.21**				
Lot 1010 (362) Wattleup Road Hammond Park Stage 1 (6037170) DP422758	01/08/22	2.1172	124,996.59		2.1172	124,996.59		
Lot 9106 Wattleup Road Quenda Stage 3 DP320033	29/08/22	0.0700	3,629.45		0.0700	3,629.45		
Lot 9005 Wattelup Road Hammond West Stage 3 DP4523864	25/08/22	2.2706	134,053.11		2.2706	134,053.11		
Lot 9109 (424) Wattleup Road - Hammond Park Stage 4 (1.3621ha)	28/04/23	1.3621	101,400.02		1.3621	101,400.02		
Lot 75 Wattleup road Hammond West Stage 4A -1.7114ha (DP425764)	10/07/23	1.7114	114,838.00		1.7114	114,838.00		
Lot 75 Wattleup road Hammond West Stage 4B -1.3518ha (DP425765)	10/07/23	1.3518	90,708.20		1.3518	90,708.20		
Interest 21/22				**534.58**				
Lot 9007 Wattleup Road - Hammond Park Stage 2 (DP426326) 6037969	20/09/23	0.7169	48,105.27		0.7169	48,105.27		
Lot 9106 Wattleup Road Quenda Stage 4A DP423712	20/09/23	0.6977	46,058.67		0.6977	46,058.67		
Lot 9010L 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 & 5B	15/11/23	1.7971	134,261.68		1.7971	134,261.68		
Lot 9008L Rosewood Street - Hammond West Stage 1B - DP42687	16/01/24	0.8807	65,797.26		0.8807	65,797.2600		
Interest 22/23				**7,388.61**				
Lot 9012 Wattleup Road - Hammond West Stage 7 - DP427838	04/07/24	1.9437	145,214.20		1.9437	145,214.20		
Lot 9013 Wattleup Road - Hammond West Stage 6 - DP427837	04/07/24	1.1571	86,447.16		1.1571	86,447.16		
Lot 803 Wattleup Road - Hammond West Stage 8 - DP428902	07/05/25	2.9936	198,225.53		2.9936	198,225.53		
Lot 403 (805) Wattleup Road - Hammond West Stage 9 - DP429583	07/05/25	3.2625	216,031.14		3.2625	216,031.14		
Lot 150 (408) Wattleup Road - Quenda Estate Stage 4B DP428899	22/06/25	0.2546	16,858.71		0.2546	16,858.71		
Lot 9110 Wattleup Road - Quenda Estate Stage 4B - DP428899 (1.081ha)	17/07/25	1.0810	71,579.97		1.0810	71,579.97		
Interest 23/24				**30,826.69**				
Lot 9005 Wattleup Road - Hammond West Stage 10 DP430612	15/10/25	3.1833	210,786.79		3.1833	210,786.79		
Lot 200,817 & 9001 Wattleup Road - Kinside Stage 11 DP431864	26/11/25	2.7828	211,417.80		2.7828	211,417.80		
Lot 817 (415) Wattleup Road Hammond Park - Kinside Stage 12A (DP432358)	13/01/26	1.7741	134,783.79		1.7741	134,783.79		
Lot 9002 Wattleup Road Hammond Park - Hammond South Stage 11A	05/03/26	0.8529	64,797.41		0.8529	64,797.41		
Lot 813 (365) Wattleup Road - Hammond South Stage 12A (DP432631)	06/08/26	0.4729	35,927.66		0.4729	35,927.66		
Interest 24/25				**60,950.58**				
Total		**57.6310**	**$3,634,994.31**	**$108,176.32**	**57.6310**	**$3,597,840.66**	**6.9032**	**$15,685.87**
Area for which contributions are yet to be made		**15.9522**			**15.9522**		**8.5895**	

Schedule 5 Regional Drainage Cost

Schedule 5 - Regional Drainage		
Description	**DCA 9 Area (ha)**	**DCA 10 Area (ha)**
DCA 9 Lot 412 Gaebler Rd (Gold Estates) excl road widening and primary school site	43.6036	
DCA 9 except lot 51 Rowley Rd (4.5745ha net) and lot 301 Barfield Rd (1.5034ha net)	111.2833	
DCA 10 lots 1, 2, 110 and 111 Wattleup Road only		15.4927
	Total	**15.4927**
	Area for which contributions are yet to be made, as per Schedule 4	**8.5895**

Cost of Drainage Works	DCA9 Actual Cost ($)	DCA10 Actual Cost ($)	DCA9 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 - 0.2992 ha- Mcgees 09/10	264,000.00		23,271.34
		Total	**35,346.01**
		Contributions as per Schedule 4	$15,685.87
		Cost contributions yet to be made	$19,660.14
		Regional Drainage Contribution Rate ($/ha)	**$2,288.86**

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

2 October 2026

Enquiries: Darren Pesich
Project No: 48119

City of Cockburn
PO Box 1215
Bibra Lake WA 6965

Attention: Riekie Long

Dear Riekie

RE: City of Cockburn DCP9/10
2026/27 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.

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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.

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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

Darren Pesich
WA/NT Community Development Business Leader

Encl (Estimate)

Stantec

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	326,500	201,124	125,376	326,500
2. Siteworks and Dust Control	57,500	35,420	22,080	57,500
3. Earthworks	714,000	439,824	274,176	714,000
4. Demolition	0	0	0	
5. Retaining Walls	0	0	0	
6. Fencing	0	0	0	
7. Sewer Reticulation	0	0	0	
8. Stormwater Drainage	710,500	437,868	272,832	710,500
9. Water Reticulation	0	0	0	
10. Roadworks	3,096,500	1,907,444	1,189,056	3,096,500
11. Footpaths	307,500	189,420	118,080	307,500
12. Underground Power	294,500	181,412	113,088	294,500
13. Telecommunications	0	0	0	
14. Gas	0	0	0	
15. Provisional Sums	230,000	141,680	88,320	230,000
16. Contract Contingency (10%)	574,000	353,584	220,416	574,000
Sub Total Contract Works (Value)	**6,311,000**	**3,887,576**	**2,423,424**	**6,311,000**
GST	**631,100**	**388,758**	**242,342**	**631,100**
Total Contract Works (Price)	**6,942,100**	**4,276,334**	**2,665,766**	**6,942,100**
17. Works Outside Contract	0	0	0	
18. Water Corporation Infrastructure Contribution (valid to 30 June 2026)				
18.1 Sewer Reticulation	0	0	0	
18.2 Water Reticulation	0	0	0	
18.3 Stormwater Drainage	0	0	0	
19. Landscaping	0	0	0	
20. Authority Charges				
20.1 Supervision Fee	165,000	101,640	63,360	165,000
20.2 Scheme Fees	0	0	0	
20.3 Other	0	0	0	
21. Water Corporation Fee	0	0	0	
22. Western Power Fees	62,000	38,192	23,808	62,000

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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
23. Professional Fees				
23.1 Planning	0	0	0	
23.2 Engineering	316,000	194,656	121,344	316,000
23.3 Surveying	0	0	0	
23.4 Environmental	0	0	0	
23.5 Geotechnical	0	0	0	
23.6 Hydrological	0	0	0	
23.7 Traffic Engineering	0	0	0	
24. Project Contingency (10%)	54,500	33,572	20,928	54,500
Sub Total (Value)	**6,908,500**	**4,255,636**	**2,652,864**	**6,908,500**
GST (excluding headworks)	**690,850**	**425,564**	**265,286**	**690,850**
Sub Total (Price)	**7,599,350**	**4,681,200**	**2,918,150**	**7,599,350**
25. Potential Reimbursement - Excludes GST				
25.1 GST Reimbursement	-690,850	-425,564	-265,286	-690,850

This estimate must be read in conjunction with Stantec covering letter dated 02/10/2026.

Signed : *Date: 2/10/2026*

Annex 4 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 30/08/2026: $2,880,130

Interest earned on DCP Reserve 2024/25: $60,950

DCP 9 Hammond Park & DCP 10 Wattleup

Infrastructure Item	Total Project Costs ($)	DCP 9 Funds Expended to Date ($)	Remaining DCP 9 Funding - 61.60% Pro-rata ($)	DCP 10 Funds Expended to Date ($)	Remaining DCP 10 Funding - 38.40% Pro-rata ($)	FY26 DCP 9 ($)	FY27 DCP 9 & DCA10 ($)	FY28 DCP 9 ($)	FY29 DCP 9 ($)	FY30 DCP 10 ($)
Hammond Road Land	4,144,844	1,696,983	856,240	1,057,860	533,760		1,390,000			
Hammond Road Construction *Stage 1 Gaebler Rd to Frankland Ave*	6,908,500	0	4,255,636	0	2,652,864				4,255,636	
Hammond Road Construction *Stage 2 Frankland Ave to Rowley Rd*										2,652,864
Total	**11,053,344**	**1,696,983**	**5,111,876**	**1,057,860**	**3,186,624**	0	**1,390,000**		**4,255,636**	**2,652,864**

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 payable to the Department of Planning, Lands and Heritage (DPLH) for the acquisition of 1.5377 hectares of land reserved for 'Other Regional Roads' on Lot 114 (466) Wattleup Road, Hammond Road.*

The liability is apportioned as follows:

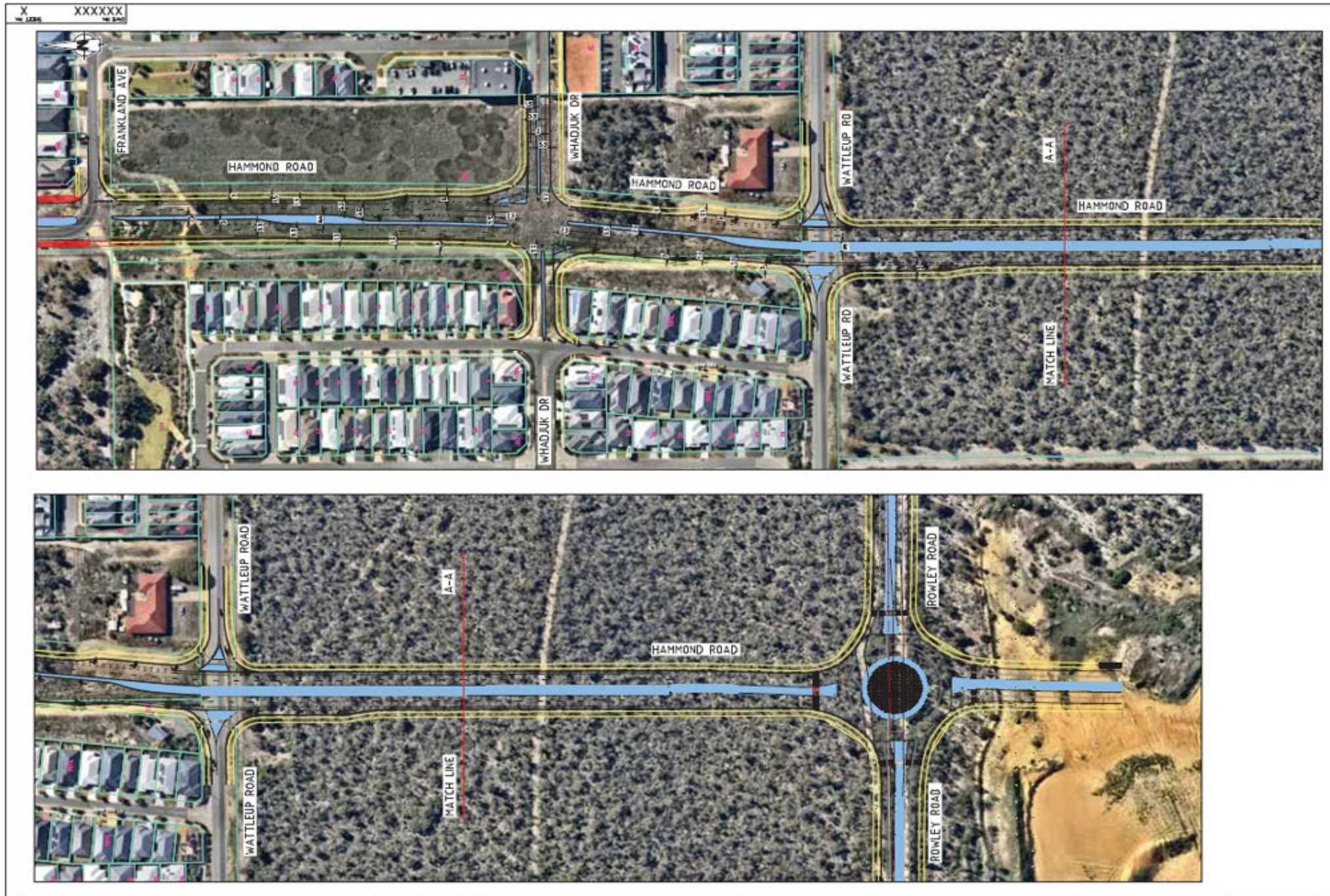
- ***DCA9:*** *$856,240 (61.60%)*
- ***DCA10:*** *$533,760 (38.40%)*

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




FRANKLAND AVE
HAMMOND ROAD
WHADJUK DR
HAMMOND ROAD
WATTLEUP RD
A-A
HAMMOND ROAD
WATTLEUP RD
MATCH LINE
WHADJUK DR
WATTLEUP ROAD
A-A
HAMMOND ROAD
ROWLEY ROAD
WATTLEUP ROAD
MATCH LINE
ROWLEY ROAD
CITY OF COCKBURN
9 COLEVILLE CRESCENT, SPEARWOOD WA 6163
PHONE (08) 9411 3444 FAX (08) 9417 3333
PROPOSED DUPLICATION FOR HAMMOND ROAD
FROM FRANKLAND TO ROWLEY ROAD
XXXXXX
X

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