Hammond Park

Development Contribution Plan 9 (DCP 9)

REPORT

2026

Table of Contents

Development Contribution Area 3
Purpose 3
Period of the plan 3
Operation of DCP 4
Application requirements 4
Items included in the plan 4
Estimated costs 5
Method of calculating contribution 6
Priority and timing of delivery 8
Payment of contributions 9
Review 10
Annexes 10
Annex 1 – Map 11
Annex 2 – Cost Apportionment Schedule (CAS) 15
Annex 3 – Schedule of Costs 19
Annex 4 – Capital Expenditure Plan (CEP) 24
Annex 5 – Infrastructure Project Design 25

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.

Hammond Park 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 DCA9 Scheme Map as: 'DCA 9'.

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 9 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 9 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 9 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 9 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 widening and upgrading 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 location of infrastructure items identified 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 DCA9 Scheme Map and DCA10 Scheme Map.

Estimated Costs

The overall estimated cost of the infrastructure works, including administration, consultant and audit costs is **$7,071,732.88** (as of 16 October 2026).

A detailed summary of the cost breakdown for each infrastructure item is provided in Annex 2 – Cost Apportionment Schedule (CAS) and Annex 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 9 shall make a proportional contribution of 61.60% 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 9, as of 16 October 2026, is **$136,569.98 per hectare**. A contribution rate of **$134,515.60 per hectare** applies specifically to Lots 51 and 301. The contribution rates have been determined as follows:

Contribution Rate ($/ha)
= (Total DCP Cost – Reserve Balance) / Net Developable Area
= ($7,071,732 - $5,915,603) / 8.5948 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 (Wattleup Road) as shown in the DCA9 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.

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

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

Accordingly, of the total $4,144,844 land acquisition cost, $2,553,223 (61.60%) is attributable to DCA 9 and $1,591,620 (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

All landowners within DCA 9, except for Lot 51 Rowley Road and Lot 301 Barfield Road, shall make a proportional contribution to 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 City's 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 - Southern Suburbs DCP 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

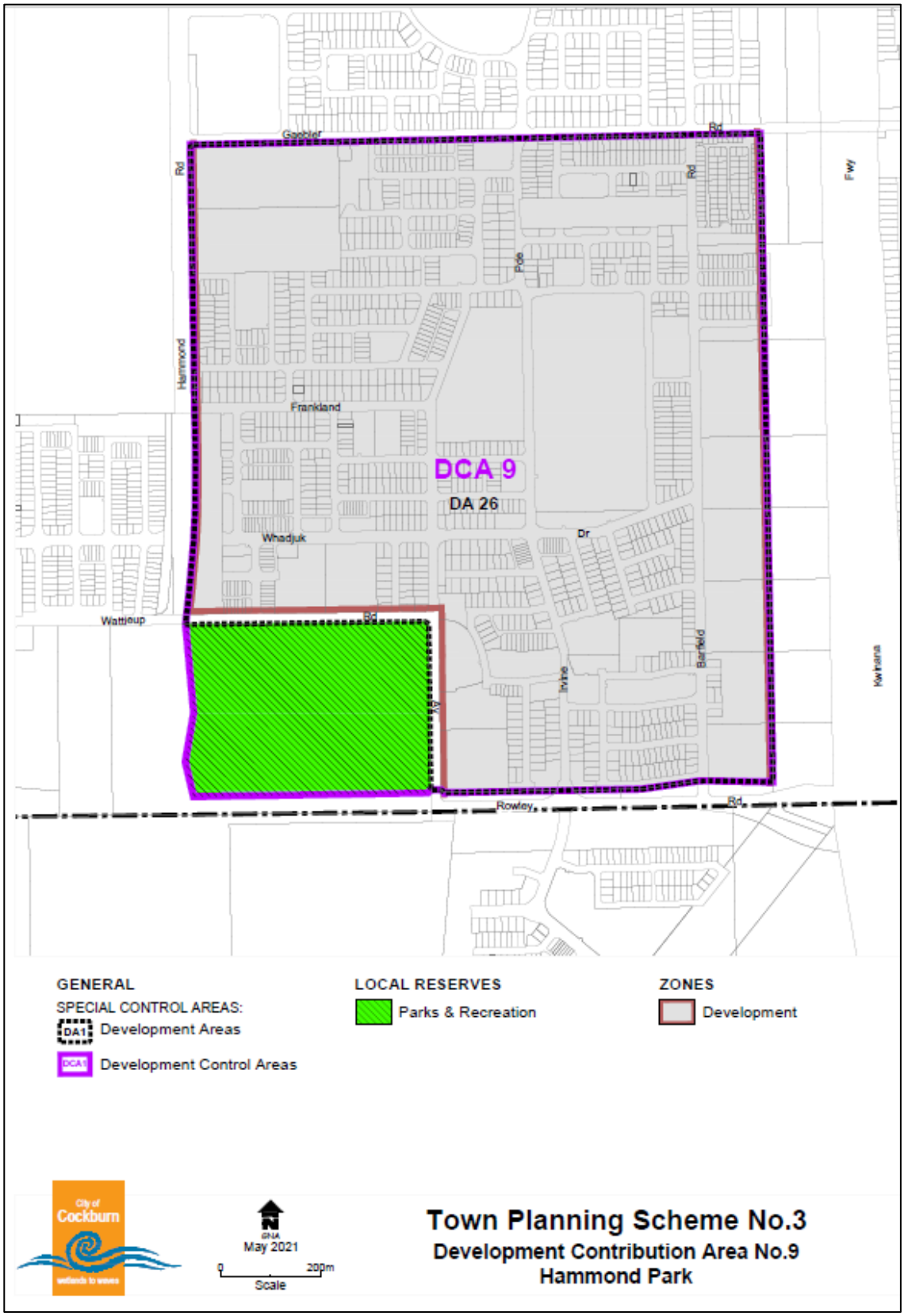
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development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

Annexes

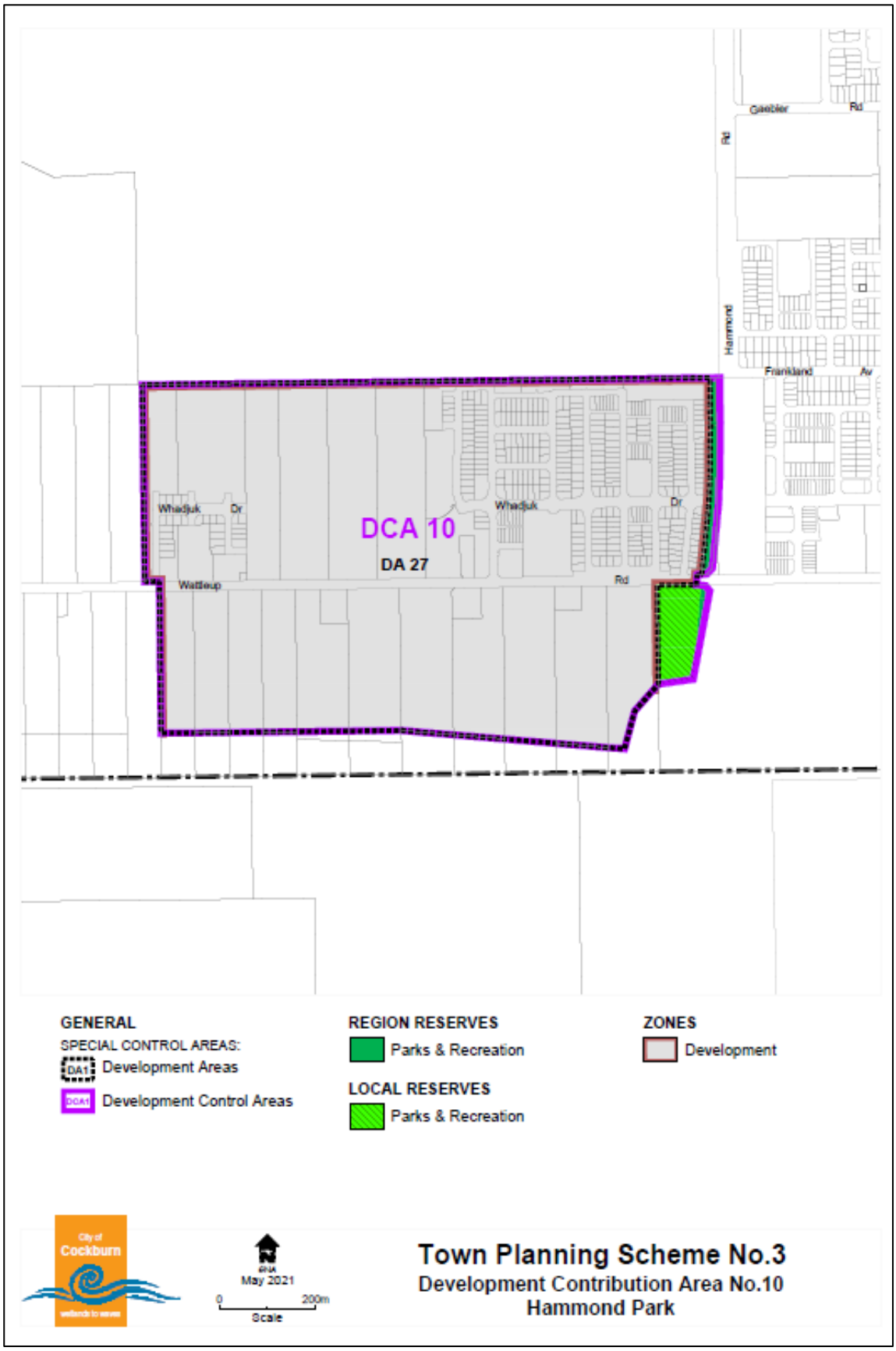
1. Map
2. Cost Apportionment Schedule (CAS)
3. Schedule of Costs
4. Capital Expenditure Plan (CEP)
5. Infrastructure Project Design

Annex 1 – Map

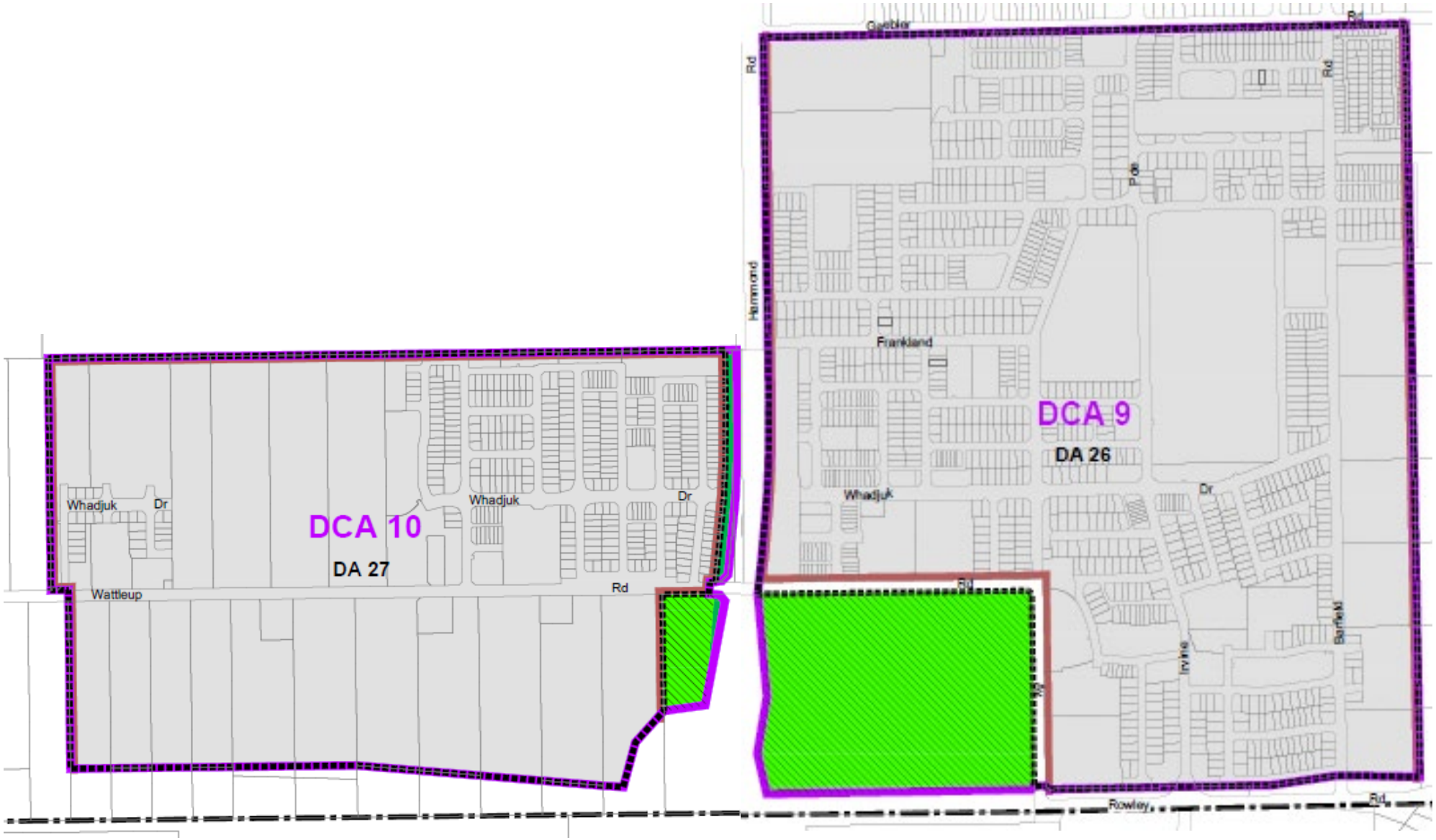
DCA9 Scheme Map



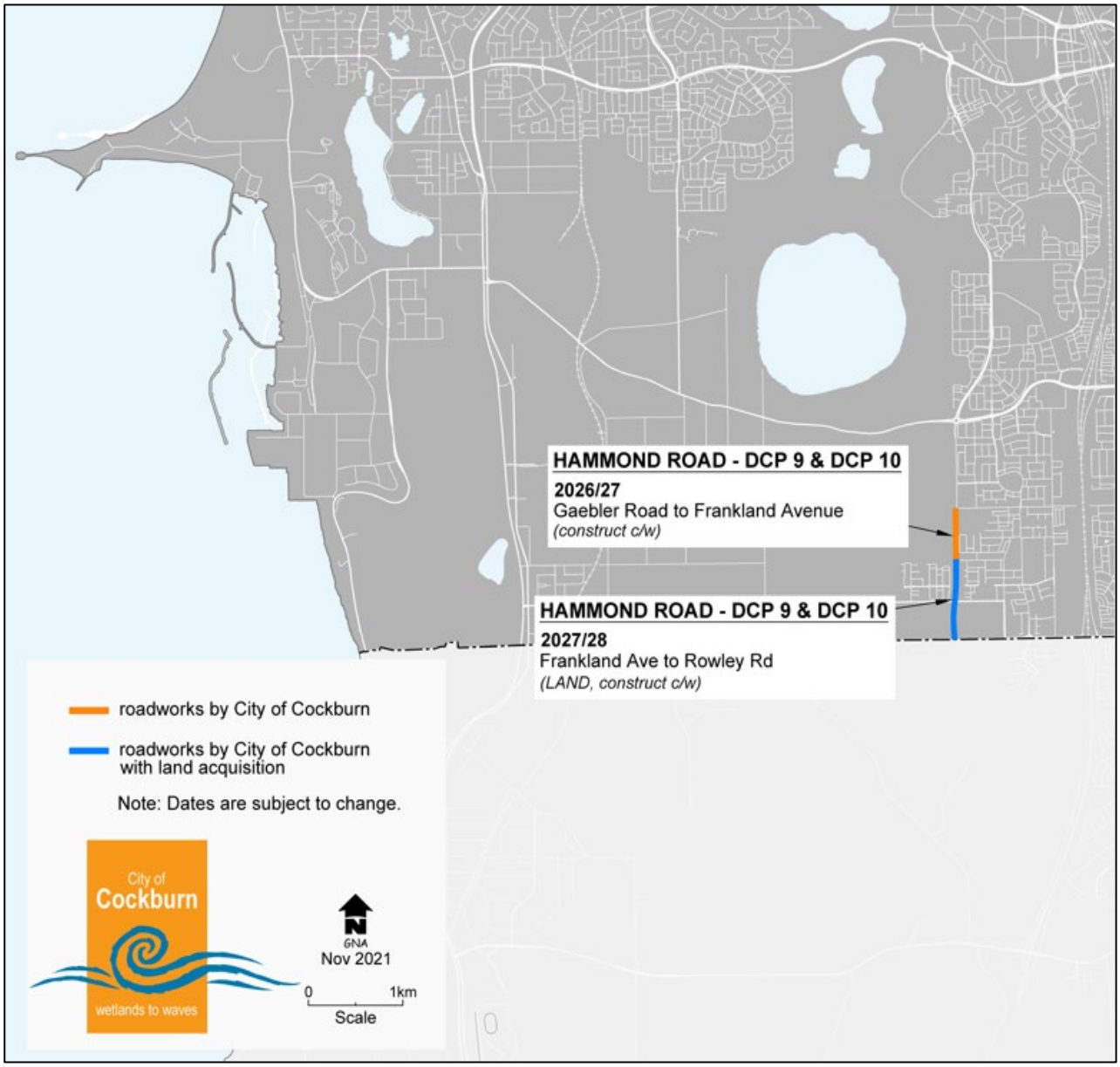
DCA10 Scheme Map



Map showing DCA9 & DCA10



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



Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheet

DCA9 Hammond Park - Cost Apportionment Schedule (CAS)		
All owners of land within DCA 9 are required to make a proportional contribution to 61.6% of the cost of widening and upgrading Hammond Road between Gaebler Road and Rowley Road and all land owners with the exception of lot 51 Rowley Road and lot 301 Barfield Road shall make a proportional contribution to the cost of regional drainage infrastructure.		
Land Acquisition for Hammond Road		
Prorata contribution to 61.6% land acquisition *(Incl widenings and drainage)*	Schedule 1	2,553,223.90
Construction of Hammond Road		
Prorata contribution to 61.6% of the total construction cost	Schedule 2	4,255,636.00
Road construction incl Traffic light construction CH 5660 $435 733		
Administration Costs	Schedule 3	262,872.98
	Total Cost	**7,071,732.88**

Description	Area (ha)	Original Area (Ha)
Deductions allowed under DCP9		**149.9586**
Less Frankland Reserve	**16.5449**	
Existing roads	6.0873	
Land for road widening	3.4413	
Wetland	3.0238	
Buffer**	2.9444	
Less Govt Hammond Park School	**10.6356**	**42.6773**
Lot 31 Barfield	3.1506	
Lot 32 Barfield	3.1504	
Lot 33 Barfield	1.1087	
Lot 392 Barfield	0.8553	
Lot 650 Frankland Ave	2.3706	
Net land area (ha)		**107.2813**
Less: Previous contributed area as per Schedule 4		98.68654
Area remaining for contribution under DCA9		**8.5948**

Outstanding Costs	Amount ($)
Total Cost	7,071,732.88
Less available funds	5,915,603.57
Outstanding Contributions	**1,156,129.31**

Contribution Rates	Rate ($/ha)
Hammond Road	$134,515.60
Regional Drainage - Schedule 5	$2,054.38

Summary of Cost Contributions	Lots 51 & 301	DCA 9
Hammond Road	134,515.60	134,515.60
Regional Drainage - Schedule 5	Nil	2,054.38
Cost Contribution Rate ($/Ha)	**$134,515.60**	**$136,569.98**

***Note: This deduction assumes the land will not be further developed or subdivided. If development or subdivision occurs, a contribution will be required as though the deduction had not applied, and the Schedule will be adjusted accordingly.*

Schedule 1 Hammond Road Construction 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 Land 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**

Schedule 3 Administration Costs

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	**151,334.82**
2020/21	10,176.54
2021/22	13,491.43
2022/23	10,008.92
2023/24	14,170.00
2024/25	37,065.92
2025/26	26,625.35
Total Cost	**262,872.98**

Schedule 4 Contribution Register

Schedule 4 - Contribution Register

Description	Date	Area (ha) 107.2813	Contribution ($)	Interest	Area (ha) 107.2813	Hammond Road Contribution ($)	Area (ha) 154.8869	Regional Drainage Contribution ($)
Gold Estates	23/09/11						43.6036	32,944.16
25 Woodrow Avenue (Roman Catholic Church)	26/02/15	4.0469	237,068.37		4.0469	227,548.85	4.0469	9,519.52
Lot 123 (472) Wattleup Road Hammond Park	20/03/15	4.1303	241,953.97		4.1303	232,238.26	4.1303	9,715.70
Interest 14/15				**2,703.30**				
Lot 126 Wattleup Road	09/07/15	2.1580	126,416.16		2.1580	121,339.89	2.1580	5,076.26
Lot 9001 Gaebler Road (Miluc)	13/08/15	1.3344	78,169.47		1.3344	75,030.56	1.3344	3,138.91
Qube development Stages 1-6	31/03/16	16.2217	918,710.63		16.2217	884,762.83	16.2217	33,947.80
Interest 15/16				**10,390.98**				
Harmonie Estate (108 Barfield Road)	18/07/16	2.5688	145,483.14		2.5688	140,107.31	2.5688	5,375.83
Vivente Stage 1 - Pt Lot 51 and 50		5.1847	327,183.95		5.1847	0.00		0.00
Vivente Stage 2 - Pt Lot 49*	23/11/16	2.4693	108,314.11		2.4693	140,700.99	2.4693	4,275.12
Lot 114 Wattleup Road		2.3353	137,108.78		2.3353	133,065.65	2.3353	4,043.13
9006L Gaebler Road Hammond Park	21/05/17	1.1892	67,349.95		1.1892	65,306.87	1.1892	2,043.08
Interest 16/17				**27,385.27**				
Lot 33 Barfield Road Hammond Park	29/09/17	2.8269	$187,655.93		2.8269	180,726.06	2.8269	6,929.87
Lot 9500 (36) Gaebler Road Hammond Park	22/09/17	0.0948	6,293.04		0.0948	6,060.64	0.0948	232.40
Lot 8 (107) Barfield Road Hammond Park - Stage 1	23/10/17	1.5459	102,620.29		1.5459	98,830.67	1.5459	3,789.62
9017 Frankland Ave - 6029201	11/12/17	0.0591	4,544.26		0.0591	4,399.38	0.0591	144.88
Lot 9010 (513) Frankland Ave Hammond Park	05/01/18	2.8188	216,740.52		2.8188	209,830.51	2.8188	6,910.01
Lot 6501 Wattleup Road Hammond Park	17/01/18	1.9826	152,444.22		1.9826	147,584.07	1.9826	4,860.15
9011 Frankland Ave Hammond Park (6029201)	19/03/18	3.8855	298,756.37		3.8855	289,235.30	3.8855	9,521.07
9010 Frakland Ave Hammond Park (6029200) DP413139	05/04/18	0.1382	10,626.34		0.1382	10,287.56	0.1382	338.78
Hammond Park School Site - DEP (Lots 31,32,33 & 392 Barfield & Lot 650 Frankland)			325,000.00					
Interest 17/18				**43,416.16**				
9019 Frankland Ave Hammond Park (6031469) DP414948	09/07/18	0.1180	9,073.15		0.1180	8,783.88	0.1180	289.27
Lot 9014 (156) Barfield Road Hammond Park 6030876	18/09/18	0.3110	23,920.81		0.3110	23,150.73	0.3111	762.63
Lot 48 Vozhe Street Hammond Park - Stage 2 (6031448)	23/11/18	1.3248	87,943.18		1.3248	84,695.56	1.3248	3,247.62
Lot 29 (137) Barfield Road Hammond Park - Stage 1 (5514445)	18/01/19	2.3425	150,200.73		2.3425	144,458.16	2.3425	5,742.57
Lot 9020 & 9022 Frankland Avenue- DP416295	19/02/20	0.9897	63,406.75		0.9897	61,033.19	0.9897	2,373.56
Lot 9001 & 125 Wattleup Rd - Stage 1 DP414275	18/12/19	2.5436	162,959.91		2.5436	160,507.51	2.5436	2,452.40
Lot 9021 Frankland Ave - Vivente Stage 5	19/02/20	3.2100	214,637.32		3.2100	206,765.12	3.2100	7,872.20
Lot 9024 Barfield Road - Stage 2 (0.5855ha) DP419342 & DP419341	23/06/20	0.5855	39,149.58		0.5855	64,412.81	0.5855	2,452.40
Interest 18/19				**62,479.34**				
Lot 9028 Whadjuk Drive - Vivente Stage 4 (3.3619ha) DP419657	19/10/20	3.3619	133,582.61		3.3619	125,151.90	3.3619	8,430.70
Lot 9008 Bischoff Road Hammond Park (0.1036) DP420156	22/12/20	0.1036	4,116.47		0.1036	3,856.66	0.1036	259.81
Lot 9050 Wattleup Road Hammond Park (2.6156ha) DP420134)	11/03/21	2.6156	103,928.93		2.6156	97,369.74	2.6156	6,559.19
Lot 9033 Barfield Road Hammond Park (4.4831ha) DP420887 Vivente Stage 8	29/06/21	4.4831	178,087.83		4.4831	166,890.30	4.4831	11,197.53
Lot 9037 Barfield Road Hammond Park (0.9378ha) DP423026	19/01/22	0.9378	57,613.13		0.9378	55,260.33	0.9378	2,352.80
Lot 9039 Frankland Ave Hammond Park (1.4738ha) DP422797	19/01/22	1.4738	90,541.95		1.4738	86,844.40	1.4738	3,697.55
Lot 9042 Wattleup Rd Hammodn Park (0.3629ha)	17/01/22	0.3629	22,294.53		0.3629	21,384.06	0.3629	910.47
Interest 19/20				**37,831.57**				
Interest 20/21				**25,744.32**				
Lot 9035 Irvine Parade Hammond Park - Vivente Stage 6 DP424093	31/08/22	2.4340	149,531.21		2.4340	147,022.36	2.4340	2,508.85
Interest 21/22				**12,812.47**				
Lot 15 (171) Barfield Road Hammond Park - Vivente Stage 10 DP4272	09/01/24	1.8650	140,021.70		1.8650	135,146.95	1.8650	4,874.75
Lot 9008 Frankland Avenue - Maudes Rise	18/04/24	2.0775	155,975.92		2.0775	150,545.73	2.0775	5,430.19
Interest 22/23				**89,849.74**				
Lot 9044 Whadjuk Drive Hammond Park - Vivente DP428290	17/07/24	0.1002	7,362.08		0.1002	7,100.18	0.1002	261.90
Lot 9043 Frankland Avenue - Vivente Stage 13	23/08/24	1.1847	87,044.52		1.1847	83,947.94	1.1847	3,096.58
Lot 9043 Frankland Avenue - Vivente Stage 13B	23/08/24	0.8429	61,931.14		0.8429	59,727.96	0.8429	2,203.18
Lot 9000 Barfield Road Hammond Park	09/10/24	0.3613	26,546.12		0.3613	25,601.75	0.3613	944.37
Lot 50 (193) Barfield Road Hammond Park	12/12/24	1.8602	151,163.67		1.8602	146,301.46	1.8602	4,862.21
Lot 1 (490) Wattleup Road Hammond Park - DP425990	18/02/25	2.6643	216,506.48		2.6643	209,542.51	2.6643	6,963.97
Lot 9047 Parco Glade Hammond Park - DP429584	19/02/25	0.2167	17,609.49		0.2167	17,043.07	0.2167	566.42
Lot 9048 Irvine Parade Hammond Park - DP429582 Vivente Stage 1A	19/02/25	0.4835	39,290.20		0.4835	38,026.42	0.4835	1,263.78
Interest 23/24				**145,739.66**				
Lot 28 (157) Barfield Road Hammond Park - DP430280)	25/09/25	2.8185	229,037.09		2.8185	221,670.06		7,367.03
Lot 100 (116) Barfield Road Hammond Park	06/08/26	2.0235	184,500.44		2.0235	179,211.40		5,289.04
Interest 24/25				**183,650.65**				
Total		**98.6865**	**$6,500,416.44**		**98.6865**	**$5,698,507.54**	**132.2635**	**$214,095.12**
Area for which contributions are yet to be made		**8.5948**			**8.5948**		**22.6234**	

Schedule 5 Regional Drainage Cost

Schedule 5 - Regional Drainage		
Description	**DCA 10 Area (ha)**	**DCA 9 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		**154.8869**
Developed area as per Schedule 4		132.2635
Area for which contributions are yet to be made, as per Schedule 4		**22.6234**

Cost of Drainage Works	**DCA 9 Actual Cost ($)**	**DCA 10 Actual Cost ($)**	**DCA 9 Total Cost ($)**
Ground Water interception works Lot 412 Gaebler Rd - GHD 11/12		132,790.11	88,140.63
Oversize drainage area - Lot 412 Gaebler Rd - 0.2992 ha- Mcgees 09/10	264,000.00		172,431.60
Total			**260,572.23**
Contributions as per Schedule 4			$214,095.12
Cost contributions yet to be made			$46,477.11
Regional Drainage Contribution Rate ($/ha)			**$2,054.38**

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	437,668	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

Page 1 of 2

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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: $5,915,603

Interest earned on DCP Reserve 2024/25: $183,650

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



X XXXXXX





REV	DESCRIPTION	DRAWN	DATE	CHECKED

CITY OF COCKBURN
9 COLEVILLE CRESCENT, SPEARWOOD WA 6163
PHONE: (08) 9411 3444 FAX: (08) 9347 3333

TITLE PROPOSED DUPLICATION FOR HAMMOND ROAD
FROM FRANKLAND TO ROWLEY ROAD

DESIGNED	MS	APPROVED	
DRAWN	MS		
CHECKED		DESIGN MANAGER	

SCALE	V@A	JOB No.	XXXXX
DWG No.	XXXXXX	SHEET No.	X
REV			

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