Yangebup West

Development Contribution Plan 4 (DCP 4)

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.

Yangebup West Development Contribution Plan Report

Note: This report does not form part of the planning scheme but provides the rationale and justification for the Development Contribution Plan (DCP), the calculation of costs, and the cost apportionment schedule specifying the costs for each owner.

Development Contribution Area

The Development Contribution Area (DCA) is shown on the Scheme Map as: 'DCA 4'.

Purpose

The purpose of the DCP Report is to:

a) enable the applying of infrastructure contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the DCA
b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners
c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the DCA
d) coordinate the timely provision of infrastructure.

The DCP provides for the sharing of costs associated with the construction of Beeliar Drive between Stock Road and Spearwood Avenue.

Period of the Plan

10 years commencing 20 October 2023 to 30 June 2033.

The plan may also be extended for further periods (with or without modification) by subsequent Scheme Amendments.

Operation of DCP

DCP 4 has been prepared in accordance with the provisions of TPS 3 and SPP 3.6. It came into effect upon the gazettal of Amendment 197 to TPS 3 on 12 December 2002.

DCP 4 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the construction of Beeliar Drive between Stock Road and Spearwood Avenue.

The requirement to contribute under DCP 4 would typically arise as a condition of subdivision approval, however it may occur through other arrangements as specified in clause 5.3.14 of TPS 3.

DCP 4 is operational in the same area as DCP 13, which relates to community infrastructure. Landowners will be required to satisfy their contribution obligations under both DCPs.

Application Requirements

Where an application for subdivision, strata subdivision, development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

Items Included in the Plan

The DCP provides for a portion of the cost of land and works associated with constructing Beeliar Drive, between Stock Road and Spearwood Avenue, to be equitably distributed between all developing landowners within the DCA.

The following infrastructure items are included in the DCP as set out in Table 10 of TPS 3:

- Land requirements for the other Regional Road Reservation between Watson Road and Spearwood Avenue under the Metropolitan Region Scheme (MRS)
- Land requirements for an average 45-metre-wide road reserve between Watson Road and Stock Road and where necessary to accommodate channelisation at intersections and drainage
- Full earthworks
- Construction of a four-lane median divided curbed road
- Dual use path (both sides); Pedestrian Crossings (where appropriate at the discretion of the local government)
- Lighting
- Landscaping
- Traffic signals and roundabouts at major intersections
- Drainage
- Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs
- Servicing infrastructure relocation where necessary
- Costs for the repayment of any loans raised by the local authority for the purchase of any land for Beeliar Drive or for any of the abovementioned works.

The cost of infrastructure includes all the initial capital costs associated with the provision of the infrastructure item and excludes ongoing maintenance and operating costs of the infrastructure.

These works are required to support traffic demand generated from development undertaken within the DCA.

The extent of the Beeliar Drive construction generally includes the area within DCA 4 reserved for 'Other Regional Roads' under the MRS, as shown in Annex 1 – Maps.

Estimated Costs

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

The construction of Beeliar Drive between Stock Road and Spearwood Avenue has been completed as outlined in Table 10 of TPS 3.

The total cost of the DCP4 infrastructure works, including land and construction was **$3,086,723.25.**

The City pre-funded the construction cost of $1,575,113.31 with a partial drawdown of $1,159,999 from the DCA4 Reserve to Municipal Reserve between 2009 and 2021.

There are still landowners who have yet to develop and pay their contributions towards DCP4. The remaining amount owed to the City is **$415,114**. An additional **$8,910** is allowed for administration costs, resulting in a total remaining DCP cost of **$424,025**.

There will be no further infrastructure costs, other than administration costs.

Method of Calculating Contribution

All landowners within DCA 4 and DCA 5, except for Lots 500 and 600 Shallcross Street and Lots 500 and 504 Storey Place within DCA 4, shall make a proportional contribution of 40.88% of the total cost of constructing Beeliar Drive between Stock Road and Spearwood Avenue.

The area which benefits from the infrastructure is shared between DCP 4 and DCP 5 (Yangebup West and East), as shown in DCA4 & DCA5 Scheme Maps. The total DCP 4 and 5 cost is apportioned to each DCP based on their respective net developable areas, equating to a 47.63% and 52.37% split, respectively.

All other aspects of the contribution are to be determined in accordance with the provisions of clause 5.3 of TPS 3.

Contributions shall be calculated on a per hectare basis.

The adopted contribution rate for DCP 4 is $9,461/ha, as of 16 October 2026. The rate has been determined based on the remaining DCP cost to be recovered, after deducting the funds currently available in the DCA4 Reserve, as follows:

Contribution Rate ($/ha)
= (Total Remaining DCP Cost ($) – Reserve Balance ($) / Net Developable Area
= ($424,024.67 - $241,518.05) / 19.2904 ha
= $9,461/ha

As the contribution rate is based on the actual remaining DCP cost to be recovered, rather than an estimate of future infrastructure costs, no indexation is applied to the adopted contribution rate.

An owner's cost contribution will be calculated based on the area of the subject site developed, multiplied by the applicable contribution rate, as follows:

Landowner's Cost Contribution ($)
= Area of Subject Site (ha) × Contribution Rate ($/ha)

A summary of the overall DCP costs and remaining costs to be recovered is included in Annex 2 – Cost Apportionment Schedule (CAS).

Infrastructure Costs

Land Acquisition

The total cost of acquiring land identified under the Metropolitan Region Scheme (MRS) for **'Other Regional Roads'** and provided for under DCP4 was **$7,763,334,** as detailed Annex 2 – Cost Apportionment Schedule (CAS).

Land acquisition costs were calculated based on the area required for the MRS reservation and the applicable valuation rate per square meter, using:

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

The proportion of the land acquisition cost applicable to DCA4 and DCA5 was calculated on a pro-rata basis using:

Land Acquisition Cost ($)
= Actual Land Acquisition Cost x 40.88%
=$7,763,334 x 40.88%
=$3,173,650

The total DCA4 and DCA5 land acquisition cost was then apportioned between the two DCAs based on their respective net developable area, using 47.63% share for DCA4 and a 52.37% share for DCA5.

DCA4 Land Acquisition Cost ($)
=$3,173,650 x 47.63%
=$1,511,609

A separate DCA4 adjustment of $19,253.58 applies to SCL Pt 451 Yangebup Road. This amount represents the City's share of the land cost, which was subsequently offset against construction costs previously pre-funded by the City. The adjustment is shown separately from the normal pro-rata land acquisition calculation.

Actual DCA4 Land Cost ($)
= $1,511,609 + $19,253
= $1,530,862

Note: The DCA4 adjustment of $19,253.58 does not represent an additional land acquisition cost to be recovered from landowners. It reflects an internal offset against construction costs previously pre-funded by the City.

Beeliar Drive Construction

The construction of Beeliar Drive between Stock Road and Spearwood Avenue has been completed as outlined in Table 10 of TPS3.

The total cost of Beeliar Drive construction works was **$8,089,474,** as detailed in Annex 2 – Cost Apportionment Schedule (CAS).

The proportion of the construction cost applicable to DCA4 and DCA5 was calculated on a pro-rata basis using:

Road Construction Cost ($)
= Actual Construction Cost ($) x 40.88%

=$8,089,474 x 40.88%
=$3,306,976

The total DCA4 and DCA5 construction cost was then apportioned between the two DCAs based on their respective net developable area, using 47.63% share for DCA4 and a 52.37% share for DCA5.

DCA4 Construction Cost ($)
= $3,306,977x 47.63%
=$1,575,113

The City pre-funded the DCA4 construction cost of $1,575,113, with a partial drawdown of $1,159,999 from the DCA4 Reserve to the Municipal Reserve between 2009 and 2021.

The DCAs paid the full cost of acquiring SCL Pt 451 Yangebup Road. The City's share of the land cost was subsequently offset against the construction costs owed to the City for Beeliar Drive, which had been prefunded by the City. Accordingly, the $19,253 DCA4 adjustment is deducted from the DCA4 construction cost, reducing it from $1,575,113 to $1,555,860

There are still landowners who have yet to develop and pay their contributions towards DCP4. The remaining construction cost to be recovered is $415,114. An additional $8,910. is allowed for administration costs, resulting in a total remaining DCP4 cost of $424,024.

There will be no further infrastructure costs, other than annual administration costs.

Priority and Timing of Delivery

The works set out in TPS 3 have been completed and there are no further expenses other than administrative costs.

Payment of Contributions

Payment of contributions are in accordance with the provisions of clause 5.3.14 of TPS 3:

5.3.14.1 The owner, with the agreement of the local government, is to pay the owner's cost contribution by

i. cheque or cash
ii. transferring to the local government or a public authority land in satisfaction of the cost contribution
iii. the provision of physical infrastructure

iv. some other method acceptable to the local government; or
v. Any combination of these methods

5.3.14.2 The owner, with the agreement of the local government, may pay the owner's cost contribution in a lump sum, by instalment or in such other manner acceptable to the local government.

5.3.14.3 Payment by an owner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the local government constitutes full and final discharge of the owner's liability under the development contribution plan and the local government shall provide certification in writing to the owner of such discharge if requested by the owner.

Review

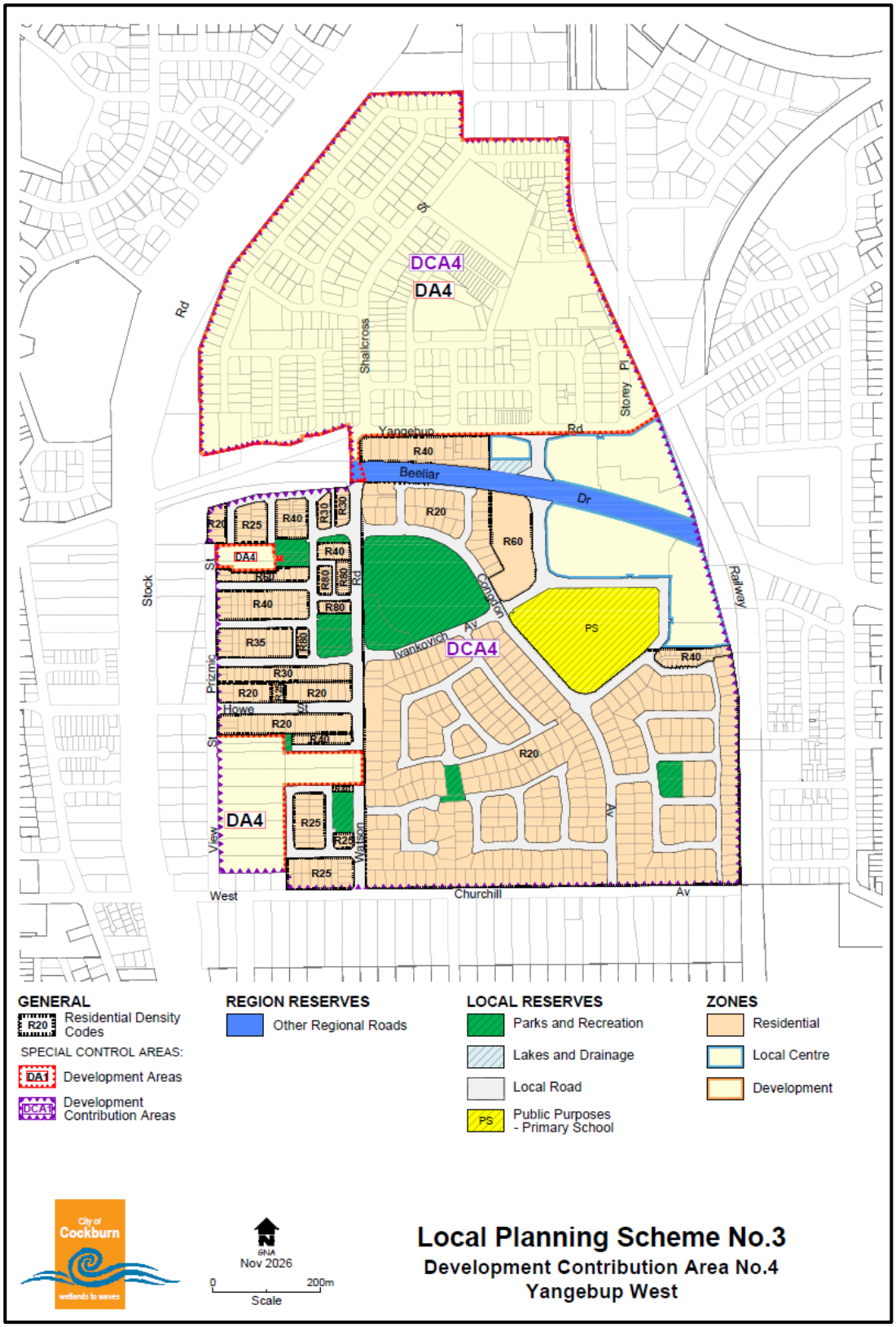
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development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

Annexes

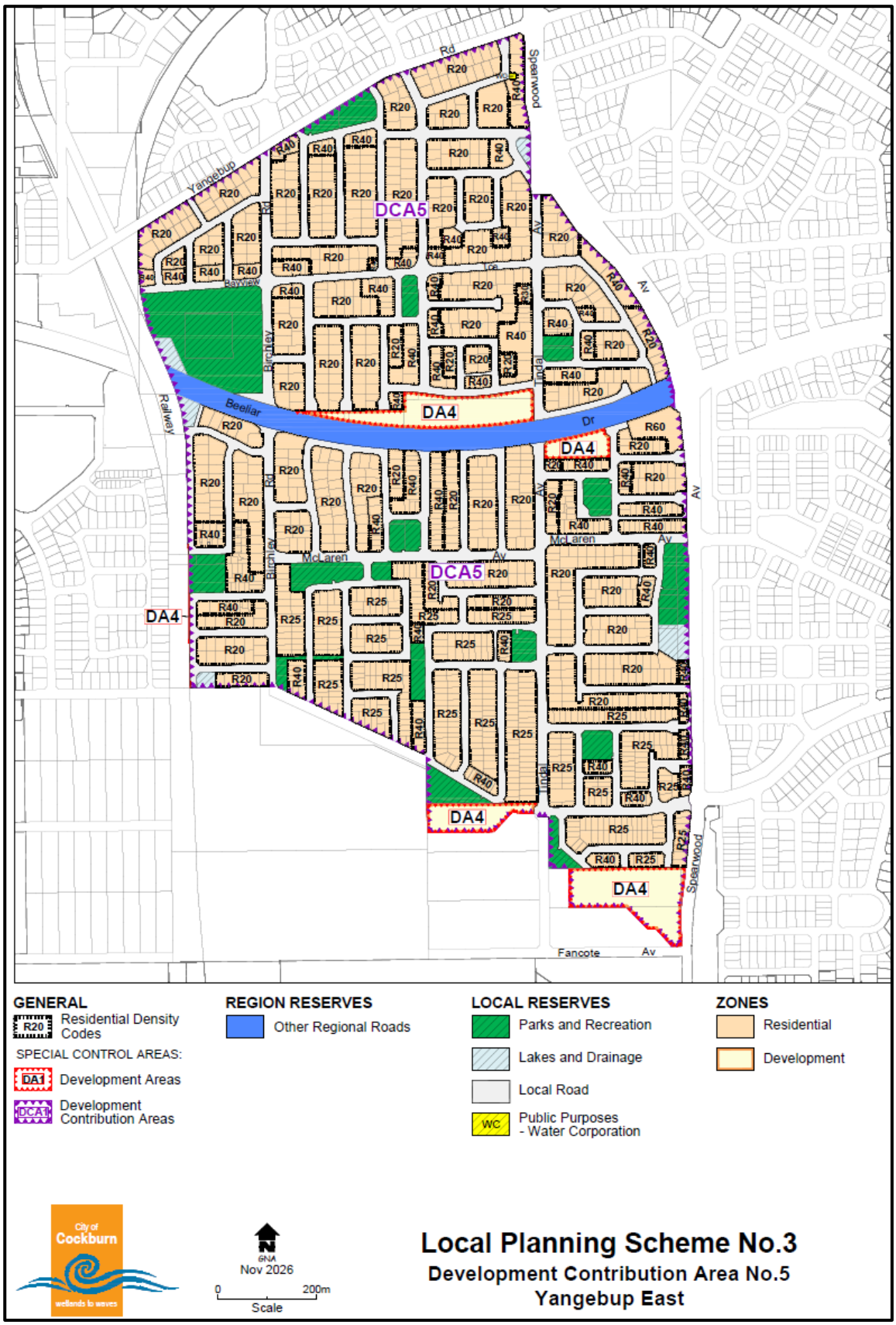
1. Maps
2. Cost Apportionment Schedule (CAS)

Annex 1 – Maps

DCA4 Scheme Map



DCA5 Scheme Map



Location of DCA4 & DCA5 Infrastructure Items



Annex 2 – Cost Apportionment Schedule (CAS)

Summary Sheet

DCA 4 Yangebup West - Cost Apportionment Schedule (CAS)			
Remaining Contributions Overview			
Item	**Schedule**	**Actual ($)**	**Remaining Costs ($)**
Land Acquisition for Beeliar Drive *Prorata contribution to 40.88%*	Schedule 1	1,530,863.52	0.00
Construction of Beeliar Drive *Prorata contribution to 40.88%*	Schedule 2	1,575,113.31	415,114.32
Administration Costs	Schedule 3	72,870.66	8,910.35
	Total Costs	**3,178,847.49**	**424,024.67**

Description	**Area (ha)**	**Remaining Costs ($)**
Remaining land area	19.2904	
Remaining Total Cost		424,024.67
Less funds available		241,518.05
Outstanding Contributions		182,506.62
Cost Contribution Rate ($/Ha)		**9,461.00**

Schedule 1 – Beeliar Drive Land Costs

Schedule 1 - Beeliar Drive Land Costs					
Description	**Area (ha)**	**Total Cost ($)**	**Pro-rata 40.88%**	**DCA 4 47.63%**	**DCA 5 52.37%**
MRS RESERVE					
CSL Pt 451 Yangebup Rd	1.0020	1,544,575	631,422.26	300,746.42	330,675.84
Lot 6 Watson Rd	0.8954	179,080	73,207.90	34,868.92	38,338.98
Pt Lot 621 Yangebup Rd	1.5004	1,985,850	811,815.48	386,667.71	425,147.77
Lot 12 Birchley Rd	0.3391	119,363	48,795.59	23,241.34	25,554.25
Lot 26 Birchley Rd	0.5604	197,260	80,639.89	38,408.78	42,231.11
		105,000	42,924.00	20,444.70	22,479.30
Lot 75 Birchley Rd	0.0241	9,544	3,901.59	1,858.33	2,043.26
Lot 101 Birchley Rd	1.1730	1,401,140	572,786.03	272,817.99	299,968.04
Lot 77 Birchley Rd	0.0105	4,158	1,699.79	809.61	890.18
Lot 33 Tindal Ave	0.5490	786,800	321,643.84	153,198.96	168,444.88
Lot 34 Tindal Ave	0.6410	253,836	103,768.16	49,424.77	54,343.38
Lot 181 Tindal Ave	0.3963	237,600	97,130.88	46,263.44	50,867.44
Pt Lot 58 Tindal Ave	0.8371	331,492	135,513.93	64,545.28	70,968.64
Lot 45 Fancote Ave	0.0240	36,709	15,006.64	7,147.66	7,858.98
WIDENINGS					
Pt Lot 621 Yangebup Rd	0.0960	101,570	41,521.82	19,776.84	21,744.98
Pt Lot 26 Birchley Rd	0.0133	21,003	8,585.85	4,089.44	4,496.41
Lot 101 Birchley Rd	0.0135	15,850	6,479.48	3,086.18	3,393.30
Pt Lot 33 Tindal Ave	0.0475	53,250	21,768.60	10,368.38	11,400.22
Pt Lot 34 Tindal Ave	0.0839	93,440	38,198.27	18,193.84	20,004.44
Pt Lot 35 Tindal Ave	0.0215	24,650	10,076.92	4,799.64	5,277.28
Pt Lot 58 Tindal Ave	0.0657	27,898	11,404.70	5,432.06	5,972.64
Pt Lot 59 Tindal Ave	0.0207	45,000	18,396.00	8,762.01	9,633.99
DRAINAGE					
Lot 621 Yangebup Rd	0.1508	159,600	65,244.48	31,075.95	34,168.53
ASSOCIATED COSTS					
Purchase and settlement costs		28,666	11,718.83	5,581.68	6,137.15
Total Cost	**8.4652**	**7,763,334**	**3,173,650.94**	**1,511,609.94**	**1,662,041.00**
SCL Pt 451 Yangebup Road - DCA4 adjustment				19,253.58	
SCL Pt 451 Yangebup Road - DCA5 adjustment					893,899.16
Actual DCA Cost			**4,086,803.68**	**1,530,863.52**	**2,555,940.16**

Schedule 2 – Construction Cost Beeliar Drive

Schedule 2 - Beeliar Drive Contruction Costs				
Description	Actual Cost ($)	Prorata 40.88%	DCA 4 47.63%	DCA 5 52.37%
Drainage (1996)	13,891.00	5,678.64	2,704.74	2,973.90
Preliminary earthworks contract (railway to Watson Road) Dec 99	254,542.25	104,056.87	49,562.29	54,494.58
Consultants for preliminary earthworks	30,359.75	12,411.07	5,911.39	6,499.68
Stage 1 Construction (Spearwood Ave to Watson Rd) August 01	1,713,250.00	700,376.60	333,589.37	366,787.23
Consultants for Stage 1	84,854.00	34,688.32	16,522.04	18,166.27
Stage 2 cost Watson Road to Stock Rd	734,591.00	300,300.80	143,033.27	157,267.53
Intersection Birchley and Beeliar Drive	97,900.00	40,021.52	19,062.25	20,959.27
Stage 3 estimated cost second carriageway & assoc works	4,030,956.00	1,647,854.81	784,873.25	862,981.57
Intersection Spearwood Ave and Beeliar Drive (75% contribution)	258,555.94	105,697.67	50,343.80	55,353.87
Landscaping estimated cost	870,575.00	355,891.06	169,510.91	186,380.15
Subtotal	**8,089,474.94**	**3,306,977.36**	**1,575,113.31**	**1,731,864.04**
Less: Land Cost funded in advance by DCA5 - 59% City Share				*893,899.16*
Less: Land Cost funded in advance by DCA4 - 59% City Share			19,253.58	
Total Cost	**8,089,474.94**	**3,306,977.36**	**1,555,859.73**	**837,964.88**

Note: The DCAs paid the full cost of acquiring CSL Pt 451 Yangebup Rd. The City's portion of the land cost was subsequently offset against the construction costs owed to the City for Beeliar Drive, which had been prefunded by the City. The resulting adjustments of $19,253.58 for DCA 4 and $893,899.16 for DCA 5 are shown separately and are not included in the normal pro-rata land acquisition calculation. ECM DocSetId #8796030

Schedule 3 Administration Cost

Schedule 3 - Summary of Administration Costs	
Costs to administer cost sharing arrangements - preliminary engineering design and costings, valuations, annual reviews and audits and administrative costs	
Period	**Cost ($)**
Costs to 2019/20	**57,263.15**
2020/21	1,497.90
2021/22	1,474.26
2022/23	1,800.00
2023/24	1,925.00
2024/25	4,435.00
2025/26	4,475.35
Total Cost	**72,870.66**

Schedule 4 Contribution Register

Schedule 4 - Contribution Register

Owner	Date	Area (Ha)	Contribution ($)	Total ($)
Portuland Developments Stanford Gardens 6B	Sep-98		14,006.44	14,006.44
Coburg Nominees Pty Ltd	Oct-98		38,667.00	38,667.00
Portuland Developments Stanford Gardens 1-6	Oct-98		42,136.00	235,107.00
Z Jakovcevic	Nov-98		1,000.46	1,000.46
Coburg Nominees Pty Ltd	Jul-99		38,667.00	38,667.00
Coburg Nominees Pty Ltd	Aug-99		38,667.00	38,667.00
E & G Developments	Feb-02		3,024.75	3,024.75
Thomas Evas	Jan-02		7,365.40	7,365.40
Review adjustment	Mar-02		224,661.16	224,661.16
Interest 01/02				**149.19**
	Balance	**64.9197**		**0.00**
Gold Train Investments Lots 5,6,7 Shallcross St House lots	Apr-02	0.8199	12,565.32	12,565.32
E & G Developments Lot 3 & 4 Shallcross St	Aug-02	2.6895	41,217.74	41,217.74
Gold Train Investments Lots 5,6,7 & 15 Shallcross St	Dec-02	6.3652	100,922.92	100,922.92
E & G Developments	Dec-02	0.9377	14,370.65	14,370.65
Interest 02/03				**765.07**
Interest 03/04				**7,614.14**
Erceg Lot 800 Thorne Pl House Lots	Feb-05	0.0960	2,273.61	2,273.61
Erceg Lot 800 Thorne Pl	Feb-05	2.1792	51,611.00	51,611.00
Dropulich - Bravado Lot 505 Shallcross St (Part only)	May-05	0.5267	12,474.08	12,474.08
Bravado Lot 14 Shallcross St House lot	May-05	0.1969	4,663.27	4,663.27
Interest 04/05				**12,235.31**
Acefield Holdings Pty Ltd Lot 16 Shallcross St House Lot	Nov-05	0.3961	12,309.94	12,309.94
Interest 05/06				**18,132.85**
Interest 06/07				**23,107.81**
Ram Holdings Pty Ltd Lot 19 Yangebup Rd	Dec-07	1.9749	111,631.22	111,631.22
Acefield Holdings Pty Ltd Lot14 & 16 Shallcross St	Dec-07	2.5383	143,477.00	143,477.00
Giocon Nominees Lot 17 Yangebup Rd	Dec-07	2.0234	114,372.68	114,372.68

Interest 07/08				**5,339.10**
Envoyer Pty Ltd	Jan-09	2.0234	94,413.87	94,413.87
Interest 08/09 (estimated)				**36,664.21**
City of Cockburn, Lot 9000 Yangebup Rd	Jan-10	0.0580	2,154.00	2,154.00
L & N Bull - Lot 74 Howe Street Beeliar	Jan-10	0.4806	17,401.10	17,401.10
Interest 09/10				**10,723.96**
Lot 451 Watson Road Beeliar - WAPC: # 139266 (MNG)	Feb-11	1.7820	67,031.51	67,031.51
Audit adjustment Inc. Indexation			**-3,523.88**	**-3,523.88**
Interest 10/11				**9,264.41**
Grida LB - Lot 25 (4) Storey Place Yangebup	Nov-11	0.2928		10,616.03
Emmaus developments (Lot 82 Prizmic, 83 Watson & 18 Andy Zuvela	Nov-11	0.3666		13,291.79
Audit adjustment Inc. Indexation	**Apr-20**		**-234.62**	**-234.62**
Emmaus developments (Lot 82 Prizmic, 83 Watson & 18 Andy Zuvela	Nov-11	0.4309		15,713.75
Interest 11/12				**11,144.30**
M Drakulich - 28 Shallcross street Yangebup (Part)	Sep-12	0.1845		6,780.33
Interest 12/13				**8,675.36**
Acefield - Lots 9003 & 9005 Shallcross Street	Jul-13	2.5000	91,874.45	91,874.45
Radonich - Lot 91 Watson Road Beeliar	Jul-13	0.4805	17,658.36	17,658.36
Interest 13/14				**9,191.07**
Emmaus Development Pty Ltd - Lot 94 Watson Rd Beeliar	May-15	0.4047	16,329.63	16,329.63
Interest 14/15				**9,201.40**
28 Shallcross Street Yangebup (Remainder)	May-16	0.9356	35,101.71	35,101.71
Interest 15/16				**9,355.34**
Interest 16/17				**9,478.13**
22 View Street Beeliar (Part)	Jul-17	0.1932	6,430.61	6,430.61
86L Watson Road Beeliar	Aug-17	1.5234	77,772.95	77,772.95
Audit adjustment Inc. Indexation	**Apr-20**		**-23,018.20**	**-23,018.20**
86L Watson Road Beeliar	Aug-17	0.9716	49,602.34	49,602.34
Audit adjustment Inc. Indexation	**Apr-20**		**-37,698.82**	**-37,698.85**
15 & 29 Yangebup Road	Feb-18	4.0483	206,674.70	206,674.70
Audit adjustment Inc. Indexation	**Apr-20**		**-60,666.02**	**-60,666.02**
Interest 17/18				**12,954.09**
Aigle Royal Developments - Ravenna Estate Stage 2 (DP413855)	May-19	2.5185		79,426.34
Aigle Royal Developments - Lot 9115 Firbank Road Stage 2 (DP412110)	Jun-20	0.2815	10,569.85	10,569.85
Interest 18/19				**17,082.94**

SM Galati - Lot 90000 (22) View Street Beeliar (DP419431)	Dec-20	0.1443	5,418.22	5,418.22
Aigle Royal Developments - Lot 9120 Prizmic Street (DP420118)	Feb-21	0.0148	622.68	622.68
Interest 19/20				**10,061.53**
Lot 97 - 102 Watson Road Stage 1 - DP414954	Mar-22	0.3722	15,459.37	**15,459.37**
Interest 20/21				**1,452.12**
Lot 12 Shallcross Lot 22 Erceg, Lot 1 Simper (Olive Gardens Stage 4) DP423269	Jun-23	2.8061	116,683.61	**116,683.61**
Interest 21/22				**691.52**
Lot 9000 Watson Road Beeliar - DP427291 Stage 2A	Dec-23	1.3626	56,729.47	**56,729.47**
Lot 9000 Watson Road Beeliar - DP427291 Stage 2B	Dec-23	0.1358	5,653.80	**5,653.80**
Lot 9000 Watson Road Beeliar - DP427292 Stage 3	Feb-24	0.5736	23,880.83	**23,880.83**
Interest 22/23				**196.81**
Interest 23/24				**5,934.99**
Interest 24/25				**10,429.06**
	Total	**45.6293**	**$1,822,406.16**	**$2,381,050.08**

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