



Packham North Development Contribution Plan 12 (DCP 12) Report

***Draft to accompany proposed TPS3
Amendment No. 109/188 – DCP12 Deletion***

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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.

Packham North 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 [DCA12 Scheme Map](#) as: 'DCA 12'.

Purpose

The purpose of the DCP Report is to:

- a) enable the application 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 various infrastructure works necessary to support subdivision and development within Development Area 31 (Packham North). The DCP also provides for the equalisation of public open space within the precinct.

Period of the plan

15 years commencing 24 July 2012 to 30 June 2027.

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

However, at its meeting held on 14 April 2026, Council resolved to initiate Amendment No. 188 to the City of Cockburn Town Planning Scheme No. 3, which proposes to:

1. Delete 'Development Contribution Area 12 (Packham North)' from 'Table 10 – Development Contribution Plans' of the Scheme Text; and
2. Delete 'Development Contribution Area 12' from the Scheme Maps.

Operation of DCP 12

DCP 12 was prepared in accordance with statutory framework:

- City of Cockburn Town Planning Scheme No. 3 (TPS 3)
- State Planning Policy 3.6 - Infrastructure Contributions (SPP 3.6).

DCP 12 became effective on 24 July 2012 following the gazettal of Amendment 87 to TPS 3.

The plan requires landowners to contribute financially toward the provision of common infrastructure and Public Open Space (POS), typically as a condition of subdivision approval, in accordance with Clause 5.3.14 of TPS 3.

DCP 12 operates in conjunction with DCP 13, which relates to the provision of community infrastructure. Landowners within the Development Contribution Area are therefore required to meet their obligations under both Development Contribution Plans.

Amendment 109/188 seeks to delete DCP12, including the removal of all references to it within the scheme text and maps, leaving DCP13 as the only Development Contribution Plan applicable to the area.

Application requirements

Where an application for subdivision, strata subdivision, development, or an extension of land use was lodged relating to land to which this plan applied, the local government took the provisions of the plan into account in making a recommendation on or determining that application.

Infrastructure items included in the plan

DCP12 provided for the equitable distribution of cost among developing landowners for the provision of common infrastructure. The infrastructure items included:

- The cost of traffic management devices on Hamilton Road
(Entrance and Ocean Road)
- Public Open Space (POS) provision and development, (the over and above 10%) including wetland restoration.
- Selected drainage provision and construction

The cost of infrastructure includes all initial capital costs associated with the provision of the infrastructure items and excludes ongoing maintenance and operational costs. These works

represent typical subdivision infrastructure necessary to support the development of land in accordance with relevant planning policy requirements.

Infrastructure Location Map

Figure 1 illustrates the location of the infrastructure items under DCP12.

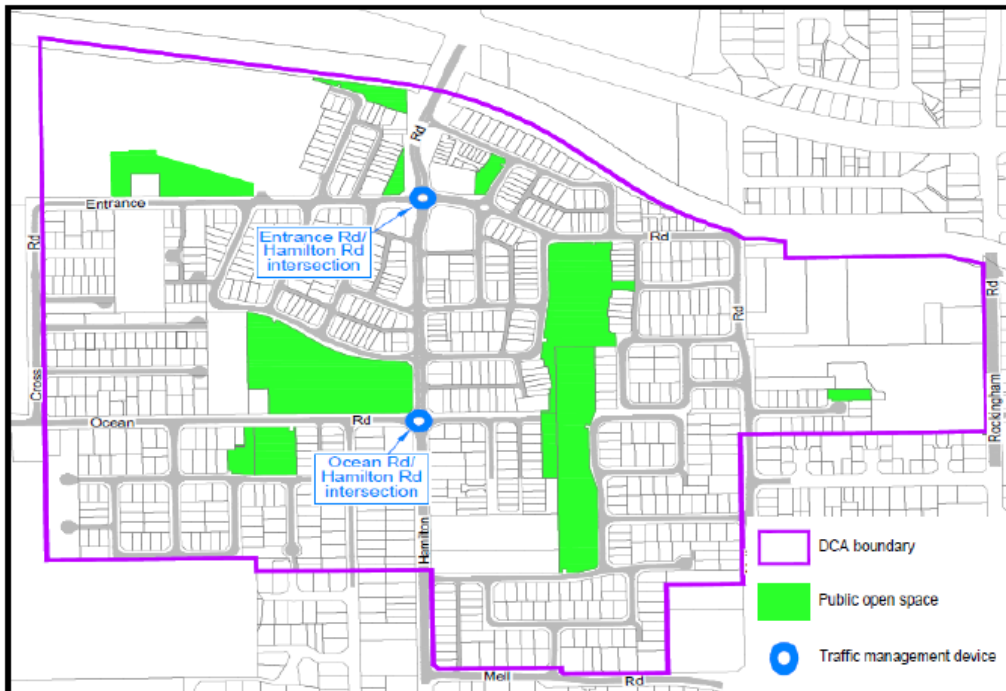


Figure 1: DCA12 Extent and Funded Infrastructure

Actual Costs

All infrastructure works specified under Table 10 of City of Cockburn Town Planning Scheme No.3 (TPS 3) have been completed at a total cost of **\$6,272,583**.

The tables below summarise the actual costs incurred for the completed infrastructure items and associated professional and administrative costs.

Table 1: Hamilton Road Traffic Management Devices

Schedule 1 - Hamilton Road Traffic Management Devices	
Construction	Actual Cost
Traffic Management Device 1 - Roundabout (Entrance Road)	\$240,085.25
Traffic Management Device 2 - Roundabout (Ocean Road)	\$974,123.38
Total	\$1,214,208.63

Table 2: Public Open Space and Drainage

Schedule 2 - Public Open Space	
POS and Drainage embellishment - Actual Cost	\$4,664,337
	\$4,664,337

Table 3: Summary of Professional and Administration Costs

Professional and Administration Cost	
Cost Category	Total (\$)
Environmental / drainage / servicing studies	\$173,465.88
Traffic and engineering studies	\$22,180.00
Landscape design and review	\$20,315.00
Administration costs (City of Cockburn)	\$144,668.62
Audit fees	\$5,360.94
Valuation costs	\$11,842.60
Other professional services	\$16,205.00
Total	\$394,038.04

These costs represent professional services, technical studies, landscape design and the annual administration, valuation and audit costs associated with the preparation, implementation and ongoing management of DCP 12.

Method of calculating contribution

All landowners within Development Contribution Area 12 (DCA 12) were required to make a proportional contribution towards land, infrastructure works, and associated costs required to support the development and subdivision of Development Area 31 (Packham North).

The DCA costs did not apply to Lot 6 Rockingham Road or Lots 16–18 Mell Road, unless those lots were subject to further development beyond that which currently exists or that which has already received development approval.

Lots 480–482 Mell Road and Lot 483 Rockingham Road, located within the Eastern Residential Cell, were required to make a pro-rata contribution of 35.5% toward the district-level portion of the Water Management Strategy and 30% toward the Ocean Road/Entrance Road Traffic Management Device. These lots were not required to contribute toward the Vegetation Survey or the Rare and Priority Flora Search for the Ocean Road Wetland Study.

Packham North Development Contribution Plan 12 (DCP12) Report

The proportional contribution was determined in accordance with the provisions of Clause 5.3 of Town Planning Scheme No. 3 (TPS 3), with contributions calculated on a per hectare basis.

An individual landowner's contribution was calculated based on the area of land developed, multiplied by the applicable contribution rate for the Development Contribution Plan.

$$\text{Owner's Cost Contribution} = \text{Contribution Rate} \times \text{Area of Subject Land}$$

Priority and timing of delivery

All infrastructure items identified under DCA 12 have now been completed, resulting in an excess of funds in the DCP12 Reserve.

Table 1 summarises the completed infrastructure items and their delivery periods.

DCP 12 Infrastructure Items	Actual cost	Completion Period
Hamilton Road Traffic Management Devices:		
Roundabout 1 – Entrance Road	\$974,123	June 2014
Roundabout 2 – Ocean Road	\$240,086	November 2014
Public Open Space (POS) and Drainage:		
(the over and above 10% portion, including wetland restoration and drainage only)	\$4,664,337	2014/15 – 2024/25 FY

Table 1: Cost and Timing of Completed Infrastructure

The Public Open Space (POS) was constructed as a work-in-kind contribution by multiple developers whose land exceeded the standard 10% POS requirement under the Packham North District Structure Plan. Delivery occurred in stages between 2014 and 2025, in line with the sequencing of development for the relevant lots.

Payment of contributions

Contributions were paid 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.*

Cessation of Contributions:

As of 7 August 2024, the City ceased collecting contributions under DCP 12 due to an over-collection of funds. All infrastructure and Public Open Space (POS) items identified in DCP 12 have now been completed.

Following the approval and gazettal of Scheme Amendment 188, DCP 12 will be deleted from TPS 3, leaving DCP 13 as the only Development Contribution Plan applicable to the area.

Review

DCP 12 was reviewed five years from the date of gazettal of the local planning scheme or the relevant scheme amendment, or earlier where the local government considered it appropriate.

The review considered:

- The rate of development in the area
- The remaining development potential within the DCA

While small pockets of undeveloped land remain within the Development Contribution Area (refer Figure 2), the delivery of all infrastructure is complete, and funds have been over-collected.

Aerial view illustrating the remaining small pockets of undeveloped land within DCA12.



Figure 2: Aerial Photograph (2025)

DCP12 Financial Status

In November 2024, the City notified contributing landowners in the DCA that it intends to return excess funds of \$160,145.52.

In accordance with Section 6.10.19 (b) of [State planning policy 3.6 infrastructure contributions](#), the City notified contributing landowners within the DCA of its intention to return the excess funds.

The notification outlined:

- The total surplus amount,
- Explained that funds would be allocated proportionally based on developed area to ensure equitable distribution, and
- Provided the anticipated timing of refunds.

Refund and Audit Status:

- Surplus refunds completed: \$160,145.52 (April 2025)
- Remaining audit cost retained: \$340.26 (2024/25 audit)

INDEPENDENT AUDITOR'S REPORT (Cont'd)

Auditor's Responsibilities for the Audit of the Statements of Income and Expenditure

Our objectives are to obtain reasonable assurance about whether the Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness and the reasonableness of accounting estimates and related disclosures made by the management.
- Evaluate the overall presentation of the Statements, including the disclosures, and whether the Statements represent the underlying transactions and events in a manner that achieve fair presentation.



MACRI PARTNERS
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BURSWOOD WA 6100



A MACRI
PARTNER

PERTH
DATED THIS 4TH DAY OF MARCH 2026.

Packham North Development Contribution Plan 12 (DCP12) Report

DCP 12 - PACKHAM NORTH Statement of Income & Expenditure 2024/25

Income:		
	<u>Owners Contributions</u>	
	Interest	5,927.06
	Total Income:	\$ 5,927.06
Expenses:		
	Administration	9,400.00
	Audit Fee	435.00
	Professional Services	2,000.00
	Ceded Crown Land	114,526.50
	Total Expenses:	\$ 126,361.50
	Current Year Surplus/(Deficit):	\$ (120,434.44)
	Refunding Contributions	\$ (160,145.52)
	Previous Year Balance Brought Forward:	\$ 280,920.22
	Balance Carried Forward:	\$ 340.26

This Statement is to be read in conjunction with the Independent Auditor's Report.

Management Declaration

I confirm to the best of my knowledge and belief that the information reported in the above Statement is a true statement of the Development Contribution Plan and the City has administered the funds in accordance with the requirements of Clause 5.3.16 of the City of Cockburn's Town Planning Scheme No.3.

D. Reynolds

 Authorised Signature
 Name : David Reynolds
 Designation: Service Manager Strategic Planning
 Dated: 03/03/2026



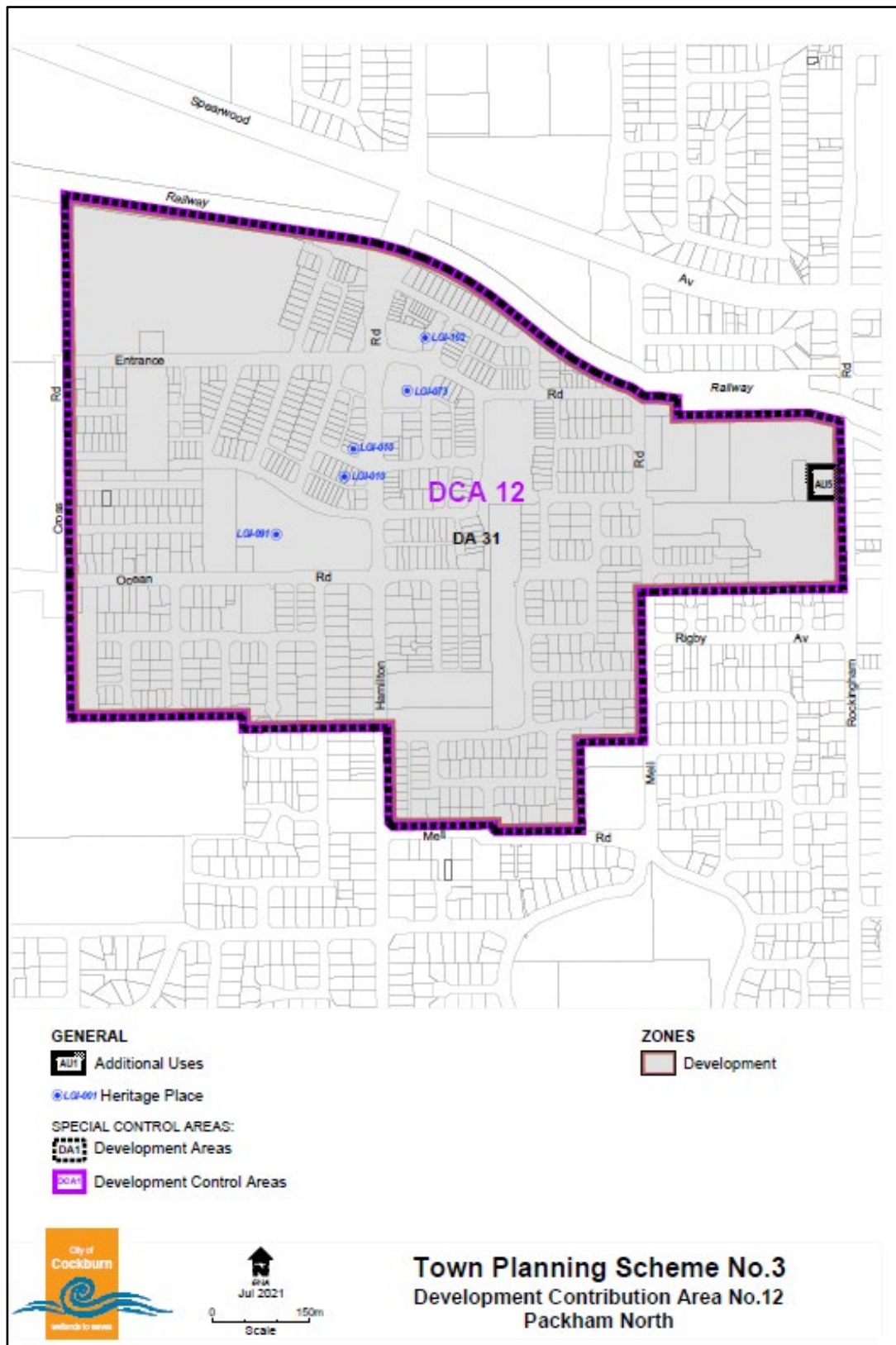
The full DCP Independent Audit Report, together with the stamped Income Statements for the 2024/25 financial year, is available for viewing at the following link: [DCP Independent Audit Statement 2024/25](#)

Conclusion

- DCP 12 has been fully implemented, and the over-collected funds returned to landowners.
- Ministerial approval is required to remove all references to DCA12 from TPS3 scheme text and maps.
- Deleting DCA12 removes redundant planning layers and aligns with Local Planning Strategy Governance Action 1.5 to progressively remove finalised DCPs from the Scheme.
- Following the gazettal of Scheme Amendment 188, DCP 12 will be formally closed, with all residual funds reconciled and the DCP 12 Reserve fully cleared.

DCA12 Scheme Map

Deleting 'Development Contribution Area 12' from the Scheme Maps



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