



Muriel Court Development Contribution Plan 11 (DCP 11) Report 2025/26

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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.

Muriel Court 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 11'.

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 because 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 because 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 necessary to support subdivision and development within Development Area 19 (Muriel Court) and the Muriel Court Structure Plan area.

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 11 has been prepared in accordance with the provisions of TPS 3 and SPP 3.6. It came into effect upon the gazettal of Amendment 67 to TPS 3 on the 7 May 2010.

DCP 11 operates in accordance with the provisions of TPS 3 and requires landowners to make a financial contribution towards the cost of key infrastructure works required to facilitate development within the Muriel Court Structure plan area. The requirement to contribute is specified in clause 5.3.14 of TPS 3.

The requirement to contribute under DCP 11 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 11 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 delivery of key infrastructure identified in the Muriel Court Structure Plan Area, to be equitably distributed between developing landowners within the DCA.

The following infrastructure items are included in DCP 11 as listed in Table 10 of TPS 3:

- Upgrading of North Lake Road between Kentucky Court and Semple Court including upgrading the existing carriageway, construction of the future carriageway, drainage, lighting, landscaping, and service relocation where necessary.
- The cost of land and works for the widening and realignment of Semple Court between Verna Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths, and parking embayment's which will be a cost to the owners of the adjoining land.
- The cost of land and works for the realignment of Semple Court shown on the Muriel Court Structure Plan between Berrigan Drive and Verna Court. Works are to include

the cost of the carriageways, median landscaping, drainage, lighting, and paths.

- Traffic management devices along realigned Semple Court and traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road.
- Modifications to existing Semple Court including closures and pavement modifications shown on the Muriel Court Structure plan.
- Cost of land and works for the realignment of Elderberry Drive between Berrigan Drive and Jindabyne Heights.
- The cost of land and works for the widening of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road as shown on the Muriel Court Structure plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths, and parking embayment's which will be a cost to the owners of the adjoining land.
- Traffic management devices along Muriel Court and traffic lights at the intersection of Kentucky Court and North Lake Road.
- Provision of land for public open space areas shown on the Muriel Court Structure Plan and the cost of landscaping and bushland/wetland restoration.
- Land and works for internal and off-site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping, and landscaping.
- Preliminary professional services including drainage, services, geotechnical, site contamination, traffic, and planning.
- Further detailed studies and design including design guidelines and engineering design of drainage and major roads.
- Costs to administer cost sharing arrangements of the DCA including detailed engineering design of drainage and roads the subject of the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.
- Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA 11.

- The following lots shall contribute to the cost to administer cost sharing arrangements of the DCA and a proportional contribution to the road and drainage works listed above unless rezoned to residential in which case all the above requirements will apply.
 - Lot 52 Semple Court 1.25% of the total cost
 - Lot 3 Verna Court 7.6% of the total cost
 - Lot 21 Verna Court 1.5% of the total cost

The abovementioned infrastructure represents typical subdivision works, however given the fragmentation of land in the precinct and the scale of some infrastructure it is not reasonable to expect one subdivider funds the infrastructure.

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.

Maps detailing the proposed location of the infrastructure included within this DCA are included in [Annex 1 - Maps](#).

Estimated costs

The overall estimated cost of the key infrastructure works is **\$53,861,556** (as of 16 October 2025).

A detailed summary of the cost breakdown for each infrastructure item is included in [Annex 2 – Cost Apportionment Schedule \(CAS\)](#) and [Annex 3 – Cost Schedules](#).

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.

The percentage contingencies applied to the estimates is at the higher end when the design is still in early phases with the intention they reduce as certainty over design and costs become more certain.

Details of infrastructure designs upon which costs are based are included in [Annex 5 – Infrastructure Project Designs](#)

Method of calculating contribution

All landowners within DCA 11 shall make contribution to land and infrastructure works required as part of the development of the Muriel Court Structure Plan area.

Except for existing Lots 3 and 21 Verna Court and Lots 52 and 150 Semple Court, the contribution is to be calculated on the potential number of dwellings that can be constructed on each lot or lots and calculated in accordance with the following:

- R20 lots – 450m²
- R25 lots – 350m²
- R40 lots – 220m²
- R60 lots – 166m²
- R80 lots – 125m²
- R160 lots – calculated by dividing the lot area (m²) by 62.5 to give the number of dwellings.

The following lots shall contribute to the cost to administer cost sharing arrangements of the DCA and a proportional contribution to the road and drainage works listed above rezoned to residential in which case all the above requirements will apply (refer to [Items included in the plan](#)).

- Lot 52 Semple Court 1.25% of the total cost
- Lot 3 Verna Court 7.6% of the total cost
- Lot 21 Verna Court 1.5% of the total cost

No contribution is required in respect to:

- Land and lots required for public open space
- The widening and extension of Muriel Court and Kentucky Court
- The widening and realignment of Semple Court (Ngort Drive)
- Drainage

Muriel Court Structure Plan Minimum Yield Requirements

Lots within the Cockburn Central North Structure Plan area are within Development Area 19 (DA19) within the City's Town Planning Scheme No. 3 (TPS 3).

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DA19 requires all subdivision and development to achieve at least 75% of the potential number of dwellings achievable under the R-Code designated for the application area on the adopted Local Structure Plan.

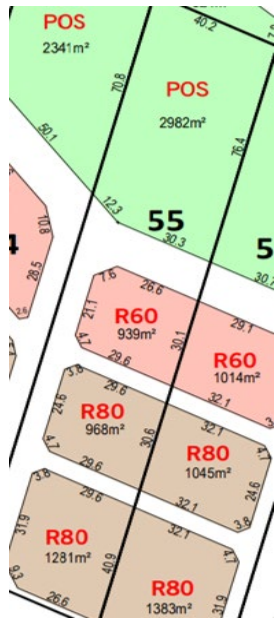
Contributions shall be calculated on the potential number of dwellings constructed on site.

The adopted contribution rate for DCP 11 is **\$21,979.28 per potential lot/dwelling**, and has been determined as follows:

$$\text{Contribution Rate (\$/potential dwelling)} = (\text{Total DCP Cost} - \text{Reserve Balance}) / \text{Remaining Potential Dwellings at 75\% yield.}$$

Calculation of an owner's contribution will be based on the potential developable land area divided by the density potential (as listed in Table 10 of TPS 3) as per designated R-Codes, as follows:

$$\text{Owner's Cost Contribution} = \text{Potential developable Area of Subject Site} / \text{density potential} \times \text{contribution rate}$$

Calculation Example: Characteristics: Development of site identified by the LSP with Public Open Space and Varying Zonings and R-Codes		
Developable Area	3188m ²	
POS land	2982m ²	
DCP Road (Muriel) <i>Over and above 15m standard road</i>	69m ²	
Residential R60 939m ² / 166m ²	5	
Residential R80 968m ² / 125m ²	7	
Residential R80 1,281m ² / 125m ²	10	
Total Yield @ 75%	22	

Cost Contributions	
Contribution: 22 dwellings @ \$21,979.28* per unit	\$483,544*

POS Offset: 2,982m ²	\$745,500*
DCP Road Offset: 69m ²	\$17,250*
Total contribution payable	\$279,206 In Credit**
<i>*Example only – all cost estimates based on October 2025 cost estimates.</i> <i>**Contribution credits are managed in accordance with the provisions outlined in the State Planning Policy 3.6 infrastructure Contributions (SPP 3.6).</i> <i>Cl. 6.10.14 of SPP 3.6, sub-clause (a), (e) and (f) apply to your situation, and notes:</i> <i>a) Where landowner has agreed, or been required to pre-fund an item of infrastructure, or to cede land early to allow early infrastructure delivery, this pre-funding is to be held as a credit against future contributions, due from that owner.</i> <i>e) Where a developer, or landowner, has other land holdings in the development contribution area, the credit is held by the local government until it is required to be used by the developer to offset future contributions.</i> <i>f) Where a developer, or landowner, has no further holdings in the DCA, the amount is held by the local government as a credit to the developer, or landowner, until payments into the DCP fund are received from subsequent developers to cover the credited amount. The credit is then reimbursed to the developer or landowner as soon as circumstances permit, in the order the credits were incurred</i>	

Land Acquisitions

The total cost of acquiring land for public open space and roads, as per DCP 11 is **\$19,203,210**, as calculated in accordance with the valuation rates (\$/m²) as set out in the tables below:

- [Table 4 Ngort Drive Land Costs](#)
- [Table 6 Elderberry Drive Re-alignment](#)
- [Table 8 Muriel Court Land Costs](#)
- [Table 10 POS Land Costs](#)

The land cost is calculated using the following formula:

$$\text{Land Acquisition Cost} = \text{Land take Area} \times \text{Valuation Rate } (\$/\text{m}^2)$$

Where a landowner is required to provide land for roads 'over and above' that of a normal subdivision road and/or public open space, the land will be required to be ceded as a condition of subdivision approval. At the time subdivision clearance is sought, the value of the land will be taken off the DCP 11 liability as a 'credit'.

Road Upgrades

The DCP estimated cost for the key roads identified within the Muriel Court Structure Plan Area is **\$17,559,980**

A summary of the cost breakdown for each infrastructure item is included in:

- [Table 2 Upgrade North Lake Road - Ngort to Kentucky Court](#)
- [Table 3 Ngort Drive Re-](#)
- [Table 5 Modification to Existing Semple Court](#)
- [Table 6 Elderberry Drive Re-alignment](#)
- [Table 7 Muriel Court / Kentucky Court](#)
- [Annex 3 – Cost Schedules](#)

Public Open Space

The total estimated cost of landscaping of public open space and the restoration of the bushland/wetland is **\$6,098,652**.

A summary of the cost breakdown for each infrastructure items is included [Annex 2 – Cost Apportionment Schedule \(CAS\)](#) and [Annex 3 – Cost Schedules](#).

Priority and timing of delivery

The DCA11 infrastructure is a significant capital works project, the current priority and timing for which is determined by the following:

- a) City of Cockburn Strategic Community Plan [Strategic Community Plan 2025-2035](#)
previously the City's Plan for the District
- b) City of Cockburn [Long Term Financial Plan 2024-2025 to 2033-2034](#) provides a ten year view of the financial position of the City

c) City of Cockburn [Regional Major Roadworks Map](#)

Given the fragmented nature of the Muriel Court development area it is difficult to predict the location and rate of development within the Muriel Court Structure Plan Area.

The infrastructure [items included in the plan](#) needs to be demand driven and if development within development area 19 is yet to proceed to a sufficient extent, the City will need to consider what the optimal timing of the infrastructure should be.

Construction of the following infrastructure items has been completed:

- Upgrading North Lake Road between Kentucky Court and Semple Court
- Traffic lights at Kentucky Court and North Lake Road intersection

Depending on the timing of subdivision and development within the area and where practical, the following infrastructure is to be delivered within 10 years.

- Widening and realignment of Semple Court between Verna Court & North Lake Road
- Widening and realignment of Semple Court between Berrigan Drive & Verna Court
- Traffic management devices along realigned Semple Court including traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road
- Modifications to existing Semple Court
- Realignment of Elderberry Drive between Berrigan Drive to Jindabyne Heights
- Widening and upgrading of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road
- Traffic management devices along Muriel Court
- Public open space – Land, development & bushland/wetland restoration
- Groundwater control & drainage infrastructure

Note: these dates and timeframes are subject to change.

Payment of contributions

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

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

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

- iii. the provision of physical infrastructure
- iv. some other method acceptable to the local government; or
- v. Any combination of these methods

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

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

Review

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

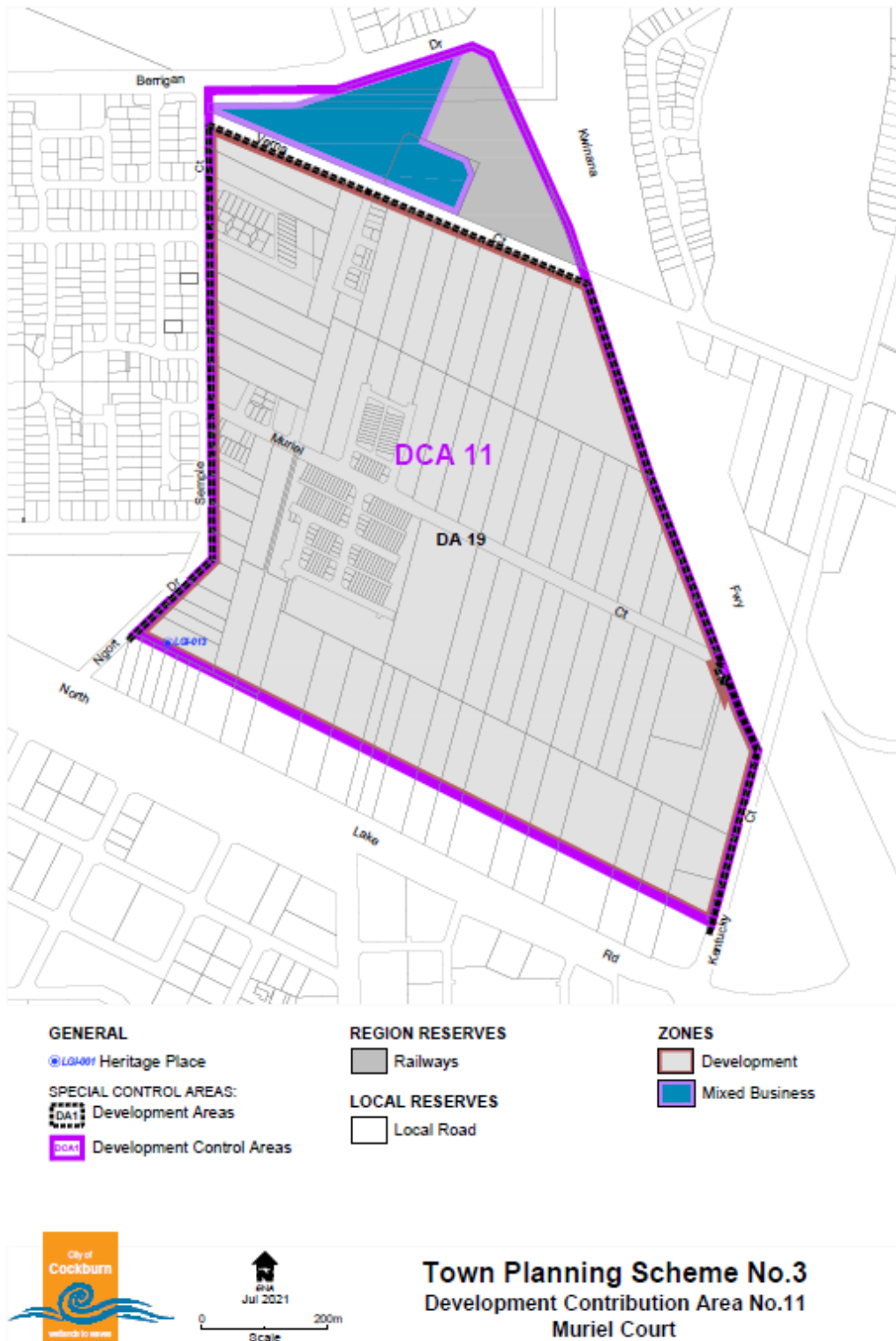
The estimated infrastructure costs as shown in the Cost Apportionment Schedule (CAS) will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.

Annexes

1. Maps
2. Cost Apportionment Schedule (CAS)
3. Schedule of Cost of Infrastructure
4. Capital Expenditure Plan (CEP)
5. Infrastructure Project Designs

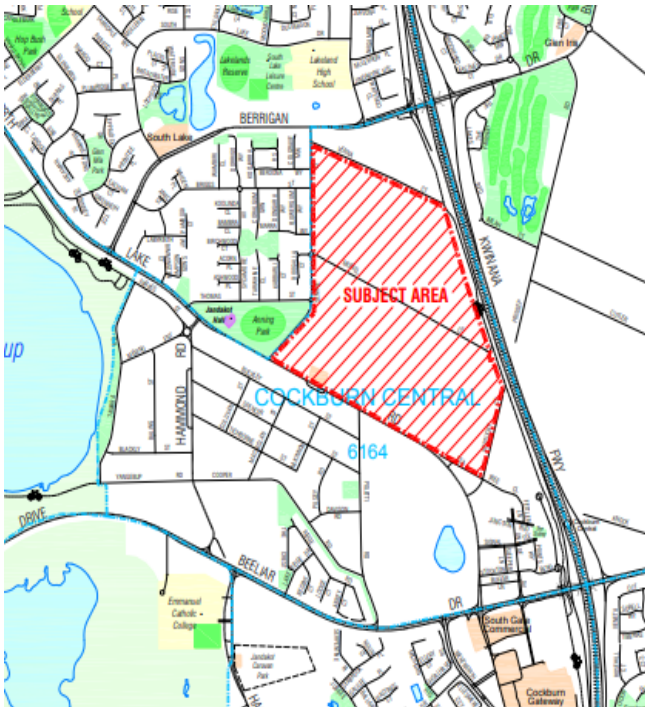
Annex 1 – Maps

Scheme Map

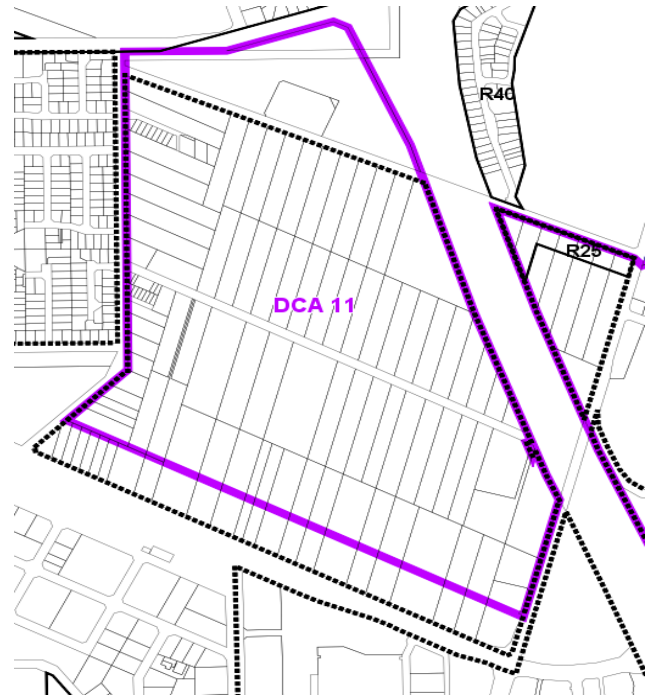


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Muriel Court Structure Plan Area

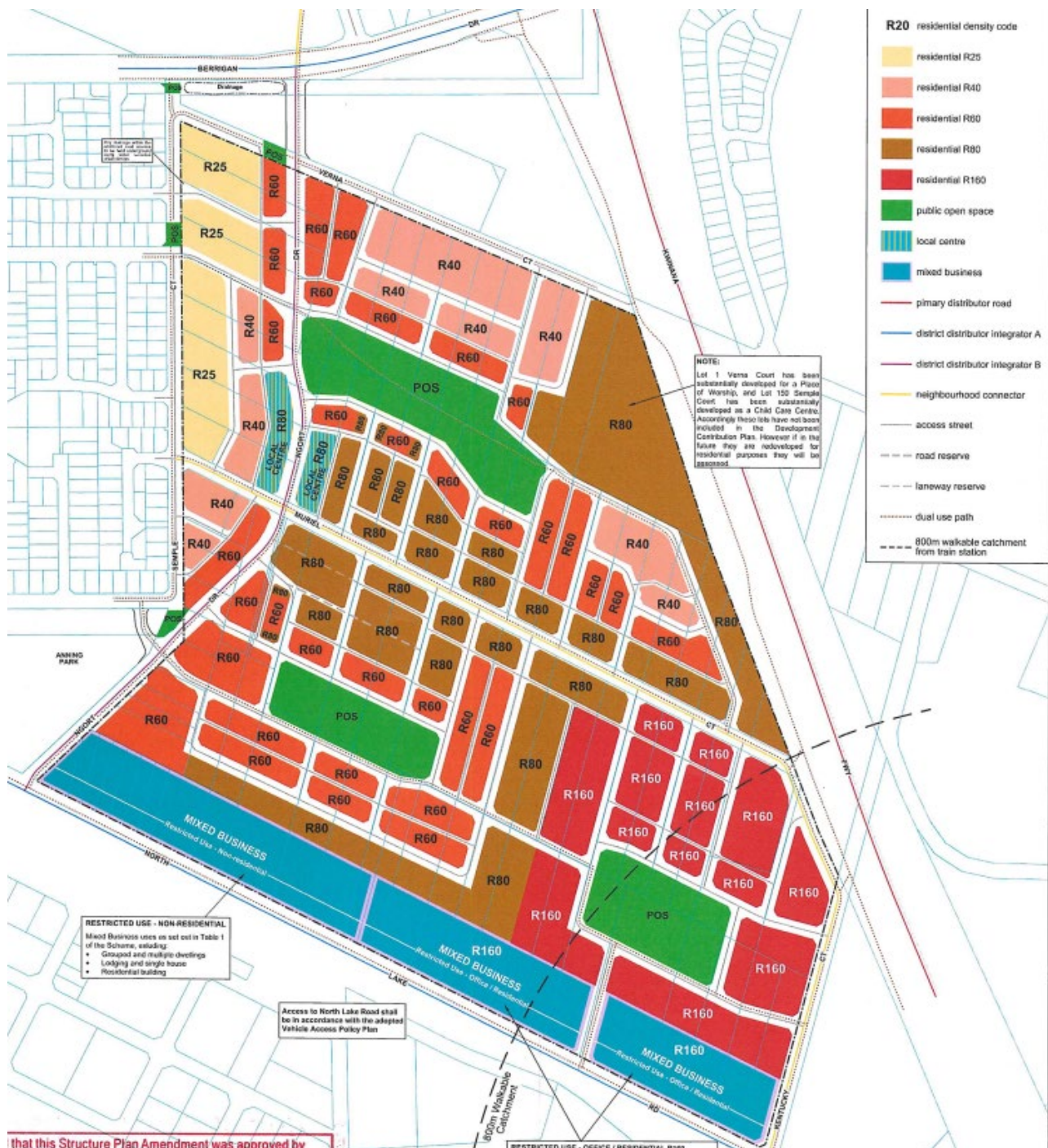


Map depicting the DCA11 boundary

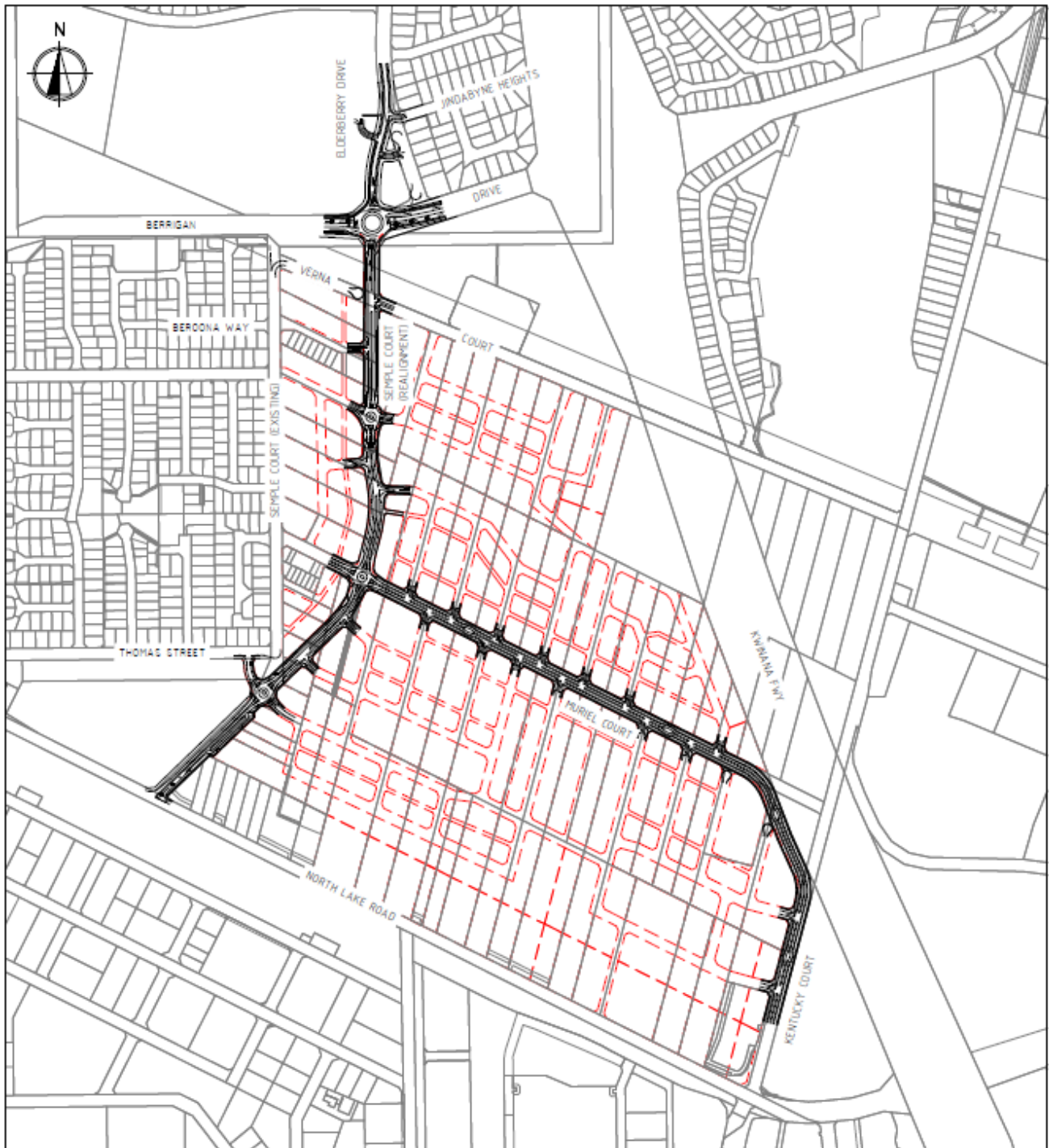


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Muriel Court Local Structure Plan Map depicting the location of POS the subject of DCP11



Map Depicting the location of Ngort Drive and Muriel Court the subject of DCP11



Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheet - CAS

DCA11 Muriel Court - Cost Apportionment Schedule (CAS)						
General description						
All owners of land within DCA 11 are required to make a proportional contribution to land and infrastructure works required as part of the development of the Muriel Court Development Contribution area.						
Specific details of the contributions are set out in Table 10 of TPS3 - DCA 11 Muriel Court.						
All landowners within DCA 11 shall make a contribution to land and infrastructure works required as part of the development of the Muriel Court Development Contribution Area. With the exception of existing lots 3 and 21 Vema Court and lots 52 and 150 Semple Court, the contribution is to be calculated on the potential number of dwellings that can be constructed on each lot or lots and calculated in accordance with the following:						
R20 Lots 450m ²						
R25 Lots 350m ²						
R40 Lots 220m ²						
R60 Lots 166m ²						
R80 Lots 125m ²						
R160 Lots Calculated by dividing the lot area (m ²) by 62.5 to give the number of potential dwellings.						
Description	Schedule No	Total Cost	Lot 3 7.60%	Actual Lot 21 1.50%	Lot 52 1.25%	Remaining lots
Upgrading North Lake Road (Kentucky to Semple)	As per Schedule 1	238,380	18,117	5,513	2,980	211,770
Widening and realignment of Semple Court (Berrigan to North Lake Road)	As per schedule 2	8,980,460	682,515	73,040	112,256	8,112,649
Modifications - existing Semple Court	As per Schedule 3	265,000	20,140	7,418	3,313	234,130
Realignment of Elderberry Drive (Berrigan Drive to Jindabyne Heights)	As per Schedule 4	2,398,150	182,259	17,357	29,977	2,168,557
Muriel Court upgrade and extension (realigned Semple Court to North Lake Road)	As per Schedule 5	8,731,815	663,618	39,168	109,148	7,919,881
Public Open Space provision and works	As per Schedule 6	22,248,037				22,248,037
Drainage and ground water control provision and works	As per Schedule 7	6,489,419	493,196	23,082	81,118	5,892,023
Professional services and administration costs	As per Schedule 8	1,910,322	145,184	163	23,879	1,741,095
Cost of Loans for Contribution Plan items	As per Schedule 9	2,599,975	197,598	39,000	32,500	2,330,877
Totals		53,861,556.79	2,402,627.54	204,741.02	395,169.00	50,859,019.25
Less available funds		225,634.52	17,148.22	2,426.64	2,820.43	202,281.35
		53,635,922.27	2,385,479.32	202,314.38	392,348.57	50,656,737.90
Estimated dwellings	Potential yield (post review)					
Lots developed	3453	2590				
Lots remaining	3073	2305				
DCA costs per Du	\$16,484.46	\$21,979.28				
Area of lots 52,3 & 21 (ha)	7.7320					
DCA cost / ha for lots 52,3 & 21	refer below					
Lot 3 - 7.6%		2,385,479.32				
Actual (6/11/17) - Lot 21 - 1.5%		202,314.38				
Lot 52 - 1.25%		392,348.57				
We have a TPS provision for Muriel Court to insist on developers achieving 75% of this density (i.e. 2590 dwellings). This has been the basis we've used to divide up the DCA liability (because it's all we can guarantee).						

Muriel Court Development Contribution Plan 11 (DCP 11) Report

Table 2 Upgrade North Lake Road - Ngort to Kentucky Court

Schedule 1 - North Lake Road (Ngort Drive to Kentucky Court)		
Pro rata contribution to the upgrading of North Lake Road between Kentucky Court and Semple Court including upgrading the existing carriageway, construction of the future carriageway, drainage, lighting, landscaping and service relocation where necessary.		
Actual Costs / works completed	Actual cost	DCA 11 (6.0%)
Construction	3,604,500	216,270
Traffic Management Devices	368,500	0
Total	3,973,000	238,380

Table 3 Ngort Drive Re-alignment.

Schedule 2 - Ngort Drive Re-alignment
Traffic management devices along realigned Semple Court and traffic lights or a roundabout at the intersection of Semple Court with Berrigan Drive and North Lake Road
The cost of land and works for the realignment of Semple Court shown on the Muriel Court Structure Plan between Berrigan Drive and Verna Court. Works are to include the cost of the carriageways, median landscaping, drainage, lighting and paths.
The cost of land and works for the widening and realignment of Semple Court between Verna Court and North Lake Road as shown on the Muriel Court Structure Plan. The Cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land.

Construction

	Ultimate Standard Road Cost	Standard Road Cost	Above Standard Road Cost DCA 11
Construction: Semple (Verna -North Lake Rd)	8,540,000	6,615,000	1,925,000
Construction: Semple (Berrigan-Verna)	3,770,000	1,936,000	1,834,000
Traffic lights at intersection of North Lake Rd & Berrigan Drive	3,690,000		3,690,000
Total	\$16,000,000	\$8,551,000	7,449,000

Land

	m ²	rate/m ²	cost
Berrigan to Verna (total cost) (Landowners WAPC)	1,961		
Verna to Muriel (cost over and above 15m wide)	3,709		895,050
Muriel to Thomas (cost over and above 15m wide)	1,899		636,410
Total			\$1,531,460

Semple Court total \$8,980,460

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Table 4 Ngort Drive Land Costs

Lot address	Parent parcel land area (m ²)	Land area taken (m ²) roads	Land Value (\$/m ²)	Market Value Land Taken	Actual Cost
Verna to Muriel					
Lot 300 (4) Verna (formerly Lot 39 (4) Verna Court)	8819	40	\$250.00	\$10,000.00	
Lot 40 (2) Verna Court	8944	486	\$250.00	\$121,500.00	
Lot 41 (126) Semple Court	8116	360	\$250.00	\$90,000.00	
Lot 43 (136) Semple Court	8524	320	\$190.00	\$60,800.00	Stage 1 (DP410271) - Invoice issued 21/02/19
Lot 213 (142) Semple Court (formerly Lot 44 (142) Semple Court)	8444	624	\$250.00	\$156,000.00	
Lot 45 (146) Semple Court	8469	458	\$250.00	\$114,500.00	
Lot 1 & 2 (150A & 150B) Semple Court formerly known as Lot 46 Semple Court	8494	373	\$250.00	\$93,250.00	
Lot 47 (154) Semple Court	8444	252	\$250.00	\$63,000.00	
Lot 151 (23) Muriel Court	5438	260	\$200.00	\$52,000.00	Stage 1 (DP420177) - CI21/0028 13/04/21
Lot 49 (31) Muriel Court	8119	536	\$250.00	\$134,000.00	
Muriel to Thomas					
Lot 2 (36) Muriel Court	6880	86	\$190.00	\$16,340.00	Stage 1 (DP415251) 05/03/2019
Lot 130 (34) Muriel Court	7879	74	\$250.00	\$18,500.00	
Lot 334 (32) Muriel Court	7871	62	\$250.00	\$15,500.00	
Lot 1 (30) Muriel Court	6880	772	\$250.00	\$193,000.00	
Lot 18 (170) Semple Court	2226	37	\$450.00	\$16,650.00	
Lot 17 (172) Semple Court	3111	262	\$410.00	\$107,420.00	
Lot 16 (178) Semple Court	2618	370	\$440.00	\$162,800.00	
Lot 15 (180) Ngort Drive (formerly Semple Court)	2137	236	\$450.00	\$106,200.00	
Verna to Muriel		3709		\$895,050.00	
Muriel to Thomas		1899		\$636,410.00	
Total		7,569		\$1,531,460.00	

Table 5 Modification to Existing Semple Court

Schedule 3 - Existing Semple Court	
Modifications to existing Semple Court including closures and pavement modifications shown on the Muriel Court Structure Plan.	
Modification to existing Semple Court inc closures	265,000
Total	\$265,000

Table 6 Elderberry Drive Re-alignment

Schedule 4 - Elderberry Drive Re-alignment	
Cost of land and works for the realignment of Elderberry Drive between Berrigan Drive and Jindabyne Heights.	
Construction	1,930,000
Land (3121 m ² @ 150/m ²) (School Site) - Lot 100 (106) South Lake Drive South Lake	468,150
Total	\$2,398,150

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Table 7 Muriel Court / Kentucky Court

Schedule 5 - Muriel Court / Kentucky Court			
The cost of land and works for the widening of Muriel Court and Kentucky Court between realigned Semple Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land.			
Traffic management devices along Muriel Court and traffic lights at the intersection of Kentucky Court and North Lake Road.			

Construction	DCA 11 (over and above cost)	Estimate cost to complete	Actual Costs
Muriel Court & Kentucky Court	6,147,600	5,160,000	987,600
Traffic Management Devices	1,530,000		
Total	\$7,677,600		

Land

	m²	Cost
Muriel Court (between Semple Court as realigned to Kentucky)	3,616	893,215
Kentucky Court (additional area)	743	161,000
Total		\$1,054,215

Muriel Court Total \$8,731,815

Table 8 Muriel Court Land Costs

Lot address	Parent parcel land area (m²)	Land area taken (m²) roads	Land Value (\$m²)	Market Value Land Taken	Actual Costs
Lot 49 (31) Muriel Court	8119	86	\$260.00	\$22,360.00	Actual - 21/11/2022 (Stage 5 - DP423059)
Lot 50 (41) Muriel Court	1570	62	\$190.00	\$11,780.00	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 51 (51) Muriel Court	8119	67	\$190.00	\$12,730.00	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 52 (61) Muriel Court	8119	70	\$190.00	\$13,300.00	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 9015 Muriel Court (formerly Lot 53 (67) Muriel Court)	8119	68	\$250.00	\$17,000.00	
Lot 54 (85) Muriel Court	8119	70	\$250.00	\$17,500.00	
Lot 55 (91) Muriel Court	8119	69	\$250.00	\$17,250.00	
Lot 56 (99) Muriel Court	8119	76	\$250.00	\$19,000.00	
Lot 57 (113) Muriel Court	8119	64	\$250.00	\$16,000.00	
Lot 58 (121) Muriel Court	8119	70	\$250.00	\$17,500.00	
Lot 59 (127) Muriel Court	8119	70	\$250.00	\$17,500.00	
Lot 60 (145) Muriel Court	8119	71	\$250.00	\$17,750.00	
Lot 61 (147) Muriel Court	8119	71	\$250.00	\$17,750.00	
Lot 62 (161) Muriel Court	8119	88	\$250.00	\$22,000.00	
Lot 63 (181) Muriel Court	7204	88	\$250.00	\$22,000.00	
Lot 64 (195) Muriel Court	5373	88	\$250.00	\$22,000.00	
Lot 65 (197) Muriel Court	3542	54	\$400.00	\$21,600.00	
Lot 100 (209) Muriel Court	1895	125	\$450.00	\$56,250.00	
Lot 2 (36) Muriel Court	6880	85	\$190.00	\$16,150.00	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 7 (52) Muriel Court	17766	153	\$165.00	\$25,245.00	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 30 (70) Muriel Court	6075	97	\$175.00	\$16,975.00	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 31 (80) Muriel Court	12148	99	\$175.00	\$17,325.00	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 9 (110) Muriel Court	22791	164	\$250.00	\$41,000.00	
Lot 10 (122) Muriel Court	9265	70	\$250.00	\$17,500.00	
Lot 11 (132) Muriel Court	9265	64	\$250.00	\$16,000.00	
Lot 12 (148) Muriel Court	9265	87	\$250.00	\$21,750.00	
Lot 13 (158) Muriel Court	7573	71	\$250.00	\$17,750.00	
Lot 80 (170) Muriel Court	10359	75	\$250.00	\$18,750.00	
Lot 20 (178) Muriel Court	9411	68	\$250.00	\$17,000.00	
Lot 21 (196) Muriel Court	9408	68	\$250.00	\$17,000.00	
Lot 100 (198) Muriel Court	8015	55	\$250.00	\$13,750.00	
Lot 101 (210) Muriel Court	8019	63	\$250.00	\$15,750.00	
Lot 15 (224) Muriel Court	1146	343	\$250.00	\$85,750.00	
Lot 104 (35) Kentucky Court (formerly Lot 411 (35) Kentucky Court)	14195	697	\$250.00	\$174,250.00	
Lot 104 (35) Kentucky Court (formerly Lot 411 (35) Kentucky Court)	14195	167	\$250.00	\$41,750.00	
Lot 9000 Kentucky Court (Remaining Portion of Former Lots 16 & 17 Kentucky Court)	14195	81	\$250.00	\$20,250.00	
Lot 9000 Kentucky Court remaining ptn of former lots 16 & 17)	6368	495	\$200.00	\$99,000.00	Actual - 24/7/17 (Stage 1)
Muriel Court		3616		\$893,215.00	
Kentucky Court		743		\$161,000.00	
Total		4359		\$1,054,215.00	

Muriel Court Development Contribution Plan 11 (DCP 11) Report

Table 9 POS Construction

Schedule 6 - Public Open Space				
Provision of land for public open space area shown on the Muriel Court Structure Plan and the cost of landscaping and bushland/wetland restoration.				
Construction		Estimate cost to complete	Actual Cost	Comments
Northern Parkland 3.4353ha (34,353m ²)	2,657,548			
South West Parkland 1.6584 ha (16,584m ²) remainder 0.5440 ha (5,440m ²)	1,666,929	420,675	1,246,254	25/03/2019 (Stage 1 - DP415251) (1.1144)
South East Parkland 1.3384ha (13,384m ²)	1,035,386			
South East Parkland Drainage basin 0.9550ha (9,550m ²)	738,788			
	\$6,098,652			

Land for POS

Northern Parkland	7,810,120
South West Parkland	3,271,285
South East Parkland	5,068,000
	\$16,149,385

Total \$22,248,037

Table 10 POS Land Costs

Lot address	Parent parcel land area (m ²)	Land area taken (m ²)	Land Value (\$/m ²)	Market Value Land Taken	Actual Costs
North West (NW)					
Lot 213 (142) Semple Court (formerly Lot 44 (142) Semple Court (NW))	8444	91	\$250.00	\$22,750	
Lot 45 (146) Semple Court	8469	1019	\$250.00	\$254,750	
Lot 300 (4) Verna Court (formerly Lot 39 (4) Verna Court)	8819	2180	\$250.00	\$545,000	
Lot 38 (6) Verna Court	8169	1761	\$190.00	\$315,970	Actual - 30/05/19 (Stage 1- DP414585)
Lot 37 (34) Verna Court	8239	1825	\$250.00	\$456,250	
Lot 36 (46) Verna Court	8394	1888	\$250.00	\$472,000	
Lot 35 (62) Verna Court	8498	1952	\$250.00	\$488,000	
Lot 34 (72) Verna Court	8600	2016	\$250.00	\$504,000	
Lot 33 (90) Verna Court	8726	1917	\$250.00	\$479,250	
Lot 32 (100) Verna Court	8830	524	\$250.00	\$131,000	
Lot 31 (102) Verna Court	8938	108	\$250.00	\$26,500	
Lot 57 (113) Muriel Court	8119	19	\$250.00	\$4,750	
Lot 56 (99) Muriel Court	8119	2769	\$250.00	\$692,250	
Lot 55 (91) Muriel Court	8119	2982	\$250.00	\$745,500	
Lot 54 (85) Muriel Court	8119	2341	\$250.00	\$585,250	
Lot 9015 Cavalletti Lane (formerly Lot 53 (67) Muriel Court)	8119	1572	\$250.00	\$393,000	
Lot 9014 Cavalletti Lane (formerly Lot 52 (61) Muriel Court)	8119	1474			
Lot 9013 Cavalletti Lane (formerly Lot 51 (51) Muriel Court)	8119	1508	\$260.00	\$1,186,900	Actual - 21/11/22 (Stage 5- DP423059)
Lot 9012 Muriel Court (formerly Lot 50 (41) Muriel Court)	8119	1570			
Lot 49 (31) Muriel Court	8119	1950	\$260.00	\$507,000	Actual - 21/11/22 (Stage 5- DP423059)
South West (SW)					
Lot 7 (52) Muriel Court (SW)	17,766	4421	\$165.00	\$729,465	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 30 (70) Muriel Court	12,150	3355	\$175.00	\$587,125	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 31 (80) Muriel Court	12,148	3423	\$175.00	\$599,025	Actual - 05/03/2019 (Stage 1 - DP415251)
Lot 9 (110) Muriel Court	22,791	3638	\$250.00	\$909,500	
Lot 18 (840) North Lake Road	6093	41	\$250.00	\$10,250	
Lot 19 (838) North Lake Road	4704	124	\$250.00	\$31,000	
Lot 32 (834) North Lake Road	12,150	395	\$250.00	\$98,750	
Lot 33 (828) North Lake Road	12,150	451	\$250.00	\$113,250	
Lot 71 (820) North Lake Road	17,712	679	\$250.00	\$169,750	
Lot 15 (180) Semple Court	2137	47	\$450.00	\$21,150	
South East (SE)					
Lot 20 (178) Muriel Court (SE)	9411	1082	\$250.00	\$265,500	
Lot 21 (196) Muriel Court	9408	1504	\$250.00	\$376,000	
Lot 100 (198) Muriel Court	8015	1283	\$250.00	\$320,750	
Lot 101 (210) Muriel Court	8019	1283	\$250.00	\$320,750	
Lot 102 (236) Muriel Court	10,028	1761	\$250.00	\$440,250	
Lot 54 (880) North Lake Road	11,002	145	\$250.00	\$36,250	
Lot 53 (876) North Lake Road	11,002	3361	\$250.00	\$840,250	
Lot 55 (870) North Lake Road	22,133	6775	\$250.00	\$1,693,750	
Lot 52 (868) North Lake Road	12,174	3098	\$250.00	\$774,500	
	388,220	68,318		\$16,149,385	
North West	167,227	31,462		\$7,810,120	
South West	119,801	16,584		\$3,271,285	
South East	101,192	20,272		\$5,068,000	
Total parent parcel land area m ²	388,220	68,318		\$16,149,385	
Total land area taken m ²					

Table 11 Drainage

Schedule 7 - Drainage	
Land and works for internal and off site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping and landscaping.	
External	
Area 3 Infiltration basin - retained wetland area 8,622m ²	254,349
Area 3 infiltration basin 1 - 18,971m ²	1,467,597
Area 3 Groundwater control basin 6,224m ²	290,910
Infrastructure components relating drainage: outflow pipe network etc.	1,640,000
Total	\$3,652,855
Internal	
Groundwater collection and compensation basins (6,000m ²)	
Basin Discharge pipework (1850m)	
Subsoil drainage (2050m)	
Value of area in excess of 1:1 drainage credit in POS assess	
Total	
Studies	
6 months ground water monitoring - Cardno	22,669
12 months Ongoing monitoring and reporting - Cardno	27,140
ENV Local Water Management Strategy incl survey	47,960
Landscape input to LWMS by MNLA	9,249
Total	\$107,018
Further Studies	
Detailed drainage design	\$544,545
Detailed design Major roads including Contingencies, Professional fees and Escalation	\$2,185,000
Total drainage works	\$6,489,419

Table 12 Fees

Schedule 8 - Fees	
Preliminary professional services including drainage, services, geotechnical, site contamination, traffic and planning.	
Further detailed studies and design including design guidelines and engineering design of drainage and major roads.	
Costs to administer cost sharing arrangements of the DCA including detailed engineering design of drainage and roads the subject of the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.	
Preliminary Structure Plan studies prefunded by owners	132,226
Additional traffic work Uloth & Assoc (COC)	3,100
Additional work Koltasz Smith	32,042
Additional drainage work Cardno/David Wills & Assoc	5,202
Planning advice Malcolm McKay	1,920
Sample Court Mapping, survey and base information Whelans	22,200
Sample Court prelim design, quantities and costs Wood & Grieve	36,200
Drainage preliminary design	20,000

Muriel Court Development Contribution Plan 11 (DCP 11) Report

Initial valuation advises	10,000
Design Guidelines by Hassell	27,849
Annual valuation reviews 15 years @ \$4000	60,000
Initial engineering costings	15,000
Annual engineering reviews 15 years @ \$15000	225,000
Annual DCA Administration (COC) 15 years @ \$8000	120,000
Annual Landscaping review 15 years @ \$1600	24,000
Annual Audit fees 15 years @ \$1000	15,000
Valuations 09/10	733
Engineering Review 09/10 (Wood & Grieves)	14,784
Landscaping Review 09/10 (MNLA)	1,577
Engineering Review 06/12 (Wood & Grieves)	15,543
Landscaping Review 06/12(Emerge)	550
Valuations 06/12 (McGees)	733
Annual administration costs	8,000
Valuations 6/13 (McGees)	275
Landscaping review 6/13 (Emerge)	611
Engineering review 6/13 (Wood & Grieves)	9,460
Administration (2013)	5,640
Valuations 6/14 (McGees)	1,755
Landscaping review 6/14 (Emerge)	555
Engineering review 6/14 (Wood & Grieves)	8,600
Administration (2014)	7,614
Auditing (2014)	220
Valuations 6/15 (McGees)	2,475
Landscaping review 6/15 (Emerge)	985
Administration (2015)	5,678
Auditing (2015)	207
Valuations 6/16 (McGees)	1,568
Landscaping review 6/16 (Emerge)	675
Administration (2016)	8,392
Auditing (2016)	216
Engineering review 6/17 (Wood & Grieve)	5,500
Valuations 6/17 (McGees)	1,399
Landscaping review 6/17 (Emerge)	675
Administration (2017)	8,478
Auditing (2017)	375
POS Valuations 8/17	4,400
Engineering design costs	775,450
Land & POS Valuations (McGees) 2018	6,050.00
Engineering review including concept designs (2018)	62,150.00
Landscaping (2018)	3,162.00
Administration (2018)	8,646.60
Auditing (2018)	398.18
Audit (2019)	403.64
Administration (2019)	8,646.60
Professional Costs (2019)	8,125.00
Annual Landscaping review 15 years @ \$1565	14,085.00

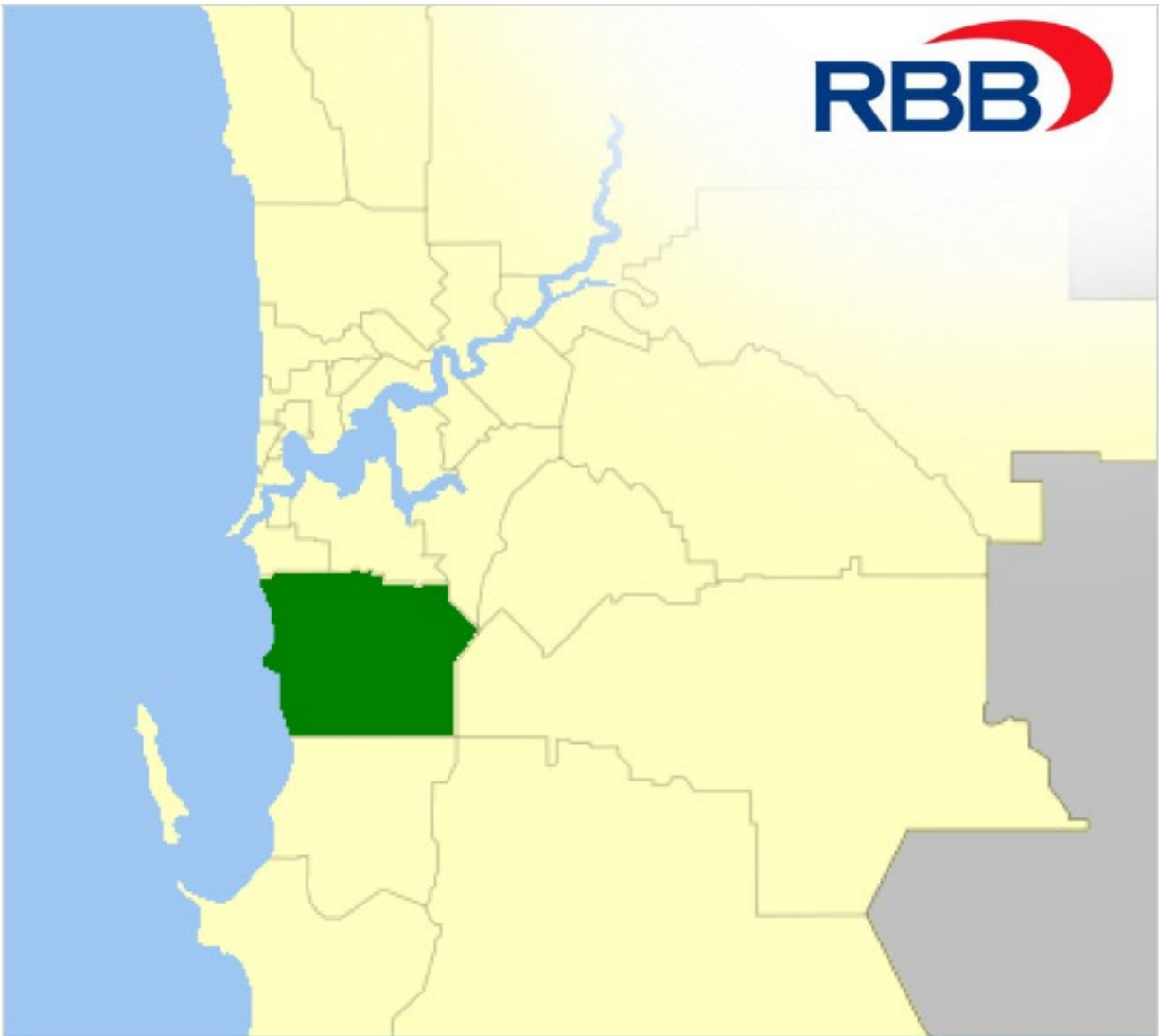
Muriel Court Development Contribution Plan 11 (DCP 11) Report

Audit (2020)	407.28
Administration (2020)	8,872.57
Professional Costs (2020)	8,695.00
Annual Landscaping review 7 years @ \$1659 per year	9,954
Audit (2021)	383.63
Administration (2021)	8,873
Professional Costs (2021)	8,535
Annual Landscaping review 6 years @ \$1782 per year	10,692
Audit (2022)	400
Administration (2022)	2,000
Professional Costs (2022)	13,525
Annual Landscaping review 5 years @ \$1869 per year	7,477
Audit (2023)	425
Administration (2023)	17,418
Professional Costs (2023)	24,750
Annual Landscaping review 4 years @ \$1960.92 per year	5,883
Audit (2024)	
Administration (2024)	11,200
Professional Costs (2024)	12,275
Annual Landscaping review 3 years @ \$2013.86 per year	4,028
Total	1,910,322

Table 13 Contribution Register

Schedule 10 - Contribution Register						
Address	Date	Lots	Assessed DCA Contribution	Value Works - in Kind	Less Land Credits POS/Roads	Total
130 (Lt 42) Semple Court Cookburn Central - Stage 1	Jun-14	11	158,242.88			158,242.88
36 (Lot 21) Verna Court Cookburn Central	& Nov 17		202,314.38			202,314.38
Lot 200 (1) Muriel Court Cookburn Central	Nov-17	15	164,077.95			164,077.95
Lot 2 (36) Muriel Court Cookburn Central - Stage 1 (DP415251)	Mar-19	0	0.00		32,490.00	-32,490.00
Lot 7 (52) Muriel Court Cookburn Central - Stage 1 (DP415251)	Mar-19	11	125,425.41		754,710.00	-629,284.59
Lot 30 (70) Muriel Court Cookburn Central - Stage 1 (DP415251)	Mar-19	17	193,839.27		604,100.00	-797,939.27
Lot 31 (80) Muriel Court Cookburn Central - Stage 1 (DP415251)	Mar-19	17	193,839.17		606,725.00	-412,885.83
Lot 50 (41) Muriel Court Cookburn Central - Stage 1 (DP415251)	Mar-19	0	0.00		11,780.00	-11,780.00
Lot 51 (51) Muriel Court Cookburn Central - Stage 1 (DP415251)	Mar-19	0	0.00		12,730.00	-12,730.00
Lot 52 (61) Muriel Court Cookburn Central - Stage 1 (DP415251)	Mar-19	0	0.00		13,300.00	-13,300.00
Mojo Stage 1 Works-in-Kind				2,210,950.09		-2,210,950.09
Lot 43 (136) Semple Court Cookburn Central Stage 1	Jul-19	18	205,241.58		60,800.00	144,441.58
Lot 9002 Colt Entrance & 9003 Paddock - Mojo Stage 2	Nov-19	38	433,287.18			433,287.18
Interest 2018/19						5,531.76
Lot 9001 Briggs Street Cookburn Central Stage 1 (DP414585)	Jul-20	12	136,827.72		315,970.00	-179,142.28
Lot 9001 Briggs Street Cookburn Central Stage 2	Sep-20	5	59,703.35			59,703.35
Lot 9001 Muriel Court Cookburn Central Stage 3A (DP419375)	Sep-20	45	537,330.15			537,330.15
Lot 9001 Muriel Court Cookburn Central Stage 3B (DP419376)	Sep-20	32	382,101.44			382,101.44
Lot 9005 Muriel Court Cookburn Central Stage 4 (DP405424)	Apr-21	27	351,169.29			351,169.29
Lot 9006 Muriel Court Cookburn Central Stage 4 (DP405424)	Apr-21	27	351,169.29			351,169.29
Lot 151 (23) Muriel Court Cookburn Central Stage 1 (DP420177)	Apr-21	8	104,050.16		52,000.00	52,050.16
Interest 2019/20						3,699.87
Interest 2020/21						640.11
Lot 49 (31) Muriel Court Cookburn Central Mojo Stage 5 (DP423059)	Nov-22	5	80,924.65		529,360.00	-448,435.35
Lot 9012 (50) Mojo Stage 5 (DP423059)	Nov-22	29	469,362.97			469,362.97
Lot 9013 & 9014 Mojo Stage 5 (DP423059)	Nov-22	10	161,849.30		1,188,900.00	-1,025,050.70
Mojo Stage 5 Works in Kind				81,565.33		-81,565.33
Interest 2021/22						161.43
Interest 2022/23						539.35
Lot 31 (102) and Lot 30 (108) Verna Court Stage 1 (DP427793)	Jun-25	64	1,325,096.32			1,325,096.32
Interest 2023/24						728.48
Totals		380	5,275,295.20	2,292,515.42	4,180,865.00	-\$1,213,905.50

Annex 3 – Cost Schedules





CITY OF COCKBURN – MURIEL COURT ABOVE
STANDARD SUB-DIVISION ROAD CONSTRUCTION
(DCA11)

COST PLAN 2025

11 SEPTEMBER 2025

RBB PROJECT NO: 22307

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VIC 3121
PH: (03) 8548 7888

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QS SERVICES – COMPANY OF RBB
5 WHITFIELD ST, DARWIN CITY NT 0800
PH: (08) 8941 0116

Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs

DCA 11 - Above Standard Sub-Division Road - 2025

SUMMARY



REF	DESCRIPTION	TOTAL \$
1	MAIN SUMMARY - DCA 11	
2	<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION TO ALL ROADS - 2025</u>	
3	11.2.2 - NGORT DRIVE	8,540,000
4	11.3.2 - NGORT DRIVE	3,770,000
5	MODIFICATIONS TO EXISTING NGORT DRIVE	265,000
6	11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE	3,690,000
7	11.7.2 - ELDERBERRY DRIVE	1,930,000
8	11.8.2 - MURIEL COURT & KENTUCKY COURT	11,615,000
9	11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT	1,005,000
10	11.13.1 - STORMWATER DRAINAGE	1,615,000.0
11	SUBTOTAL	32,430,000
12	Design Contingency 2.5 %	810,000
13	Construction Contingency 5 %	1,660,000
14	Allowance for Contamination and Land Remediation	Excluded
15	Headworks and Statutory Charges	Excluded
16	Building Act Compliance 0.5 %	175,000
17	Land Acquisition including Demolition & Compensation	Excluded
18	Other Client Costs	Excluded
19	Commissioning, Relocation Costs and Disbursements	Excluded
20	Professional Fees 10 %	3,490,000
21	GROSS PROJECT COST (At current prices)	38,565,000
22	Escalation to Contract Award (Allowance to September 2026)	2,315,000
23	TOTAL PROJECT COST (Ex GST)	40,880,000
24	<u>Notes & Exclusions</u>	
25	Costs for major utility infrastructure upgrades are excluded	
26	This estimate has been produced using the following documentation:	
27	City of Cockburn RFQ Muriel Court DCA 11 Construction Cost Estimates	
28	BG & E drawings	
29	C-0001_A - Locality Plan & Drawing Index	
30	C-0101_A - Plan & Profile Sample Court Chain 0 To Chain 600	
31	C-0102_A - Plan & Profile Sample Court Chain 600 To Chain 1200	
32	C-0103_A - Plan & Profile Sample Court Chain 1200 To Chain 1352.757	

11/09/2025

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs

DCA 11 - Above Standard Sub-Division Road - 2025

SUMMARY



Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	TOTAL \$
33	C-0104_A - Plan & Profile Muriel Court Chain 0 To Chain 600	
34	C-0105_A - Plan & Profile Muriel Court Chain 600 To Chain 1220.714	
35	C-0301_A - Typical Cross Sections	
36	C-0501_A - Drainage Plan Semple Court Chain 0 To Chain 220	
37	C-0502_A - Drainage Plan Semple Court Chain 220 To Chain 540	
38	C-0503_A - Drainage Plan Semple Court Chain 540 To Chain 820	
39	C-0504_A - Drainage Plan Semple Court Chain 820 To Chain 1130	
40	C-0505_A - Drainage Plan Semple Court Chain 1130 To Chain 1353	
41	C-0506_A - Drainage Plan Muriel Court Chain 0 To Chain 300	
42	C-0507_A - Drainage Plan Muriel Court Chain 300 To Chain 600	
43	C-0508_A - Drainage Plan Muriel Court Chain 600 To Chain 900	
44	C-0509_A - Drainage Plan Muriel Court Chain 900 To Chain 1220.714	
45	C-0601_A - Services Plan Semple Court Chain 0 To Chain 220	
46	C-0602_A - Services Plan Semple Court Chain 220 To Chain 540	
47	C-0603_A - Services Plan Semple Court Chain 540 To Chain 820	
48	C-0604_A - Services Plan Semple Court Chain 820 To Chain 1130	
49	C-0605_A - Services Plan Semple Court Chain 1130 To Chain 1353	
50	C-0606_A - Services Plan Muriel Court Chain 0 To Chain 300	
51	C-0607_A - Services Plan Muriel Court Chain 300 To Chain 600	
52	C-0608_A - Services Plan Muriel Court Chain 600 To Chain 900	
53	C-0609_A - Services Plan Muriel Court Chain 900 To Chain 1220.714	
54	C-0621_A - Lighting Plan Semple Court Chain 0 To Chain 220	
55	C-0622_A - Lighting Plan Semple Court Chain 220 To Chain 540	
56	C-0623_A - Lighting Plan Semple Court Chain 540 To Chain 820	

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs

DCA 11 - Above Standard Sub-Division Road - 2025



Quantity Surveyors & Cost Consultants

SUMMARY

REF	DESCRIPTION	TOTAL \$
57	C-0624_A - Lighting Plan Semple Court Chain 820 To Chain 1130	
58	C-0625_A - Lighting Plan Semple Court Chain 1130 To Chain 1353	
59	C-0626_A - Lighting Plan Muriel Court Chain 0 To Chain 300	
60	C-0627_A - Lighting Plan Muriel Court Chain 300 To Chain 600	
61	C-0628_A - Lighting Plan Muriel Court Chain 600 To Chain 900	
62	C-0629_A - Lighting Plan Muriel Court Chain 900 To Chain 1220.714	
63	City of Cockburn Request for Quotation - DCA11	
64	BG & E Preliminary Construction Cost Estimates Report dated 29 September 2021	
65	No allowance has been made for night works.	
66	The estimate assumes all works will be competitively tendered.	
67	Land Acquisition costs have been excluded	
68	All cost exclude GST	
69	Land Acquisition costs have been excluded	
70	All cost exclude GST	

Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Above Standard Sub-Division Road - 2025



MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.2.2 - NGORT DRIVE</u>					
<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
71	General Preliminaries	1	Item	1,115,380	1,115,380
<u>ROADWORKS</u>					
<u>Site clearance</u>					
72	Excavate vegetation including removal of trees	28,500	m2	11.00	313,500
73	Break out existing roads and footpaths	2,100	m2	41.00	86,100
<u>Cut to fill</u>					
74	Excavate to levels; dispose off site	830	m3	70.00	58,100
75	Imported fill to levels	18,480	m3	64.00	1,182,720
<u>Road construction</u>					
76	Asphalt road including subbase, kerbs and line marking	18,000	m2	171.00	3,078,000
77	Asphalt foot / cycle path including subbase, kerbs and line marking	5,000	m2	115.00	575,000
78	Concrete central median including subbase & kerbs	2,000	m2	286.00	572,000
79	Roundabouts including subbase & kerbs	400	m2	286.00	114,400
80	Allowance for working around existing services	27,900	m2	13.00	362,700
<u>TRAFFIC LIGHTS</u>					
81	Traffic lights to North lake Road intersection	Note			Refer Section 11.4
<u>STREET LIGHTING</u>					
82	Remove existing power pole, join cable	4	No	3,000.00	12,000
83	Remove existing power / light pole, join cable	1	No	4,100.00	4,100
84	Solar powered double outreach pole	20	No	47,000.00	940,000
<u>LANDSCAPING</u>					
85	Allowance for landscaping, forming verges etc	1	Item	126,000.00	126,000
Subtotal - 11.2.2 - NGORT DRIVE					8,540,000
<u>11.3.2 - NGORT DRIVE</u>					
<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
86	General Preliminaries	1	Item	496,000	496,000
<u>ROADWORKS</u>					
<u>Site clearance</u>					
87	Excavate vegetation including removal of trees	11,500	m2	11.00	126,500

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs

DCA 11 - Above Standard Sub-Division Road - 2025

MAIN ESTIMATE

Quantity Surveyors & Cost Consultants



REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.3.2 - NGORT DRIVE (Cont'd)</u>					
88	Break out existing roads and footpaths	7,500	m2	41.00	307,500
<u>Cut to fill</u>					
89	Imported fill to levels	5,300	m3	64.00	339,200
<u>Road construction</u>					
90	Asphalt road including subbase, kerbs and line marking	7,600	m2	171.00	1,299,600
91	Asphalt foot / cycle path including subbase, kerbs and line marking	1,400	m2	115.00	161,000
92	Concrete central median including subbase & kerbs	1,200	m2	286.00	343,200
93	Roundabouts including subbase & kerbs	1,000	m2	286.00	286,000
94	Construct asphalt cul-de-sac including subbase, kerbs and line marking	350	m2	286.00	100,100
95	Allowance for working around existing services	11,500	m2	13.00	149,500
<u>TRAFFIC LIGHTS</u>					
96	Traffic lights to Berrigan Drive intersection	Note			Refer Section 11.4
<u>STREET LIGHTING</u>					
97	Remove existing power / double light pole, join cable	2	No	4,700.00	9,400
98	Solar powered double outreach pole	2	No	47,000.00	94,000
<u>LANDSCAPING</u>					
99	Allowance for landscaping, forming verges etc	1	Item	58,000.00	58,000
Subtotal - 11.3.2 - NGORT DRIVE					3,770,000
<u>MODIFICATIONS TO EXISTING NGORT DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
100	General Preliminaries	1	Item	37,020	37,020
<u>ROADWORKS</u>					
<u>Site clearance</u>					
101	Break out existing roads and footpaths	900	m2	41.00	36,900
<u>Cut to fill</u>					
102	Excavate to levels; dispose off site	20	m3	70.00	1,400
103	Imported fill to levels	20	m3	64.00	1,280
<u>Road construction</u>					
104	Asphalt road including subbase, kerbs and line marking	600	m2	286.00	171,600
105	Allowance for working around existing services	600	m2	13.00	7,800

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Above Standard Sub-Division Road - 2025



MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>MODIFICATIONS TO EXISTING NGORT DRIVE (Cont'd)</u>					
<u>LANDSCAPING</u>					
106	Allowance for landscaping, forming verges etc	1	Item	9,000.00	9,000
Subtotal - MODIFICATIONS TO EXISTING NGORT DRIVE					265,000
<u>11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE</u>					
<u>PRELIMINARIES</u>					
107	General Preliminaries	1	Item	262,000	262,000
<u>Temporary roundabout</u>					
108	Allowance	3	No	854,000	2,562,000
<u>Traffic lights</u>					
109	Semple Court & Berrigan Drive intersection	1	Item	200,000.00	200,000
110	Semple Court & North Lake Road intersection	1	Item	150,000.00	150,000
<u>Diversions</u>					
111	Thomas Street & Semple Court	1	Item	115,000	115,000
112	Beroona Way	1	Item	115,000	115,000
<u>Traffic Management</u>					
113	Generally	1	Item	286,000	286,000
Subtotal - 11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE					3,690,000
<u>11.7.2 - ELDERBERRY DRIVE</u>					
<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
114	General Preliminaries	1	Item	256,100	256,100
<u>ROADWORKS</u>					
<u>Site clearance</u>					
115	Excavate vegetation including removal of trees	9,000	m2	11.00	99,000
116	Break out existing roads and footpaths	2,500	m2	41.00	102,500
<u>Cut to fill</u>					
117	Excavate to levels; dispose off site	30	m3	70.00	2,100
118	Imported fill to levels	1,500	m3	64.00	96,000
<u>Road construction</u>					
119	Asphalt road including subbase, kerbs and line marking	3,500	m2	171.00	598,500
120	Asphalt foot / cycle path including subbase, kerbs and line marking	1,500	m2	115.00	172,500
121	Concrete central median including subbase & kerbs	50	m2	286.00	14,300

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Above Standard Sub-Division Road - 2025



MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.7.2 - ELDERBERRY DRIVE (Cont'd)</u>					
122	Construct asphalt cul-de-sac including subbase, kerbs and line marking	700	m2	286.00	200,200
123	Allowance for working around existing services	4,700	m2	13.00	61,100
<u>STREET LIGHTING</u>					
124	Remove existing power pole, join cable	1	No	3,000.00	3,000
125	Remove existing power / double light pole, join cable	1	No	4,700.00	4,700
126	Solar powered single outreach pole	6	No	39,000.00	234,000
<u>LANDSCAPING</u>					
127	Allowance for landscaping, forming verges etc	1	Item	86,000.00	86,000
Subtotal - 11.7.2 - ELDERBERRY DRIVE					1,930,000
<u>11.8.2 - MURIEL COURT & KENTUCKY COURT</u>					
<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
128	General Preliminaries	1	Item	1,519,400	1,519,400
<u>ROADWORKS</u>					
<u>Site clearance</u>					
129	Excavate vegetation including removal of trees	35,000	m2	11.00	385,000
130	Break out existing roads and footpaths	13,000	m2	41.00	533,000
<u>Cut to fill</u>					
131	Imported fill to levels	45,000	m3	64.00	2,880,000
<u>Road construction</u>					
132	Asphalt road including subbase, kerbs and line marking	19,000	m2	171.00	3,249,000
133	Asphalt foot / cycle path including subbase, kerbs and line marking	4,500	m2	115.00	517,500
134	Concrete central median including subbase & kerbs	2,500	m2	286.00	715,000
135	Construct asphalt cul-de-sac including subbase, kerbs and line marking	500	m2	286.00	143,000
136	Allowance for working around existing services	23,000	m2	13.00	299,000
<u>STREET LIGHTING</u>					
137	Remove existing power / light pole, join cable	23	No	4,700.00	108,100
138	Solar powered double outreach pole	21	No	47,000.00	987,000
<u>LANDSCAPING</u>					
139	Allowance for landscaping, forming verges etc	1	Item	279,000.00	279,000

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Above Standard Sub-Division Road - 2025

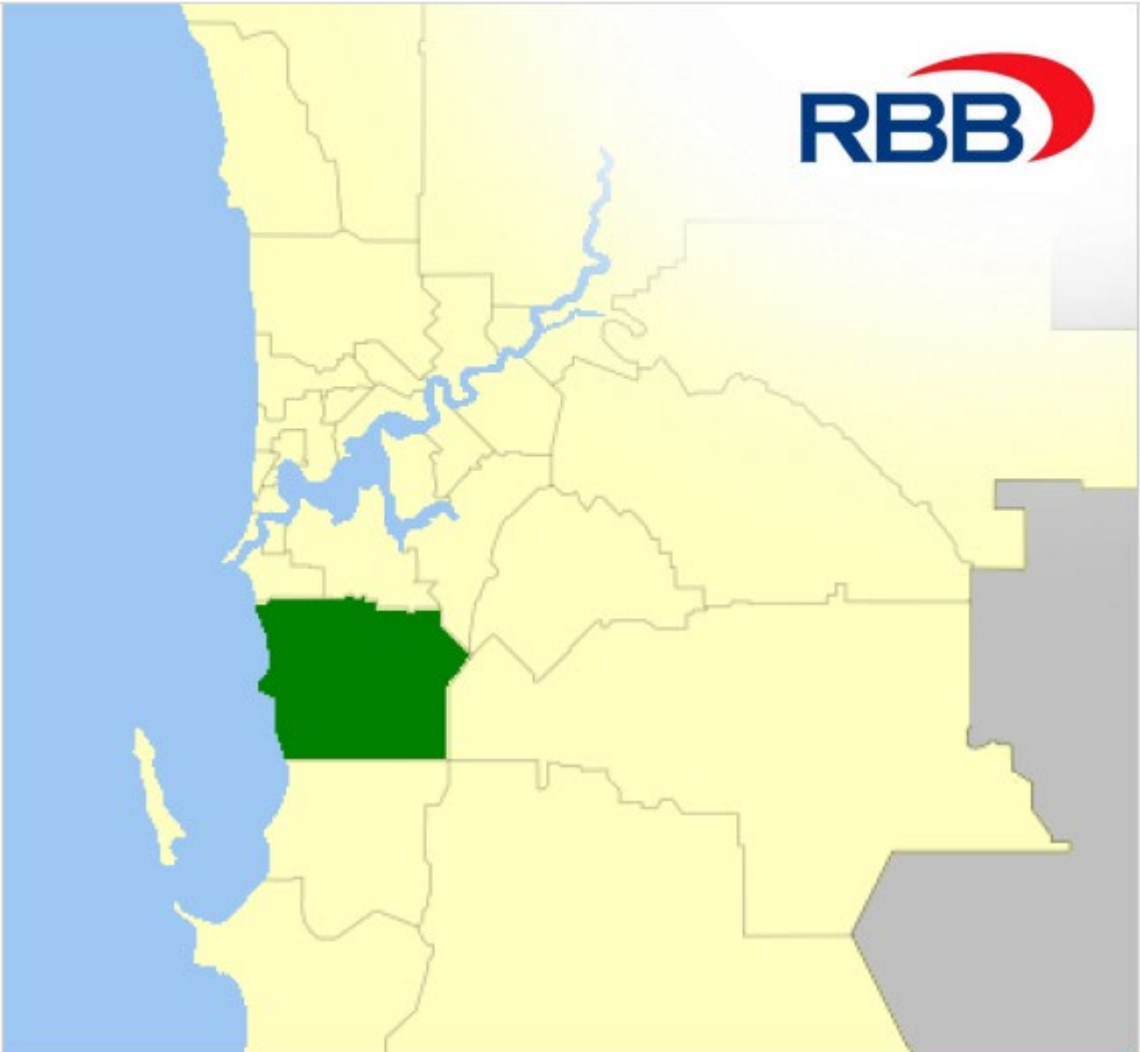


Quantity Surveyors & Cost Consultants

MAIN ESTIMATE

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.8.2 - MURIEL COURT & KENTUCKY COURT (Cont'd)</u>					
Subtotal - 11.8.2 - MURIEL COURT & KENTUCKY COURT					11,615,000
<u>11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT</u>					
<u>11.9 - TRAFFIC MANAGEMENT ALONG REALIGNED MURIEL COURT</u>					
<u>PRELIMINARIES</u>					
140	General Preliminaries	1	Item	76,000	76,000
<u>Temporary roundabout</u>					
141	Muriel Court & Semple Court intersection	1	No	854,000.00	854,000
<u>Traffic Management</u>					
142	Generally	1	Item	75,000.00	75,000
Subtotal - 11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT					1,005,000
<u>11.13.1 - STORMWATER DRAINAGE</u>					
<u>STORMWATER DRAINAGE</u>					
<u>PRELIMINARIES</u>					
143	General Preliminaries	1	Item	214,836	214,836
<u>Works to existing drainage</u>					
144	Remove existing drainage; ALLOWANCE	1	Item	58,000.00	58,000
145	Remove existing side entry pit & extend pipe	1	No	1,138.00	1,138
146	Adjust side entry pit covers to suit new levels	1	No	570.00	570
147	Convert new side entry pit to manhole	3	No	7,000.00	21,000
<u>Stormwater; reinforced concrete pipework in trenches, incl bedding, junctions and bends etc</u>					
148	300 dia	1,808	m	399.00	721,392
149	375 dia	538	m	428.00	230,264
150	450 dia	150	m	485.00	72,750
151	525 dia	25	m	570.00	14,250
152	Side entry pit	94	No	2,100.00	197,400
153	Manhole	4	No	5,800.00	23,200
154	Infiltration basin	7	No	8,600.00	60,200
Subtotal - 11.13.1 - STORMWATER DRAINAGE					1,615,000.0







CITY OF COCKBURN – MURIEL COURT STANDARD
SUB-DIVISION ROAD CONSTRUCTION (DCA11)
COST PLAN 2025

11 SEPTEMBER 2025

RBB PROJECT NO: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Standard Sub-Division Road - 2025



Quantity Surveyors & Cost Consultants

SUMMARY

REF	DESCRIPTION	TOTAL \$
1	<u>MAIN SUMMARY - DCA 11</u>	
2	<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION - 2025</u>	
3	11.2.2 - NGORT DRIVE	6,615,000
4	11.3.2 - NGORT DRIVE	1,925,000
5	MODIFICATIONS TO EXISTING NGORT DRIVE	265,000
6	11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE	3,690,000
7	11.7.2 - ELDERBERRY DRIVE	1,700,000
8	11.8.2 - MURIEL COURT & KENTUCKY COURT	6,455,000
9	11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT	1,530,000
10	11.13.1 - STORMWATER DRAINAGE	1,640,000
11	SUBTOTAL	23,820,000
12	Design Contingency 2.5 %	595,000
13	Construction Contingency 5 %	1,225,000
14	Allowance for Contamination and Land Remediation	Excluded
15	Headworks and Statutory Charges	Excluded
16	Building Act Compliance 0.5 %	130,000
17	Land Acquisition including Demolition & Compensation	Excluded
18	Other Client Costs	Excluded
19	Commissioning, Relocation Costs and Disbursements	Excluded
20	Professional Fees 10 %	2,565,000
21	GROSS PROJECT COST (At current prices)	28,335,000
22	Escalation to Contract Award (Allowance to September 2026)	1,705,000
23	TOTAL PROJECT COST (Ex GST)	30,040,000
24	<u>Notes & Exclusions</u>	
25	Costs for major utility infrastructure upgrades are excluded	
26	This estimate has been produced using the following documentation:	
27	City of Cockburn RFQ Construction Cost Estimates (Roads) 2023/24	
28	Sample Court works as per City of Cockburn email dated 09 February 2023	
29	BG & E drawings	
30	C-0001_A - Locality Plan & Drawing Index	
31	C-0104_A - Plan & Profile Muriel Court Chain 0 To Chain 600	
32	C-0105_A - Plan & Profile Muriel Court Chain 600 To Chain 1220.714	

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Standard Sub-Division Road - 2025



Quantity Surveyors & Cost Consultants

SUMMARY

REF	DESCRIPTION	TOTAL \$
33	C-0301_A - Typical Cross Sections	
34	C-0501_A - Drainage Plan Semple Court Chain 0 To Chain 220	
35	C-0502_A - Drainage Plan Semple Court Chain 220 To Chain 540	
36	C-0503_A - Drainage Plan Semple Court Chain 540 To Chain 820	
37	C-0504_A - Drainage Plan Semple Court Chain 820 To Chain 1130	
38	C-0505_A - Drainage Plan Semple Court Chain 1130 To Chain 1353	
39	C-0506_A - Drainage Plan Muriel Court Chain 0 To Chain 300	
40	C-0507_A - Drainage Plan Muriel Court Chain 300 To Chain 600	
41	C-0508_A - Drainage Plan Muriel Court Chain 600 To Chain 900	
42	C-0509_A - Drainage Plan Muriel Court Chain 900 To Chain 1220.714	
43	C-0601_A - Services Plan Semple Court Chain 0 To Chain 220	
44	C-0602_A - Services Plan Semple Court Chain 220 To Chain 540	
45	C-0603_A - Services Plan Semple Court Chain 540 To Chain 820	
46	C-0604_A - Services Plan Semple Court Chain 820 To Chain 1130	
47	C-0605_A - Services Plan Semple Court Chain 1130 To Chain 1353	
48	C-0606_A - Services Plan Muriel Court Chain 0 To Chain 300	
49	C-0607_A - Services Plan Muriel Court Chain 300 To Chain 600	
50	C-0608_A - Services Plan Muriel Court Chain 600 To Chain 900	
51	C-0609_A - Services Plan Muriel Court Chain 900 To Chain 1220.714	
52	C-0621_A - Lighting Plan Semple Court Chain 0 To Chain 220	
53	C-0622_A - Lighting Plan Semple Court Chain 220 To Chain 540	
54	C-0623_A - Lighting Plan Semple Court Chain 540 To Chain 820	
55	C-0624_A - Lighting Plan Semple Court Chain 820 To Chain 1130	
56	C-0625_A - Lighting Plan Semple Court Chain 1130 To Chain 1353	
57	C-0626_A - Lighting Plan Muriel Court Chain 0 To Chain 300	

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Standard Sub-Division Road - 2025



Quantity Surveyors & Cost Consultants

SUMMARY

REF	DESCRIPTION	TOTAL \$
58	C-0627_A - Lighting Plan Muriel Court Chain 300 To Chain 600	
59	C-0628_A - Lighting Plan Muriel Court Chain 600 To Chain 900	
60	C-0629_A - Lighting Plan Muriel Court Chain 900 To Chain 1220.714	
61	City of Cockburn Request for Quotation - DCA 11	
62	BG & E Preliminary Construction Cost Estimates Report dated 29 September 2021	
63	No allowance has been made for night works.	
64	The estimate assumes all works will be competitively tendered.	
65	Land Acquisition costs have been excluded	
66	All cost exclude GST	

Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Standard Sub-Division Road - 2025



Quantity Surveyors & Cost Consultants

MAIN ESTIMATE

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.2.2 - NGORT DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
67	General Preliminaries	1	Item	864,880	864,880
<u>ROADWORKS</u>					
<u>Site clearance</u>					
68	Excavate vegetation including removal of trees	22,500	m2	11.00	247,500
69	Break out existing roads and footpaths	2,100	m2	41.00	86,100
<u>Cut to fill</u>					
70	Excavate to levels; dispose off site	830	m3	70.00	58,100
71	Imported fill to levels	14,980	m3	64.00	958,720
<u>Road construction</u>					
72	Asphalt road including subbase, kerbs and line marking	7,500	m2	171.00	1,282,500
73	Asphalt street parking including subbase, kerbs and line marking	5,500	m2	171.00	940,500
74	Asphalt foot / cycle path including subbase, kerbs and line marking	4,000	m2	171.00	684,000
75	Concrete central median including subbase & kerbs				Excluded
76	Roundabouts including subbase & kerbs	400	m2	286.00	114,400
77	Allowance for working around existing services	22,400	m2	13.00	291,200
<u>TRAFFIC LIGHTS</u>					
78	Traffic lights to North lake Road intersection	Note			Refer Section 11.4
<u>STREET LIGHTING</u>					
79	Remove existing power pole, join cable	4	No	3,000.00	12,000
80	Remove existing power / light pole, join cable	1	No	4,100.00	4,100
81	Solar powered double outreach pole	20	No	47,000.00	940,000
<u>LANDSCAPING</u>					
82	Allowance for landscaping, forming verges etc	1	Item	131,000.00	131,000
Subtotal - 11.2.2 - NGORT DRIVE					6,615,000
<u>11.3.2 - NGORT DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
83	General Preliminaries	1	Item	253,500	253,500
<u>ROADWORKS</u>					

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Standard Sub-Division Road - 2025



MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.3.2 - NGORT DRIVE (Cont'd)</u>					
<u>Site clearance</u>					
84	Excavate vegetation including removal of trees	6,500	m2	11.00	71,500
85	Break out existing roads and footpaths	7,500	m2	41.00	307,500
<u>Cut to fill</u>					
86	Imported fill to levels	3,250	m3	64.00	208,000
<u>Road construction</u>					
87	Asphalt road including subbase, kerbs and line marking	2,300	m2	171.00	393,300
88	Asphalt street parking including subbase, kerbs and line marking	1,500	m2	171.00	256,500
89	Asphalt foot / cycle path including subbase, kerbs and line marking	1,100	m2	115.00	126,500
90	Concrete central median including subbase & kerbs	Note			Excluded
91	Roundabouts including subbase & kerbs	Note			Excluded
92	Construct asphalt cul-de-sac including subbase, kerbs and line marking	350	m2	286.00	100,100
93	Allowance for working around existing services	4,900	m2	13.00	63,700
<u>TRAFFIC LIGHTS</u>					
94	Traffic lights to Berrigan Drive intersection	Note			Refer Section 11.4
<u>STREET LIGHTING</u>					
95	Remove existing power / double light pole, join cable	2	No	4,700.00	9,400
96	Solar powered double outreach pole	2	No	47,000.00	94,000
<u>LANDSCAPING</u>					
97	Allowance for landscaping, forming verges etc	1	Item	41,000.00	41,000
Subtotal - 11.3.2 - NGORT DRIVE					1,925,000
<u>MODIFICATIONS TO EXISTING NGORT DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
98	General Preliminaries	1	Item	37,020	37,020
<u>ROADWORKS</u>					
<u>Site clearance</u>					
99	Break out existing roads and footpaths	900	m2	41.00	36,900
<u>Cut to fill</u>					
100	Excavate to levels; dispose off site	20	m3	70.00	1,400
101	Imported fill to levels	20	m3	64.00	1,280

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Standard Sub-Division Road - 2025



Quantity Surveyors & Cost Consultants

MAIN ESTIMATE

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>MODIFICATIONS TO EXISTING NGORT DRIVE (Cont'd)</u>					
<u>Road construction</u>					
102	Asphalt road including subbase, kerbs and line marking	600	m2	286.00	171,600
103	Allowance for working around existing services	600	m2	13.00	7,800
<u>LANDSCAPING</u>					
104	Allowance for landscaping, forming verges etc	1	Item	9,000.00	9,000
Subtotal - MODIFICATIONS TO EXISTING NGORT DRIVE					265,000
<u>11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE</u>					
<u>11.4 - TRAFFIC MANAGEMENT ALONG REALIGNED SEMPLE COURT</u>					
<u>PRELIMINARIES</u>					
105	General Preliminaries	1	Item	262,000	262,000
<u>Traffic lights</u>					
106	Semple Court & Berrigan Drive intersection	1	Item	200,000.00	200,000
107	Semple Court & North Lake Road intersection	1	Item	150,000.00	150,000
<u>Temporary roundabout</u>					
108	Allowance	3	No	854,000.00	2,562,000
<u>Diversions</u>					
109	Thomas Street & Semple Court	1	Item	115,000.00	115,000
110	Beroona Way	1	Item	115,000.00	115,000
<u>Traffic Management</u>					
111	Generally	1	Item	286,000.00	286,000
Subtotal - 11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE					3,690,000
<u>11.7.2 - ELDERBERRY DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
112	General Preliminaries	1	Item	223,950	223,950
<u>ROADWORKS</u>					
<u>Site clearance</u>					
113	Excavate vegetation including removal of trees	6,500	m2	11.00	71,500
114	Break out existing roads and footpaths	2,500	m2	41.00	102,500
<u>Cut to fill</u>					
115	Excavate to levels; dispose off site	30	m3	70.00	2,100
116	Imported fill to levels	1,500	m3	64.00	96,000

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Standard Sub-Division Road - 2025



MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.7.2 - ELDERBERRY DRIVE (Cont'd)</u>					
<u>Road construction</u>					
117	Asphalt road including subbase, kerbs and line marking	2,500	m2	171.00	427,500
118	Asphalt foot / cycle path including subbase, kerbs and line marking	1,500	m2	115.00	172,500
119	Concrete central median including subbase & kerbs	50	m2	286.00	14,300
120	Construct asphalt cul-de-sac including subbase, kerbs and line marking	700	m2	286.00	200,200
121	Allowance for working around existing services	4,750	m2	13.00	61,750
<u>STREET LIGHTING</u>					
122	Remove existing power pole, join cable	1	No	3,000.00	3,000
123	Remove existing power / double light pole, join cable	1	No	4,700.00	4,700
124	Solar powered single outreach pole	6	No	39,000.00	234,000
<u>LANDSCAPING</u>					
125	Allowance for landscaping, forming verges etc	1	Item	86,000.00	86,000
Subtotal - 11.7.2 - ELDERBERRY DRIVE					1,700,000
<u>11.8.2 - MURIEL COURT & KENTUCKY COURT</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
126	General Preliminaries	1	Item	847,000	847,000
<u>ROADWORKS</u>					
<u>Site clearance</u>					
127	Excavate vegetation including removal of trees	28,500	m2	11.00	313,500
128	Break out existing roads and footpaths	13,000	m2	41.00	533,000
<u>Cut to fill</u>					
129	Imported fill to levels	1,600	m3	64.00	102,400
<u>Road construction</u>					
130	Asphalt road including subbase, kerbs and line marking	9,500	m2	171.00	1,624,500
131	Asphalt foot / cycle path including subbase, kerbs and line marking	5,000	m2	115.00	575,000
132	Concrete central median including subbase & kerbs	2,500	m2	286.00	715,000
133	Construct asphalt cul-de-sac including subbase, kerbs and line marking	500	m2	286.00	143,000
134	Allowance for working around existing services	17,500	m2	13.00	227,500
<u>STREET LIGHTING</u>					

11/09/2025

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn DCAs
DCA 11 - Standard Sub-Division Road - 2025



MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.8.2 - MURIEL COURT & KENTUCKY COURT (Cont'd)</u>					
135	Remove existing power / light pole, join cable	23	No	4,700.00	108,100
136	Solar powered double outreach pole	21	No	47,000.00	987,000
<u>LANDSCAPING</u>					
137	Allowance for landscaping, forming verges etc	1	Item	279,000.00	279,000
Subtotal - 11.8.2 - MURIEL COURT & KENTUCKY COURT					6,455,000
<u>11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT</u>					
<u>11.9 - TRAFFIC MANAGEMENT ALONG REALIGNED MURIEL COURT</u>					
<u>PRELIMINARIES</u>					
138	General Preliminaries	1	Item	111,000	111,000
<u>Temporary roundabout</u>					
139	Muriel Court & Semple Court intersection	1	No	854,000.00	854,000
<u>Traffic Management</u>					
140	Generally	1	Item	565,000.00	565,000
Subtotal - 11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT					1,530,000
<u>11.13.1 - STORMWATER DRAINAGE</u>					
<u>Preliminaries</u>					
141	General Preliminaries	1	Item	218,905	218,905
<u>Works to existing drainage</u>					
142	Remove existing drainage; ALLOWANCE	1	Item	58,000.00	58,000
143	Remove existing side entry pit & extend pipe	1	No	1,140.00	1,140
144	Adjust side entry pit covers to suit new levels	1	No	570.00	570
145	Convert new side entry pit to manhole	3	No	6,815.00	20,445
<u>Stormwater: reinforced concrete pipework in trenches, incl bedding, junctions and bends etc</u>					
146	300 dia	1,808	m	400.00	723,200
147	375 dia	538	m	430.00	231,340
148	450 dia	150	m	485.00	72,750
149	525 dia	25	m	570.00	14,250
150	Side entry pit	94	No	2,100.00	197,400
151	Manhole	4	No	8,000.00	32,000
152	Infiltration basin	7	No	10,000.00	70,000
Subtotal - 11.13.1 - STORMWATER DRAINAGE					1,640,000

11/09/2025

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RBB Project No: 22307

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Muriel Court Development Contribution Plan 11 (DCP 11) Report

City of Cockburn
Developer Contribution Plans - Landscape Works
Sept 2025 Rev 16

emerge
ASSOCIATES
Integrated Science & Design

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Shue Tong (WV) Pty Ltd as trustee for The Reef Unit Trust ABN 44056183170 and Emerge Environmental Services Pty Ltd ABN 5114072510 trading as Emerge Associates

Development Contribution Plan 11 : Muriel Court				
Item	Contribution Item			
11.10.2	Provision of land for public open space area shown on Muriel Court Structure Plan and the cost of the landscaping and bushland / wetland restoration	POS to retain existing veg where possible. POS costed to have standard landscape treatment including footpaths, turf some planting and trees, allowance for small play area and community facilities such as park benches, picnic shelter, rubbish bin etc	POS 1: 34,353 x \$77.36 per m2	\$ 2,657,682.40
	Note: A portion of Southwest POS (11,144m2) has already been ceded and constructed as part of Mojo Estate Stage 1 development. The City only requires estimated costings for the remaining portion of 5,440m2. This refers to SW POS which is POS 2 noted below. Areas have been amended to suit.			
			POS 2 16584m2 x \$77.36 per m2	\$ 1,443,069.01
			POS 3 (22,934m2 total) Open Space 13,384m2 x \$77.36 per m2	\$ 1,035,438.57
			Drainage Basin (included above) 9,550m2 x \$77.36 per m2	\$ 738,825.34
11.11.2	Land and works for internal and off site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping and landscaping	Drainage basin within Muriel Court Structure Plan area included above. Any items relating to drainage infrastructure such as pipework, bubble up pits, GPTs etc to be costed by engineers	Offsite: Area 3 Infiltration Basin 1 2,150m2+16821= 18,971 18,971 x \$77.36 per m2	\$ 1,467,670.74
			Offsite: Area 3 Infiltration Basin Retained Wetland Area 8,622 x \$29.50 per m2	\$ 254,309.68
			Offsite: Area 3 Groundwater Control Basin 6224 x \$46.74 per m2	\$ 290,902.10
11.14	Cost to administer cost sharing arrangements of the DCA including cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.	Cost annually every year for 15 years. Remaining time estimated for DCP = 2 years	\$2013.86 per year (renewed annually)	\$ 4,027.73
				for remaining 2 years

Annex 4 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 30/08/2025: \$225,634
Interest earned on DCP Reserve 2023/24: \$728.48

DCA11 Muriel Court			Projected Expenditures					Source of Funds	
Infrastructure Items	Estimated Value(\$)	DCP Funds Expended (\$)	2028/29	2029/30	2030/31	2031/32	2032/33	DCP11	Others
Land and Construction: Ngort Drive Re-alignment <i>Cost over and above 15m wide road</i>	8,980,460	129,140					8,851,320	8,851,320	
Modification to existing Semple Court incl. closures	265,000						265,000	265,000	
Land and Construction: Elderberry Drive <i>Berrigan Drive & Jindabyne Heights</i>	2,398,150						2,398,150	2,398,150	
Land and Construction: Muriel Court to Kentucky Court incl. traffic management devices <i>cost over and above 15m wide road</i>	8,731,815	1,222,465					7,509,350	8,731,815	
Land and Construction - Public Open Space									
Northern Parkland	10,467,668	2,009,870					8,457,798	8,457,798	
South West Parkland	4,938,194	3,161,869					1,776,325	4,938,194	
South East Parkland	6,103,386						6,103,386	6,103,386	
South East Parkland Draining Basin	738,788						738,788	738,788	
Drainage and ground water control	5,892,023						5,892,023	5,892,023	
Totals	48,515,484	6,523,344					41,992,140	46,376,474	0

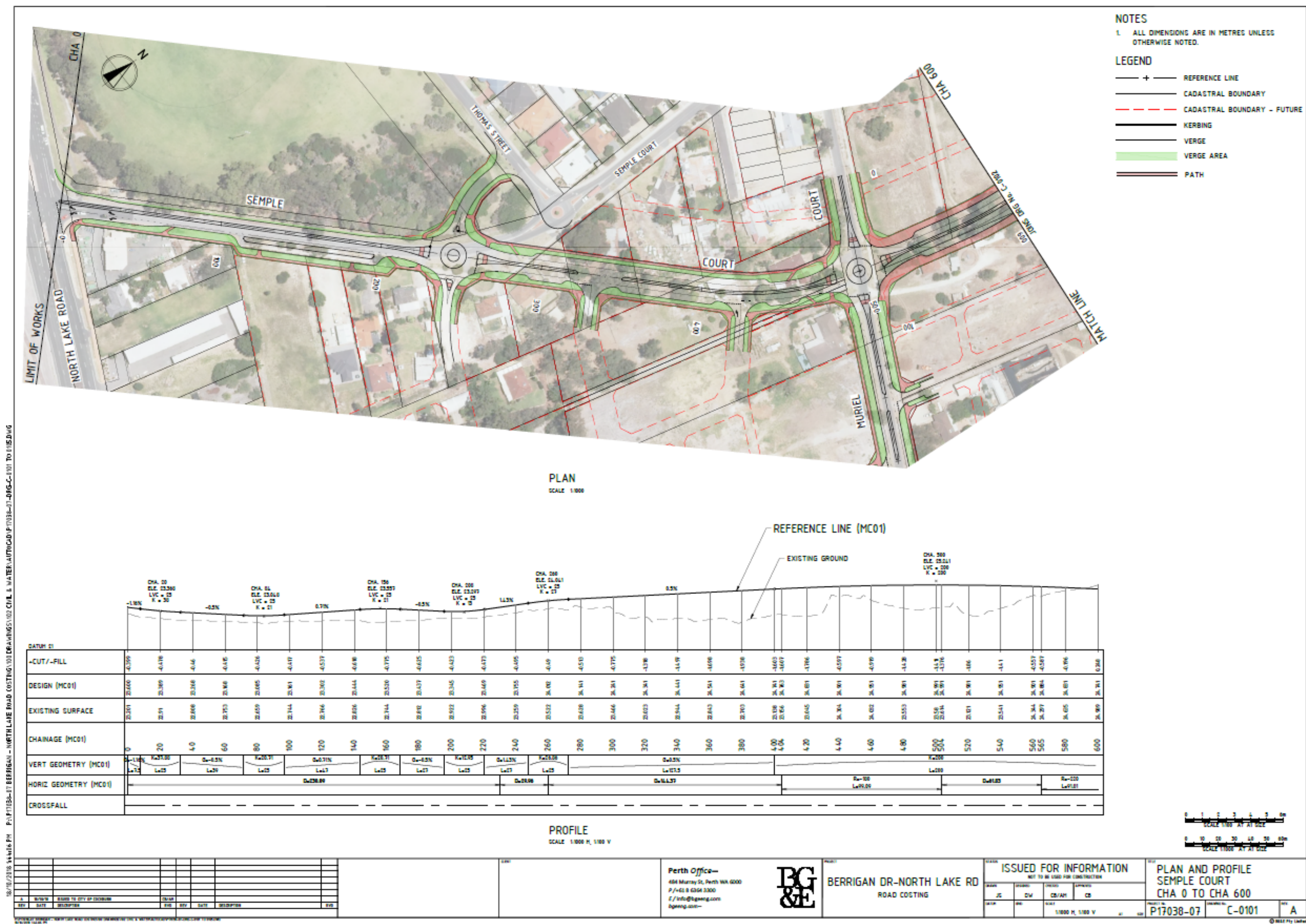
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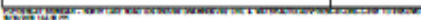
The timeframe outlined in this plan is indicative and may be subject to change.

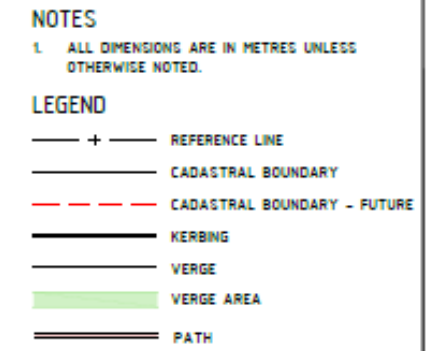
Recurring Annual Payment Obligations (not included above):

- Costs to administer cost sharing arrangements,
- Valuations and professional fees for infrastructure cost estimates
- Annual audit and administration costs.

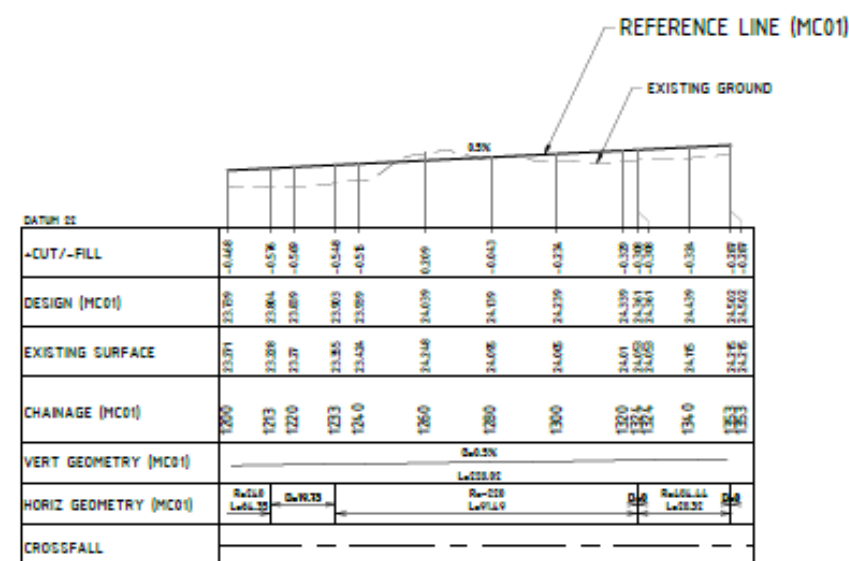




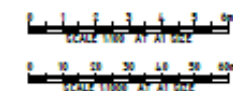




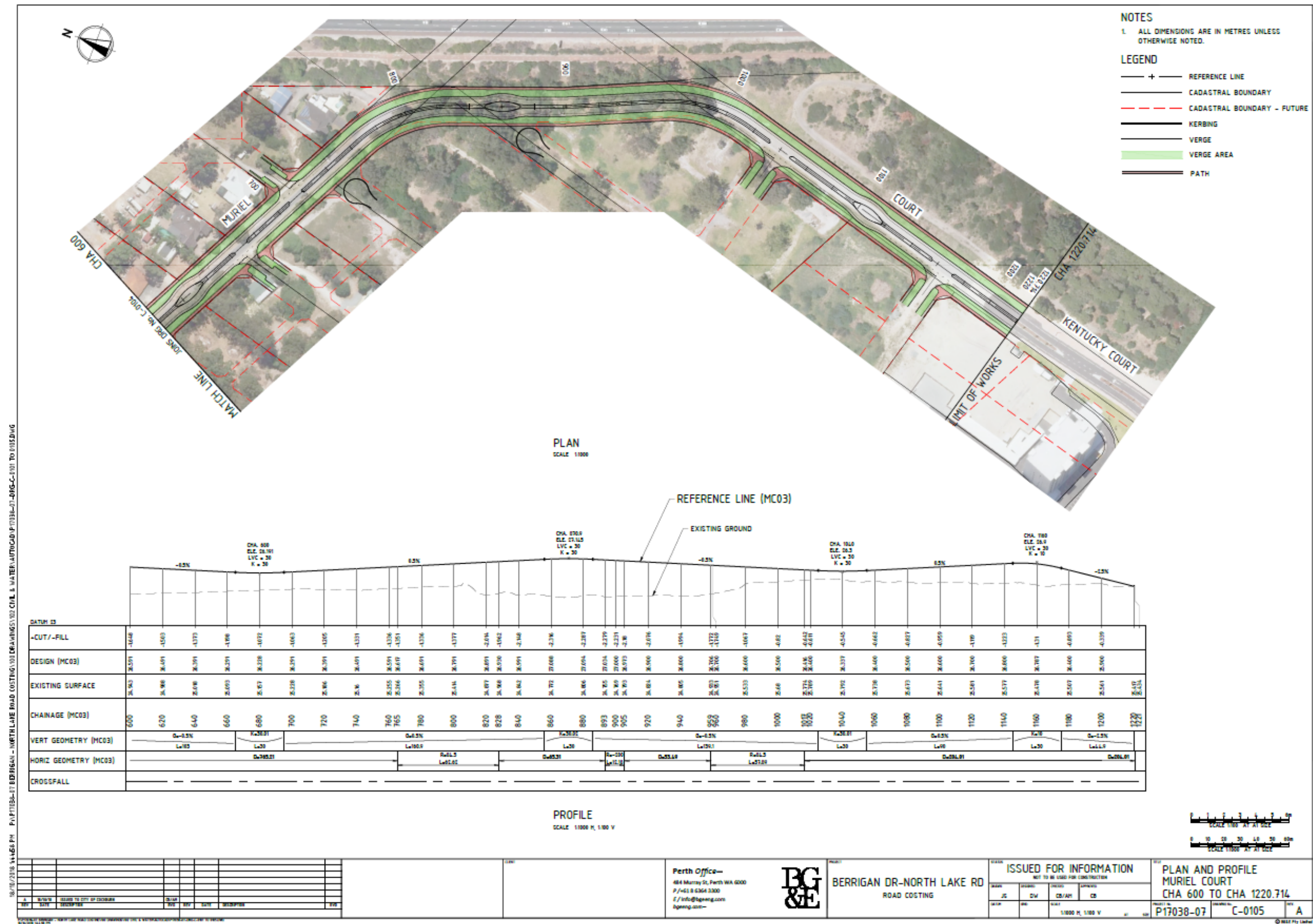
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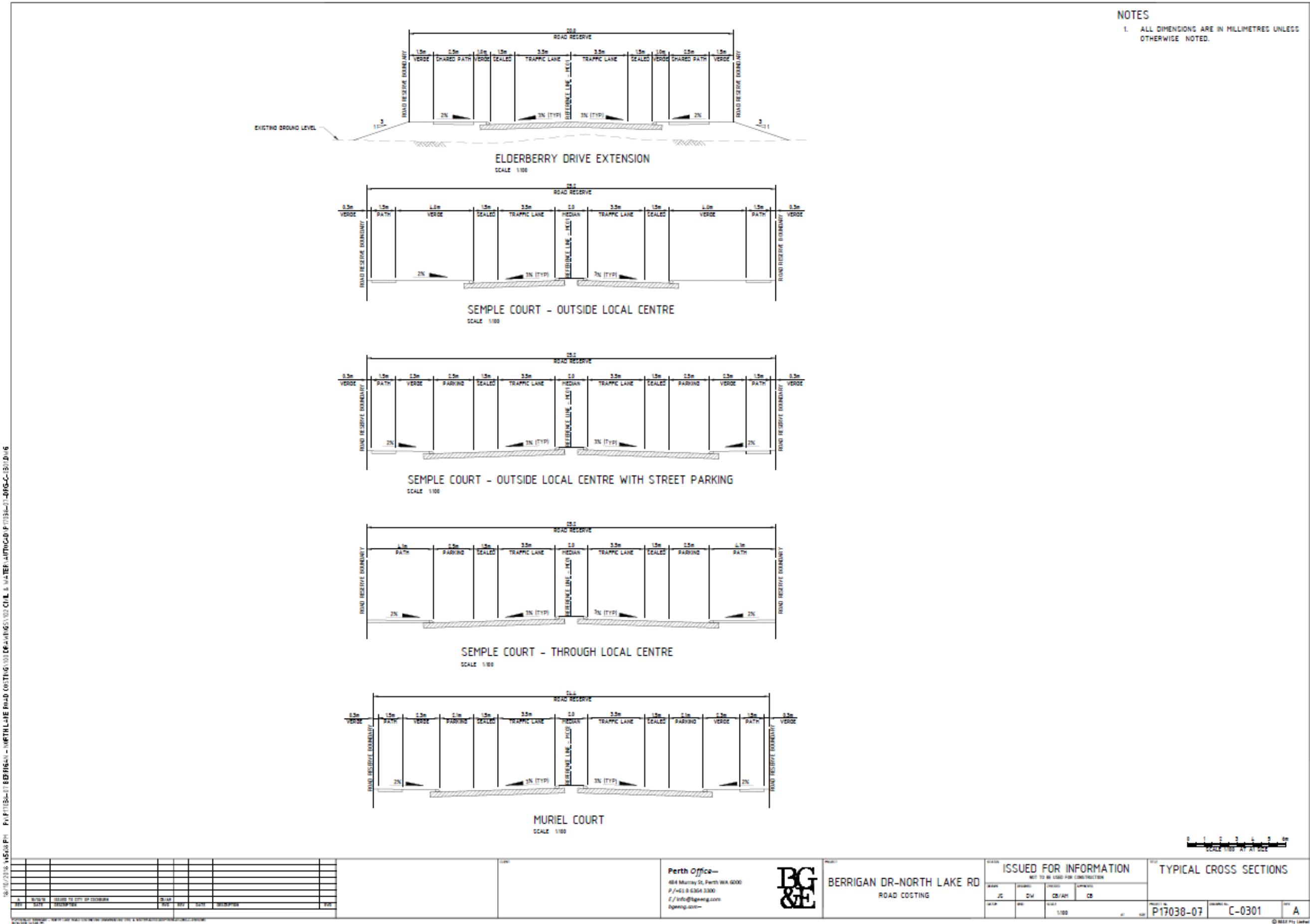


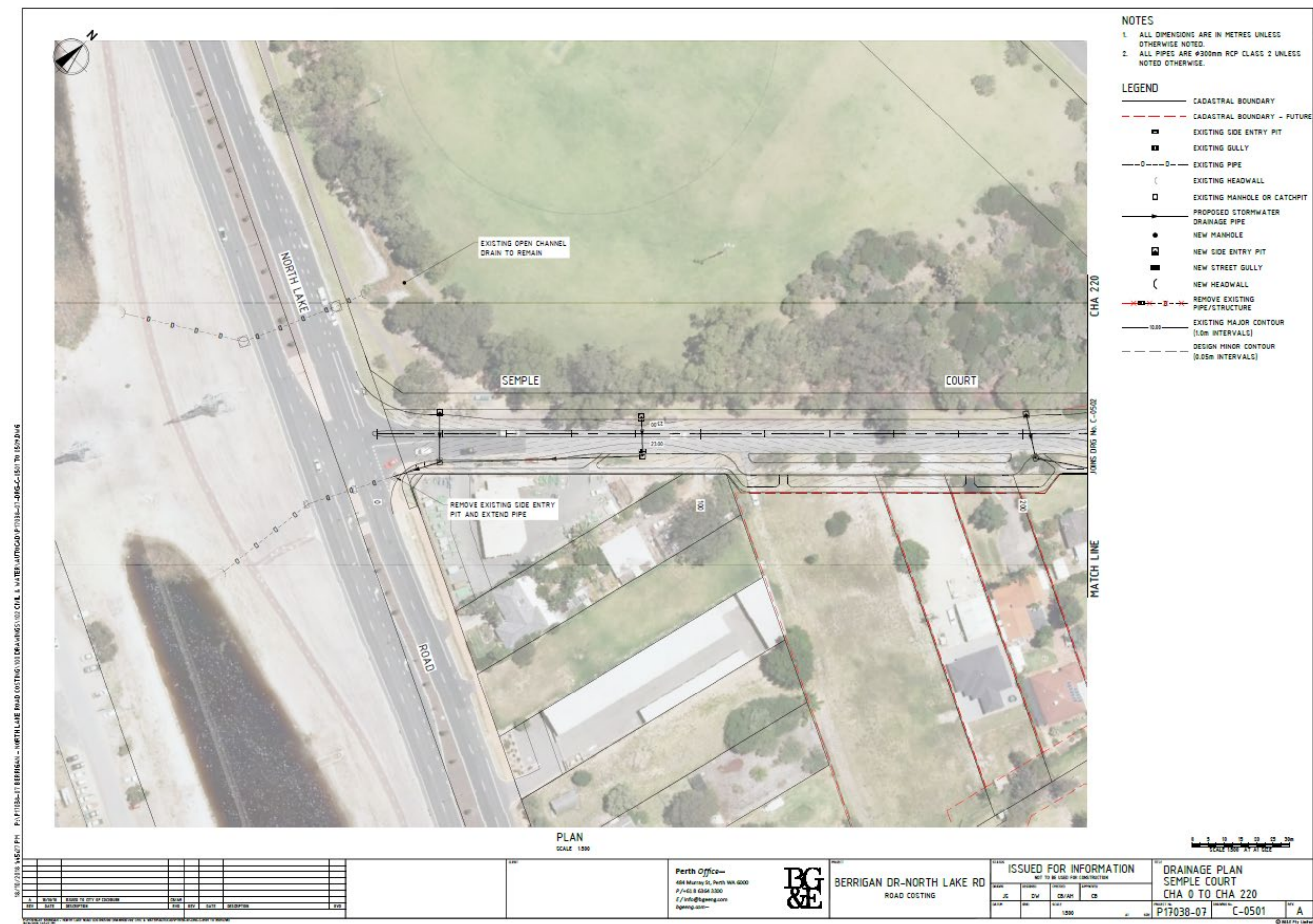
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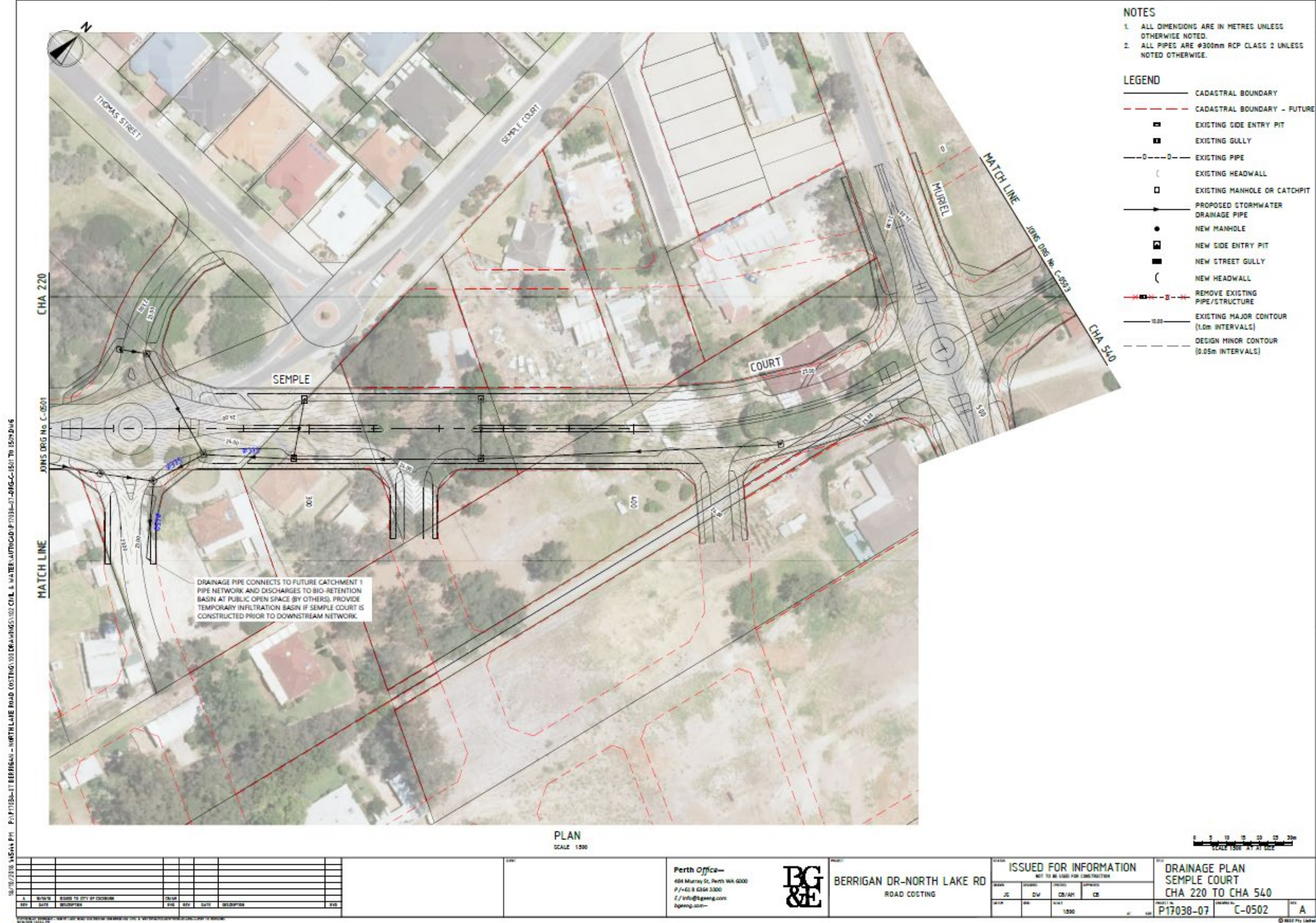
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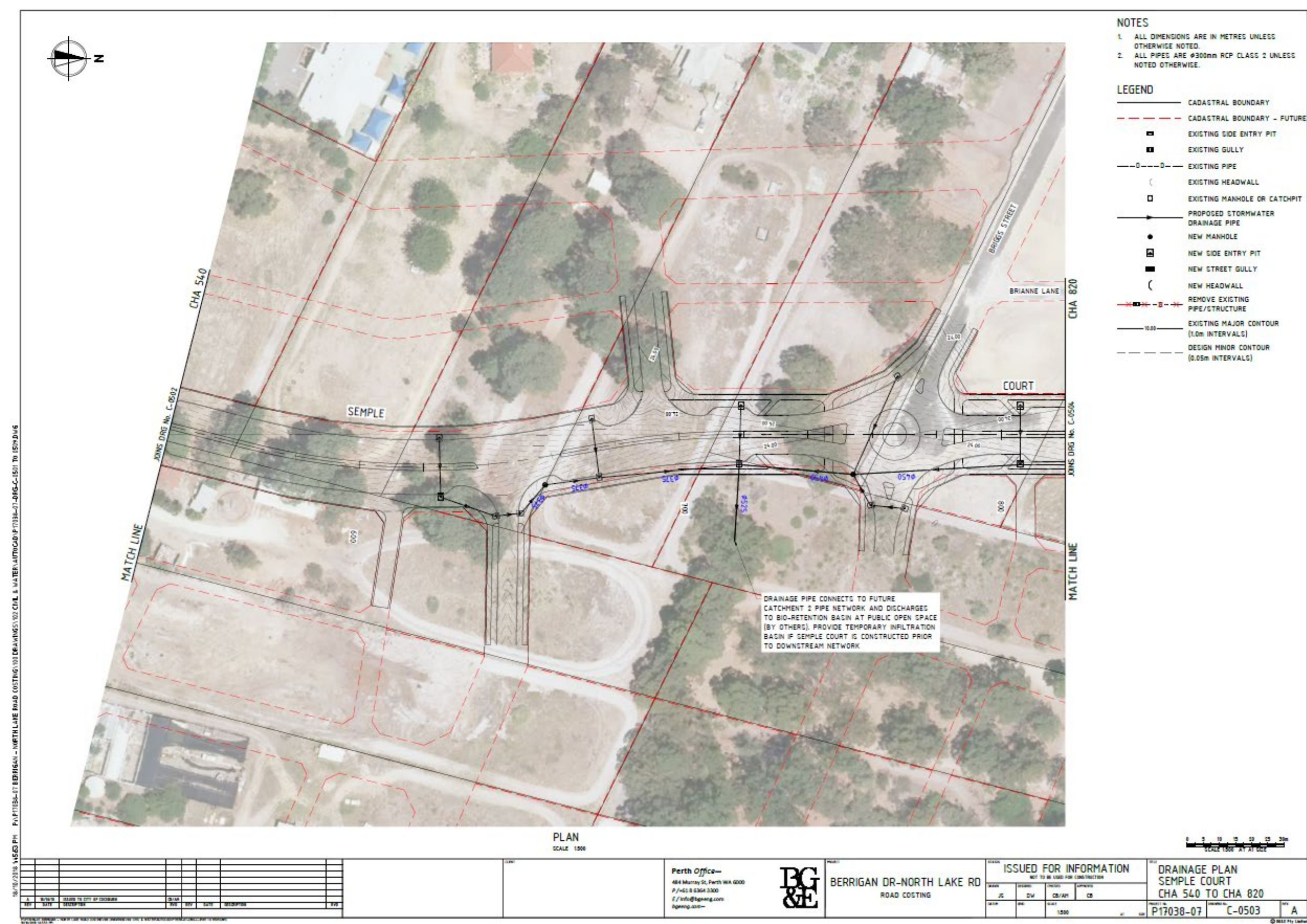


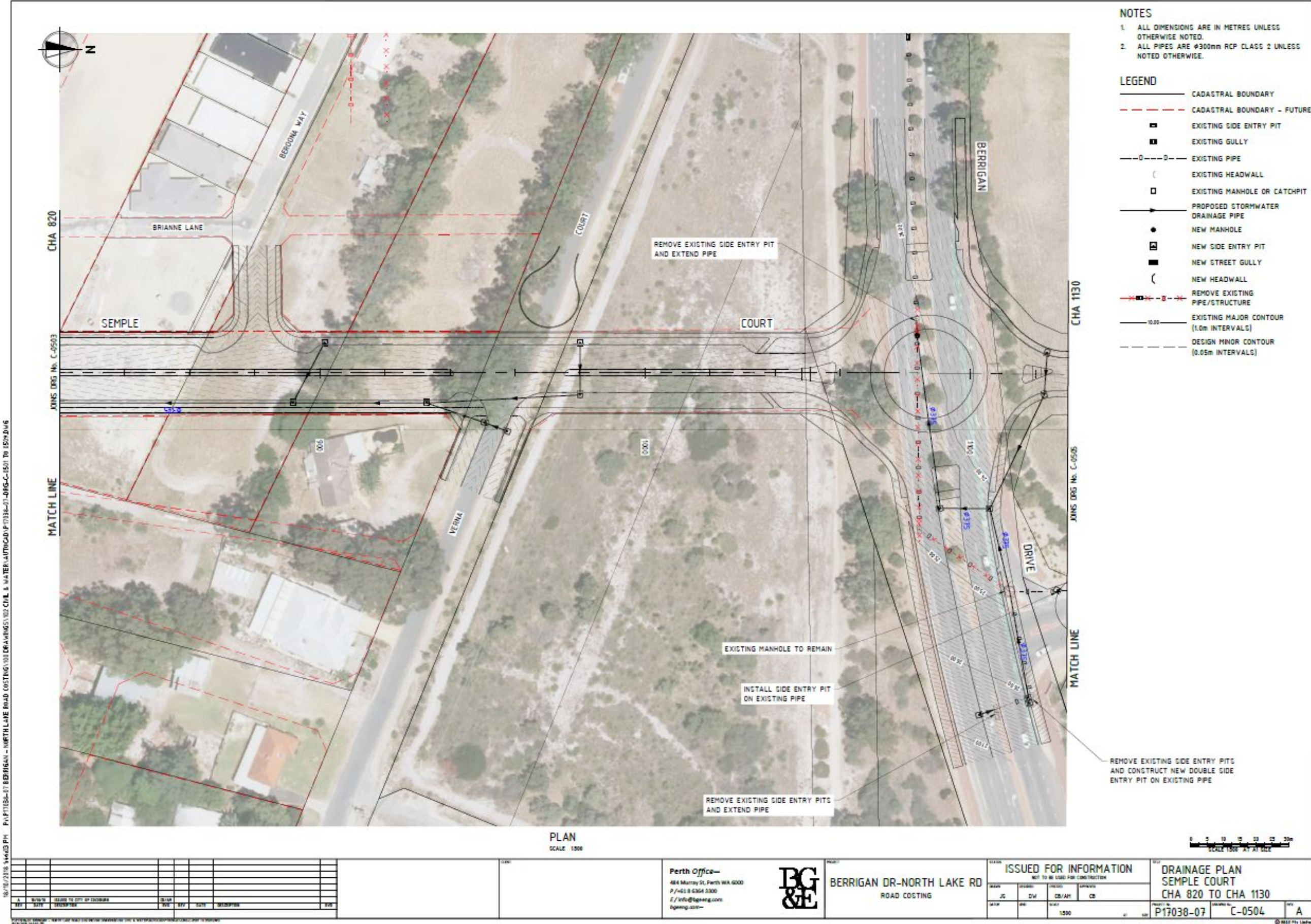




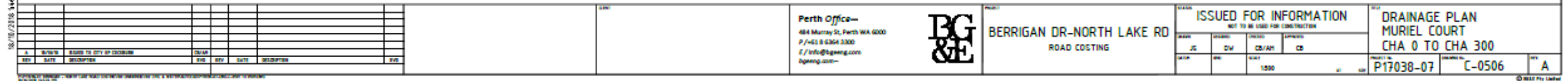


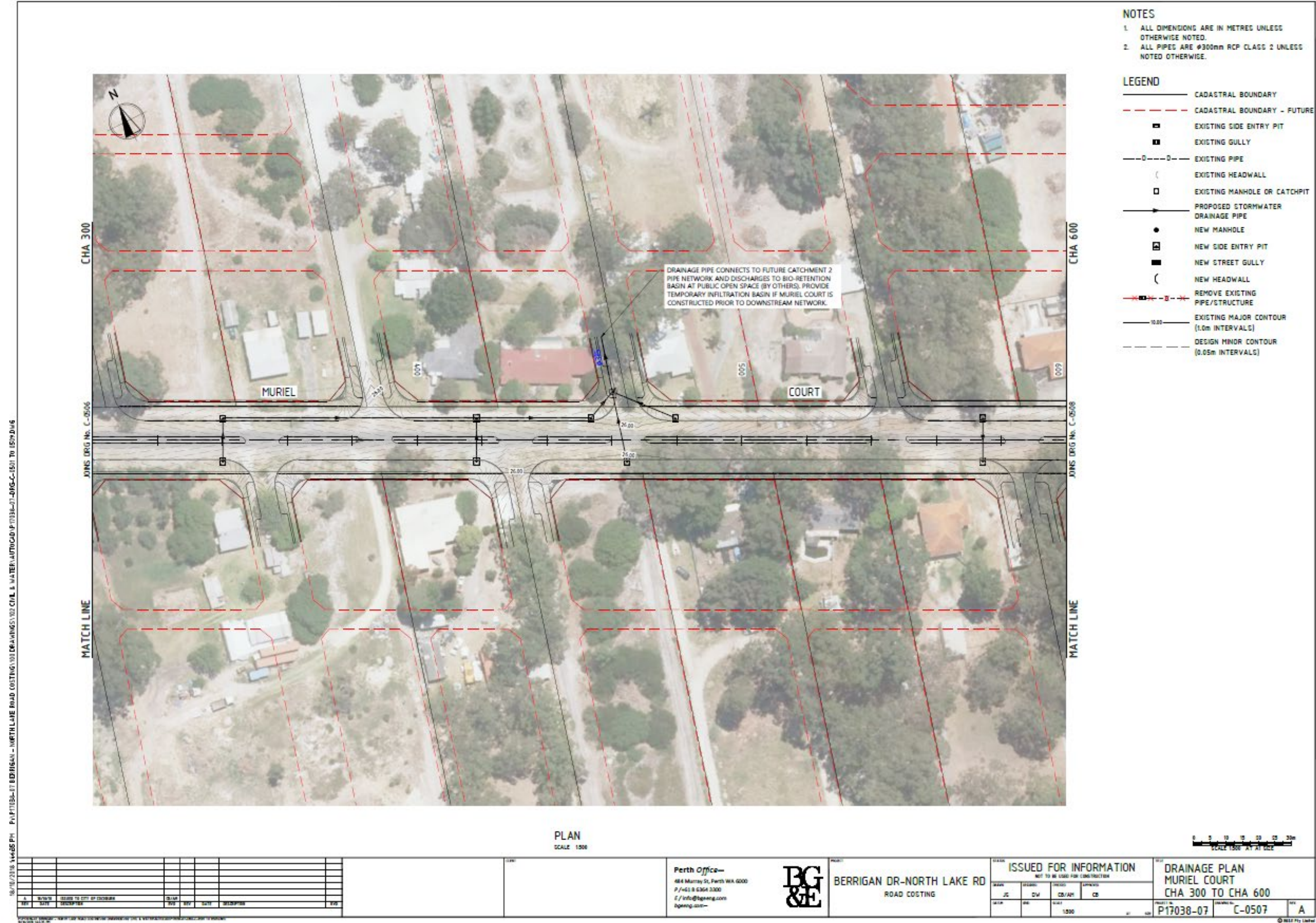






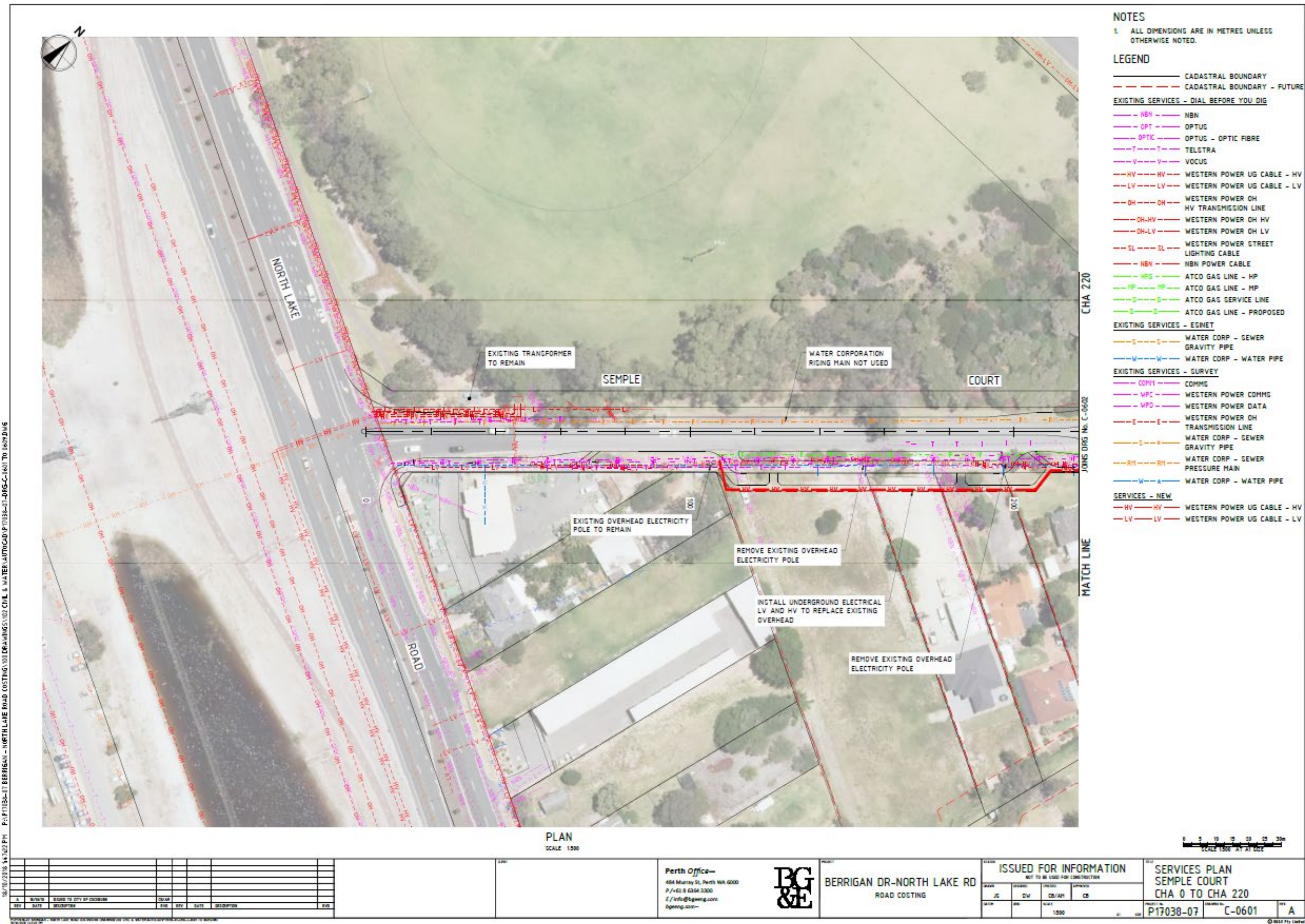


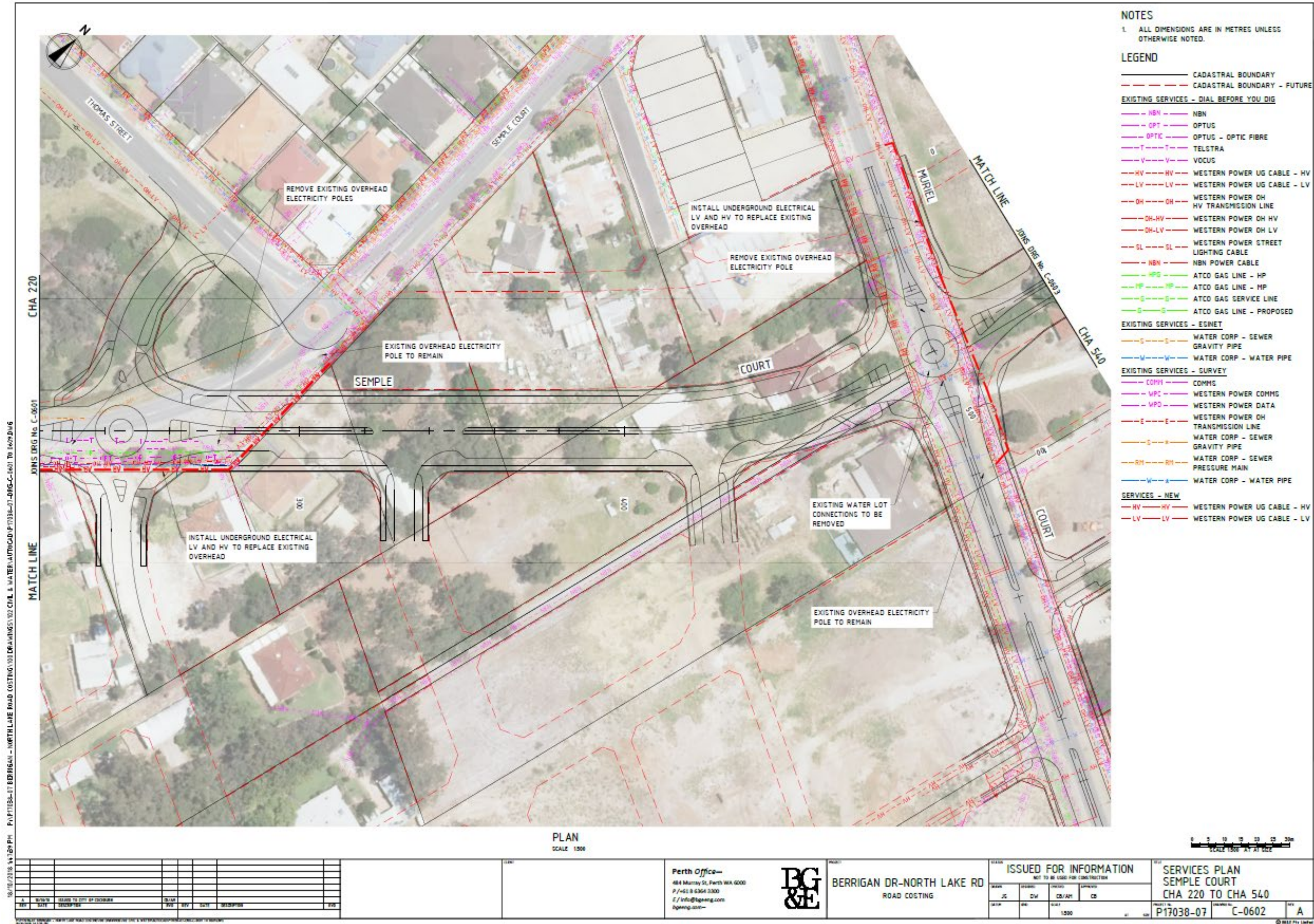




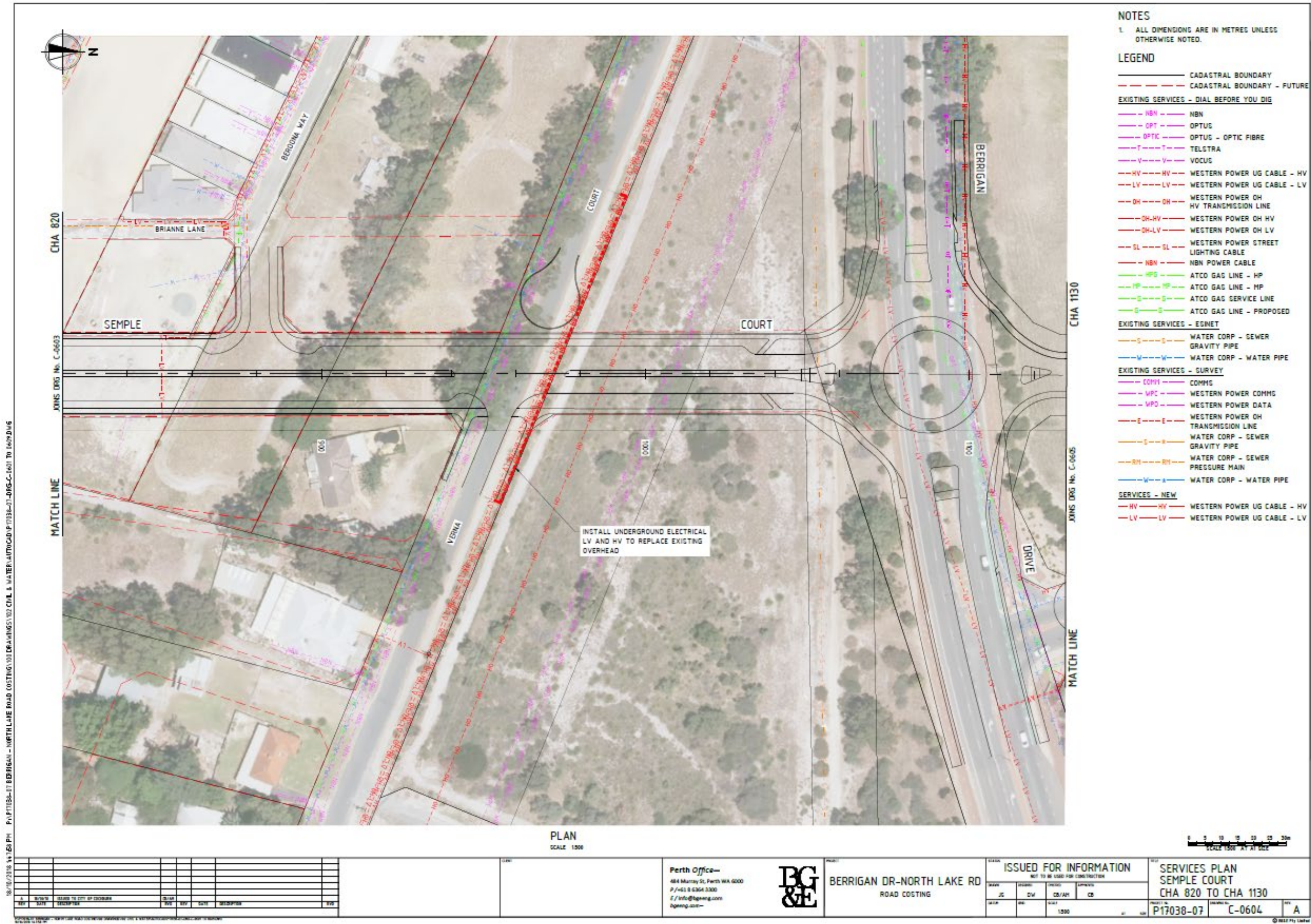


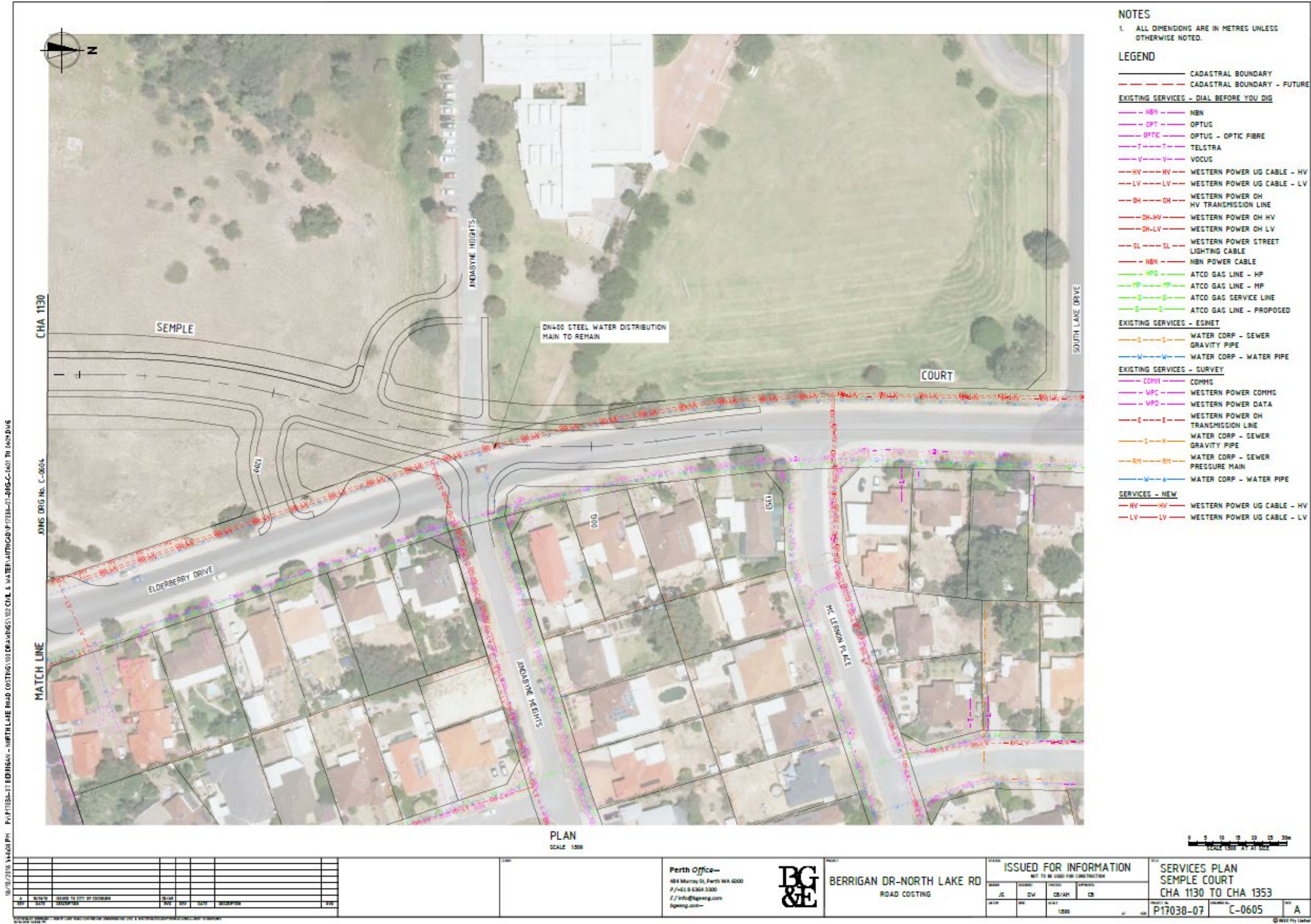




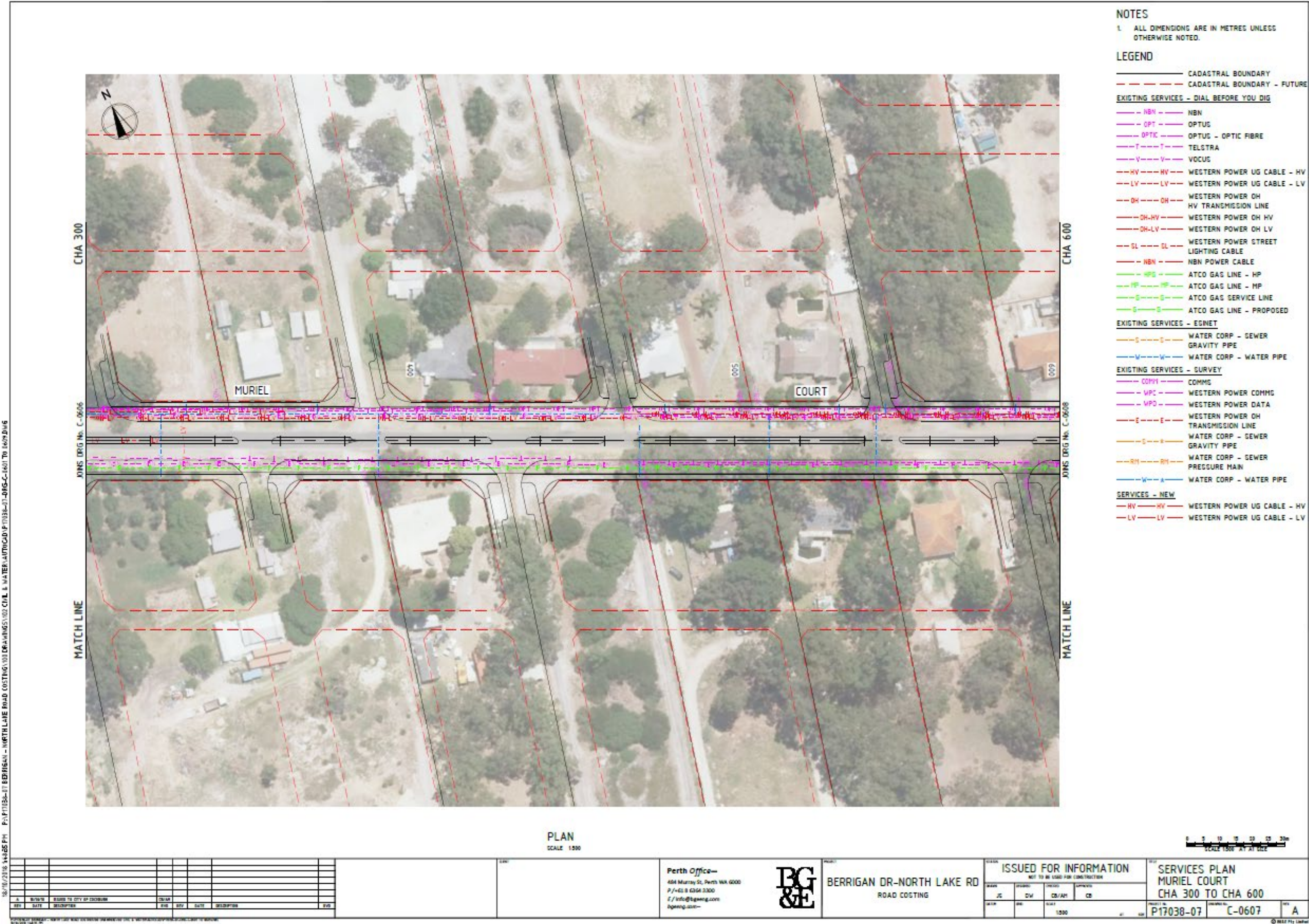


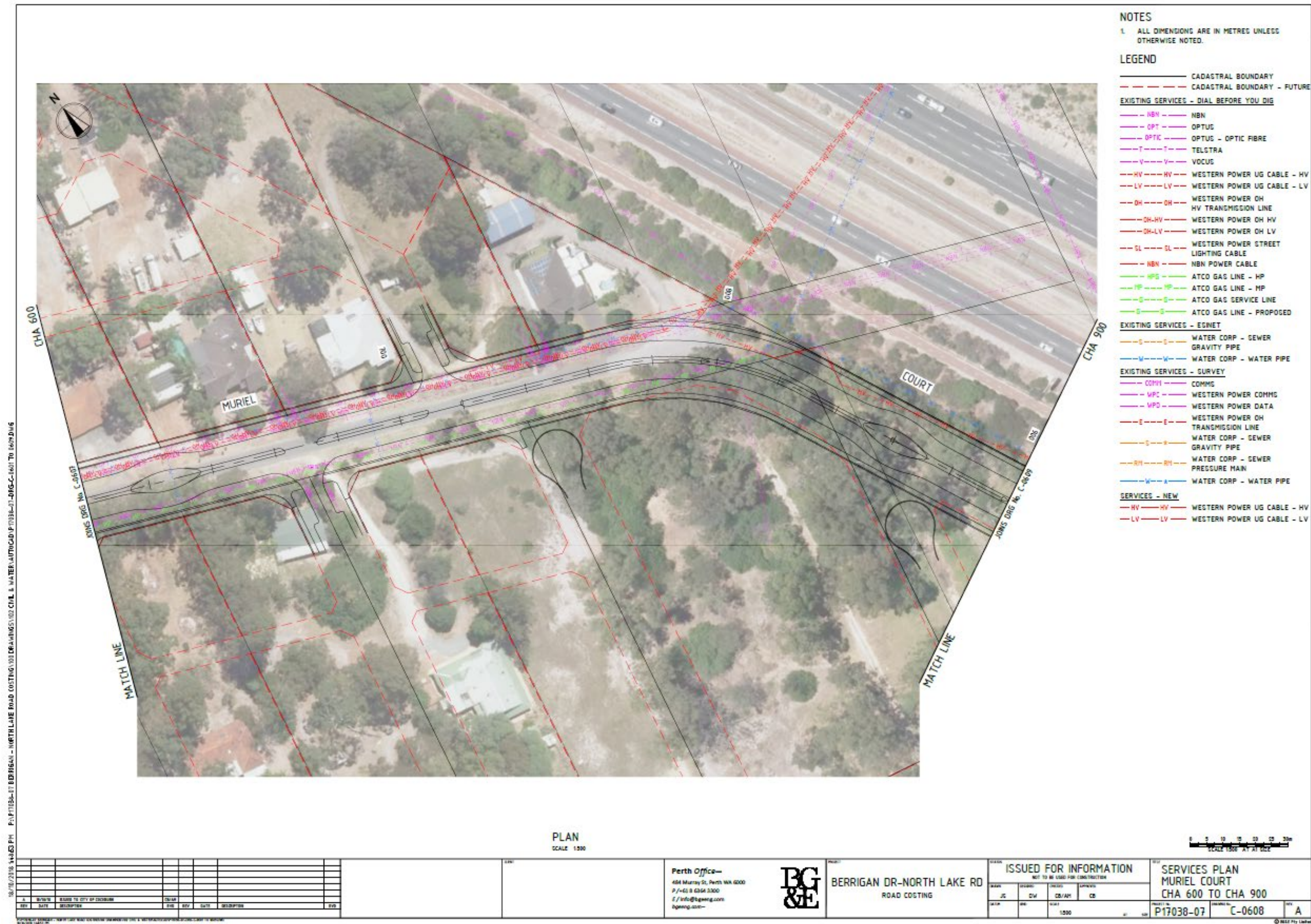


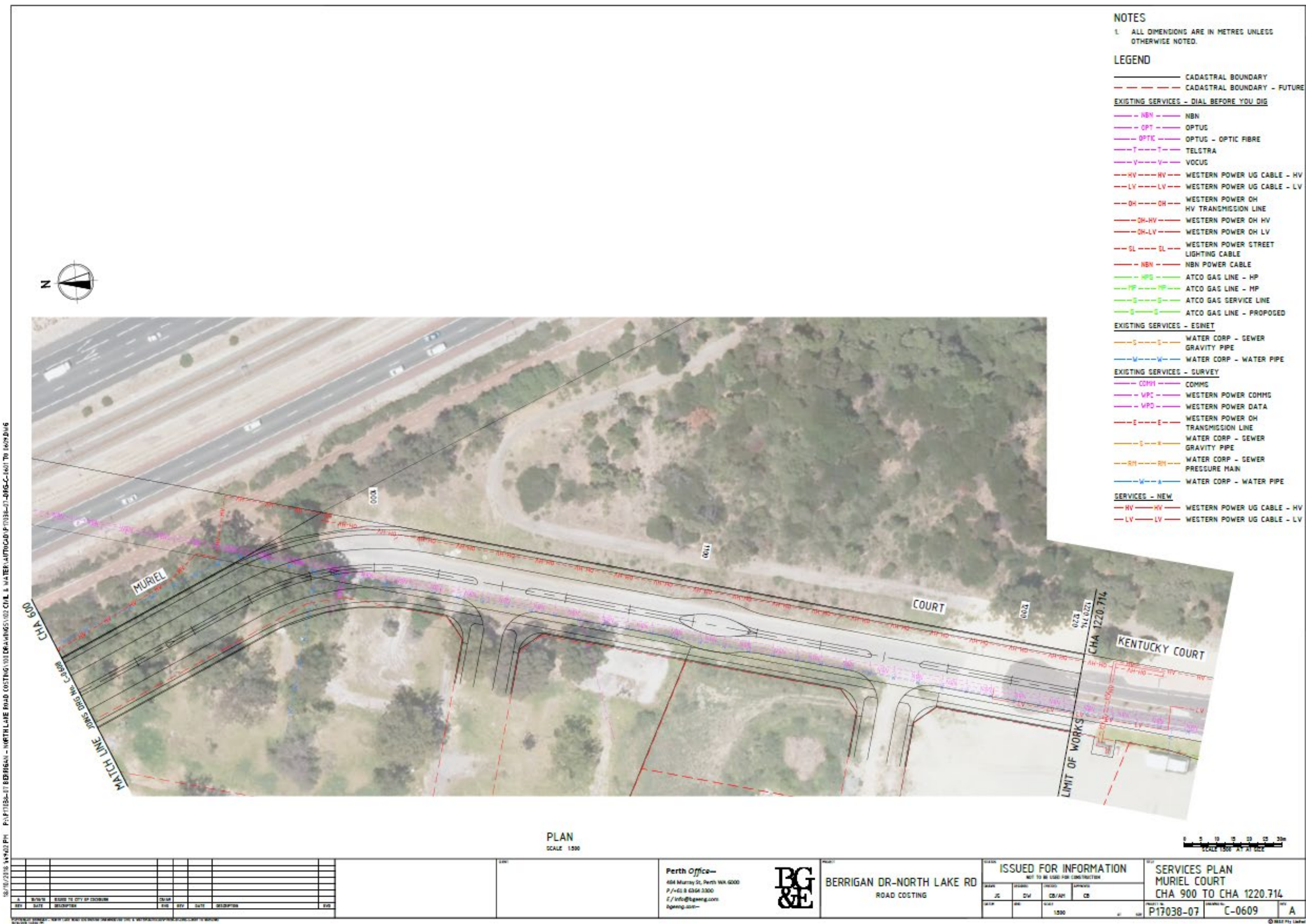


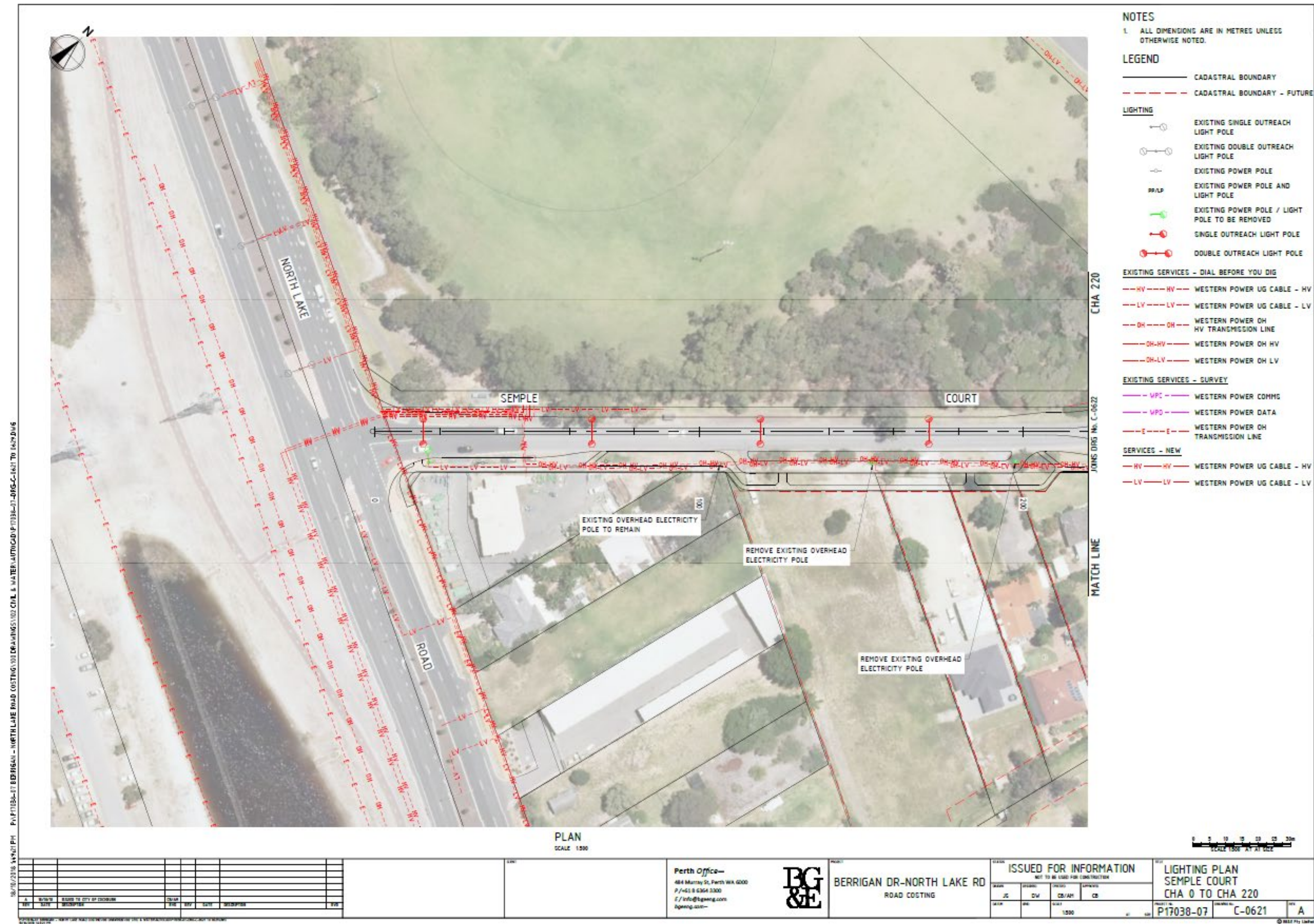


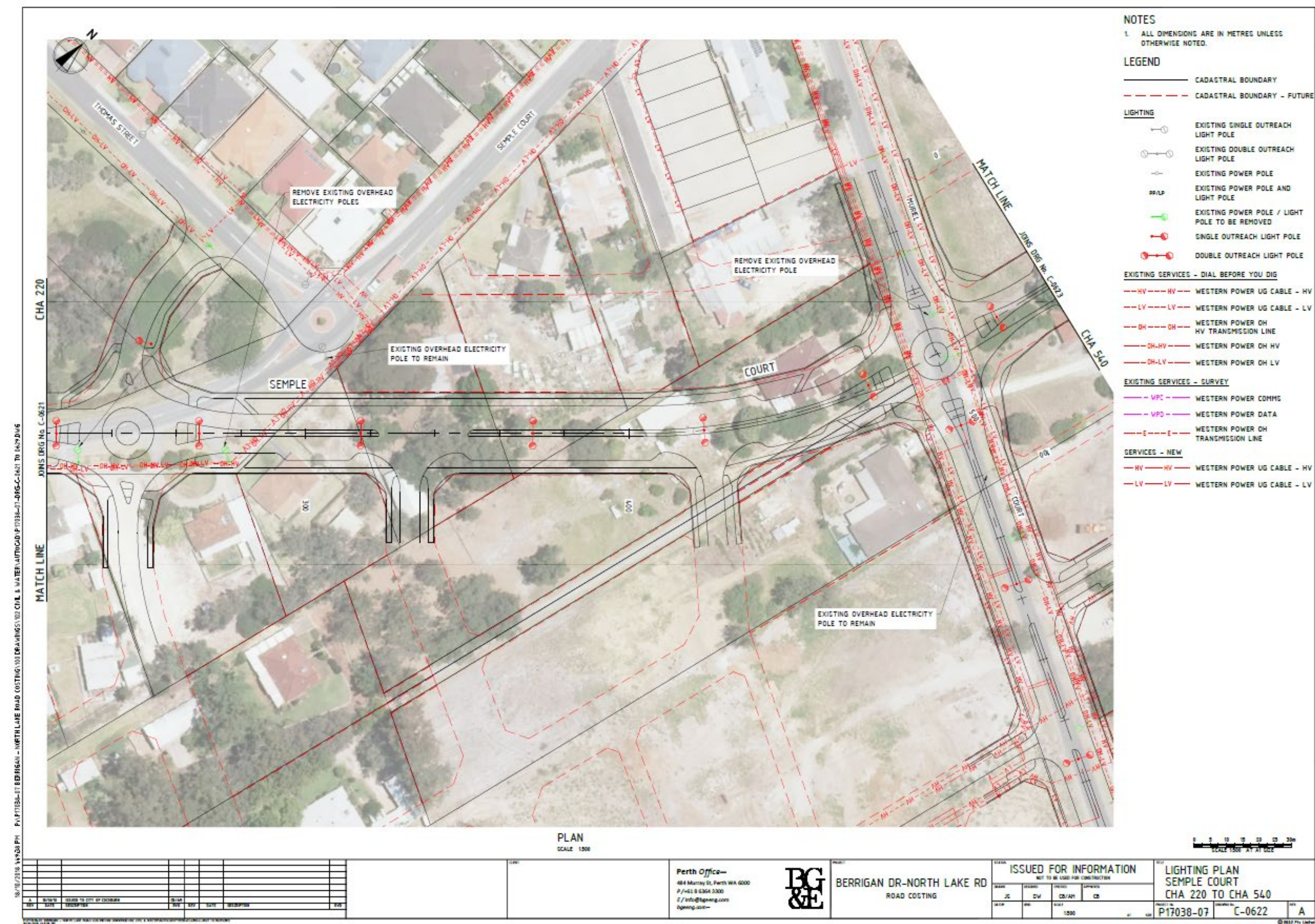


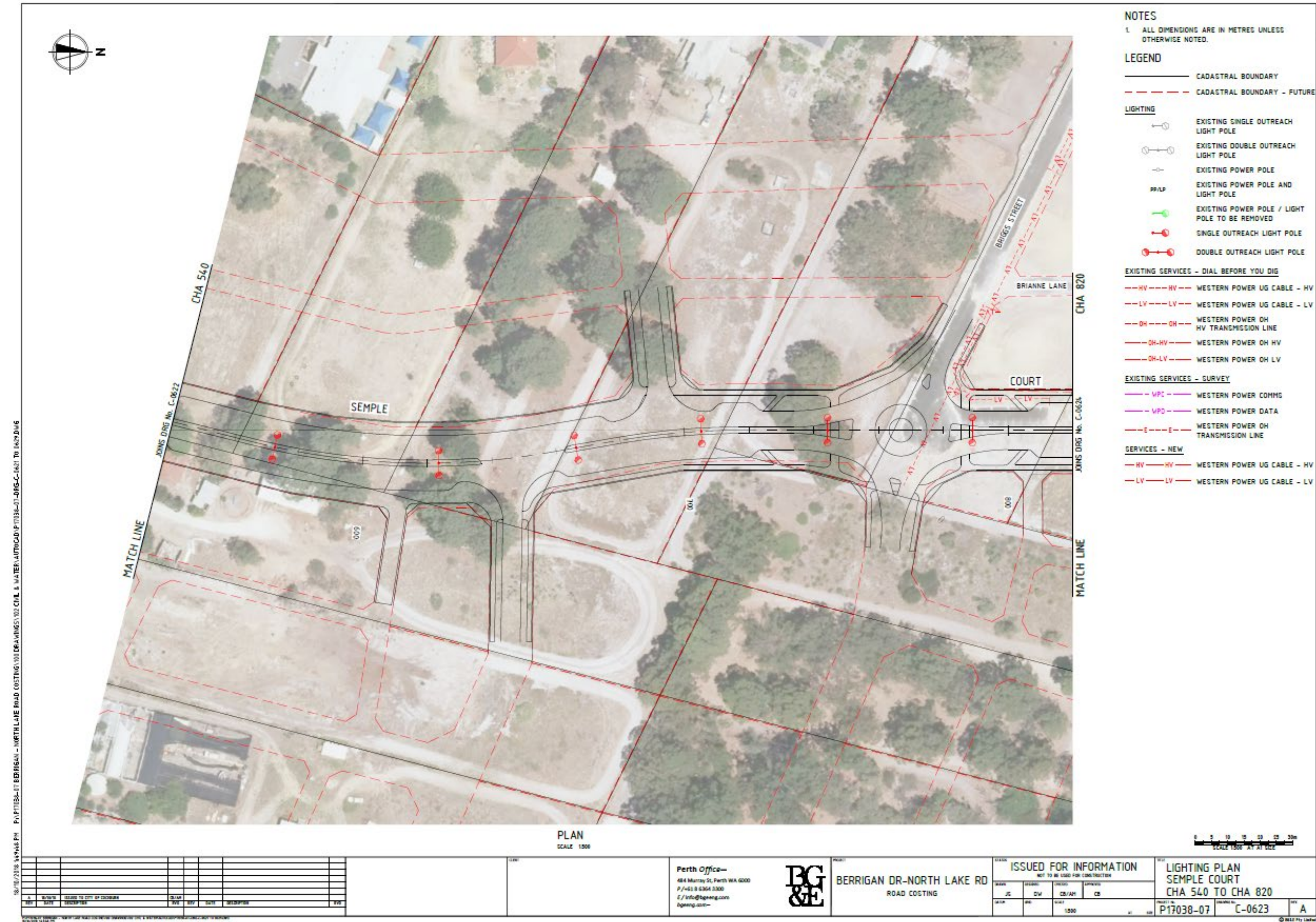


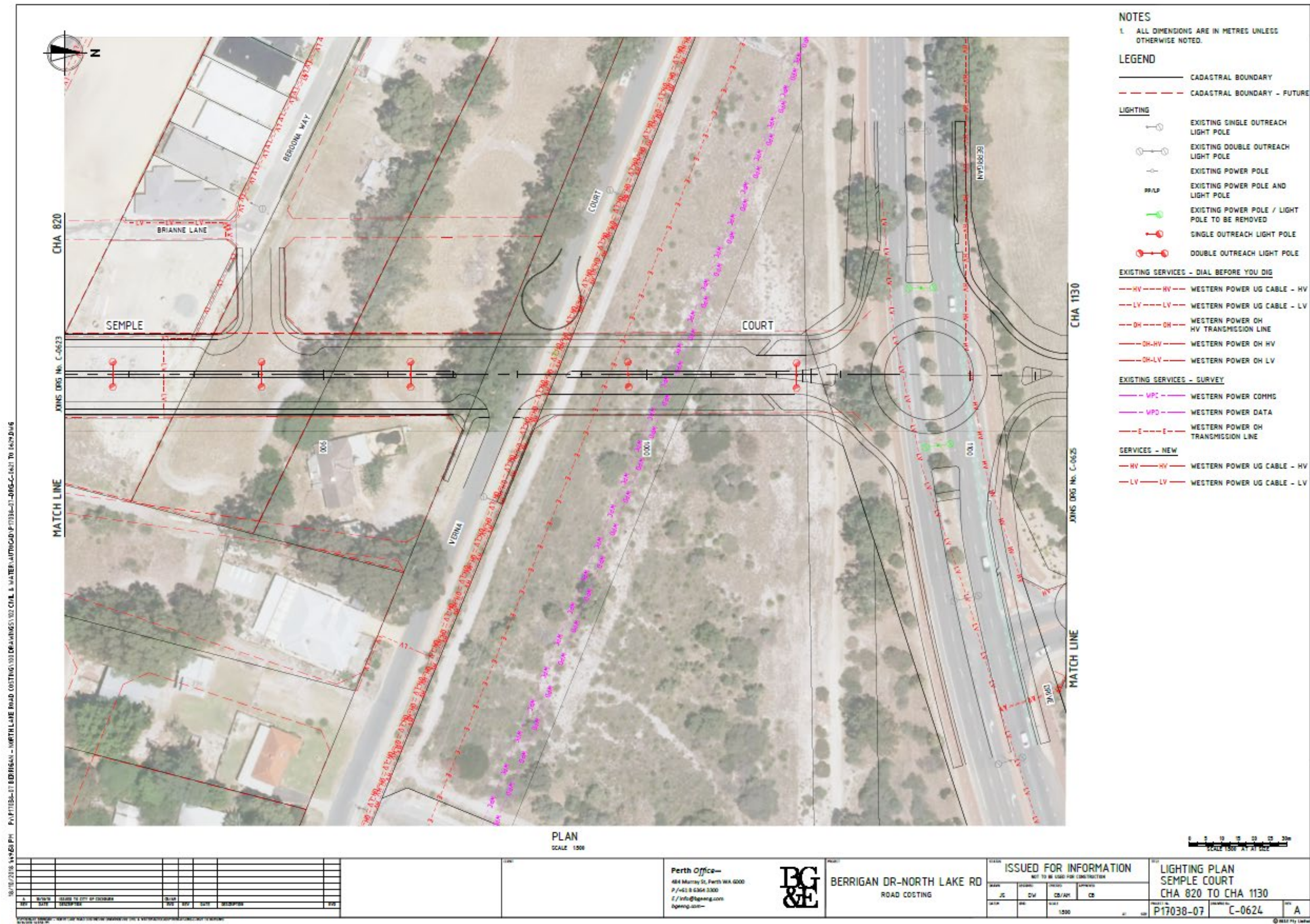




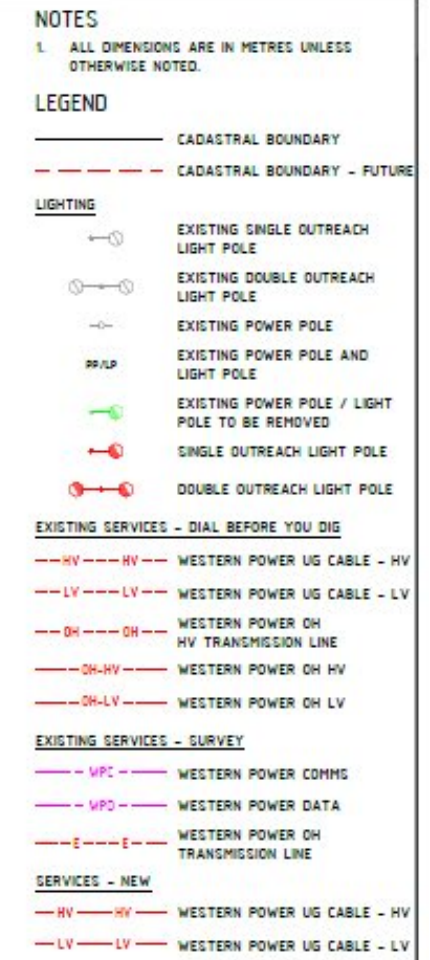


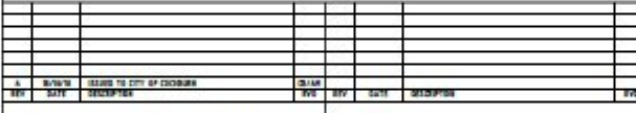








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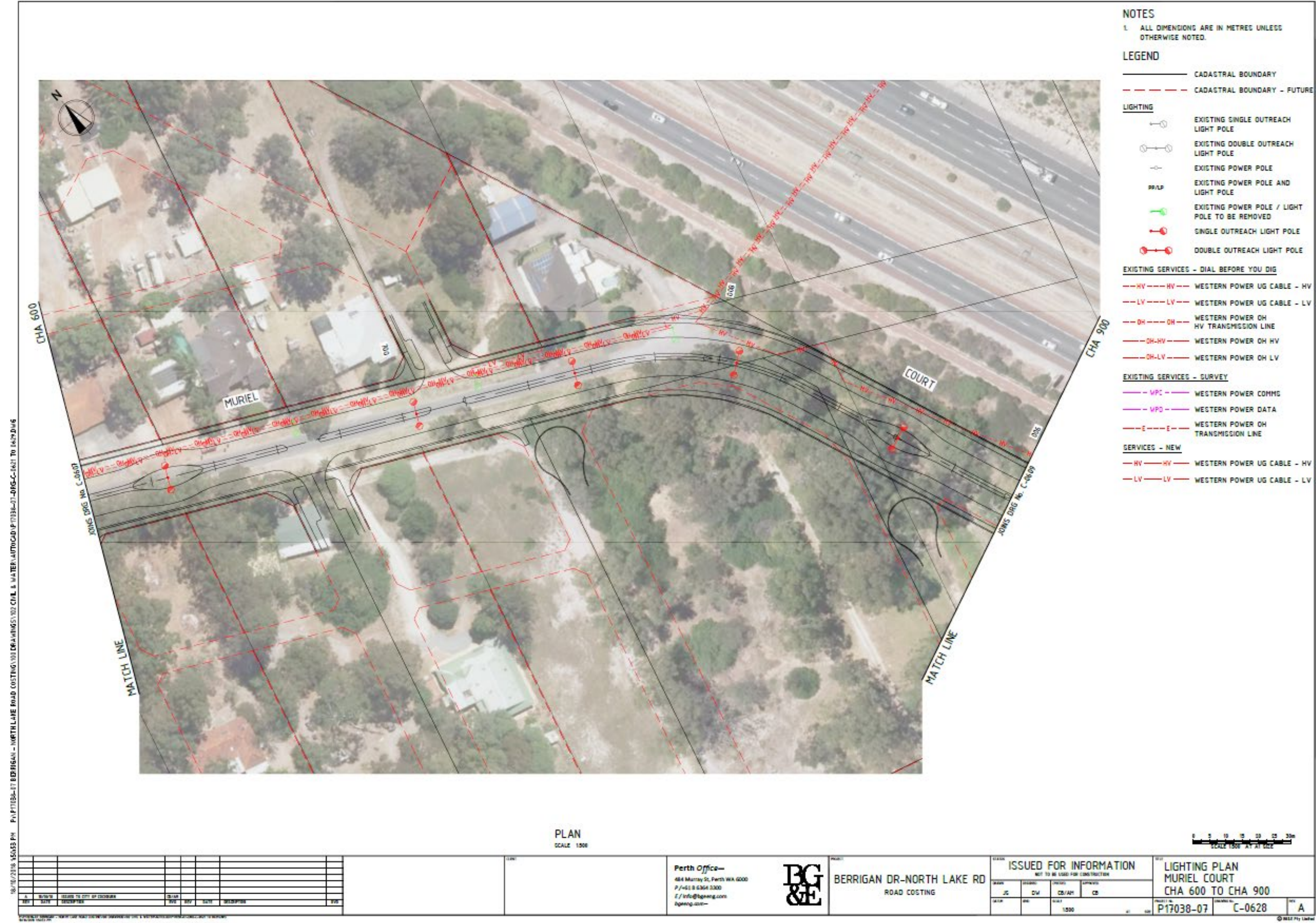


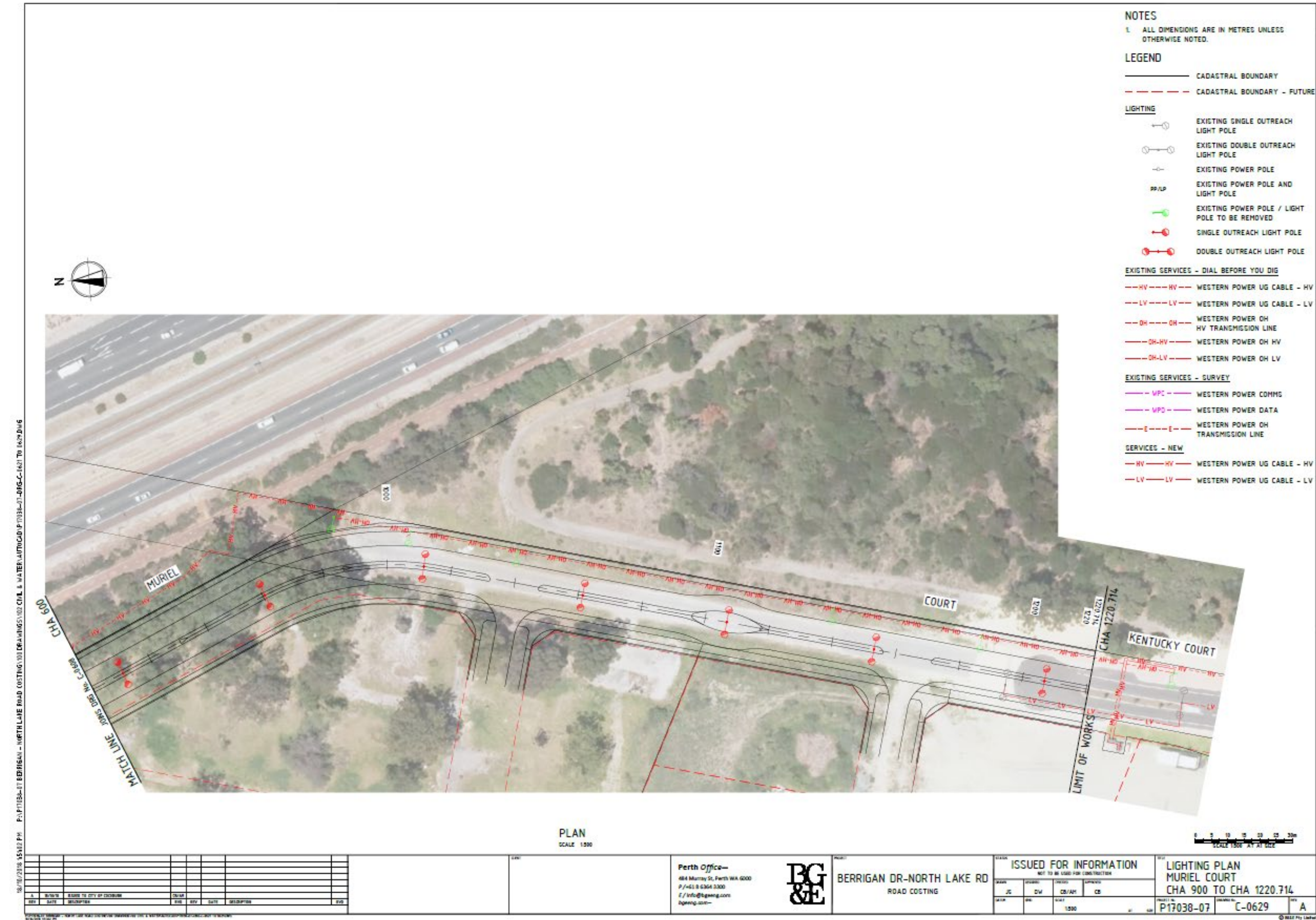
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