



Munster Development Contribution Plan 6 (DCP 6) 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.

Munster 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 6'.

Purpose

The purpose of the DCP Report is to:

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

The DCP provides for the sharing of costs associated with widening and upgrading Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster.

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

DCP 6 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the construction of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road.

The requirement to contribute under DCP 6 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 6 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 23.40% of the total cost of land and works associated with constructing Beeliar Drive (Mayor Road), between Stock Road and Cockburn Road, to be equitably distributed between all developing landowners within the DCA.

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

- Land requirements for the Other Regional Road Reservation between Stock Road and Cockburn Road as reserved in the Metropolitan Region Scheme (MRS)
- Additional land where necessary to accommodate channelisation at intersections and drainage
- Full earthworks
- Construction of a two-lane kerbed road
- Dual use path (both sides)
- Pedestrian crossings
- Lighting
- Landscaping
- Traffic management devices
- Drainage
- Servicing infrastructure relocation where necessary
- Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews, and audits

- Costs for the repayment of any loans raised by the local government for the purchase of any land for the road reserve or any of the abovementioned works.

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

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

A map detailing the location of the infrastructure in relation to the DCA is included in [Annex 1 Maps](#).

Estimated costs

The overall estimated cost of the infrastructure works is **\$11,121,856.63** (as of 16 October 2025).

A detailed summary of the cost breakdown for each infrastructure item is included in [Table 1 Summary Sheet](#) and [Annex 3 Schedule of Costs](#).

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

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

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 Design](#).

Method of calculating contribution

All landowners within DCA 6 shall make a proportional contribution of 23.4% of the cost of widening and upgrading of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster.

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

Contributions shall be calculated on a per hectare basis.

The adopted contribution rate of DCP 6 is **\$222,073.38/ha**, and has been determined as follows:

$$\text{Contribution Rate (\$/ha)} = (\text{Total DCP Cost} - \text{Reserve Balance}) / \text{Net Developable Area (41.2785 ha)}$$

Calculation of an owner's contribution will be based on area of land developed, multiplied by the applicable contribution rate for the DCP in which the land is situated, as follows:

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

A summary of the overall estimated cost is included in [Table 1 Summary Sheet](#).

Beeliar Drive Land Acquisition

An allowance of 23.40% of the total cost of acquiring land identified under the MRS for 'Other Regional Roads' as per DCP6 is **\$7,297,485.58** as calculated in accordance with the valuation rates (\$/m²) as set out in [Table 2 Beeliar Drive Land Costs](#) and in accordance with the following formula:

$$\text{Land Acquisition Cost} = \text{MRS Reserved Area} \times \text{Valuation Rate (\$/m}^2\text{)} + 10\% \text{ Solatium} \times 23.40\%$$

Beeliar Drive Construction

As part of DCP 6, and allowance of 23.40% of the total estimated cost of **\$39,975,807.65** is made for the widening and upgrading of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster.

The following formula was used to calculate the DCP6 share:

$$DCP\ 6\ Contribution = Total\ Cost\ of\ Construction \times 23.40\%$$

A summary of the cost breakdown for each infrastructure item is included in [Table 3 Beeliar Drive Construction Cost](#) and [Annex 3 Schedule of Costs](#) .

Priority and timing of delivery

The widening and upgrading of Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road, Munster, are a significant capital works project, the priority and timing for which is determined by the following:

- a) City of Cockburn Strategic Community Plan [Strategic Community Plan 2025-2035](#)
previously 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](#)

Construction works for this project are forecast to be delivered within 10 years, informed by timing of subdivision and development where practical.

Details of the proposed timing and delivery is outlined in [Annex 4 Capital Expenditure Plan \(CEP\)](#).

Note: these 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.

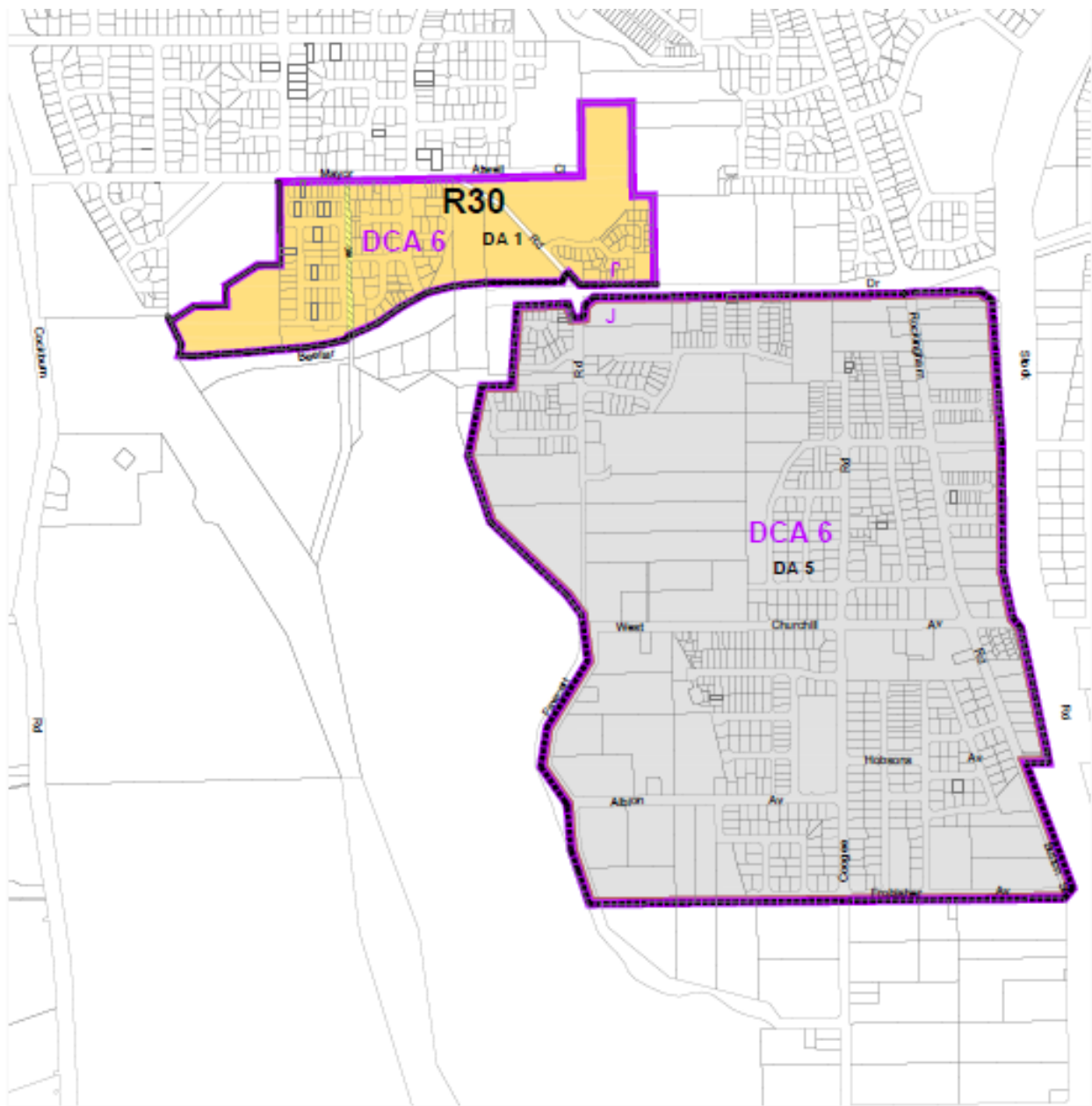
Review

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.

Annexes

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

Annex 1 – Maps



GENERAL

R20 Residential Density Codes

SPECIAL CONTROL AREAS:

DA1 Development Areas

DCA1 Development Control Areas

LOCAL RESERVES

Local Road

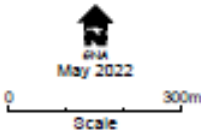
Public Purposes

DENOTED AS FOLLOWS:
WC - Water Corporation

ZONES

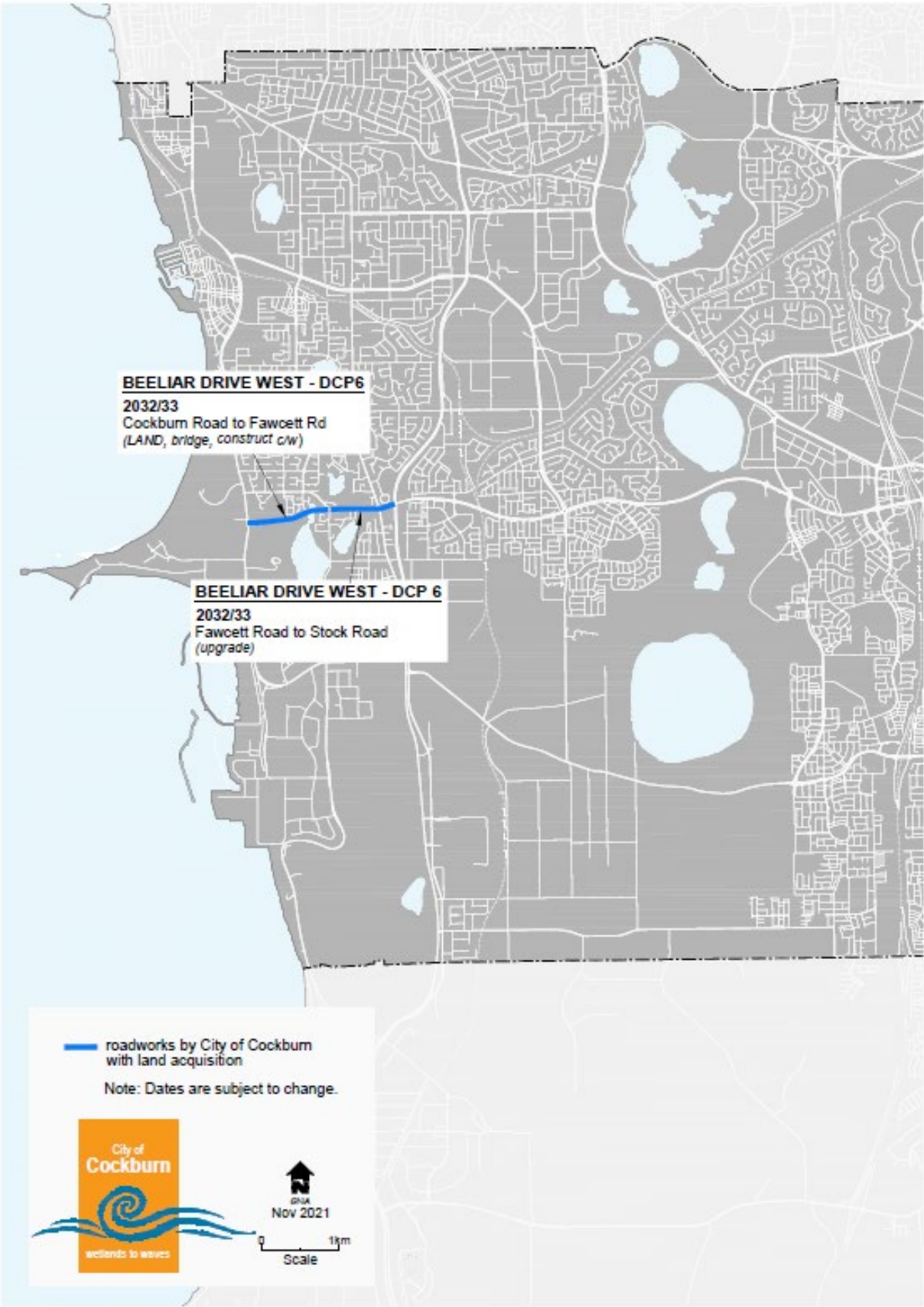
Residential

Development



Town Planning Scheme No.3
Development Contribution Area No.6
Lake Coogee

Map depicting the location of Beeliar Drive (Mayor Road) the subject of DCA6.



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Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheet

DCA6 Munster - Cost Apportionment Schedule (CAS)		
Description		
All owners of land within DCA 6 are required to make a proportional contribution to 23.4% of the total cost of widening, upgrading and constructing Beeliar Drive (Mayor Road) between Stock Road and Cockburn Road Munster.		
Land Acquisition for Beeliar Drive		
Prorata contribution of 23.4% land acquisition	Schedule 1	1,734,461.63
Construction of Beeliar Drive		
Prorata contribution of 23.4% of the total construction cost	Schedule 2	9,387,395.00
Administration Costs		
General	Schedule 3	279,585.24
Total		11,401,441.87

	Original Area*	96.8306	Total Cost	11,401,441.87
Less previous Contributions as per Schedule 4		55.5521		
Net land area		41.2785		

Less available funds \$2,234,583.89

Balance \$9,166,857.98

Contribution for the area for which contributions are yet to be made **\$222,073.38**

Table 2 Beeliar Drive Land Costs

Schedule 1 - Beeliar Drive Land Costs							
Lot address	Property #	Land area taken (m ²)	Land Value (\$/m ²)	Solatum	Market Value Land taken	Pro rata 23.40%	Actual
Mrs Reserve							
Lot 1 Cockburn Road	3317055	21621	35.00	75,670.00	832,405.00	194,782.77	
Lot 504 Mayor Road		1.3357			2,865,060.00	670,424.04	670,424.04
Pt 701 Mayor Road	3309256	2039	125.00	25,490.00	280,365.00	65,605.41	
Pt 1 Fawcett Road	3309155	634	215.00	13,630.00	149,940.00	35,085.96	
Lot 22 Mayor Rd (Formerly) Lot 22 Rockingham R	3309817	287	220.00	6,314.00	69,454.00	16,252.24	16,252.24
Lot 51 Mayor Road	3309809	161	265.00	4,270.00	46,935.00	10,982.79	
Lot 50 Mayor Road		0.0185			26,410.00	6,179.94	6,179.94
Lot 2 Mayor Road	3309055	402	250.00	10,050.00	110,550.00	25,868.70	
Lot 16 Mayor Road	3309707	148	250.00	3,700.00	40,700.00	9,523.80	
Lot 14 Mayor Road	3309027	181	250.00	4,530.00	49,780.00	11,648.52	
Lot 1000 Beeliar Drive	3309772	3144	525.00	165,060.00	1,815,660.00	424,864.44	
Lot 500 (22) Mayor Rd	3300007	26	270.00	702.00	7,722.00	1,806.95	
Lot 507 Mayor Rd	6016802	395	35.00	1,383.00	15,208.00	3,558.67	
Lot 506 Mayor Rd	6016801	67	35.00	235.00	2,580.00	603.72	
Lot 1 Mayor Road		0.0080			12,000.00	2,808.00	2,808.00
Lot 500 Mayor Road		0.2486			204,780.00	47,918.52	47,918.52
Lot 501 Mayor Road		0.3013			246,570.00	57,697.38	57,697.38
Pt 502 Mayor Road		0.3927			341,400.00	79,887.60	79,887.60
Pt 503 Mayor Road		0.3569			40,270.00	9,423.18	9,423.18
Lot 1 Mayor Road		0.0010			0.00	13,988.85	13,988.85
Lot 12 Mayor Road		0.0065			0.00	12,861.15	12,861.15
Lot 505 Mayor Road		0.0287			139,696.58	32,689.00	32,689.00
Totals		29107.6979	2,475.00		7,297,485.58	1,734,461.63	

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Table 3 Beeliar Drive Construction Cost

Schedule 2 - Beeliar Drive Construction Costs				
Description	Actual Cost	Estimated Cost	Total Cost	Prorata 23.40%
Preliminary design and estimates -GHD Consulting Engineers (2/00)				
Environmental Assessment Stage 1 - ATA Consultants	4,765.00		4,765.00	1,115.01
Environmental Assessment Stage 2 - ATA Consultants	36,500.00		36,500.00	8,541.00
Environmental PER - Ecologica		100,000.00	100,000.00	23,400.00
Estimated construction cost - GHD Consulting Engineers		39,975,807.65	39,975,807.65	9,354,338.99
		Totals	39,975,807.65	9,387,395.00

Table 4 Administration Costs

Schedule 3 - Administration Costs		
General		Total
		Cost
Traffic Assessment	Uloth & Assoc Dec 00	11,145.00
Traffic Assessment	Uloth & Assoc Feb 02	1,200.00
Engineering Costs		5,755.00
Road design and cost review	GHD Consulting Engineers Feb 02	12,525.00
Road design review	GHD Consulting Engineers Aug 02	1,500.00
Initial Valuations	Jeff Spencer and Assoc Feb 00	1,250.00
Revaluations	Mc Gees March 02	3,600.00
Revaluations	Mc Gees June 04	1,750.00
Road design and cost review	GHD Consulting Engineers June 04	3,460.00
Administration cost	City of Cockburn (03/04)	3,000.00
Audit costs	Barrett and Partners	440.00
Road design and cost review	GHD Consulting Engineers June 05	1,500.00
Revaluations	Mc Gees June 05	750.00
Administration cost	City of Cockburn (04/05)	3,000.00
Administration cost	City of Cockburn (05/06)	3,000.00
Road design and cost review	GHD Consulting Engineers June 06	2,500.00
Revaluations	Mc Gees June 06	833.33
Road design and cost review	GHD Consulting Engineers June 07	2,500.00
Revaluations	Mc Gees June 07	625.00
Administration cost	City of Cockburn (06/07)	3,000.00
Revaluations	McGees (06/08)	835.00
Road design and cost review	GHD (05/08)	2,707.50
Audit costs	Macri (04/05, 05/06, 06/07)	1,200.00
Administration cost	City of Cockburn (07/08)	3,000.00
Revaluations	McGees (06/09)	625.00
Road design and cost review	GHD (6/09)	2,700.00
Audit costs	Grant Thornton (07/08)	228.58
Administration cost	City of Cockburn (08/09)	3,120.00
Administration cost	City of Cockburn (09/10)	4,000.00
Audit costs	Grant Thornton (09/10)	229.00
Administration cost	City of Cockburn (10/11)	4,000.00
Revaluations	McGees (09/10)	733.00

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Road design and cost review	GHD (09/10)	2,970.00
Revaluations	McGees (2012)	733.00
Road design and cost review	GHD (02012)	2,970.00
Annual land revaluations	McGees (June 2013)	2,750.00
Annual review of construction costs	GHD consulting Engineers (2013)	9,078.00
Audit costs	2013	330.00
Administration	2013	5,310.00
Annual land revaluations	McGees (June 2014)	1,950.00
Annual review of construction costs	GHD consulting Engineers (2014)	5,880.00
Audit costs	2014	220.00
Admin	2014	3,807.00
Annual land revaluations	McGees	2,200.00
Annual review of construction costs	GHD consulting Engineers	5,192.00
Audit costs	2015	207.00
Administration	2015	2,433.00
Annual land revaluations	McGees	1,393.92
Annual review of construction costs	GHD consulting Engineers	4,450.00
Audit costs	2015	216.16
Administration	2015	2,517.71
Annual land revaluations	McGees (2016/17)	1,554.20
Audit costs	2016/17	375.14
Administration	2016/17	1,695.42
Audit costs	2017/18	480.91
Annual land valuations	McGees (2018/19)	1,485.00
Audit costs	2018/19	398.18
Annual review of construction costs	GHD (2018/19)	4,059.00
Administration	2018/19	1,729.32
Annual land valuations	McGees (2019/20)	1,485.00
Audit costs	2019/20	403.64
Annual review of construction costs	GHD (2019/20)	3,168.00
Administration	2019/20	1,729.32
Professional Costs	2020/21	6,093.00
Administration Costs	2020/21	1,955.29
Audit Costs	2020/21	407.27
Professional Costs	2021/22	6,271.00
Administration Costs	2021/22	1,955.29
Audit	2021/22	383.64
Professional Costs	2022/23	11,000.00
Administration Costs	2022/23	12,000.00
Audit Costs	2022/23	400.00
Professional Costs	2023/24	18,177.00
Administration Costs	2023/24	37,500.00
Audit Costs	2023/24	425.42
Professional Costs	2024/25	11,700.00
Administration Costs	2024/25	11,000.00
Audit Costs	2024/25	435.00
Totals		279,585.24

Table 5 Contribution Register

Schedule 4 - Contribution Register					
Owner	Date	Area (Ha)	Value of land vested	Contribution made	Total
Van Wees & Phillips Lot 505 Mayor Rd	Apr-03	0.4227	8,791.83		8,791.83
Zuvella Lot 14 Rockingham Rd	Apr-03	0.0874		1,817.85	1,817.85
Mastaglia Lot 121 Mayor Rd Homestead lot	Jun-04	0.1040	2,163.12		
Interest 03/04					78.03
Urban Focus -Woodman Village	Jan-05	4.4286		105,705.37	105,705.37
Swanette P/L	Jun-05	4.3251		102,459.20	102,459.20
Interest 04/05					3,596.16
Urban Focus - Packham Stage 15	Apr-06	4.9688	118,599.30		118,599.30
Interest 05/06					12,223.78
Foweljeff lot 17 Rockingham Road	Sep-06	2.0967		79,457.09	79,457.09
Oreb Lot 21 Rockingham Road	Sep-06	0.8081		30,385.22	30,385.22
Australian Landbank Lot 704 Fawcett house lot	May-07	0.1400		6,817.44	6,817.44
Australian Landbank Lot 4 Fawcett house lot	May-07	0.1371		6,676.22	6,676.22
Interest 06/07					7,194.54
VP Jakocovic Lot 12 West Churchill	Jan-08	2.1151		87,482.65	87,482.65
Interest adjustment 07/08					-849.75
Feymore Pty Ltd Lots 28 & 29 Rockingham Rd	Sep-08	0.6935		29,696.37	29,696.37
Lake Coogee Estate Mgt Fawcett Rd Stages 1&2	May-09	3.5971		183,653.54	183,653.54
Interest 08/09					2,472.79
Interest 09/10					5,567.83
Coburg Nominees - Lake Coogee Gardens Estate	Sep-09	0.8160		25,682.46	25,682.46
Coburg Nominees - Lots 2 and 104 W/Churchill	Apr-10	6.8165		220,145.68	220,145.68
Coburg Nominees (refund for overpayment)				-118,937.57	-118,937.57
Interest 10/11					8,742.21
Interest 11/12					20,637.25
Lot 1 (west) and Lot 9500 Mayor Rd, Munster	Aug-11	1.2061		42,398.74	42,398.74
Barek/Carrello & Others 74 West Churchill Ave	Jun-13	0.2246		10,560.48	10,560.48
Lot 504 Mayor Road - stage 1	Feb-13	1.8823		88,503.98	88,503.98
Interest 12/13					22,783.66
Lot 1 Mayor Road E & G Developments	Nov-13	0.7122		48,365.76	48,365.76
Lots 3 & 4 West Churchill Avenue	Dec-13	0.2380		17,603.99	17,603.99
Lot 504 Mayor Road - stage 2	Nov-13	2.3625			-495,678.51
Lots 3 & 4 West Churchill Avenue	Jan-14	1.2938		95,697.68	95,697.68
Lots 3 & 4 West Churchill Avenue	Mar-14	0.4455		32,952.01	32,952.01
Lot 25 Rockingham Road Munster	Jun-14	0.0948		7,012.01	7,012.01
Lot 18 Rockingham Road Munster	Jul-14	1.3562		100,313.18	100,313.18
68 West Churchill Avenue Munster	Jul-14	0.1212		8,964.72	8,964.72
Interest (13/14)					14,405.40
Lots 3 & 4 West Churchill Avenue (road reserve)	Nov-14	0.2196		16,243.01	16,243.01
Lot19 (599) Rockingham Road Munster	Mar-15	1.3184		106,317.12	106,317.12
Lot 24 (614) Rockingham Road Munster	May-15	0.2868		23,127.84	23,127.84
Interest (14/15)					14,627.94
Lot 116 (622) Rockingham Road	Jul-15	0.2752		22,192.41	22,192.41
Lot 6 West Churchill Avenue	Sep-15	0.2484		20,311.65	20,311.65
600 Rockingham Road Munster	Oct-15	0.3812		31,170.70	31,170.70
107 Hobsons Avenue Munster	Feb-16	1.1761		96,169.63	96,169.63

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602 Rockingham Road Munster	Apr-16	0.3536		28,913.85	28,913.85
Lot 802 Mayor Road Munster	Jun-16	1.2231		100,012.76	100,012.76
587 Rockingham Road Munster	Jun-16	0.9500		77,681.44	77,681.44
Interest 15/16					19,543.55
81 Mayor Road Munster	Aug-16	0.1790		14,837.00	14,837.00
612 Rockingham Road Munster	Nov-16	0.3015		24,990.82	24,990.82
Interest 16/17					25,027.78
Lot 9010 (22) Fawcett Road Munster	Jul-17	0.0646		5,538.11	5,538.11
Lot 9010 Fawcett Road Munster (Stage 2)	Oct-17	0.7327		62,813.84	62,813.84
Lot 52 Mayor Road Munster (POS)	May-18	0.4256		26,241.86	26,241.86
Lot 52 Mayor Road Munster (Stage 2) - DP413272	May-19	0.5814		70,854.72	70,854.72
Interest 2017/18					25,245.21
Lot 35 (590) Rockingham Road Munster	Mar-20	0.8890		110,112.21	110,112.21
Lot 812 (8) Fawcett Road Munster - DP419345	Jul-20	1.5396		190,695.86	190,695.86
Interest 2018/19					27,493.95
Interest 2019/20					16,080.92
Lot 9001 Mayor Road Lake Coogee - DP413302	Aug-21	0.5940		72,177.44	72,177.44
Lot 6 (630) Rockingham Road - SP84284	Nov-21	0.2245		34,198.82	34,198.82
Interest 2020/21					12,170.33
Lot 2 (7) Fawcett Road Lake Coogee	Oct-22	1.0117		154,115.57	154,115.57
Lot 5 (626) Rockingham Road Lake Coogee	Jan-23	0.2346		42,469.04	42,469.04
Interest 2021/22					5,939.41
Lot 3 (642) Rockingham Road Lake Coogee	Sep-23	0.2170		41,572.42	41,572.42
Lot 22 (176) Mayor Road Lake Coogee - DP427830	May-24	0.1599	16,252.23	14,381.09	14,381.09
Interest 2022/23					43,061.27
Lot 32 (596) Rockingham Road Lake Coogee	Oct-24	0.4707		90,175.75	90,175.75
Interest 2023/24					71,575.81
Total		55.5521	145,806.48	2,690,729.03	\$2,680,059.72

Annex 3 – Schedule of Costs

999 Hay Street, Level 10 Perth,
Western Australia 6000
Australia
www.ghd.com



Our ref: 12674278

25 August 2025

**Riekie Long
City of Cockburn
9 Coleville Crescent
Spearwood WA 6163**

DCP6 – Beeliar Drive Extension High-level Cost Indication Review 2025/26

Dear Riekie,

GHD is pleased to submit this high-level development cost estimate services and documentation for DCP6 – Beeliar Drive Extension, updated for FY 2025/26.

This high-level cost estimate has been prepared by GHD for City of Cockburn (the City) and may only be used and relied on by the City for the purpose agreed between GHD and the City. GHD otherwise disclaims responsibility to any person other than the City arising in connection with this high-level cost estimate. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The opinions, conclusions and any recommendations in this high-level cost estimate are based on conditions encountered and information reviewed at the date of preparation of the cost estimate. GHD has no responsibility or obligation to update this cost estimate to account for events or changes occurring subsequent to the date that the cost estimate was prepared.

GHD has prepared this cost estimate based on information provided by the City and others who provided information to GHD, which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the cost estimate that were caused by errors or omissions in that information.

We look forward to working with the City again on other projects. Should you have any queries regarding this cost estimate please do not hesitate to contact us.

Munster Development Contribution Plan 6 (DCP 6) Report

Regards,



Louise Johnson
Project Manager

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 The Power of Commitment

GHD Pty Ltd | ABN 39 008 488 373

Attachment 1

**Beeliar Drive Extension Cost Indication
August 2025**

BEEILIAR DRIVE EXTENSION**COST INDICATION - August 2025****SUMMARY**

SCHEDULE No. 1 - GENERAL ITEMS		\$4,773,681.22
SCHEDULE No. 2 - ROADWORKS		
SERIES 300 - EARTHWORKS	\$3,068,694.39	
SERIES 400 - DRAINAGE	\$2,044,403.82	
SERIES 500 - PAVEMENT & SURFACING	\$2,106,305.54	
SERIES 600 - TRAFFIC FACILITIES	\$217,213.38	
SERIES 700 - ELECTRICAL & LIGHTING	\$867,761.80	
SERIES 900 - MISCELLANEOUS	\$668,584.70	\$8,972,963.63
SCHEDULE No. 3 - PROVISIONAL SUMS		\$1,231,433.56
BILL No. 1 - BRIDGE OVER WETLANDS		
SERIES 800 BRIDGES & MAJOR STRUCTURES		\$14,708,333.05
TOTAL CONSTRUCTION COSTS - EXCL CONTINGENCY		<u>\$29,686,411.45</u>
CONTNGENCY ROADWORKS (15% approx.)		\$1,615,180.17
CONTNGENCY BRIDGE (20% approx.)		<u>\$3,537,422.02</u>
TOTAL CONSTRUCTION COSTS - INCL CONTINGENCY		<u>\$34,839,013.64</u>
PROFESSIONAL FEES ETC.		
ROADWORKS DESIGN & CONTRACT ADMINISTRATION (10%)		\$1,076,786.78
BRIDGE DESIGN & CONTRACT AMINISTRATION (20%)		\$3,537,422.02
COUNCIL SUPERVISION FEES (1.5%)		\$522,585.20
GST EXCLUSIVE TOTAL ESTIMATED COST		<u>\$39,975,807.65</u>
ESTIMATED GST PAYABLE (10%)		\$3,997,580.76
TOTAL ESTIMATED DEVELOPMENT COST (incl GST)		<u>\$43,973,388.41</u>

SCHEDULE No. 1 - GENERAL ITEMS

Item	Description	Unit	Qty	Rate	Amount
	<u>CONDITIONS OF CONTRACT</u>				
GCC	GENERAL CONDITIONS OF CONTRACT				
GCC.01	Insurances in accordance with the General Conditions of Contract	Item	1	\$282,305.54	\$282,305.54
GCC.02	Contractor's superintendence during the execution of the Works	Item	1	\$2,079,002.15	\$2,079,002.15
GCC.03	All charges, costs and obligations relating to the General Conditions of Contract not provided for elsewhere	Item	1	\$83,370.00	\$83,370.00
	<u>SPECIAL CONDITIONS OF CONTRACT</u>				
SCC.01	All charges, costs and obligations relating to the Special Conditions of Contract not provided for elsewhere	Item	1	\$86,940.00	\$86,940.00
	<u>SERIES 100 - GENERAL REQUIREMENTS</u>				
101.00	DESCRIPTION OF WORKS				
101.01	Provision of access for others to undertake works	Item	1		\$0.00
101.02	Contractors programs	Item	1	\$63,385.72	\$63,385.72
101.03	Project works sign	No.	2	\$3,031.88	\$6,063.75
	102 SURVEY INFORMATION				
102.01	Survey information, control and setting out of the works	Item	1	\$380,279.81	\$380,279.81
	103 SITE FACILITIES				
	<u>Contractors Site Facilities</u>				
103.01	Provision of Contractor's site facilities	Item	1	\$77,809.20	\$77,809.20
103.02	Maintenance of Contractor's site facilities	Item	1	\$122,976.00	\$122,976.00
103.03	Removal of Contractor's site facilities	Item	1	\$37,909.20	\$37,909.20
	<u>Contractor's Plant</u>				
103.04	Mobilisation and demobilisation of Contractor's plant	Item	1		\$0.00
	<u>Superintendent's Site Facilities</u>				
103.05	Provision of the Superintendent site facilities	Item	1	\$2,533.65	\$2,533.65
103.06	Maintenance of the Superintendent site facilities	Item	1		\$0.00
103.07	Removal of the Superintendent site facilities	Item	1	\$3,597.30	\$3,597.30
	<u>Superintendent's Living Facilities</u>				
103.08	Provision of the Superintendent living facilities	Item	1		\$0.00
103.09	Maintenance of the Superintendent living facilities	Item	1		\$0.00
103.10	Removal of the Superintendent living facilities	Item	1		\$0.00
103.11	Superintendent's meals	M/day			\$0.00
	<u>Superintendent's Vehicles</u>				
103.12	Provision of Superintendent's 4x4 dual cab utility vehicle	No.	1	\$0.00	\$0.00
	104 ENTRY TO LAND				
104.01	Entry to land	Item	1		\$0.00

	106 UTILITIES AND SERVICES				
106.01	Liaison, programming, location and protection of utilities and services	Item	1	\$28,940.63	\$28,940.63
106.02	Relocation of utilities and services	Item	1		\$0.00
	107 CONTRACT SPECIFIC REQUIREMENTS - WORKING IN THE RAILWAY RESERVE				
107.01	Establishment, implementation and audit of an approved railway safety management plan and additional railway safety sub plans as required.	Item	1		\$0.00
107.02	Complying with railway regulations including having accredited Protection Officers on site as required during the works.	Item	1		\$0.00
107.03	Operations within the railway reserve.	Item	1		\$0.00
	<u>SERIES 200 - MANAGEMENT REQUIREMENTS</u>				
	202 - TRAFFIC				
202.01	Traffic management	Item	1	\$2,893.80	\$2,893.80
202.02	Traffic control devices	Item	1	\$71,107.31	\$71,107.31
202.03	Traffic controllers	Item	1	\$1,340,436.04	\$1,340,436.04
202.04	Construction, maintenance and removal of sidetracks, access tracks, temporary driving surfaces and temporary pedestrian accesses	Item	1	\$0.00	\$0.00
202.05	Maintenance of existing roads	Item	1	\$0.00	\$0.00
	203 - OCCUPATIONAL SAFETY AND HEALTH				
203.01	Occupational safety and health including safety and health plans and safety and health audits	Item	1	\$92,554.88	\$92,554.88
	204 - ENVIRONMENTAL MANAGEMENT				
204.01	Construction Environmental Management Plan	Item	1	\$11,576.25	\$11,576.25
	To Summary				<u>\$4,773,681.22</u>

SCHEDULE No. 2 - ROADWORKS

MAIN ROADS
Western Australia

Roadworks

Item	Description	Unit	Qty	Rate	Amount
<u>SERIES 300 - EARTHWORKS</u>					
301 - VEGETATION CLEARING AND DEMOLITION					
301.01	Vegetation clearing	ha	4.3	\$17,339.64	\$74,560.44
301.02	Topsoil removal	ha	3.9	\$14,672.00	\$57,220.80
302 - EARTHWORKS					
<u>REMOVAL OF REDUNDANT ITEMS</u>					
302.01	Removal of redundant pavement including seal	m²	8,500	\$34.68	\$294,819.17
<u>EMBANKMENT CONSTRUCTION</u>					
302.02	Allowance for earthworks (based on area of surfacing)	m²	24,800	\$47.11	\$1,168,405.59
<u>SUBGRADE</u>					
302.03	Subgrade	m²	27,800	\$7.83	\$217,808.77
302.04	Subgrade to principal shared path	m²	3,400	\$8.71	\$29,598.31
303 - MATERIAL AND WATER SOURCES					
<u>WATER SUPPLIES</u>					
303.01	Water supplies	Item	1	\$ 808,657.50	\$ 808,657.50
304 - LANDSCAPING AND REVEGETATION / REVEGETATION / REHABILITATION OF DISTURBED AREAS					
<u>TOPSOILING</u>					
304.01	Respread topsoil	ha	1.4	\$12,198.72	\$17,078.21
<u>OTHER REVEGETATION AND LANDSCAPING</u>					
304.02	Allowance for Landscaping	m²	13,650	\$29.34	\$400,545.60
To Summary					\$3,068,694.39

MAIN ROADS
Western Australia

Roadworks

Item	Description	Unit	Qty	Rate	Amount
<u>SERIES 400 - DRAINAGE</u>					
404 - CULVERTS					
404.01	Allowance for stormwater drains & culverts (based on area of surfacing)	m²	24,800	\$66.74	\$1,655,207.01
406 - ROCK PROTECTION					
406.01	Grouted rock protection to embankments	m²	500	\$279.87	\$139,934.20
407 - KERBING					
407.01	Kerbs type SM1	m	7,000	\$35.61	\$249,262.61
To Summary					\$2,044,403.82

Item	Description	Unit	Qty	Rate	Amount
<u>SERIES 500 - PAVEMENT & SURFACING</u>					
501 - PAVEMENTS					
<u>SUBBASE</u>					
501.01	175mm thick gravel subbase	m²	23,570	\$19.77	\$465,875.88
501.02	225mm thick gravel subbase	m²	4,250	\$27.72	\$117,821.66
<u>BASECOURSE</u>					
501.03	75mm thick gravel basecourse	m²	23,570	\$13.09	\$308,544.69
501.04	100mm thick gravel basecourse	m²	4,250	\$15.24	\$64,772.30
<u>PRINCIPAL SHARED PATH</u>					
501.05	150mm thick gravel basecourse	m²	3,400	\$18.48	\$62,838.22
504 - ASPHALT WEARING COURSE					
<u>ROADWORKS</u>					
504.01	Tack coat	m²	23,600	\$1.17	\$27,700.74
504.02	30mm thick dense graded asphalt	m²	15,500	\$35.54	\$550,801.55
504.03	40mm thick dense graded asphalt	m²	3,000	\$37.00	\$111,008.35
504.04	30mm thick dense graded coloured asphalt	m²	4,470	\$42.87	\$191,635.98
504.05	40mm thick dense graded coloured asphalt	m²	630	\$44.34	\$27,933.43
<u>BRIDGEWORKS</u>					
504.06	Tack coat	m²	1,200	\$1.17	\$1,408.51
504.07	50mm dense graded asphalt on bridge deck	m²	1,200	\$38.47	\$46,163.98
<u>PRINCIPAL SHARED PATHS</u>					
504.08	Tack coat	m²	3,400	\$1.17	\$3,990.78
504.09	25mm Thick dense graded coloured asphalt	m²	3,400	\$37.00	\$125,809.47
To Summary					\$2,106,305.54
<u>SERIES 600 - TRAFFIC FACILITIES</u>					
601 - SIGNS					
601.01	Allowance for signage (based on area of surfacing)	m²	24,800	\$5.84	\$144,886.00
604 - PAVEMENT MARKING					
604.01	Allowance for pavement markings (based on area of surfacing)	m²	24,800	\$2.92	\$72,327.38
To Summary					\$217,213.38

MAIN ROADS
Western Australia

Roadworks

Item	Description	Unit	Qty	Rate	Amount
<u>SERIES 700 - ELECTRICAL & LIGHTING</u>					
701 - ROADWAY LIGHTING					
<u>LIGHTING POLES</u>					
701.01	Concrete base for single outreach arm pole	No.	10	\$1,531.76	\$15,317.57
701.02	Concrete base for twin outreach arm pole	No.	35	\$1,731.30	\$60,595.36
701.03	Galvanised steel light pole complete with single outreach arm	No.	10	\$3,557.67	\$35,576.67
701.04	Galvanised steel light pole complete with twin outreach arms	No.	35	\$4,132.99	\$144,654.48
701.05	Roadway lighting luminaire fixed to lighting pole outreach arm	No.	80	\$1,767.95	\$141,435.73
<u>CONDUITS, CABLING AND PITS</u>					
<u>Conduits</u>					
701.06	80mm Diameter heavy duty PVC conduit in trench	m	1,936	\$29.45	\$57,008.82
<u>Cabling</u>					
701.07	? Core ?mm diameter cabling to lighting poles	m	2,386	\$16.33	\$38,963.23
701.08	Connection to consumer mains	Item	1	\$11,004.00	\$11,004.00
<u>Pits</u>					
701.09	Cable pit type ?	No.	19	\$572.21	\$11,077.95
712 - TRAFFIC SIGNALS					
712.01	Allowance for traffic signals - Stock Road / Beeliar Drive	Item	1	\$352,128.00	\$352,128.00
To Summary					\$867,761.80

MAIN ROADS
Western Australia

Roadworks

Item	Description	Unit	Qty	Rate	Amount
<u>SERIES 900 - MISCELLANEOUS</u>					
901 - CONCRETE - GENERAL WORKS					
901.01	100mm Thick concrete medians etc.	m²	5,750	\$116.28	\$668,584.70
To Summary					\$668,584.70
					\$8,972,963.63

SCHEDULE No. 3 - PROVISIONAL SUMS

MAIN ROADS

Western Australia

Provisional Sums

Item	Description	Unit	Qty	Rate	Amount
<u>PROVISIONAL SUMS</u>					
SERVICES					
PS.01	Allow the Provisional Sum of \$95,000.00 (Ninty Five Thousand Dollars) for the relocation of 800m of existing phone line	P.S.	1	\$109,105.38	\$109,105.38
PS.02	Allow the Provisional Sum of \$90,000.00 (Ninty Thousand Dollars) for the relocation of 800m of existing water main	P.S.	1	\$104,588.64	\$104,588.64
PS.03	Allow the Provisional Sum of \$215,000.00 (Two Hundred and Fifteen Thousand Dollars) for the relocation of 200m of existing 600mm dia presured sewer main	P.S.	1	\$277,659.52	\$277,659.52
PS.04	Allow the Provisional Sum of \$365,000.00 (Three Hundred and Sixty Five Thousand Dollars) for the relocation of 200m of existing 900mm dia presured sewer main	P.S.	1	\$467,495.87	\$467,495.87
PS.05	Allow the Provisional Sum of \$50,000.00 (Fifty Thousand Dollars) for the removal of existing power poles on north side of Beeliar Drive	P.S.	1	\$56,788.05	\$56,788.05
PS.06	Allow the Provisional Sum of \$50,000.00 (Fifty Thousand Dollars) for the possible upgrade of lighting at Stock Road	P.S.	1	\$58,296.10	\$58,296.10
PS.07	Allow the Provisional Sum of \$35,000.00 (Thirty Five Thousand Dollars) for ATCO engineer to supervise works within vacinity of gas lime	P.S.	1	\$37,500.00	\$37,500.00
PS.08	Allow the Provisional Sum of \$45,000.00 (Forty Five Thousand Dollars) for the relocation of 4 bus stops	P.S.	1	\$60,000.00	\$60,000.00
PS.09	Allow the Provisional Sum of \$45,000.00 (Forty Five Thousand Dollars) for the possibility of 2 new bus stops around Hamilton road	P.S.	1	\$60,000.00	\$60,000.00
To Summary					<u>\$1,231,433.56</u>

BILL No. 1 - BRIDGE OVER WETLANDS

MAIN ROADS
Western Australia

Bridge

Item	Description	Unit	Qty	Rate	Amount
SERIES 800 - BRIDGES AND MAJOR STRUCTURES					
801 - EXCAVATION AND BACKFILL FOR STRUCTURES					
<u>STRUCTURAL EXCAVATION</u>					
<u>Abutments And Approach Slabs</u>					
801.01	Abutment footing excavation not exceeding ? m deep commencing at existing ground level	m3	300	\$99.09	\$29,728.35
<u>Piers</u>					
801.02	Pier footing excavation not exceeding ? m deep commencing at existing ground level	m3	900	\$99.09	\$89,185.06
<u>EMBANKMENT CONSTRUCTION</u>					
801.03	Preparation, levelling and trimming embankment construction to receive wingwall footing	m2	50	\$19.27	\$963.55
812 - BORED PILES					
<u>GENERAL</u>					
812.01	Mobilisation and demobilisation of piling plant	Item	1	\$78,600.00	\$78,600.00
<u>ABUTMENTS AND APPROACH SLABS</u>					
812.02	Supply 600 diameter steel pile casings and deliver to site including unloading, storing and fabricating complete (In 28 No. piles)	m	560.00	\$681.82	\$381,820.61
812.03	Extra over previous item for the additional cost of providing and installing pile shoe to the base of all piles	No	28	\$327.50	\$9,170.00
812.04	Preparation, handling & pitching of 600 diameter steel pile casings	No	28		INCL
812.05	Install 600 diameter steel pile casings	m	560	\$81.59	\$45,690.96
812.06	Excavate within pile casings and remove to spoil, including all necessary dewatering and cleaning out prior to pouring of concrete complete	m3	159	\$811.36	\$129,006.49
812.07	Excavate below pile casings to form rock socket and remove to spoil, including all necessary dewatering and cleaning out prior to pouring of concrete complete	m3	40	\$811.36	\$32,454.46
812.08	Bars in abutment piles	t	29.85	\$3,876.34	\$115,708.82
812.09	Concrete class ?? In-fill to 600 Diameter pile casings	m3	159	\$460.70	\$73,251.43
812.10	Concrete class ?? in rock socket below steel pile casing poured against ground	m3	40	\$460.70	\$18,428.03
812.11	Cutting off top of 600 diameter pile and preparing head for bonding into structure	No.	28		INCL

MAIN ROADS

MAIN ROADS Western Australia

Bridge

Item	Description	Unit	Qty	Rate	Amount
812.12	Pile load testing	No	2	\$11,004.00	\$22,008.00
ABUTMENTS AND APPROACH SLABS					
812.13	Supply 600 diameter steel pile casings and deliver to site including unloading, storing and fabricating complete (In 70 No. piles)	m	1,400.00	\$681.82	\$954,551.52
812.14	Extra over previous item for the additional cost of providing and installing pile shoe to the base of all piles	No	70	\$327.50	\$22,925.00
812.15	Preparation, handling & pitching of 600 diameter steel pile casings	No	70		INCL
812.16	Install 600 diameter steel pile casings	m	1,400	\$81.59	\$114,227.39
812.17	Excavate within pile casings and remove to spoil, including all necessary dewatering and cleaning out prior to pouring of concrete complete	m3	396	\$811.36	\$321,299.19
812.18	Excavate below pile casings to form rock socket and remove to spoil, including all necessary dewatering and cleaning out prior to pouring of concrete complete	m3	99	\$811.36	\$80,324.80
812.19	Bars in abutment piles	t	74.25	\$3,876.34	\$287,818.42
812.20	Concrete class ?? In-fill to 600 Diameter pile casings	m3	396	\$460.70	\$182,437.52
812.21	Concrete class ?? in rock socket below steel pile casing poured against ground	m3	99	\$460.70	\$45,609.38
812.22	Cutting off top of 600 diameter pile and preparing head for bonding into structure	No.	70		INCL
812.23	Pile load testing	No	5	\$11,004.00	\$55,020.00
819 - FALSEWORK					
819.01	Provision and erection of falsework	Item	1	\$85,500.00	\$85,500.00
819.02	Maintenance of falsework	Item	1		incl
819.03	Removal of falsework	Item	1		incl
820 - CONCRETE FOR STRUCTURES					
ABUTMENTS AND APPROACH SLABS					
Plain Insitu Concrete Class ?					
820.01	50 Blinding layer under abutment footing (In ? m2)	m3	5	\$1,062.99	\$5,314.93
820.02	50 Blinding layer under abutment capbeam (In 38 m2)	m3	2	\$1,062.99	\$2,125.97
820.03	50 Blinding layer under wingwall (In 60 m2)	m3	3	\$1,062.99	\$3,188.96

MAIN ROADS

MAIN ROADS Western Australia

Bridge

Item	Description	Unit	Qty	Rate	Amount
820.04	50 Blinding layer under approach slab (In 192 m2)	m3	10	\$1,062.99	\$10,629.86
	<u>Reinforced Insitu Concrete Class ?</u>				
820.05	Abutment footing	m3	100	\$1,174.49	\$117,449.36
820.06	Abutment column	m3	11	\$1,174.49	\$12,919.43
820.07	Abutment capbeam	m3	23	\$1,174.49	\$27,013.35
820.08	Wingwall	m3	33	\$1,174.49	\$38,758.29
820.09	Approach slab	m3	48	\$1,174.49	\$56,375.89
820.10	Dual use path	m3	4	\$1,110.30	\$4,441.21
	<u>PIERS</u>				
	<u>Plain Insitu Concrete Class ?</u>				
820.11	50 Blinding layer under pier footing (In 300 m2)	m3	15	\$1,062.99	\$15,944.80
	<u>Reinforced Insitu Concrete Class ?</u>				
820.12	Pier footing	m3	450	\$1,174.49	\$528,522.12
820.13	Pier column	m3	47	\$1,174.49	\$55,201.20
	<u>DECK</u>				
	<u>Reinforced Insitu Concrete Class ?</u>				
820.14	Deck slab, diaphragms and beams	m3	530	\$1,174.49	\$622,481.61
820.15	Dual use path	m3	45	\$1,110.30	\$49,963.66
	821 - FORMWORK				
	<u>ABUTMENTS AND APPROACH SLABS</u>				
	<u>Formwork Class ?</u>				
821.01	Sides of abutment footing	m2	90	\$317.12	\$28,541.23
821.02	Sides of abutment column, curved on plan	m2	57	\$317.12	\$18,076.11
821.03	Sides of abutment capbeam	m2	49	\$317.12	\$15,539.12
821.04	Sides of wingwall	m2	124	\$317.12	\$39,323.48
821.05	Sides of approach slab	m2	25	\$317.12	\$7,928.12
	<u>PIERS</u>				
	<u>Formwork Class ?</u>				
821.06	Sides of pier footing	m2	345	\$317.12	\$109,408.06
821.07	Sides of pier column, curved on plan	m2	248	\$317.12	\$78,646.95
	<u>DECK</u>				
	<u>Formwork Class ?</u>				
821.08	Sides of deck slab and upstand	m2	104	\$317.12	\$32,980.98
821.09	Sides and soffit of diaphragm	m2	181	\$317.12	\$57,399.59

Item	Description	Unit	Qty	Rate	Amount
821.10	Sides of kerb/edge beam	m2	48	\$317.12	\$15,221.99
821.11	<u>Permanent Steel Formwork</u> ? Bondek to soffit of deck slab	m2	612	\$339.13	\$207,549.27
822 - STEEL REINFORCEMENT					
<u>ABUTMENTS AND APPROACH SLABS</u>					
<u>Reinforcing Bars</u>					
822.01	Bars in abutment footing	t	15.00	\$4,002.60	\$60,039.05
822.02	Bars in abutment column	t	1.65	\$4,002.60	\$6,604.30
822.03	Bars in abutment capbeam	t	4.60	\$4,002.60	\$18,411.97
822.04	Bars in wingwall	t	4.95	\$4,002.60	\$19,812.89
822.05	Bars in approach slab	t	7.20	\$4,002.60	\$28,818.74
<u>PIERS</u>					
<u>Reinforcing Bars</u>					
822.06	Bars in pier footing	t	67.50	\$4,002.60	\$270,175.71
822.07	Bars in pier column	t	7.05	\$4,002.60	\$28,218.35
<u>DECK</u>					
<u>Reinforcing Bars</u>					
822.08	Bars in deck slab, diaphragms and beams	t	108.00	\$4,002.60	\$424,275.93
<u>Reinforcing Fabric</u>					
822.09	? Fabric in dual use path	m2	300	\$19.81	\$5,942.16
828 - PRECAST CONCRETE MEMBERS					
<u>Precast Prestressed Concrete "Tee Roff" Beams</u>					
828.01	20m Long "Tee Roff" beam	No.	36	\$179,198.57	\$6,451,148.45
<u>Precast Concrete Parapet Panels</u>					
829.01	Parapet panel type ?, ? long	m	260	\$1,310.00	\$340,600.00
603 - SAFETY BARRIER SYSTEMS FOR STRUCTURES					
<u>BARRIER</u>					
603.01	3 rail RHS traffic barrier system for structure	m	310	\$2,104.39	\$652,360.75
833 - BALUSTRADES AND HANDRAILS					
<u>BALUSTRADES</u>					
833.01	Galvanised and painted balustrade (complete system)	m	130	\$774.68	\$100,708.61
860 - BRIDGE BEARINGS					
<u>BRIDGE BEARINGS</u>					

Item	Description	Unit	Qty	Rate	Amount
860.01	? Diameter x ? elastomeric laminated rubber bearing including galvanised ? O.D. x ? CHS socket cast into concrete, ? diameter galvanised dowel ? long, dry pack mortars, forming horizontal recess, etc.	No.	72	\$4,939.30	\$355,629.79
	APPROACH SLAB BEARINGS				
860.02	Approach slab bearing comprising ? x ? x ? polyethylene sheet (HDPE), ? x ? x ? rubber bearing pad, galvanised dowel cap cast into approach slab and ? diameter galvanised dowel ? long cast into deck slab all as Drawing ?	m	39	\$6,200.16	\$241,806.42
	870 - COMPRESSION JOINT SEAL				
870.01	? Compression seal including galvanised expansion joint edging with anchor straps cast into concrete and galvanised cover plates all as Drawing ? (In ? No. expansion joints)	m	39	\$1,632.88	\$63,682.15
	875 - WATERPROOF MEMBRANE				
	ABUTMENTS AND APPROACH SLABS				
875.01	Waterproof membrane to approach slabs	m2	192	\$107.98	\$20,732.79
	DECK				
875.02	Waterproof membrane to deck slab	m2	2,298	\$107.98	\$248,145.62
	908 - ANTI-GRAFFITI - BRIDGES/MAJOR STRUCTURES				
	ABUTMENTS AND APPROACH SLABS				
908.01	Anti-graffiti coating to exposed surfaces of abutment wall and wingwalls	m2	56	\$38.30	\$2,145.05
	407 - KERBING				
407.01	? x ? Overall precast concrete kerb laid on deck slab including mortar bed and all necessary insitu infill	m	500	\$39.30	\$19,650.00
	MISCELLANEOUS				
M.01	Allowance for miscellaneous expansion joints and conduits	Item	1	\$32,750.00	\$32,750.00
	To Summary				\$14,708,333.05

SCHEDULE OF PRICES
FOR
BEELIAR DRIVE EXTENSION

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	Current Rates
	GENERAL CONDITIONS OF CONTRACT				
GCC.01	Insurances in accordance with the General Conditions of Contract	Item	1	\$ 282,305.54	\$282,305.54
GCC.02	Contractor's superintendence during the execution of the Works	Item	1	\$ 2,078,002.16	\$2,078,002.16
	Construction Manager	weekly	36.50	\$ 279,695.85	
	Project Engineer	weekly	146.00	\$ 836,558.10	
	Supervisor	weekly	146.00	\$ 912,748.20	
	As Con Drawings	Item	1	\$ 50,000.00	
GCC.03	All charges, costs and obligations relating to the General Conditions of Contract not provided for elsewhere	Item	1	\$ 83,370.00	\$83,370.00
	Mobilisation of Personnel	No	60	\$ 19,467.00	
	Mobilisation of Plant	No	20	\$ 23,163.00	
	De-Mobilisation of Personnel	No	60	\$ 19,467.00	
	De-Mobilisation of Plant	No	20	\$ 21,273.00	
	SPECIAL CONDITIONS OF CONTRACT				
SOC.01	All charges, costs and obligations relating to the Special Conditions of Contract not provided for elsewhere	Item	1	\$ 88,940.00	\$88,940.00
	Testing		300	\$ 86,940.00	
	Aboriginal heritage		1	\$ -	
	SERIES 100 - GENERAL REQUIREMENTS				
	DESCRIPTION OF WORKS				
101.02	Contractors programs	Item	1	\$ 83,386.72	\$83,386.72
	Planner		10.95	\$ 63,385.72	
101.03	Project works sign	No.	2	\$ 3,031.88	\$6,063.75
	102 SURVEY INFORMATION				
102.01	Survey information, control and setting out of the works	Item	1	\$380,279.81	\$380,279.81
	103 SITE FACILITIES				
	Contractors Site Facilities				
103.01	Provision of Contractor's site facilities	Item	1	\$ 77,808.20	\$77,808.20
	Provision of Site Offices & Crib Rooms	No	8	\$ 8,509.20	
	Laydown Area	m2	1000	\$ 57,750.00	
	Site Fencing and Hoarding	m	500	\$ 11,550.00	
				\$ -	
103.02	Maintenance of Contractor's site facilities	Item	1	\$ 122,878.00	\$122,878.00
	Cleaning Offices - Peggy	weekly	73.00	\$ 118,347.60	
	Accommodation - Average 30men for Duration	nightly	0	\$ -	
	Remedials to cabins prior to handover	Item	8	\$ 4,628.40	
103.03	Removal of Contractor's site facilities	Item	1	\$ 37,808.20	\$37,808.20
	Removal of Site Offices & Crib Rooms	No	8	\$ 8,509.20	
	Remediation of Laydown area	m2	1000	\$ 29,400.00	
	Superintendent's Site Facilities				
103.06	Provision of the Superintendent site facilities	Item	1	\$ 2,633.86	\$2,633.86
	Provision of Site Offices & Crib Rooms	No	1	\$ 1,063.65	
	Handstanding to Front of Office	m2	50	\$ 1,470.00	
103.06	Maintenance of the Superintendent site facilities	Item			INCL
103.07	Removal of the Superintendent site facilities	Item	1	\$ 3,687.30	\$3,687.30
	Removal of Site Offices & Crib Rooms	No	2	\$ 2,127.30	
	Remediation of Laydown area	m2	50	\$ 1,470.00	
	Superintendent's Living Facilities				
103.08	Provision of the Superintendent living facilities	Item			\$0.00
103.09	Maintenance of the Superintendent living facilities	Item			\$0.00
103.10	Removal of the Superintendent living facilities	Item			\$0.00
103.11	Superintendent's meals	Miday			
103.12	Turbo diesel 4x4 utility vehicle	No	0	\$ 84,295.61	\$0.00
	104 ENTRY TO LAND				
104.01	Entry to land	Item			\$0.00

	106 UTILITIES AND SERVICES					
106.01	Liaison, programming, location and protection of utilities and services	item		1	\$ 28,940.63	\$28,940.63
106.02	Relocation of utilities and services	item		1	\$ -	\$0.00
	SERIES 200 - MANAGEMENT REQUIREMENTS					
	202 - TRAFFIC					
202.01	Traffic management	item		1	\$ 2,893.80	\$2,893.80
	Preparation of Traffic Management Plan	item	1	2,894	\$ 2,893.80	
202.02	Traffic control devices	item		1	\$ 71,107.31	\$71,107.31
	2 Devices/ gang (Assume 4 average for project duration)	weekly	91.25	639	\$ 58,349.81	
	Cones/barriers	No	1875	2	\$ 3,937.50	
	signage	No	50	176	\$ 8,820.00	
202.03	Traffic controllers	item		1	\$ 1,340,438.04	\$1,340,438.04
	Traffic Control Crews x 5 Man	weekly	91.25	13,561	\$ 1,237,418.44	
	Weekend Traffic Management Checks	weekly	73.00	1,411	\$ 103,017.60	
202.04	Construction, maintenance and removal of sidetracks, temporary driving surfaces and temporary pedestrian access	item		0	\$ 400,000.00	\$0.00
202.05	Maintenance of existing roads	item		0	\$ 50,000.00	\$0.00
	203 - OCCUPATIONAL SAFETY AND HEALTH					
203.01	Occupational safety and health including safety and health plans and safety and health audits	item		1	\$ 92,554.88	\$92,554.88
	204 - ENVIRONMENT					
204.01	Construction environmental management plan	item		1	\$ 11,576.25	\$11,576.25
204.02	Pre-Construction property inspections	item		1	\$ 57,881.25	\$57,881.25
1.1	CONTRACTOR'S PRELIMS				Total Carried to Summary	\$4,831,682.47

Water Supply Costs

	Water Usage	Kl		73000.0	\$ 3.31	\$241,447.50
	Dust Control - Cart Hire	weekly		73.0	\$ 7,770.00	\$567,210.00

Munster Development Contribution Plan 6 (DCP 6) Report

BEELIAR DRIVE EXTENSION

Clarifications, Assumptions and Exclusions

Item No	Description
1	Bulk Earthwork rate is based on approx 22,500m3 of cut to fill and 2,275m3 cut spoil. Quantities based on average depths of cut and fill taken from Plan and Long section provided and average road width of 20.1m
2	Drainage Rates based on information on drawings provided, allowed 6 No drainage basins, 1800m of DN300 RCP pipe, 250m of DN375 RCP pipe, 75m of DN450 RCP pipe, 1 No 7 Barrel 1.2 x 1.2 RCBC, 26 No drainage structures and 6 No Precast headwall and 1 Insitu Headwall for multi barrel culvert
3	Rates for Bridge work have been based on previous quotes received for recent MRWA project and estimate completed by MGA
4	Volume of concrete for Bridge Deck seems high at 530m3 given that area of seal is 1200m2 this would assume that average thickness of deck is approximately 0.44m
5	We have allowed additional cost associated with cabling and conduits for Street lighting Installation
6	MGA have not verified the quantities other than high level take offs for bulk earthworks and drainage
7	Back up calculations/information of Roadworks and Bridge prices included in the Rate Build Ups tab
8	Back up calculations/information of General Items prices included in the Prelims tab
9	No allowance has been made in the estimate for forward escalation
10	<p>The cost provided excludes the following items</p> <p>Removal of asbestos</p> <p>The value of Principal supplied items including searching for and stockpiling of embankment construction and pavement construction materials</p> <p>Allowances of accelerated construction periods</p> <p>Holding Costs and interest charges</p> <p>Time extension costs</p> <p>Legal fees</p> <p>Allowances for charges and costs levied by Authorities, Councils and Service Bodies</p> <p>Aboriginal heritage, cultural and native title issues</p> <p>Environmental obligations and clearances</p> <p>Geotechnical investigations</p> <p>MRWA administrative charges including corporate overheads, etc</p>
11	<p>The cost provided is based on the following assumptions detailed in the previous cost indication provided in August 2018</p> <p>The bridge over the wetlands is a 6 x 20m span bridge with "T" Roff beams</p> <p>The bridge requires piled foundations comprising 600 dia. Bored piles with 20m long steel casings and a 5m rock socket</p> <p>Roundabouts are required at the Rockingham Road and Hamilton Road intersections</p> <p>Signalised intersection required at Stock Road</p> <p>Non signalised T junction at Mayor Road</p>
12	<p>Provisional Sums</p> <p>Allowance for relocating 800m of phone line</p> <p>Allowance for relocating 800m of water main</p> <p>Allowance for relocating 200m of 600mm dia pressured sewer line</p> <p>Allowance for relocating 200m of 900mm dia pressured sewer line</p> <p>Assumed existing high voltage line to be retained in position to South side of Beeliar Drive</p> <p>Allowance for removal of existing power poles to North side of Beeliar Drive</p> <p>Allowance for possible lighting upgrade to Stock road.</p> <p>Assume gas existing pipeline will be ok and not require relocating. Allowed for Gas engineer to supervise works in the vicinity of the pipe.</p> <p>Allowance for relocating 4 existing bus stops</p> <p>Allowance for potential 2 new bus stops</p>

Annex 4 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 30/08/2025: \$2,234,583

Interest earned on DCP Reserve 2023/24: \$71,575.81

DCA6 Munster			Projected Expenditures					Source of Funds	
Infrastructure Item	Estimated Value (\$)	DCP funds expended (\$)	2028/29	2029/30	2030/31	2031/32	2032/33	DCP Share (\$) (23.40%)	Muni Share (\$) (76.60%)
Beeliar Drive Land	1,734,461	933,877					800,584	1,734,461	
Beeliar Drive Construction (Mayor Rd) <i>Stage 1 Cockburn Rd to Fawcett Rd</i> <i>Stage 2 Fawcett Rd to Stock Rd</i>	39,975,807	9,656					9,377,739	9,387,395	30,588,412
Totals	41,710,268	943,533	0	0	0		10,178,323	11,121,856	30,588,412

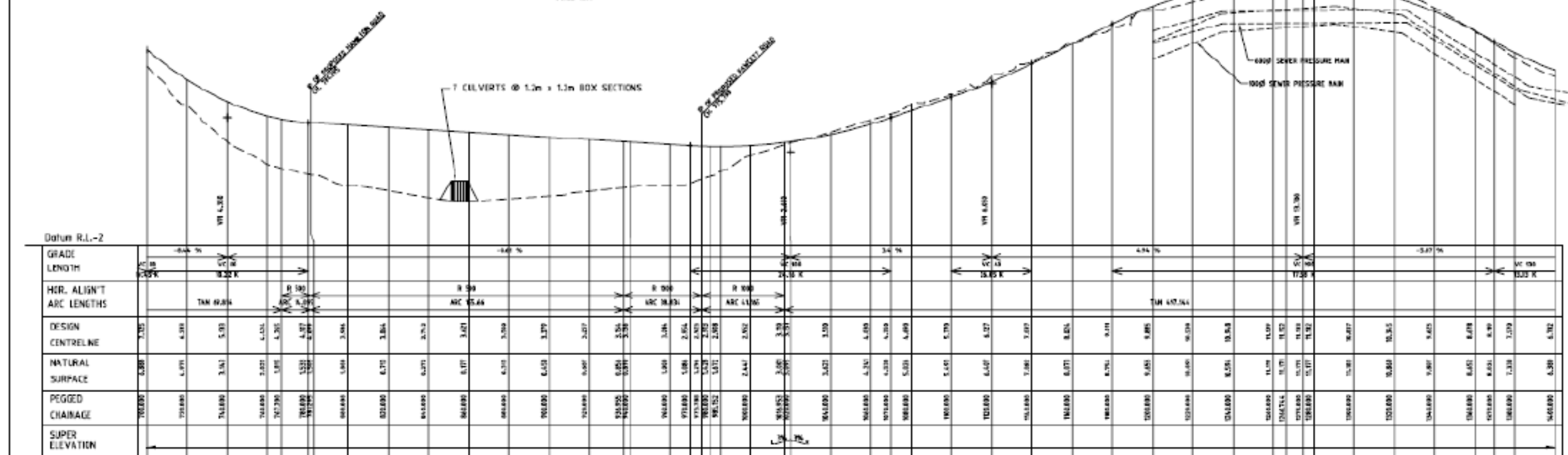
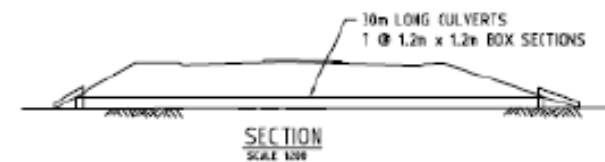
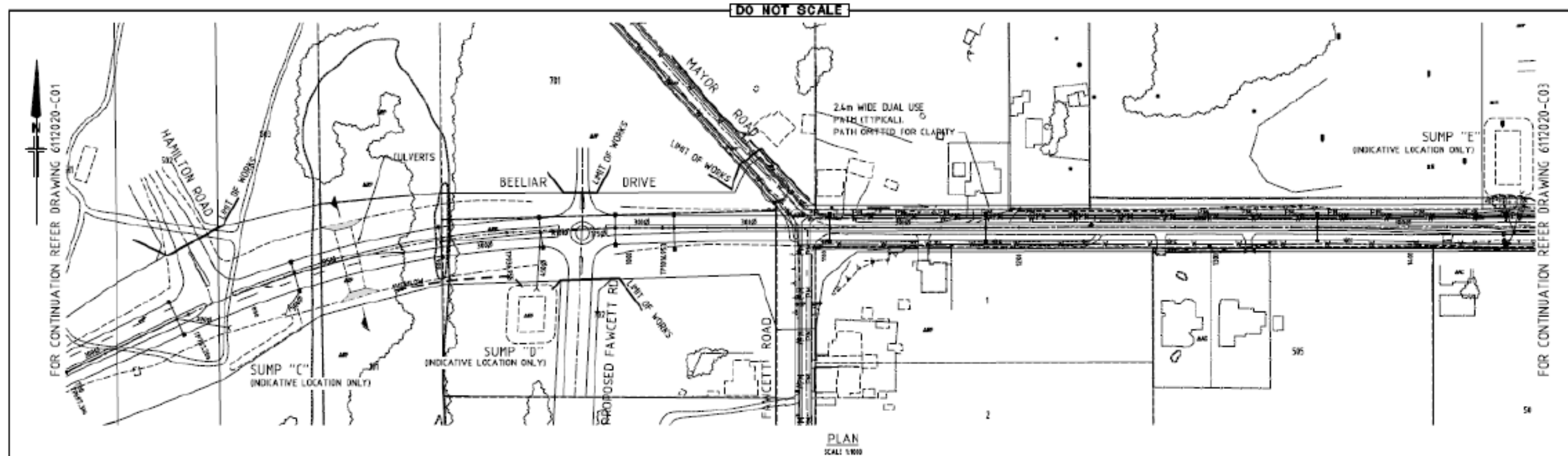
Notes:

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

Recurring Annual Payment Obligations (not included above):

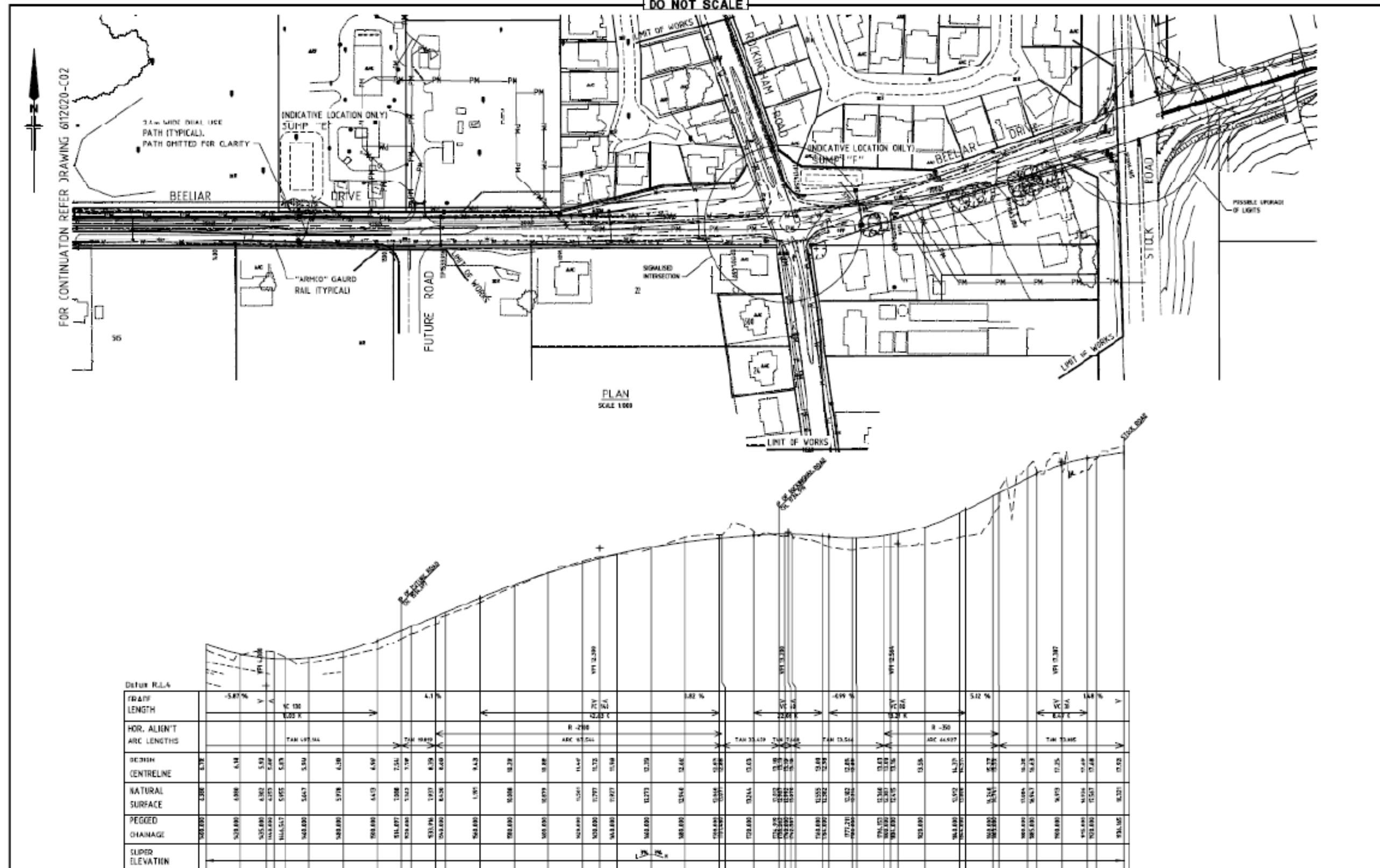
- Costs to administer cost sharing arrangements,
- Valuations and professional fees for infrastructure cost estimates
- Annual audit and administration costs.





STATUS: CONCEPT

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Revision</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR APPROVAL</td> <td>RE</td> <td>08/01</td> </tr> </tbody> </table>		No.	Revision	By	Date	1	ISSUED FOR APPROVAL	RE	08/01	<p>NOTES</p> <p>1. This document is a design and is not to be used for construction purposes. It is the responsibility of the client to ensure that the design is suitable for the intended purpose.</p> <p>2. The design is based on the information provided by the client. It is the responsibility of the client to ensure that the information is accurate and complete.</p> <p>3. The design is subject to change without notice.</p>		<p>CLIENT</p> <p>CITY OF COCKBURN BEELIAR DRIVE, MUNSTER</p> <p>PROJECT</p> <p>ROAD LAYOUT AND LONGITUDINAL SECTION SHEET 2 OF 3 (CULVERT OPTION)</p>		<p>DESIGNER</p> <p>GHD</p> <p>230 Adelaide Tce, Perth, WA 6004 Telephone (08) 9429 9886 Facsimile (08) 9429 9885 Email: perth@ghd.com.au</p> <p>DATE</p> <p>08/01</p>	
No.	Revision	By	Date												
1	ISSUED FOR APPROVAL	RE	08/01												



A LAYOUT & PROFILE AMENDED, JOB NO. REVISED, ISSUED FOR APPROVAL	
No.	Revision
1	1

Checked	Approved	Date	M/Flr

NOTE: INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING OR LAST REVISION OF DRAWING



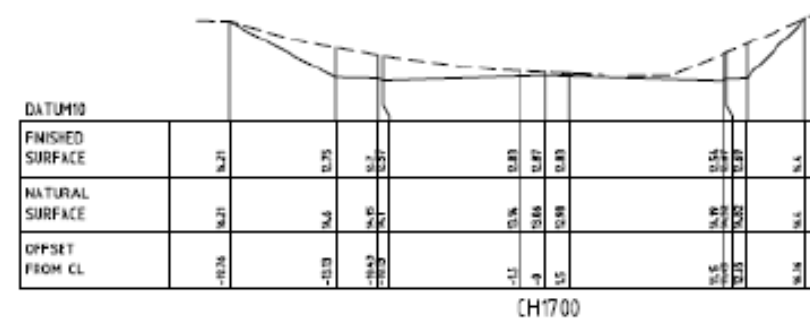
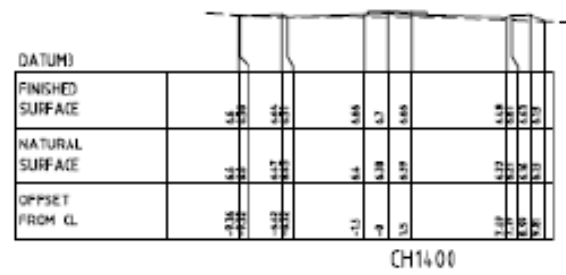
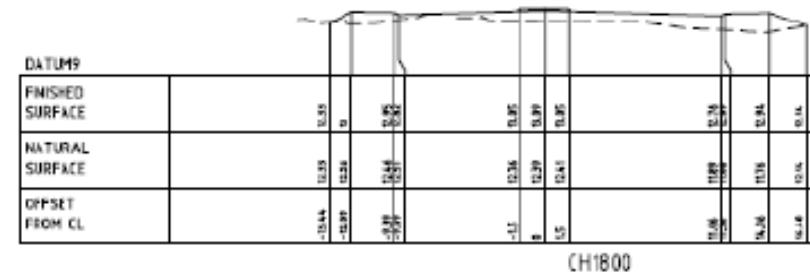
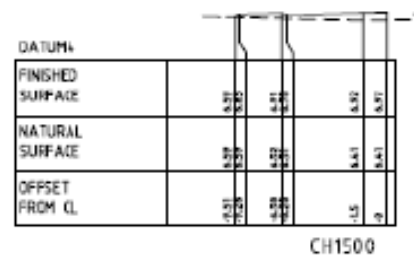
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Drawn	AS FEB 02	Checked	AS FEB 02
Design		Design	
Approved		Approved	

CITY OF COCKBURN
 BEELIAR DRIVE, MUNSTER
 ROAD LAYOUT AND LONGITUDINAL SECTION
 SHEET 3 OF 3

A1 Dwg. No. 6112020-C03

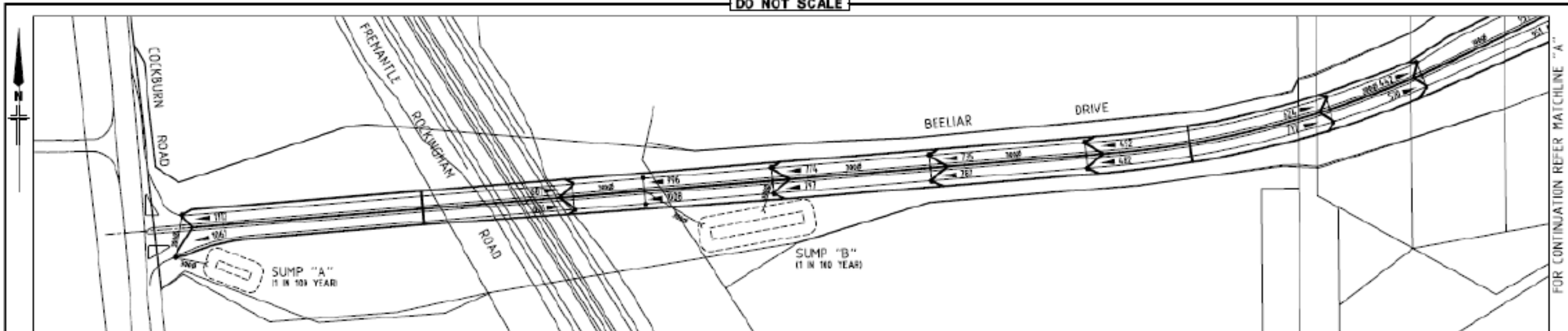
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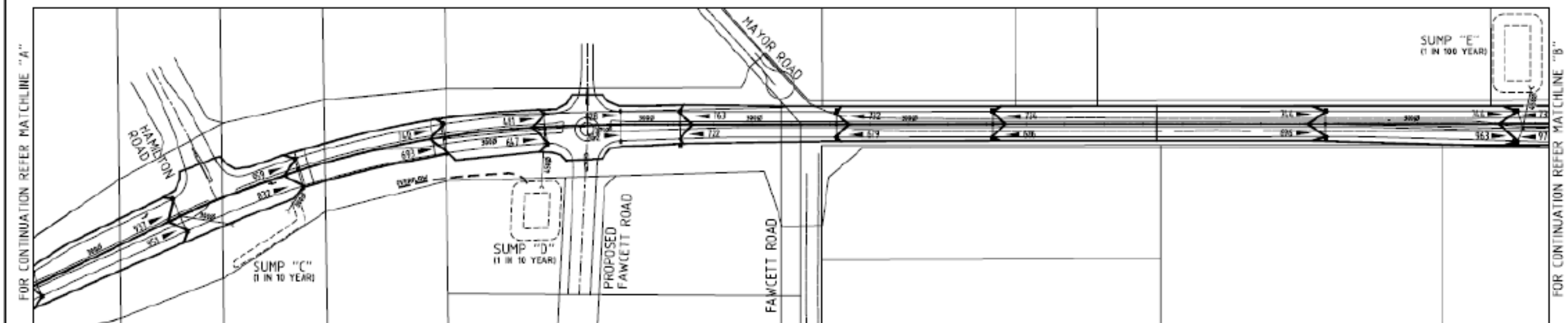
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A CROSS-SECTIONS AMENDED, JOB NO. REVISED, ISSUED FOR APPROVAL No. Revision - Review or OK do not amend by hand Checked Approved Date M/Y/YY		NOTE: INDICATES SIGNATURE ON ORIGINAL ISSUE OF DRAWING OR LAST REVISION OF DRAWING Signature File No.		GHD 230 Adelaide Tce, Perth, WA, 6006 Telephone (08) 9429 9886 Facsimile (08) 9429 9825 Email: perma@ghd.com.au GHD is a subsidiary of the GHD Group Ltd - AGL 008 486 373		Scale 0 4 8 12 1:100 Drawn: AGL PER 02 Checked: AGL PER 02 Design: AGL PER 02 Date: 21 March 2002 City of Cockburn BEELIAR DRIVE, MUNSTER ROAD CROSS-SECTIONS SHEET 2 OF 2 Drg. No. 6112020-C05 Rev. A	
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DO NOT SCALE



FOR CONTINUATION REFER MATCHLINE "A"



FOR CONTINUATION REFER MATCHLINE "B"



SUMP CRITERIA (SUMP "A")
 STORAGE REQUIRED (10YR) = 14m³
 STORAGE VOLUME = 10m³
 SIDE SLOPE = 1 IN 5
 SUMP TOP 30m x 10m x 10m - UNFENCED

SUMP CRITERIA (SUMP "B")
 STORAGE REQUIRED (10YR) = 10m³
 STORAGE VOLUME = 10m³
 SIDE SLOPE = 1 IN 5
 SUMP TOP 30m x 10m x 10m - UNFENCED

SUMP CRITERIA (SUMP "C")
 STORAGE REQUIRED (10YR) = 10m³
 STORAGE VOLUME = 10m³
 SIDE SLOPE = 1 IN 5
 SUMP TOP 30m x 10m x 10m - UNFENCED

SUMP CRITERIA (SUMP "D")
 STORAGE REQUIRED (10YR) = 10m³
 STORAGE VOLUME = 10m³
 SIDE SLOPE = 1 IN 5
 SUMP TOP 30m x 10m x 10m - UNFENCED

SUMP CRITERIA (SUMP "E")
 STORAGE REQUIRED (10YR) = 10m³
 STORAGE VOLUME = 10m³
 SIDE SLOPE = 1 IN 5
 SUMP TOP 30m x 10m x 10m - UNFENCED

SUMP CRITERIA (SUMP "F")
 STORAGE REQUIRED (10YR) = 10m³
 STORAGE VOLUME = 10m³
 SIDE SLOPE = 1 IN 5
 SUMP TOP 30m x 10m x 10m - UNFENCED

NOTE
 LOCATION AND ORIENTATION OF ALL
 DRAINAGE SUMPS IS INDICATIVE ONLY

LEGEND

PROPOSED DRAINAGE
 CATCHMENT BOUNDARY
 1:1 CATCHMENT AREA (PERVIOUS #?)

STATUS: CONCEPT

No.	Revision	Issued on	By	Checked	Approved	Date	M/T/Yr
1	ISSUED FOR APPROVAL						

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1	ISSUED FOR APPROVAL						

CITY OF COCKBURN
 BEELLAR DRIVE, MUNSTER
 DRAINAGE CATCHMENT PLAN

Drawn: A1
 Dwg. No.: 6112020-C07
 Rev: A

41/0020/CAD/412020C07.DWG 25 March 2001 - 02:28 PM

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