



Cockburn Coast Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report 2024/25

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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.

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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 14'.

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 33 (Cockburn Coast) and is subject of the following Cockburn Coast Structure Plans:

- a) [Cockburn Coast District structure plan 2009](#)
- b) Robb Jetty Local Structure Plan [Part 1](#)
- c) Emplacement Local Structure Plan [Part 1](#)

Period of the plan

19 years commencing 17 March 2015 to 30 June 2034.

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

Operation of DCP

DCP 14 has been prepared in accordance with the provisions of the City of Cockburn Town Planning Scheme No. 3 (TPS 3) and State Planning Policy 3.6 - Infrastructure Contributions (SPP 3.6). It came into effect upon the gazettal of Amendment 94 to TPS 3 on 17 March 2015.

DCP 14 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the cost of common infrastructure works within Cockburn Coast Structure Plan Areas.

The requirement to contribute under DCP 14 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 14 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 the delivery of key infrastructure identified in the Cockburn Coast Structure Plan Area, to be equitably distributed between developing landowners within the DCA.

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

Road and Service Infrastructure (including land):

Cockburn Road

Upgrade of Cockburn Road (Between Rollinson Road and McTaggart Cove) including the following:

- Land required for Cockburn Road widening (between Rollinson Road and McTaggart Cove)
- Construction of the signalised intersection, traffic management devices and drainage infrastructure associated with the proposed Robb Jetty Main Street
- Relocation of service infrastructure because of the intersection construction
- Provision of a pedestrian foot path and landscaping along Cockburn Road (between Rollinson Road and McTaggart Cove)

Main Street

Provision of a Main Street between Cockburn Road intersection and Robb Road as follows:

- Acquisition of 6m of land for the full length of the Main Street (over and above land requirement for a local road)
- Over and above construction requirements (granite paving or similar, landscaping, lighting, street furniture)
- Construction of an at-grade rail crossing including vehicle and pedestrian signalisation associated with the new Robb Road intersection
- Fencing (of a sufficient length to deter unsafe pedestrian crossing)

Bus Rapid Transit Route

Provision of a north-south spine road required to service the project area with Bus Rapid Transit (BRT) infrastructure.

Upgrade of a section of Rollinson Road and construction of north-south spine road for future BRT service:

- Acquisition of Lots 18 Garston Way and 0.5m of land the full length of the route (over and above land requirement for a local road)
- Over and above construction requirements including stations (raised platform stops), IT, roadway (priority lane or queue jumper), landscaping and street furniture

Rollinson Road Pedestrian Signals (Rail)

Upgrade of the Rollinson Road pedestrian crossing to provide safe east-west pedestrian access across the railway.

Provision of an upgraded pedestrian crossing comprising:

- Pedestrian signals
- Fencing (of a sufficient length to deter unsafe pedestrian crossing)
- Pavement

Public Realm and Environmental Improvements

Land for Public Open Space

Acquisition of land required for public open space (POS) within the Robb Jetty Precinct and Emplacement Precinct.

The Robb Jetty and Emplacement Precinct Local Structure Plans allocate at least 10% of the gross subdividable land area for POS.

The area to be acquired (excluding existing reserves) is as follows:

- 28,582m² of public open space within the Robb Jetty Precinct
- 18,936m² of public open space within the Emplacement Precinct

This area includes land for:

- active and passive recreation,
- dual purpose POS and drainage
- drainage

Contamination and remediation measures are not included in this DCP.

Public Open Space Improvements

Enhancement of Public Open Space to service the needs of existing and future residents within the Robb Jetty Precinct and Emplacement Precinct.

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To construct Local Parks, Neighbourhood Parks, and a District Park in accordance with the Robb Jetty Precinct and Emplacement Precinct local structure plans within the project area as follows:

- Local Parks (LP1 to LP9)
- Neighbourhood Parks (NP1 to NP8)
- District Park (DP1)

Contamination and remediation measures are not included in this DCP.

Main Street “Local” Community Building

Provision of a local community building near the Robb Jetty Main Street to service the needs of the project area.

The new Community Building is to be located next to the public open space and commercial core of the Cockburn Coast. The building and outside areas will provide 2,000m² of community use over ground/upper floors on a 1,000m² site.

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 to fund 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 DCP are included in [Annex 1 – Maps](#).

Estimated costs

The DCP overall estimated cost of land and infrastructure works is **\$56,875,233** (as of 21 October 2024).

A detailed summary of the cost breakdown for each infrastructure item is included in [Table 2 Summary Sheet](#) and [Annex 4 – Schedule of Costs](#).

Cost estimates have been based on the best information available to the city at the time from similar projects (where an Order of Probable Costs from a Quantity Surveyor or a recently tendered cost is available) or from a specific Quantity Surveyor’s assessment or

tender.

As provided for in the DCP, the 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.

Method of calculating contribution

All landowners within DCP 14 shall contribute to land and infrastructure works required as part of the development of the Robb Jetty and Emplacement Precinct Development Contribution Areas (except for the Mixed Business Zone).

The area which benefits from the infrastructure items can be seen in [DCA14 Scheme Map](#)

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

Cost Apportionment for the Mixed Business Zone

Owners of land within the Mixed Business zone are not required to contribute towards:

- the cost of land for public open space
- public open space construction
- or local community facilities

All owners are required to contribute towards the costs of upgrading all DCP roads, service infrastructure and DCP administration costs.

Cost contributions for the owners of land in the Mixed Business zone shall be based on the proportion that the land the subject of the contribution bears to the total area of land within the DCA for which the cost contributions have yet to be made unless otherwise specified.

Contributions shall be calculated on a per meter square basis in accordance with the Cost Apportionment Schedule.

Notwithstanding DCP 14, applications for continuance or extension of existing non-conforming uses will be exempt from development contributions towards this DCP.

Development Potential and Cost Apportionment Calculation for all other Zones and R-Codes

A landowner's contribution will be calculated based on the proportion of potential dwellings that can be constructed on the land the subject of the contribution bears to the total number of potential dwellings within the DCA.

The calculation incorporates the 'potential dwelling' methodology in the Development Contribution Plan and the 'contribution summary per landholding' methodology in the Cost Apportionment Schedule.

Zoned/R-Code	Method for calculating the potential dwellings
District Centre R-ACO (R160 equivalent)	1x equivalent dwellings per 62.5m ² of net land area
Mixed Use (R100 equivalent)	1x equivalent dwellings per 100m ² of net land area
R40	1x dwellings per 220m ² of net land area
R80	1x dwellings per 125m ² of net land area
R100	1x dwellings per 100m ² of net land area
R160	1x dwellings per 62.5m ² of net land area

Notwithstanding Clause 5.3.13 of the TPS 3, applications for continuance or extension of existing non-conforming uses will be exempt from development contributions.

The Cockburn Coast: Robb Jetty Precinct and Emplacement Precincts development provisions under 'Development Area 33' of TPS 3 require all subdivision and development to achieve at least 85% 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 14 is **\$15,368.80** per potential lot or dwelling, and has been determined as follows:

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$$\text{Contribution Rate (\$/potential dwelling)} = (\text{Total DCP Cost} - \text{Contributions Received}) / \text{Remaining Potential Dwellings (85\% yield)}$$

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 Examples:

Lot 65 (13) Rollinson Road North Coogee

Characteristics: Development of site identified by the LSP with Public Open Space and Varying Zonings and R-Codes		
Developable Area		
Gross Area	17,308m ²	
POS Provided*	4,093m ²	
Local Roads	1,632m ²	
DCP Roads	185m ²	
Net Area	11,399m ²	
Minimum Development Potential @ 85%		
Mixed Use: R100 @ 85%	2,780m ² / 100m ² x 0.85	23.63
R100 @ 85%	8,619m ² / 100m ² x 0.85	73.26
Total Yield		96.89
Cost Contributions		
Contribution 96.89 dwellings @ \$15,368.80 per unit		\$1,489,083.03*
POS offset: 4,093m ²		\$2,431,242*

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DCP roads offset: 185m ²	\$128,304*
Total contribution	\$1,070,462 In Credit**
*Example only – all cost estimates based on October 2024	
**Owners that are in credit will be refunded by the DCP in the order the credits were received and as funds become available.	

Lot 69 (43) Rollinson Road

Characteristics: Development of site identified by the LSP with no Public Open Space and R160 density coding		
Developable Area		
Gross Area	14,996m ²	
POS Provided*	0m ²	
Local Roads	0m ²	
DCP Roads	0m ²	
Net Area	14,996m ²	
Minimum Development Potential @ 85%		
Mixed Use: R160 @ 85%	14,996m ² / 62.5m ² x 0.85	204
Total Yield		204
Cost Contributions		
Contribution 204 dwellings @ \$15,368.80 per unit		\$3,135,235.20*
POS offset:		\$0
DCP roads offset:		\$0
Total contribution		\$3,135,235.20
*Example only – all cost estimates based on October 2024.		

Land Acquisitions

The DCP 14 land requirements identified within the Cockburn Coast Structure Plan area is **\$22,119,922**, as calculated in accordance with the valuation rates (\$/m²) as set out in [Table 6 Emplacement Crescent](#) and [Table 5 Robb Jetty Land Valuations](#) in accordance with the following formula:

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

Road and Service Infrastructure:

The DCP 14 estimated cost for the key roads including landscaping identified within the Cockburn Coast Structure Plan Area is **\$12,292,050**.

A summary of the cost breakdown for each infrastructure item is included in [Table 2 Cost Summary Roads and Infrastructure](#) and [Annex 5 – Schedule of Costs](#).

POS Construction

The total estimated cost of landscaping is **\$9,447,356.47**, a summary of the cost breakdown is included in [Table 3 Cost Summary Public Realm and Environmental Improvements](#) and [Annex 5 – Schedule of Costs](#).

Main Street “Local” Community Building

The total estimated cost attributable to the Robb Jetty and Emplacement Precincts for the provision of the local community building near the Robb Jetty Main Street is **\$12,757,363.72**, a cost summary of the cost breakdown is included in [Table 4 Cost Summary Local Community Building](#) and [Annex 5 – Schedule of Costs](#).

Priority and timing of delivery

The DCA14 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 2020-2030](#)
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](#)

The infrastructure items included in the plan needs to be demand driven and if development within the Rob Jetty and Emplacement Precincts is yet to proceed to a sufficient extent, the City will need to consider what the optimal timing of the infrastructure should be.

The details of the priority/timing which is based on the above can be seen in [Annex 3 – Capital Expenditure Plan \(CEP\)](#).

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

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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.

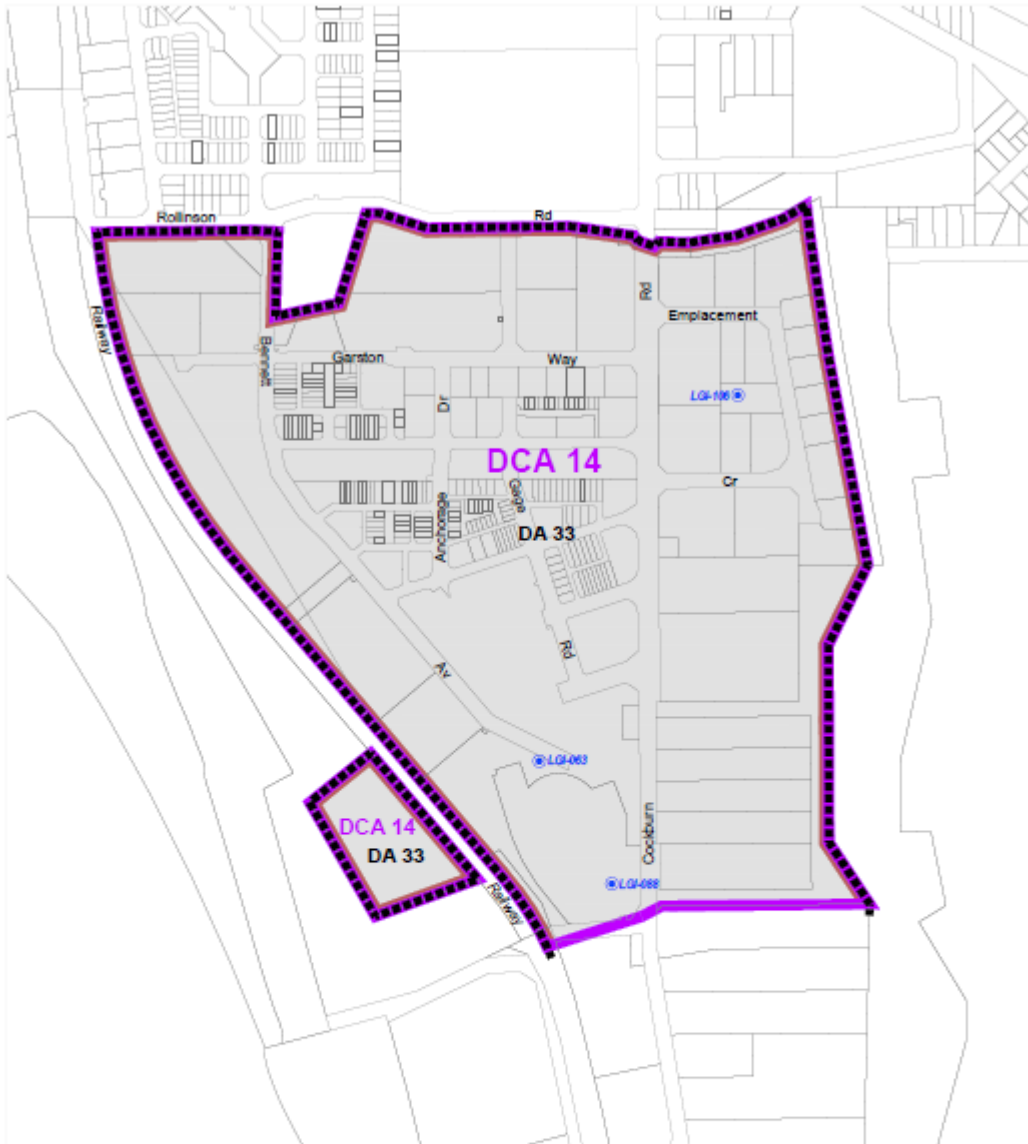
Annexes

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

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Annex 1 – Maps

Scheme Map



GENERAL

@LGA001 Heritage Place

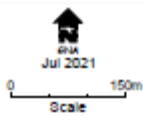
SPECIAL CONTROL AREAS:

DA1 Development Areas

DCA1 Development Control Areas

ZONES

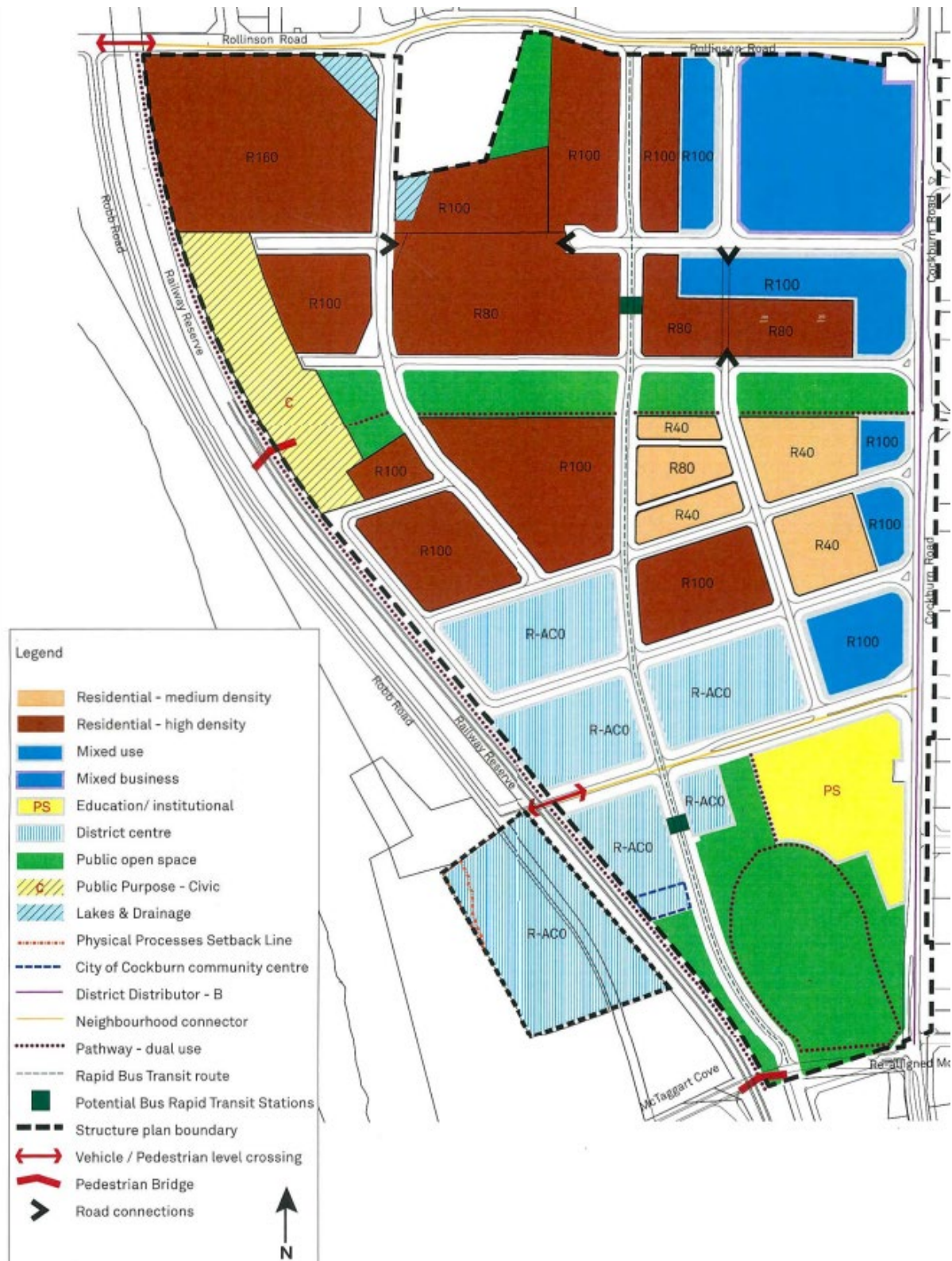
Development



Town Planning Scheme No.3
Development Contribution Area No.14
Cockburn Coast: Robb Jetty & Emplacement Precincts

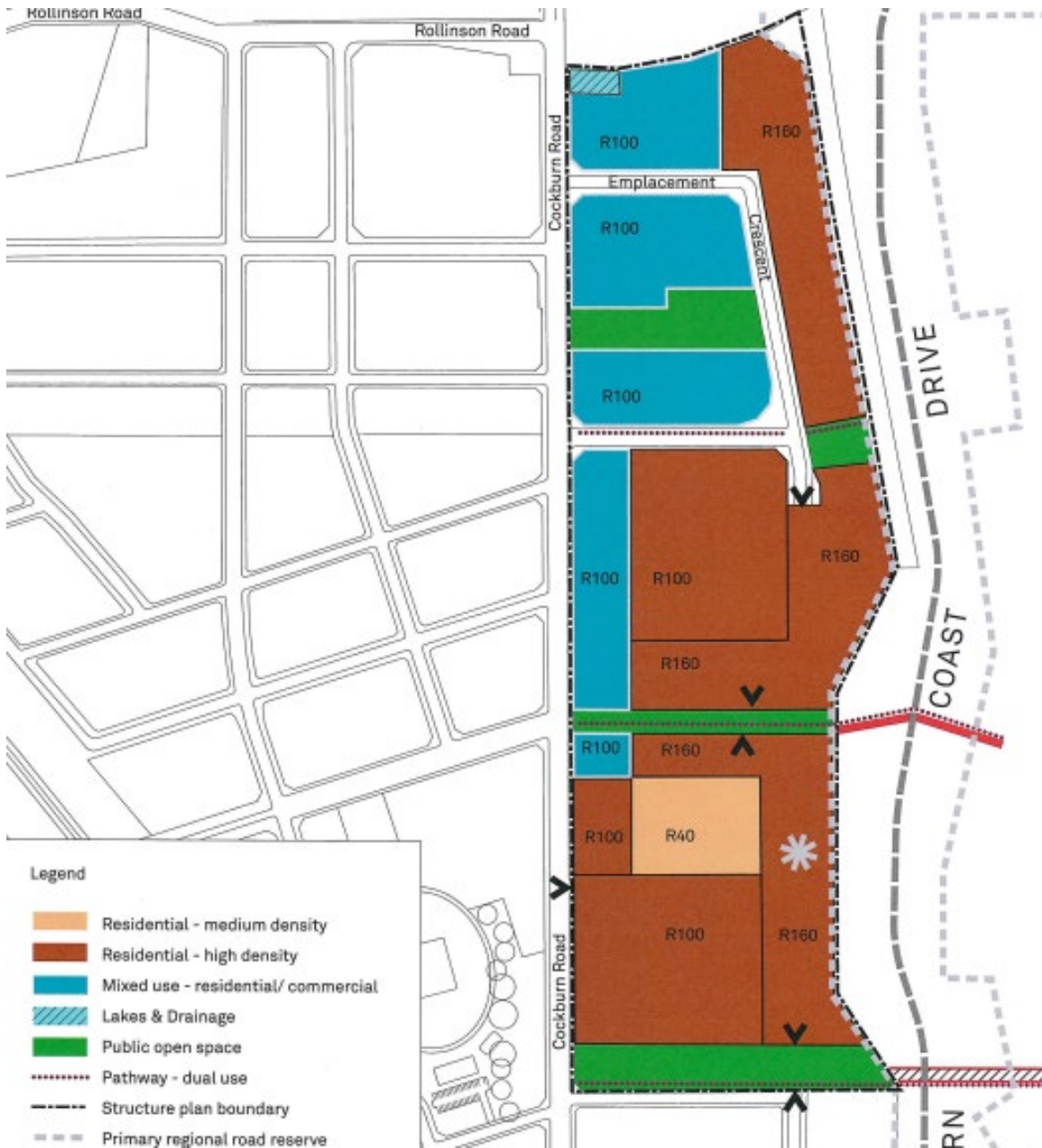
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Robb Jetty Structure Plan map depicting the location of POS and Community Centre



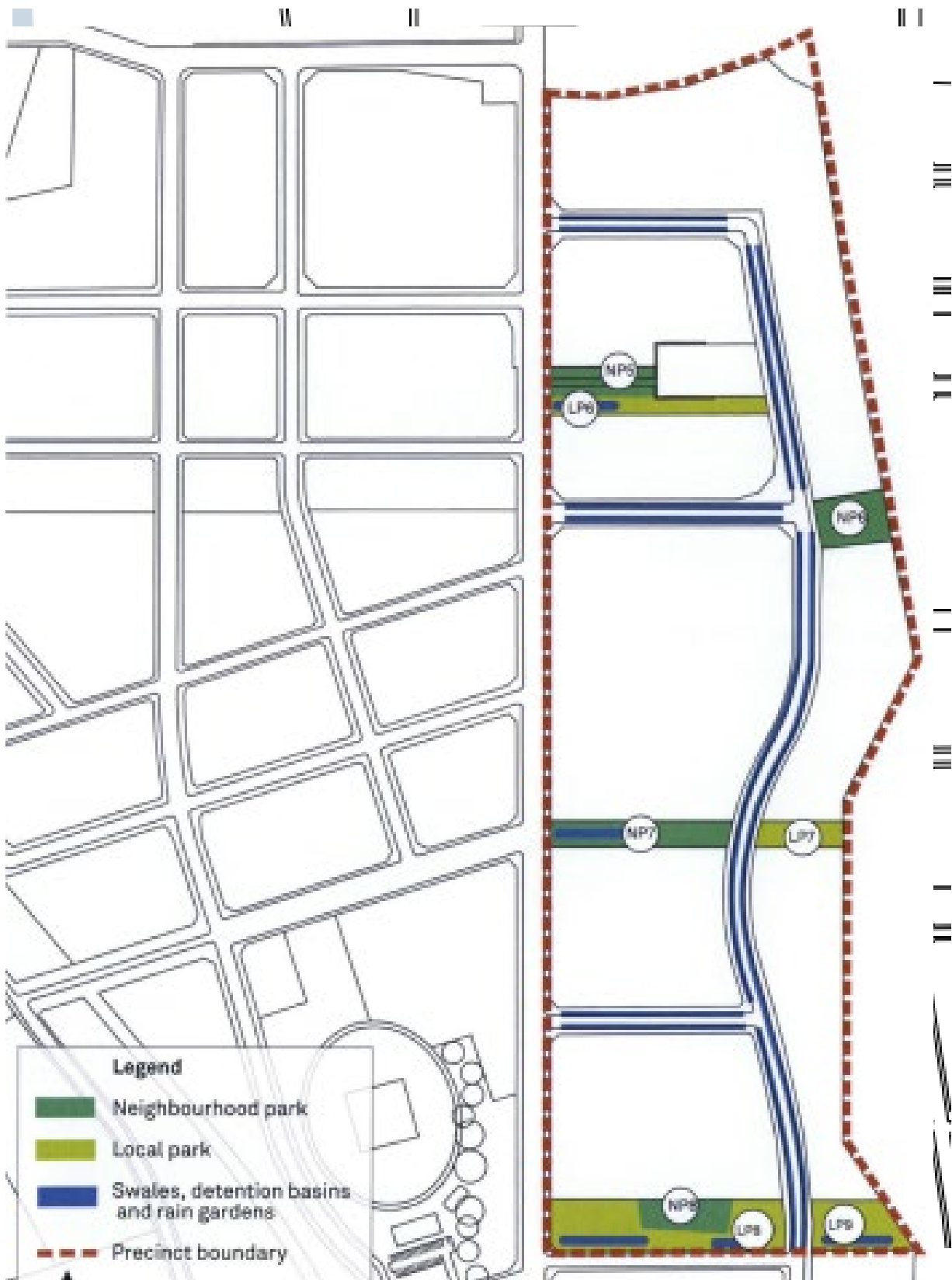
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Emplacement Structure Plan map depicting the POS location



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Map depicting the location of park types within Robb Jetty Precinct



Map depicting Main Street location



Aerial map depicting the BRT location



Annex 2 – Infrastructure sheets

Road and Services Infrastructure

Cockburn Road

Proposal	Upgrade to Cockburn Road and nominated intersections required to accommodate additional traffic movement generated by the project area.
Scope	<p>Upgrade of Cockburn Road (Between Rollinson Road and McTaggart Cove) including the following:</p> <ul style="list-style-type: none"> • 3,850m² of land required for Road widening (between Rollinson Road and McTaggart Cove) • Construction of the signalised intersection, traffic management devices and drainage infrastructure associated with the proposed Robb Jetty Main Street • Relocation of service infrastructure because of the intersection construction • Provision of a pedestrian foot path and landscaping along Cockburn Road (between Rollinson Road and McTaggart Cove)
Need and Nexus	<p>Cockburn Road is critical to transport planning for the Cockburn Coast Project as it is the primary north-south road through the project area. It connects Coogee to the south and Fremantle to the north and functions as a primary north-south route for freight and regional traffic. Given its regional function Main Roads have a management order over the Cockburn Road carriageway (excluding verges).</p> <p>The Cockburn Coast development will accommodate over 4-5,000 new dwellings (along with a mixture of commercial uses) over a 20-year timeframe (by 2031) thus creating additional traffic on Cockburn Road. Together with increasing existing regional traffic, the Integrated Transport Plan for the Cockburn Coast project recommends that Cockburn Road be expanded to four lanes for its entire length within the project area over the long term. However, should Cockburn Coast Drive be constructed, the ITP identifies that Cockburn Road will only need to be two lanes.</p> <p>Access to the project area relies on Cockburn Road and on this basis, the upgrade of Cockburn Road is fundamental for the future of the</p>

	<p>project area but also in a regional context given the significance of the road. The scope of upgrades required for Cockburn Road has been dependent on the planning for Cockburn Coast Drive.</p> <p>Originally, regional traffic was intended to be accommodated by the proposed Cockburn Coast Drive (to the east of the project area). This scenario would have resulted in Main Roads undertaking 'base' upgrades to Cockburn Road and project owners funding remaining upgrades to Cockburn Road. In this scenario Cockburn Road would be classified as a local connector road.</p> <p>Following recent advice from Main Roads confirming that Cockburn Coast Drive would not be progressed Cockburn Road will continue to play a regional role in the road network and require upgrading to four lanes. Whilst project owners, future occupants and visitors to the Cockburn Coast Project area will utilise Cockburn Road, it will primarily be a regional road in State Government control. Main Roads will therefore retain responsibility for Cockburn Road and future carriageway upgrades in accordance with the management order.</p> <p>Having regard to the current regional role of Cockburn Road and Main Roads recent advice to not progress Cockburn Coast Drive, the State Government has a primary role to play in funding the upgrade of Cockburn Road. As such, the project will be responsible only for the land required for widening, new signalised intersections (required to access the project area) and landscaping within verges along Cockburn Road.</p> <p>Contributions will be collected from all landowners and proposed uses within the project area.</p> <p>To reflect the timing of development (particularly the Power Station Precinct), project upgrade responsibilities will be split into two DCP schemes administered by the City of Cockburn:</p> <p>Robb Jetty and Emplacement Precincts (this DCP14)</p> <p>Power Station Precinct (future DCP)</p> <p>The DCP for the Power Station Precinct will involve a similar scope of work (as above) for the section of Cockburn Road between the</p>
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	McTaggart Cove intersection and Spearwood Avenue intersection.
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Main Street

Proposal	Establishment of a high-quality Main Street for the project area and provision of east-west access through the project area to the foreshore.
Scope	<p>Provision of a Main Street between the Cockburn Road intersection and Robb Road as follows:</p> <ul style="list-style-type: none"> • Acquisition of 6m of land for the full length of the Main Street (over and above land requirement for a local road) • Over and above construction requirements (granite paving or similar, landscaping, lighting, street furniture) • Construction of an at-grade rail crossing including vehicle and pedestrian signalisation associated with the new Robb Road intersection • Fencing (of a sufficient length to deter unsafe pedestrian crossing)
Need and Nexus	<p>The Robb Jetty Main Street is an important road access and core place making component of the project area. It connects Cockburn Road (the primary north south access to the project) to the foreshore via a new at grade rail crossing. It will play a key role in providing vehicle and pedestrian access to the foreshore for both the Robb Jetty and Emplacement Precincts.</p> <p>The Main Street will also provide an essential mix of uses including commercial use (local goods and services) and employment opportunities for the local population.</p> <p>Given the scale of proposals within the Cockburn Coast and regional appeal of the location it is necessary to provide a high-quality public realm and urban design outcome. Achieving a high-quality setting and Main Street is very important for the attractiveness and viability of this location for commercial and employment generating uses.</p> <p>The Main Street plays a key role in achieving the sustainable planning and vibrant community outcome envisaged for the Robb Jetty and Emplacement Precincts and is necessary to support the dense residential population proposed and encourage visitors to the area.</p>

	<p>The specification of the Main Street enhancements is required to be of sufficient quality to meet future residential population and visitor expectations.</p> <p>The DCP therefore includes the additional land required to establish a high-quality Main Street which is attractive and safe for visitors as well as functional from a commercial point of view.</p> <p>This includes the requirement for full verge pavements, appropriate street lighting, pedestrian crossing treatments, bike stands, planting and landscaping that distinguishes the Main Street from typical local access roads in the project area. Fencing associated with the rail crossing will be of a sufficient length to deter unsafe pedestrian crossing.</p> <p>Adjoining landowners will fund the equivalent cost of a typical local road.</p>
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Bus Rapid Transit Route

Proposal	Provision of a north-south spine road required to service the project area with Bus Rapid Transit (BRT) infrastructure.
Scope	<p>Upgrade of a section of Rollinson Road and construction of north-south spine road for future BRT service:</p> <ul style="list-style-type: none"> • Acquisition of Lots 18 Garston Way and 0.5m of land the full length of the route (over and above land requirement for a local road) • Over and above construction requirements including stations (raised platform stops), IT, roadway (priority lane or queue jumper), landscaping and street furniture.
Need and Nexus	<p>The BRT route is required to support and service the project area. Cockburn Coast is part of a Transit Oriented Development (TOD) because of the introduction of the Bus Rapid Transit (BRT).</p> <p>Only one bus service (service 825) currently runs north-south along the extent of the Cockburn Coast study area between Fremantle</p>

	<p>Station and Rockingham Station.</p> <p>The frequency of this service is limited with a maximum of two services operating in the peak hours. On this basis, a fundamental consideration in ensuring the success of the project is effective public transport.</p> <p>The BRT will help encourage public transport use within Cockburn Coast and will reduce the reliance on private car travel, additionally the BRT can provide a similar service quality to rail (speed, reliability, and comfort).</p> <p>The local, district and regional services that currently operate in the study area will remain and will benefit from being able to use the dedicated facilities on the BRT route.</p> <p>As it provides certainty through investment in infrastructure while still being cost effective, the BRT is the favoured approach to servicing the Cockburn Coast and surrounding communities.</p> <p>Access to frequent public transit is necessary to support the density of population and scale of commercial uses envisaged for the Cockburn Coast Project.</p> <p>As all landowners benefit from the ability to develop to a high density which generates the need for public transport infrastructure, it is justified the project landowners fund the additional land requirement needed to provide the BRT route (above a typical local access road reserve) and associated supporting infrastructure such as bus shelters and additional pavement and landscaping requirements.</p> <p>Adjoining landowners will fund the equivalent cost of a typical local road.</p>
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Rollinson Road Pedestrian Signals (Rail)

Proposal	Upgrade of the Rollinson Road pedestrian crossing to provide safe east-west pedestrian access across the railway.
Scope	Provision of an upgraded pedestrian crossing comprising:

	<ul style="list-style-type: none"> • Pedestrian signals • Fencing (of a sufficient length to deter unsafe pedestrian crossing) • Pavement •
Need and Nexus	<p>Rollinson Road is one of two existing rail crossings to the foreshore. Given increasing freight movements and future intensification of the area with residential development it is necessary to upgrade of the pedestrian crossing to provide safe access to the foreshore. This upgrade will benefit all landowners and meet the future residential populations (and visitors) expectations.</p>

Public Realm and Environmental Improvements

Land for Public Open Space

Proposal	Acquisition of land required for public open space (POS) within the Robb Jetty Precinct and Emplacement Precinct.
Scope	<p>The Robb Jetty and Emplacement Precinct Local Structure Plans allocate at least 10% of the gross subdividable land area for POS.</p> <p>The area to be acquired (excluding existing reserves) is as follows:</p> <ul style="list-style-type: none"> • 28,582m² of public open space within the Robb Jetty Precinct • 18,936m² of public open space within the Emplacement Precinct <p>This area includes land for:</p> <ul style="list-style-type: none"> • active and passive recreation, • dual purpose POS and drainage • drainage <p>Contamination and remediation measures are not included in this DCP.</p>
Need and Nexus	Pursuant to Clause 20A of the <i>Town Planning and Development Act 1928</i> (as amended) a minimum of 10% of gross subdividable land is required to be given up free of cost by the subdivider for Public

	<p>Open Space (POS).</p> <p>Where a structure plan indicates the location of POS, sites without POS identified are required to make cash payment in lieu of providing land for open space. In these circumstances cash-in-lieu funds are collected by the local authority and placed in a standalone bank account and expended on either acquiring land in the locality for POS or making improvements to POS.</p> <p>The DCP includes all land requirements for public open space (minimum 10% required) to ensure equitable apportionment of costs associated with meeting statutory requirements. Including these costs in the DCP will not only avoid duplication of administration costs for the City of Cockburn, however, increase the effectiveness and transparency of the DCP as a consolidated coordination mechanism for the equitable cost sharing of traditional project related costs.</p> <p>Together with the capital expenditure plan accompanying the DCP, the detailed costings and scope for landscape costs provide increased transparency for landowners (than the traditional cash in lieu arrangement) as the intent and timing for public open space enhancements are set out very clearly.</p>
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Public Open Space Improvements

Proposal	Enhancement of Public Open Space to service the needs of existing and future residents within the Robb Jetty Precinct and Emplacement Precinct.
Scope	<p>To construct Local Parks, Neighbourhood Parks, and a District Park in accordance with the Robb Jetty Precinct and Emplacement Precinct local structure plans within the project area as follows:</p> <p>Local Parks (LP1 to LP9)</p> <p>Local Parks should be provided for local children’s play and as resting places, designed as small intimate spaces, where appropriate, to allow pedestrian connectivity, and create a sense of place.</p>

Local parks are less intensively developed park areas for the local community to enjoy. They are predominantly lawn and planted areas with pockets of paved areas for seating nodes and winding pathways. Planted garden beds are predominantly endemic species to attract native wildlife.

Adequate shade should be provided through structures and trees to provide comfortable resting spaces for people to enjoy.

The proposal includes:

- Minor earthworks and drainage
- Irrigated planting
- Irrigated turf
- Paved areas (stone and concrete areas)
- Footpaths (in-situ concrete, stabilized gravel)
- Custom and proprietary play equipment
- Furniture (benches, shelters, bins, bike racks, water fountains, BBQ's, exercise equipment)
- Lighting and electrical
- Interim Maintenance (to facilitate handover to Council)

Neighbourhood Parks (NP1 to NP8)

The Robb Jetty and Emplacement precincts have eight proposed neighbourhood parks which have been strategically located so that all residents are within close walking distance to a neighbourhood park.

The neighbourhood park is to act as a “backyard” for families to enjoy and to promote interaction with the local community. Neighbourhood parks are designed to promote an active lifestyle with play equipment for youth and children, sporting facilities, general open kick around areas and BBQ facilities.

Plentiful shade and seating should be provided to create comfortable enjoyable places for people to rest. Neighbourhood parks should be designed to allow passive surveillance through CEPTED principles to provide a safe space for people to enjoy day and night. Neighbourhood parks should be predominantly lawn and garden bed areas to provide a tranquil place of refuge with pockets of paved

	<p>areas at seating nodes.</p> <p>Neighbourhood Parks are to include the following works:</p> <ul style="list-style-type: none">• Minor earthworks and drainage• Irrigated planting• Irrigated turf• Paved areas (stone and concrete pavers)• Footpaths (in-situ concrete, stabilized gravel)• Furniture (benches, shelters, bins, bike racks, water fountains, BBQ's, exercise equipment)• Lighting and electrical• Interim Maintenance (to facilitate handover to Council) <p>District Park (DP1)</p> <p>There is one District Park in the project area, nominally named 'Heritage Plaza'. The Heritage Plaza is a high-quality urban space with the focus on the heritage Robb Chimney element.</p> <p>A potential interactive water feature can provide playfulness whilst reflecting the Chimney, emphasising its scale. Resting opportunities with shade and seating will make this space a tranquil escape from the proposed vibrant development.</p> <p>This space interfaces with Main Street to the north and the Community infrastructure associated with the sports oval to the south (refer to Community infrastructure DCP 13).</p> <p>The District Park will incorporate the following works:</p> <p>District Park 1</p> <ul style="list-style-type: none">• Minor earthworks and drainage• Irrigated planting• Paved areas (stone and concrete pavers)• Footpaths (in-situ concrete, stabilised gravel)• Custom and proprietary play equipment• Furniture (benches, shelters, bins, bike racks, water fountains, barbeques)• Water features• Lighting and electrical
--	--

	<ul style="list-style-type: none"> Interim Maintenance (to facilitate handover to Council) <p>Consultancy Fees</p> <p>Consultant input is required to design, plan, and deliver the public open spaces. Consultant costs include:</p> <ul style="list-style-type: none"> Design Consultancy (e.g., Landscape Architecture etc.) Project Management <p>Contamination and remediation measures are not included in this DCP</p>
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Main Street “Local” Community Building

Proposal	Provision of a local community building near the Robb Jetty Main Street to service the needs of the project area.
Scope	To construct a new Community Building adjacent to the public open space and commercial core of the Cockburn Coast. The building and outside areas will provide 2,000m ² of community use over ground/upper floors on a 1,000m ² site.
Need and Nexus	<p>The Cockburn Coast District Structure Plan envisages that circa 10,000 future residents will reside in approximately 5,000 dwellings within the project area.</p> <p>Liveable Neighbourhoods outlines that site for community purposes such as community centres, meeting halls, branch libraries and kindergartens are increasingly important for community development. The document recommends that community purpose sites should generally be provided based on one for each group of three neighbourhoods (1500-1800 dwellings) located wither adjoining public open space or in centres.</p> <p>There is expected to be a significant increase in population and demand for community facilities in the locality. Further, other local community centres will not be able to support the Cockburn Coast population.</p> <p>Based on Liveable Neighbourhood recommendations, the resultant community will therefore require the development of a Community Building to satisfy local community needs of the area. The building</p>

has been designed to accommodate the needs of a 10,000-person community. For comparative purposes, the size of the community building required would be double the size and capacity of the local community facility located in Port Coogee which has been designed to serve a smaller population.

Given that the local community building will also serve future residents of the Power Station

Precinct, the cost of the facility will be apportioned to reflect the planned number of dwellings within each precinct.

The following identifies the number of dwellings envisaged by the District Structure Plan (Part 2) and subsequent apportionment of the community building cost between the two DCP areas.

Local Structure Plan	No Dwellings	%
Rob Jetty	2,439	47.97%
Emplacement	1,538	29.62%
Sub Total	3,977	76.58%
Power Station	1,216	23.42%
Total	5,193*	100.00%

Source: 85% Scheme approach of DCP

*Indicative total referred to in the Master Plan DCP2.

Annex 3 – Cost Apportionment Schedule (CAS)

Table 1 Cost Apportionment Methodology

DCA14 Robb Jetty and Emplacement Precinct - Cost Apportionment Schedule (CAS)			
Schedule 1: Cost Apportionment Methodology			
All landowners within DCA 14 shall make a contribution to land and infrastructure works required as part of the development of the Robb Jetty and Emplacement Precinct Development Contribution Area (with the exception of the Mixed Business Zone).			
Cost Apportionment for DCP Road Infrastructure and Administration Costs			
Landowners in the Mixed Business Zone will be responsible for a proportion of the cost of upgrading identified DCP roads, other infrastructure upgrades and administration costs only. The contribution payable will be based on a rate per m2, calculated based on the proportion of Net Developable Area within the Mixed Business Zone to the Total Net Developable Area within DCA 14 (Cockburn Coast Project) as set out in the Cost Apportionment Schedule.			
All other Zones and R-Codes will fund remaining costs in accordance with development potential calculation methodology for All Other Zones/R-Codes.			
Zone / R-Code	Net Developable Area	Proportion of Net Developable Area	Cost Apportionment (per m2 for the Mixed Business Zone)
All Other Zones/R-Codes			
District Centre (R160 equivalent)	389,376	94.35%	In accordance with Development Potential Calculation Methodology for All Other Zones / R-Codes
Mixed Use (R100 equivalent)			
R40			
R80			
R100			
R160			
Mixed Business			
Lot 4 Darkan Way	6,126	1.48%	Rate per m2 of net developable land area
Lot 303 Darkan Way	6,205	1.50%	
Lot 8 Garston Way	10,972	2.68%	
Total	23,303		
Total	412,679	100%	
Cost Apportionment for Public Realm and Environmental Improvement Costs			
All Public Realm and Environment Improvement Costs will be funded by All Other Zones and R-Codes (excluding the Mixed Business Zone) in accordance with the "Development Potential Calculation Methodology for All Other Zones/R-Codes".			
Development Potential Calculation Methodology for All Other Zones and R-Codes			
With the exception of Lot 4 and 303 Darkan Avenue and Lot 8 Garston Way (Mixed Business Zone), cost contributions shall be calculated based on the minimum* potential number of dwellings that can be constructed on each lot or lots. The potential number of dwellings (or equivalent) per Zone or R-Code is calculated as follows:			
Zone/R-Code	Method for Calculating No. of Dwellings		*Minimum Development Requirements under Table 10 of TPS No. 3
District Centre (R160 equivalent)	1x equivalent dwellings per 82.5m ² of land area		*Contributions will be based on the minimum No. of Potential Dwellings (85%) as determined by Table 10 of TPS No. 3
Mixed Use (R100 equivalent)	1x equivalent dwellings per 100m ² of land area		
R40	1x dwellings per 220m ² of land area		
R80	1x dwellings per 125m ² of land area		
R100	1x dwellings per 100m ² of land area		
R160	1x dwellings per 82.5m ² of land area		

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

Table 2 Cost Summary Roads and Infrastructure

Schedule 6: Road and Service Infrastructure Cost Apportionment						
Cockburn Coast DCP Spreadsheet						
Road /Access Infrastructure for Inclusion in the DCP		Preliminary Costs			DCP	
Item	Description	Quantity	Unit	Rate	Cost	Actual Cost
Cockburn Road	Construction of Main Street Intersection	100%	item	100%	\$1,077,609	\$1,077,609
	Landscape enhancement per sqm (Rollinson to MacTaggart)	8,363	m ²	\$273	\$2,283,099	\$153,806
	Main Street signalised intersection	100%	m ²	100%	\$722,000	
	Sub-total				\$4,082,708	\$1,231,415
BRT Spine	Bus Stops (additional pavement, EO kerbing, shelter, bus signage / stand)	1	item	100%	\$39,781	
	Landscape enhancement (EO to benchmark - 3m width)	13,456	m ²	\$167	\$1,899,458	\$538,393
	Sub-total				\$1,939,239	\$538,393
Main Street (Non-Shared Surface)	100 metres actual cost November 2016	100	m		\$23,601	\$23,601
	Remaining construction of Main Street 538m ²	114	m		\$464,500	
	Total Construction Cost	214	m		\$488,101	
	Landscape enhancement (assumed width 11m)	2,255	m ²	\$689	\$460,252	\$159,486
	Sub-total				\$948,353	\$183,088
Main Street (Shared Surface)	Total Construction Cost	102	m		\$154,620	
	Rail Crossings Allowance				\$1,271,765	
	Landscape enhancement (assumed width 17.5m)	1,785	m ²	\$689	\$1,229,865	
	Sub-total				\$2,656,250	
Rollinson Road Pedestrian Crossing	Rail Crossings Allowance (including signals)				\$325,500	
					Sub-total	\$325,500
Contingency					Sub-total	\$2,340,000
TOTAL					\$12,292,050	\$1,952,895

Table 3 Cost Summary Public Realm and Environmental Improvements

Schedule 10: Public Realm & Environmental Improvements		
POS Construction / Landscape Costs	Total	Actuals
Local Parks (LP2-LP9)	\$ 5,749,505.00	\$ 3,208,916.00
Neighbourhood Parks (NP1-NP8)	\$ 2,806,218.47	\$ 404,962.47
Robb Jetty District Parks (DP1)	\$ 590,148.00	\$ -
Sub-Total	\$ 9,145,871.47	\$ 3,613,878.47
Consultancy Fees		
Landscape Architecture Consultancy (6%)	\$ 207,510.00	\$ 207,510.00
Project Management Consultancy Fee (1.5%)	\$ 93,975.00	\$ 93,975.00
Sub-Total	\$ 301,485.00	\$ 301,485.00
Total	\$ 9,447,356.47	\$ 3,915,363.47

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

Table 4 Cost Summary Local Community Building

Schedule 7: Local Community Building	
The local community building will be funded from two DCP schemes applicable to the Cockburn Coast:	
76.584% from DCP 1: Robb Jetty and Emplacement Precincts (DCP14)	
23.416% from DCP 2: Power Station Precinct (future DCP)	
Ground/Upper 1,488m ² @ \$2,750/m ²	\$ 10,580,000.00
External works + services allow 20% of above	\$ 1,220,000.00
Fit out allow	
Works to POS	\$ 690,000.00
Sub-total Construction	\$ 12,490,000.00
Professional fees @ 12%	\$ 1,640,000.00
General contingency allow @ 15%	\$ 1,940,000.00
Land Acquisition (1000m ²)	\$ 588,000.00
Total	\$ 16,658,000.00
Cost attributable to the Robb Jetty and Emplacement Precincts	\$ 12,757,362.72
Cost attributable to the Power Station Precinct (separate DCP)	\$ 3,900,637.28

Table 5 Robb Jetty Land Valuations

Schedule 5: Land Valuations											
Lot Particulars		POS/Community Centre				DCP Roads				TOTAL	
Lot Address	Lot Area (m²)	Land Area Taken (m²)	Land Value (\$/m²)	Market Value Land Taken	Actual Cost	Land Area Taken (m²)	Land Value (\$/m²)	Market Value Land Taken	Actual Cost		
ROBB JETTY											
1	Lot 61 (DevWA)	4,648	3,148.00								\$ 1,999,000
2	Lot 2103 (DevWA)	140,552	12,543.00								\$ 4,139,200
3	Lot 99 (DevWA)	2,630									
4	Lot 100 (DevWA)	4,017									
5	Lot 101 (DevWA)	4,900	340.00	\$ 397	\$ 134,980	\$ -	246.00	\$ 397	\$ 97,662	\$ -	\$ -
6	Lot 102 (DevWA)	6,548	190.00	\$ 397	\$ 75,430	\$ -	293.00	\$ 397	\$ 116,321	\$ -	\$ -
7	Lot 108 (DevWA)	1,000	544.00	\$ 703	\$ 382,432	\$ -					\$ -
8	Lot 109 (DevWA)	16,313	2,996.00	\$ 588	\$ 1,761,648	\$ -	73.12	\$ 588	\$ 42,995	\$ -	\$ -
9	Lot 110 (DevWA)	10,019					537.03	\$ 667	\$ 358,196	\$ -	\$ -
10	Lot 62 (DevWA)	4,098	1,169.00			\$ 742,300					\$ 742,300
11	Lot 18 (DevWA)	1,201					1,200.83			\$ 502,600	\$ 502,600
12	Lot 2108 (DevWA)	42,843	4,168.00	\$ 560	\$ 2,334,080	\$ -					\$ -
13	Lot 2109 (DevWA)	2,310	1,543.00	\$ 676	\$ 1,043,068	\$ -	27.54	\$ 676	\$ 18,617	\$ -	\$ -
14	Lot 66	17,303	358.00	\$ 565	\$ 202,270	\$ -	36.91	\$ 565	\$ 20,854	\$ -	\$ -
15	Lot 8	11,963					998.00			\$ 514,010	\$ 514,010
16	Lot 4	6,370					247.20	\$ 436	\$ 107,779	\$ -	\$ -
17	Lot 2016	410					409.72			\$ 22,550	\$ 22,550
18	Lot 65	17,310	4,093.00	\$ 594	\$ 2,431,242	\$ -	216.00	\$ 594	\$ 128,304	\$ -	\$ -
TOTAL ROBB JETTY		294,435	31,092		\$ 8,365,150	\$ 6,880,500	6,422		\$ 920,916	\$ 1,784,352	\$ 8,664,852

Table 6 Emplacement Crescent Land Valuations

Schedule 5: Land Valuations										
Lot Particulars		POS/Community Centre				DCP Roads				TOTAL
Lot Address	Lot Area (m²)	Land Area Taken (m²)	Land Value (\$/m²)	Market Value Land Taken	Actual Cost	Land Area Taken (m²)	Land Value (\$/m²)	Market Value Land Taken	Actual Cost	
EMPLACEMENT CRESCENT AND HILL TOP										
19	Lot 32 (DevWA)	8,296				237.60	\$ 314	\$ 74,606	\$ -	\$ -
20	Lot 31 (DevWA)	8,268				227.74	\$ 315	\$ 71,738	\$ -	\$ -
21	Lot 109	3,787	1,941.00	\$ 470	\$ 912,270	\$ -				\$ -
22	Lot 120	8,514	837.00	\$ 365	\$ 305,505	\$ -				\$ -
23	Lot 114	7,093	2,009.00	\$ 393	\$ 789,537	\$ -				\$ -
24	Lot 115	3,004	462.00	\$ 490	\$ 226,380	\$ -				\$ -
25	Lot 116	3,440	571.00	\$ 489	\$ 279,219	\$ -				\$ -
26	Lot 125	8,075				9.32	\$ 314	\$ 2,926	\$ -	\$ -
27	Lot 123	13,098				31.39	\$ 290	\$ 9,103	\$ -	\$ -
28	Lot 17	20,870	3,192.00	\$ 285	\$ 909,720	\$ -	86.74	\$ 285	\$ 24,721	\$ -
29	Lot 30	8,268				218.88	\$ 307	\$ 67,196	\$ -	\$ -
30	Lot 29	8,268				209.95	\$ 239	\$ 50,178	\$ -	\$ -
31	Lot 208	11,856	3,303.00	\$ 135	\$ 445,905	\$ -				\$ -
32	Lot 15 (MRPA)	83,284	736.00			119.12				\$ -
33	Lot 28 (State of WA)	36,378	981.00							\$ -
34	Lot R43945 (State of WA)	3,016	3,016.00							\$ -
35	Lot 4195					6.77				
36	Lot 9000 (WAPC)	415,581	4,904.00			118.74				\$ -
TOTAL EMPLACEMENT		651,096	21,952		\$ 3,868,536	\$ -	1,266		\$ 300,469	\$ -
GRAND TOTAL		945,531	53,044		\$ 12,233,686	\$ 6,880,500	7,688		\$ 1,221,385	\$ 1,784,352

Table 7 Contribution Register

Development Contribution Plan 14

Schedule 4: Record of Contributions													
Details of Contributor			Financial Contributions		Land		Work in Kind					TOTAL	
			Amount Paid				Road Construction (including landscaping)			Other			
ID	Owner	Date	Potential Dwellings m ²	Assessed/Actual Contribution	DCP Road	POS / Community	Cockburn Road	Main Street	BRT Route	POS Enhancements / Community Building	Administration	Rollinson Road Rail Signals	
All Other Zones and R-Codes													
	LandCorp Stage 1	30/06/2016					-1,231,415.02	-183,087.57	-538,392.70	-3,915,363.47			-5,868,258.76
	Landcorp Stage 1	30/06/2016	172	\$ 2,330,016.84	-757,720.00	-4,139,200.00							-2,566,903.16
	Landcorp Stage 1	30/06/2016				-3,209,105.00							-3,209,105.00
	Landcorp Stage 1	30/06/2016									-375,015.00		-375,015.00
	Landcorp Stage 2	4/05/2017	22	\$ 302,270.71									302,270.71
	Creation of Lot 800 Robb Road		287	\$ 4,105,633.16									4,105,633.16
	LandCorp - Stage 3	19/11/2019	89.52	\$ 1,247,453.22									1,247,453.22
	DevWA ShoreLine Stage 3	12/10/2022	61.36	\$ 1,034,468.24									1,034,529.60
	Aegis - Stage 1	2/01/2019	121.6928	\$ 1,768,683.15									1,768,683.15
	Galipo - Stage 1	19/01/2019	3.5	\$ 50,869.00									50,869.00
	Gosh Capital Pty Ltd	9/03/2021	60.64	\$ 1,014,689.12									1,014,689.12
	Gosh Capital Pty Ltd	15/06/2021	24.34	\$ 407,281.22									407,281.22
	Gosh Capital Pty Ltd	3/08/2021	20.39	\$ 341,185.87									341,185.87
	Galipo - Stage 2	18/08/2021	5	\$ 83,665.00									83,665.00
	Interest 18/19			\$ 7,601.74									7,601.74
	Interest 19/20			\$ 857.30									857.30
	Interest 20/21			\$ 560.81									560.81
	Interest 21/22			\$ 1,690.29									1,690.29
	Partial Payment (DevWA)	1/05/2019		-\$ 1,600,000.00									-1,600,000.00
	Partial Payment (DevWA)	12/03/2021		-\$ 1,000,000.00									-1,000,000.00
	Lot 67 (11) Garston Way (Paul Pino & Associates Pty Ltd)	21/05/2024	5.91	\$ 85,872.30									85,872.30
	Interest 22/23			\$ 11,107.73									11,107.73
													0.00
													0.00
													0.00
	TOTAL		873	\$ 10,193,905.70	-\$ 757,720.00	-\$ 7,348,305.00	-\$ 1,231,415.02	-\$ 183,087.57	-\$ 538,392.70	-\$ 3,915,363.47	-\$ 375,015.00	\$ -	-\$ 4,155,331.70

Annex 4 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 30 August 24	Note 3 Value of credits	Interest earned on DCP funds 2022/23
553,700	4,382,944	11,107

Rob Jetty and Emplacement Precincts							Source of Funds		
Items of Infrastructure Road and Service incl. land	Estimated Value	DCP funds expended so far	2028/29	2029/30	2030/31	2031/32	DCP14	Other	Total
Cockburn Road	5,329,758	2,177,995				3,151,763	5,329,758		5,329,758
BRT Spine Road	2,947,596	1,192,263				1,755,333	2,947,596	0	2,947,596
Main Street (Non-Shared Surface)	1,345,839	366,988				978,851	1,345,839	0	1,345,839
Main Street (Shared Surface)	3,009,093					3,009,093	3,009,093	0	3,009,093
Rollinson Road Pedestrian Rail Crossing Signals	325,500					325,500	325,500		325,500
PUBLIC REALM AND ENVIRONMENTAL IMPROVEMENTS									
Public Open Space Land and Construction	27,973,542	10,795,863				17,177,679	27,973,542		27,973,542
Local Community Infrastructure Construction including land	12,757,362					12,757,362	12,757,362		12,757,362

Notes:

1. Project costs: DCP element only and not full upgraded costs
2. Timeframe is subject to change.
3. Owners that are in credit will be refunded by the DCP in the order the credits were received and as funds become available in the reserve

The following recurring annual payment obligation for DCA14 is not included in table above:

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

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

Annex 5 – Schedule of Costs



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
Project Name: Cockburn Coast - DCP Road Costings
Project No: 20146-DCP14
Land usage: Residential **Main Street Not Shared**
No of Lots: 1
Location: City of Cockburn

	\$	\$/Lot
1. Preliminaries and Establishment	19,000	19,000
2. Siteworks and Dust Control	0	
3. Earthworks	74,000	74,000
4. Demolition	0	
5. Retaining Walls	0	
6. Fencing	0	
7. Sewer Reticulation	0	
8. Stormwater Drainage	67,500	67,500
9. Water Reticulation	0	
10. Roadworks	210,000	210,000
11. Footway	0	
12. Underground Power Supply & Installation Option B	0	
13. National Broadband Network Co.	0	
14. Offsite Works or Capital Works		
14.1 Wastewater Pump Station & Pressure Main	0	
14.2 Earthworks	0	
14.3 Sewer Reticulation	0	
14.4 Stormwater Drainage	0	
14.5 Water Reticulation	0	
14.6 Roadworks	0	
14.7 Demolition	0	
15. Provisional Sums	0	
16. Contract Contingency (10%)	37,500	37,500
Sub Total Contract Works (Value)	408,000	408,000
GST	40,800	40,800
Total Contract Works (Price)	448,800	448,800
17. Works Outside Contract		
17.1 Sewer Reticulation	0	
17.2 Stormwater Drainage	0	
17.3 Water Reticulation	0	
17.4 Roadworks	0	
17.5 Retaining Walls/Fencing	0	
17.6 Landscaping (Rate as advised by Hassell)	0	
17.7 Primary School Site Contribution	0	
17.8 Demolition	0	

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
 Project Name: Cockburn Coast - DCP Road Costings
 Project No: 20146-DCP14
 Land usage: Residential Main Street Not Shared
 No of Lots: 1
 Location: City of Cockburn

	\$	\$/Lot
18. Headworks valid to 30th June 2025		
18.1 Sewer Reticulation	0	
18.2 Water Reticulation	0	
18.3 Stormwater Drainage	0	
19. Landscaping Allowance	0	
20. Local Authority Charges		
20.1 Supervision Fee at 1.5%	4,500	4,500
20.2 Maintenance Bond at 2.5%	7,000	7,000
20.3 Scheme Fees	0	
20.4 Other	0	
21. Water Corporation Fee	0	
22. Western Power Fees (and Materials external to Contract)	0	
23. Professional Fees		
23.1 Planning	0	
23.2 Engineering	34,500	34,500
23.3 Surveying	5,000	5,000
23.4 Environmental	0	
23.5 Geotechnical	0	
23.6 Hydrological	0	
23.7 Traffic Engineering	0	
24. Project Contingency (10%)	5,500	5,500
Sub Total (Value)	464,500	464,500
GST (excluding headworks)	46,450	46,450
Sub Total (Price)	510,950	510,950
25. POS cash in lieu (Estimated by Developer)		
26. Potential Reimbursement - Excludes GST		
26.1 GST Reimbursement	-46,450	-46,450
26.2 Maintenance Bond at 2.5%	-7,000	-7,000
26.3 Planning & Develop Act 2005 Section 159 (Adjacent Subdivider Roads Contrib)		
27. Cost escalation (Estimated by developer)		

This estimate must be read in conjunction with Wood & Grieve Engineers DCP14

Signed:  Date: 30/08/24

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
 Project Name: Cockburn Coast - DCP Road Costings
 Project No: 20146-DCP14
 Land usage: Residential Main Street Shared
 No of Lots: 1
 Location: City of Cockburn

	\$	\$/Lot
1. Preliminaries and Establishment	6,768	6,768
2. Siteworks and Dust Control	0	
3. Earthworks	0	
4. Demolition	0	
5. Retaining Walls	0	
6. Fencing	0	
7. Sewer Reticulation	0	
8. Stormwater Drainage	46,085	46,085
9. Water Reticulation	0	
10. Roadworks	67,272	67,272
11. Rail Crossing Allowance	0	
12. Underground Power Supply & Installation Option B	0	
13. National Broadband Network Co.	0	
14. Offsite Works or Capital Works		
14.1 Wastewater Pump Station & Pressure Main	0	
14.2 Earthworks	0	
14.3 Sewer Reticulation	0	
14.4 Stormwater Drainage	0	
14.5 Water Reticulation	0	
14.6 Roadworks	0	
14.7 Demolition	0	
15. Provisional Sums	0	
16. Contract Contingency (10%)	12,013	12,013
Sub Total Contract Works (Value)	132,138	132,138
GST	13,214	13,214
Total Contract Works (Price)	145,352	145,352
17. Works Outside Contract		
17.1 Sewer Reticulation	0	
17.2 Stormwater Drainage	0	
17.3 Water Reticulation	0	
17.4 Roadworks	0	
17.5 Retaining Walls/Fencing	0	
17.6 Landscaping	0	
17.7 Primary School Site Contribution	0	
17.8 Demolition	0	

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
 Project Name: Cockburn Coast - DCP Road Costings
 Project No: 20146-DCP14
 Land usage: Residential Main Street Shared
 No of Lots: 1
 Location: City of Cockburn

	\$	\$/Lot
18. Headworks valid to 30th June 2025		
18.1 Sewer Reticulation	0	
18.2 Water Reticulation	0	
18.3 Stormwater Drainage	0	
19. Landscaping Allowance	0	
20. Local Authority Charges		
20.1 Supervision Fee at 1.5%	1,701	1,701
20.2 Maintenance Bond at 2.5%	2,834	2,834
20.3 Scheme Fees	0	
20.4 Other	0	
21. Water Corporation Fee	0	
22. Western Power Fees (and Materials external to Contract)	0	
23. Professional Fees		
23.1 Planning	0	
23.2 Engineering	10,903	10,903
23.3 Surveying	5,000	5,000
23.4 Environmental	0	
23.5 Geotechnical	0	
23.6 Hydrological	0	
23.7 Traffic Engineering	0	
24. Project Contingency (10%)	2,044	2,044
Sub Total (Value)	154,620	154,620
GST (excluding headworks)	15,462	15,462
Sub Total (Price)	170,082	170,082
25. POS cash in lieu <i>(Estimated by Developer)</i>		
26. Potential Reimbursement - Excludes GST		
26.1 GST Reimbursement	-15,462	-15,462
26.2 Maintenance Bond at 2.5%	-2,834	-2,834
26.3 Planning & Develop Act 2005 Section 159 (Adjacent Subdivider Roads Contrib)		
27. Cost escalation <i>(Estimated by developer)</i>		

This estimate must be read in conjunction with Wood & Grieve Engineers DCP14

Signed :  Date : 30/08/24

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: City of Cockburn
Project Name: Cockburn Coast - Main Street Intersection with Cockburn Road
Project No: 20146-DCP14
Land usage: Residential
No of Lots: 1
Location: City of Cockburn

	\$	\$/Lot
1. Preliminaries and Establishment	31,500	31,500
2. Siteworks and Dust Control	0	
3. Earthworks	0	
4. Retaining Walls	0	
5. Fencing	0	
6. Gas Reticulation	0	
7. Stormwater Drainage	0	
8. Water Reticulation	0	
9. Roadworks	512,500	512,500
10. Footpaths and DUPs	0	
11. Underground Power and Streetlighting	12,500	12,500
12. National Broadband Network Co.	0	
13. Removal and relocation of existing services		
13.1 Remove existing PB fuel pipeline	0	
13.2 Relocate Telstra Fibre Optic Cable	0	
13.3 Relocate DN200 Steel HP Gas Pipeline	0	
13.4 Relocate HV Transmission Power Poles (east side)	0	
13.5 Relocate Water Distribution Main	0	
13.6 Relocate DN500 Wastewater Pressure Main	0	
14. Provisional Sums	0	
15. Contract Contingency (10%)	56,000	56,000
Sub Total Contract Works (Value)	612,500	612,500
GST	61,250	61,250
Total Contract Works (Price)	673,750	673,750
16. Works Outside Contract		
16.1 Other	0	
17. Headworks valid to 30th June 2025		
17.1 Sewer Reticulation	0	
17.2 Water Reticulation	0	
17.3 Stormwater Drainage	0	
18. Landscaping Allowance	0	

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: City of Cockburn
Project Name: Cockburn Coast - Main Street Intersection with Cockburn Road
Project No: 20146-DCP14
Land usage: Residential
No of Lots: 1
Location: City of Cockburn

	\$	\$/Lot
19. Local Authority Charges		
19.1 Supervision Fee at 1.5%	8,000	8,000
19.2 Maintenance Bond at 2.5%	13,000	13,000
19.3 Scheme Fees	0	
20. Water Corporation Fee	0	
21. Professional Fees		
21.1 Planning	0	
21.2 Engineering	51,000	51,000
21.3 Surveying	11,000	11,000
21.4 Environmental	0	
21.5 Geotechnical	0	
21.6 Landscaping	0	
21.7 Traffic Engineering	16,500	16,500
22. Project Contingency (10%)	10,000	10,000
Sub Total (Value)	722,000	722,000
GST (excluding headworks)	72,200	72,200
Sub Total (Price)	794,200	794,200
23. POS cash in lieu <i>(Estimated by Developer)</i>		
24. Potential Reimbursement - Excludes GST		
24.1 GST Reimbursement	-72,200	-72,200
24.2 Maintenance Bond at 2.5%	-13,000	-13,000
24.3 Planning & Develop Act 2005 Section 159 (Adjacent Subdivider Roads Contrib)		
25. Cost escalation <i>(Estimated by developer)</i>		

This estimate must be read in conjunction with Wood & Grieve Engineers DCP14

Signed:  Date: 30/08/24

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
Project Name: Cockburn Coast - Main Street Rail Crossing
Project No: 20146-DCP14
Land usage: Residential
No of Lots: 1
Location: City of Cockburn

	\$	\$/Lot
1. Preliminaries and Establishment	41,000	41,000
2. Siteworks and Dust Control	0	
3. Earthworks	0	
4. Demolition	0	
5. Retaining Walls	0	
6. Fencing (Pedestrian Deterrent Fence)	13,000	13,000
7. Sewer Reticulation	0	
8. Stormwater Drainage	0	
9. Water Reticulation	0	
10. Main Street Rail Crossing Works	1,005,500	1,005,500
11. Rollinson Road Pedestrian Crossing	0	
12. Underground Power Supply & Installation Option B	0	
13. National Broadband Network Co.	0	
14. Offsite Works or Capital Works		
14.1 Wastewater Pump Station & Pressure Main	0	
14.2 Earthworks	0	
14.3 Sewer Reticulation	0	
14.4 Stormwater Drainage	0	
14.5 Water Reticulation	0	
14.6 Roadworks	0	
14.7 Demolition	0	
15. Provisional Sums	0	
16. Contract Contingency (10%)	105,950	105,950
Sub Total Contract Works (Value)	1,165,450	1,165,450
GST	116,545	116,545
Total Contract Works (Price)	1,281,995	1,281,995
17. Works Outside Contract		
17.1 Sewer Reticulation	0	
17.2 Stormwater Drainage	0	
17.3 Water Reticulation	0	
17.4 Roadworks	0	
17.5 Retaining Walls/Fencing	0	
17.6 Landscaping	0	
17.7 Primary School Site Contribution	0	
17.8 Demolition	0	

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
 Project Name: Cockburn Coast - Main Street Rail Crossing
 Project No: 20146-DCP14
 Land usage: Residential
 No of Lots: 1
 Location: City of Cockburn

	\$	\$/Lot
18. Headworks valid to 30th June 2025		
18.1 Sewer Reticulation	0	
18.2 Water Reticulation	0	
18.3 Stormwater Drainage	0	
19. Landscaping Allowance	0	
20. Local Authority Charges		
20.1 Supervision Fee at 1.5%		
20.2 Maintenance Bond at 2.5%		
20.3 Scheme Fees	0	
20.4 Other	0	
21. Water Corporation Fee	0	
22. Western Power Fees (and Materials external to Contract)	0	
23. Professional Fees		
23.1 Planning	0	
23.2 Engineering	96,650	96,650
23.3 Surveying	0	
23.4 Environmental	0	
23.5 Geotechnical	0	
23.6 Hydrological	0	
23.7 Traffic Engineering	0	
24. Project Contingency (10%)	9,665	9,665
Sub Total (Value)	1,271,765	1,271,765
GST (excluding headworks)	127,176	127,176
Sub Total (Price)	1,398,941	1,398,941
25. POS cash in lieu (Estimated by Developer)		
26. Potential Reimbursement - Excludes GST		
26.1 GST Reimbursement	-127,176	-127,176
26.2 Maintenance Bond at 2.5%	0	
26.3 Planning & Develop Act 2005 Section 159 (Adjacent Subdivider Roads Contrib)		
27. Cost escalation (Estimated by developer)		

This estimate must be read in conjunction with Wood & Grieve Engineers DCP14

Signed :

Date : 30/08/24

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
 Project Name: Cockburn Coast - DCP Road Costings
 Project No: 20146-DCP14
 Land usage: Residential Bus Stop
 No of Lots: 1
 Location: City of Cockburn

	\$	\$/ each
1. Preliminaries and Establishment	2,206	2,206
2. Siteworks and Dust Control	0	
3. Earthworks	0	
4. Demolition	0	
5. Retaining Walls	0	
6. Fencing	0	
7. Sewer Reticulation	0	
8. Stormwater Drainage	0	
9. Water Reticulation	0	
10. Roadworks	12,413	12,413
11. Footpaths and DUPS	17,000	17,000
12. Underground Power Supply & Installation Option B	0	
13. National Broadband Network Co.	0	
14. Offsite Works or Capital Works		
14.1 Wastewater Pump Station & Pressure Main	0	
14.2 Earthworks	0	
14.3 Sewer Reticulation	0	
14.4 Stormwater Drainage	0	
14.5 Water Reticulation	0	
14.6 Roadworks	0	
14.7 Demolition	0	
15. Provisional Sums	0	
16. Contract Contingency (10%)	3,162	3,162
Sub Total Contract Works (Value)	34,781	34,781
GST	3,478	3,478
Total Contract Works (Price)	38,259	38,259
17. Works Outside Contract		
17.1 Sewer Reticulation	0	
17.2 Stormwater Drainage	0	
17.3 Water Reticulation	0	
17.4 Roadworks	0	
17.5 Retaining Walls/Fencing	0	
17.6 Landscaping	0	
17.7 Primary School Site Contribution	0	
17.8 Demolition	0	

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
 Project Name: Cockburn Coast - DCP Road Costings
 Project No: 20146-DCP14
 Land usage: Residential **Bus Stop**
 No of Lots: 1
 Location: City of Cockburn

	\$	\$/ each
18. Headworks valid to 30th June 2025		
18.1 Sewer Reticulation	0	
18.2 Water Reticulation	0	
18.3 Stormwater Drainage	0	
19. Landscaping Allowance	0	
20. Local Authority Charges		
20.1 Supervision Fee at 1.5%	628	628
20.2 Maintenance Bond at 2.5%	1,046	1,046
20.3 Scheme Fees	0	
20.4 Other	0	
21. Water Corporation Fee	0	
22. Western Power Fees (and Materials external to Contract)	0	
23. Professional Fees		
23.1 Planning	0	
23.2 Engineering	2,871	2,871
23.3 Surveying	0	
23.4 Environmental	0	
23.5 Geotechnical	0	
23.6 Hydrological	0	
23.7 Traffic Engineering	0	
24. Project Contingency (10%)	455	455
Sub Total (Value)	39,781	39,781
GST (excluding headworks)	3,978	3,978
Sub Total (Price)	43,759	43,759
25. POS cash in lieu (Estimated by Developer)		
26. Potential Reimbursement - Excludes GST		
26.1 GST Reimbursement	-3,978	-3,978
26.2 Maintenance Bond at 2.5%	-1,046	-1,046
26.3 Planning & Develop Act 2005 Section 159 (Adjacent Subdivider Roads Contrib)		
27. Cost escalation (Estimated by developer)		

This estimate must be read in conjunction with Wood & Grieve Engineers DCP14

Signed:  Date: 31 / 08 / 24

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
Project Name: Cockburn Coast - Rollinson Road Pedestrian Rail Crossing
Project No: 20146-DCP14
Land usage: Residential
No of Lots: 1
Location: City of Cockburn

	\$	\$/Lot
1. Preliminaries and Establishment	13,000	13,000
2. Siteworks and Dust Control	0	
3. Earthworks	0	
4. Demolition	0	
5. Retaining Walls	0	
6. Fencing (Pedestrian Deterrent Fence)	5,500	5,500
7. Sewer Reticulation	0	
8. Stormwater Drainage	0	
9. Water Reticulation	0	
10. Main Street Rail Crossing Works	0	
11. Rollinson Road Pedestrian Crossing	251,500	251,500
12. Underground Power Supply & Installation Option B	0	
13. National Broadband Network Co.	0	
14. Offsite Works or Capital Works		
14.1 Wastewater Pump Station & Pressure Main	0	
14.2 Earthworks	0	
14.3 Sewer Reticulation	0	
14.4 Stormwater Drainage	0	
14.5 Water Reticulation	0	
14.6 Roadworks	0	
14.7 Demolition	0	
15. Provisional Sums	0	
16. Contract Contingency (10%)	27,000	27,000
Sub Total Contract Works (Value)	297,000	297,000
GST	29,700	29,700
Total Contract Works (Price)	326,700	326,700
17. Works Outside Contract		
17.1 Sewer Reticulation	0	
17.2 Stormwater Drainage	0	
17.3 Water Reticulation	0	
17.4 Roadworks	0	
17.5 Retaining Walls/Fencing	0	
17.6 Landscaping	0	
17.7 Primary School Site Contribution	0	
17.8 Demolition	0	

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



ESTIMATE OF ENGINEERING COSTS

Client Name: Landcorp
Project Name: Cockburn Coast - Rollinson Road Pedestrian Rail Crossing
Project No: 20146-DCP14
Land usage: Residential
No of Lots: 1
Location: City of Cockburn

	\$	\$/Lot
18. Headworks valid to 30th June 2025		
18.1 Sewer Reticulation	0	
18.2 Water Reticulation	0	
18.3 Stormwater Drainage	0	
19. Landscaping Allowance	0	
20. Local Authority Charges		
20.1 Supervision Fee at 1.5%		
20.2 Maintenance Bond at 2.5%		
20.3 Scheme Fees	0	
20.4 Other	0	
21. Water Corporation Fee	0	
22. Western Power Fees (and Materials external to Contract)	0	
23. Professional Fees		
23.1 Planning	0	
23.2 Engineering	25,500	25,500
23.3 Surveying	0	
23.4 Environmental	0	
23.5 Geotechnical	0	
23.6 Hydrological	0	
23.7 Traffic Engineering	0	
24. Project Contingency (10%)	3,000	3,000
Sub Total (Value)	325,500	325,500
GST (excluding headworks)	32,550	32,550
Sub Total (Price)	358,050	358,050
25. POS cash in lieu (Estimated by Developer)		
26. Potential Reimbursement - Excludes GST		
26.1 GST Reimbursement	-32,550	-32,550
26.2 Maintenance Bond at 2.5%	0	
26.3 Planning & Develop Act 2005 Section 159 (Adjacent Subdivider Roads Contrib)		
27. Cost escalation (Estimated by developer)		

This estimate must be read in conjunction with Wood & Grieve Engineers DCP14

Signed :

Date : 30 / 08 / 24

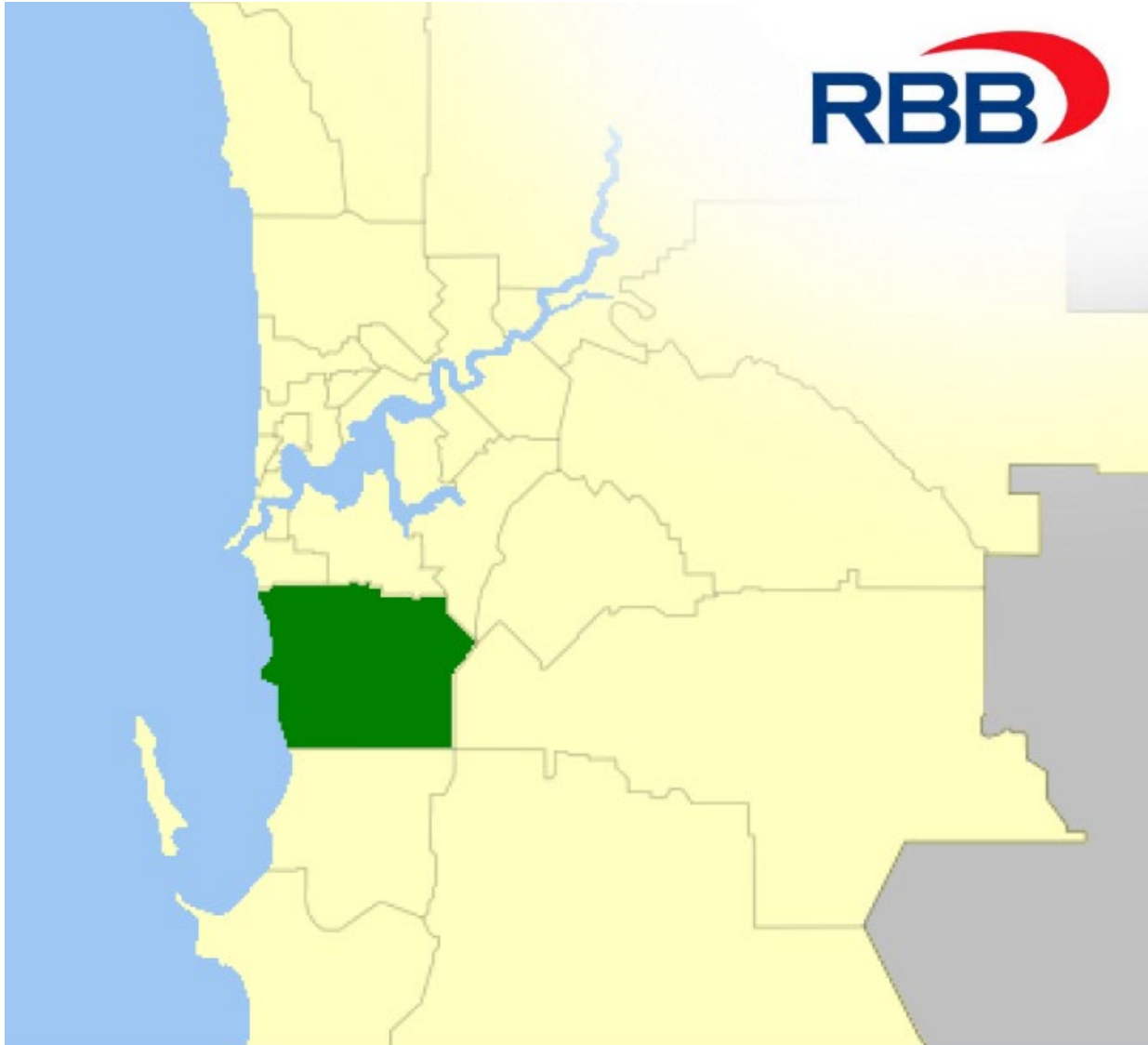


2 PUBLIC OPEN SPACE COSTINGS

Based on the existing public open space analysis, the average square metre rate for each POS type has been assigned to the future POS in the Robb Jetty Precinct (**Figure 1**) and Emplacement Precinct (**Figure 2**). The estimated POS budgets are shown in **Table 4** below.

Table 4 Estimated POS Budgets

POS NAME	SIZE (SQ/M)	AVERAGE SQ/M RATE	POS BUDGET (EX GST)
LP2	Constructed		
LP3	Constructed		
LP4	Constructed		
LP5	3,124	\$183	\$570,935
LP6	2,017	\$183	\$368,622
LP7	1,242	\$183	\$226,985
LP8	5,143	\$183	\$939,923
LP9	2,368	\$183	\$432,770
NP1	4,168	\$143	\$596,050
NP2	Constructed		
NP3	Constructed		
NP4	4,451	\$143	\$636,520
NP5	1,898	\$143	\$271,426
NP6	1,941	\$143	\$277,575
NP7	2,686	\$143	\$384,115
NP8	1,659	\$143	\$237,247
DP1 (excludes District Open Space)	2,522	\$234	\$589,100



CITY OF COCKBURN – MAIN STREET COMMUNITY BUILDING (DCA14)

CONCEPT ESTIMATE REV 6

26 AUGUST 2024

RBB PROJECT No: 22307

RALPH BEATTIE BOSWORTH
CONSTRUCTION COST CONSULTANTS
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Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

CITY OF COCKBURN
DCA14 - MAIN STREET COMMUNITY BUILDING
CONCEPT ESTIMATE REV 6



SUMMARY

26 August 2024

Ref	Scope		Total \$
1	LOCAL COMMUNITY BUILDING		10,580,000.00
2	WORKS TO PUBLIC OPEN SPACE		690,000.00
3	EXTERNAL WORKS AND SERVICES		1,220,000.00
4	Sub-Total		12,490,000.00
5	Design Contingency	10%	1,250,000.00
6	Construction Contingency	5%	690,000.00
7	Client Contingency		Excluded
8	Relocation Costs and Disbursements		Excluded
9	Building Act Compliance		45,000.00
10	Headworks & Statutory Charges, allowance		Excluded
11	Land costs		Excluded
12	Public Art		Excluded
13	Loose Furniture and Equipment		Excluded
14	Professional Fees and Disbursements; Allowance	10%	1,370,000.00
15	Project Management and Disbursements; Allowance	2%	270,000.00
16	GROSS PROJECT COSTS (at current prices)		16,115,000.00
17	Escalation to construction commencement (assume January 2025)		1,150,000.00
18	ESTIMATED TOTAL COMMITMENT (Excluding GST)		17,265,000.00
19	GST		1,726,500.00
20	ESTIMATED TOTAL COMMITMENT (Including GST)		18,991,500.00

NOTES

- We note that our Estimate is higher than DCP14 estimates issued in September 2021 and September 2022 respectively. Our current
- This estimate is based on Attachment One to the Request for Quote the Development Contribution Plan 14 Report.
 - We note that the site area is restricted to 1,000 m2.
 - We have been informed that the Outdoor Play Areas & Courtyard/Community Garden will be located on the adjacent Public Open Space.
 - We note that the requirement for 100 carbays to be incorporated into the design is estimated to represent 4,000 m2 of building area.
 - We have allowed for a sleeved building design where the site constraints permit.
- The estimate is priced at those rates current at August 2024 and escalated to January 2025 (assumed date for tender).
- Total contingency allowance remains at 15% (10% design contingency and 5% construction contingency) reflecting state Planning Policy 3.6.
- The following items are excluded from the Estimate.
 - Public Art (As advised by City of Cockburn 26/08/2024)
 - Land and development costs
 - Major dewatering costs
 - Major services/infrastructure upgrade to site
 - Staging and out of hours works
 - Works outside the site boundary
 - Client contingency
 - GST
- The estimate assumes the works will be procured traditionally - that is, fully designed by suitably qualified consultants and through competitive tender. No allowance is made for alternative procurement methodologies.

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

CITY OF COCKBURN
DCA14 - MAIN STREET COMMUNITY BUILDING
CONCEPT ESTIMATE REV 6



LOCAL COMMUNITY BUILDING

26 August 2024

Ref	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
1	BASEMENT LEVEL					
2	Basement carpark (25 bays)	m2	1,000	1,680.00	1,680,000.00	
3	TOTAL BASEMENT LEVEL					1,680,000.00
4	GROUND FLOOR					
5	Child Activity Areas (No. 2)	m2	160	2,945.00	471,200.00	
6	Foyer Lobby	m2	150	3,365.00	504,750.00	
7	Toilets	m2	50	4,310.00	215,500.00	
8	Storage	m2	120	2,205.00	264,600.00	
9	Circulation	m2	100	2,630.00	263,000.00	
10	Undercroft parking (10 bays)	m2	420	1,155.00	485,100.00	
11	Sundries	Item	1	25,850.00	25,850.00	
12	TOTAL GROUND FLOOR					2,230,000.00
13	UPPER FLOORS					
14	Function Room	m2	250	3,470.00	867,500.00	
15	Commercial Kitchen	m2	50	4,520.00	226,000.00	
16	Office Space	m2	150	2,840.00	426,000.00	
17	Multi-Purpose Room	m2	120	3,155.00	378,600.00	
18	Meeting Rooms (No. 2)	m2	40	3,260.00	130,400.00	
19	Circulation	m2	125	2,630.00	328,750.00	
20	Multi storey carparking (35 bays across 3 levels)	m2	1,600	1,155.00	1,848,000.00	
21	Roof deck covered parking (30 bays)	m2	1,000	1,155.00	1,155,000.00	
22	Allowance for upper floor structure	m2	3,335	265.00	883,775.00	
23	Extra for Commercial Kitchen Equipment	Item	1	190,000.00	190,000.00	
24	Lift allowance	No.	1	211,000.00	211,000.00	
25	Sundries	Item	1	24,975.00	24,975.00	
26	TOTAL UPPER FLOORS					6,670,000.00
27	TOTAL LOCAL COMMUNITY BUILDING					\$ 10,580,000.00

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

CITY OF COCKBURN
DCA14 - MAIN STREET COMMUNITY BUILDING
CONCEPT ESTIMATE REV 6



WORKS TO PUBLIC OPEN SPACE

26 August 2024

Ref	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
1	COMMUNITY GARDEN					
2	Site strip and clearance	m2	500	135.00	67,500.00	
3	Minor earthworks cut to fill	m2	500	32.00	16,000.00	
4	Retaining allowance (0-600 high)	m	45	380.00	17,100.00	
5	Crushed rock walkways	m2	150	65.00	9,750.00	
6	Imported soil & soil conditioner	m3	120	75.00	9,000.00	
7	Allowance for raised Colorbond planter beds	Item	1	26,280.00	26,280.00	
8	Turf with edge restraint	m2	50	95.00	4,750.00	
9	Irrigation	m2	350	55.00	19,250.00	
10	Perimeter fencing - 600 high cyclone fence	m	90	125.00	11,250.00	
11	Allowance for gates	No.	4	630.00	2,520.00	
12	External services connection and metering	Item	1	13,295.00	13,295.00	
13	Allowance for furniture	Item	1	13,295.00	13,295.00	
14	Sundries	Item	1	8,935.00	8,935.00	
15	Allowance for preliminaries and margin	Item	1	31,075.00	31,075.00	
16	TOTAL COMMUNITY GARDEN					250,000.00
17	OUTDOOR PLAY AREAS					
18	Site strip and clearance	m2	350	135.00	47,250.00	
19	Excavate and remove from site	m3	105	95.00	9,975.00	
20	Minor earthworks cut to fill	m2	350	30.00	10,500.00	
21	Retaining allowance (0-600 high)	m	80	380.00	30,400.00	
22	Sand pit area	m2	140	190.00	26,600.00	
23	Soft fall area	m2	140	325.00	45,500.00	
24	Artificial turf	m2	70	125.00	8,750.00	
25	Fencing (1800 high powder coated steel garrison)	m	110	250.00	27,500.00	
26	Allowance for gates	No.	4	945.00	3,780.00	
27	Allowance for play equipment	Item	1	68,320.00	68,320.00	
28	Allowance for sundry naturescape furnishings	Item	1	26,280.00	26,280.00	
29	Allowance for shade structures	m2	100	630.00	63,000.00	
30	External services connections, water fountain, metering etc.	Item	1	13,295.00	13,295.00	
31	Sundries	Item	1	6,830.00	6,830.00	
32	Allowance for preliminaries and margin	Item	1	52,020.00	52,020.00	
33	TOTAL OUTDOOR PLAY AREAS					440,000.00
34	TOTAL WORKS TO P.O.S.					\$ 690,000.00

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

CITY OF COCKBURN
DCA14 - MAIN STREET COMMUNITY BUILDING
CONCEPT ESTIMATE REV 6



EXTERNAL WORKS AND SERVICES

26 August 2024

Ref	Scope	Unit	Qty	Rate	Sub-Total \$	Total \$
1	PR - PRELIMINARIES					
2	Preliminaries	Item	1	160,500.00	160,500.00	
3	TOTAL PR - PRELIMINARIES					160,500.00
4	XP - SITE PREPARATION					
5	Site strip and clearance	m2	1,000	10.00	10,000.00	
6	Tree removal - allowance	Item	1	3,000.00	3,000.00	
7	Excavate and dispose from site	m3	3,000	70.00	210,000.00	
8	Allowance for excavation in rock	Item	1	150,000.00	150,000.00	
9	Sundry demolition works	Item	1	14,000.00	14,000.00	
10	TOTAL XP - SITE PREPARATION					387,000.00
11	XR - ROADS, FOOTPATHS AND PAVED AREAS					
12	Crossover allowance	No.	1	6,900.00	6,900.00	
13	TOTAL XR - ROADS, FOOTPATHS AND PAVED AREAS					6,900.00
14	XL - LANDSCAPING AND IMPROVEMENTS					
15	Verge - hard and softscape	m2	130	120.00	15,600.00	
16	Allowance for semi mature trees	No	10	1,000.00	10,000.00	
17	TOTAL XL - LANDSCAPING AND IMPROVEMENTS					25,600.00
18	XK - EXTERNAL STORMWATER DRAINAGE					
19	Water tanks for rainwater harvesting	Item	1	64,000.00	64,000.00	
20	TOTAL XK - EXTERNAL STORMWATER DRAINAGE					64,000.00
21	XD - EXTERNAL SEWER DRAINAGE					
22	External sewer drainage connections; Allowance	Item	1	60,000.00	60,000.00	
23	TOTAL XD - EXTERNAL SEWER DRAINAGE					60,000.00
24	XW - EXTERNAL WATER SUPPLY					
25	External water supply connections; Allowance	Item	1	36,000.00	36,000.00	
26	TOTAL XW - EXTERNAL WATER SUPPLY					36,000.00
27	XG - EXTERNAL GAS SUPPLY					
28	External Gas Supply connections; Allowance	Item	1	19,000.00	19,000.00	
29	TOTAL XG - EXTERNAL GAS SUPPLY					19,000.00
30	XF - EXTERNAL FIRE PROTECTION					
31	External Fire Protection; Allowance	Item	1	27,000.00	27,000.00	
32	Fire pumps and tanks; Allowance	Item	1	279,000.00	279,000.00	
33	TOTAL XF - EXTERNAL FIRE PROTECTION					306,000.00
34	XE - EXTERNAL LIGHT AND POWER					
	External Light and power connections only; Allowance;					
35	existing infrastructure assumed sufficient	Item	1	64,000.00	64,000.00	
36	Allowance for external building uplighting	Item	1	64,000.00	64,000.00	
37	TOTAL XE - EXTERNAL LIGHT AND POWER					128,000.00
38	XC - EXTERNAL COMMUNICATIONS					
39	External Communications connections; Allowance	Item	1	27,000.00	27,000.00	
40	TOTAL XC - EXTERNAL COMMUNICATIONS					27,000.00
41	TOTAL EXTERNAL WORKS AND SERVICES					\$ 1,220,000.00

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report



COCKBURN COAST – LANDSCAPE INDICATIVE COSTING

Indicative Costing Estimate Revision 2



19 August 2024

RBB Project No: 22307

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Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

DCA 14
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Quantity Surveyors & Cost Consultants

SUMMARY

REF	DESCRIPTION			TOTAL \$
1	MAIN SUMMARY			
2	Streetscape 1: Main Street	2,453 m2	689	1,690,000
3	Streetscape 2: BRT Spine	11,374 m2	167	1,895,000
4	Streetscape 3: Cockburn Road	8,363 m2	273	2,285,000
5	Sub-Total			5,870,000
6	Regional Loading			Excluded
7	NET PROJECT COST			5,870,000
8	Planning Contingency			Excluded
9	Design Contingency	10 %		590,000
10	Construction Contingency	12.5 %		735,000
11	Headworks & Statutory Charges, allowance	1.5 %		90,000
12	Building Act Compliance	1.0 %		60,000
13	Public Art Allowance			N/A
14	Commissioning, Relocation Costs & Disbursements			N/A
15	Professional Fees - Perth Prices	8 %		470,000
16	Professional Fees - Disbursements			Included
17	TOTAL NET PROJECT COST (at Current Prices)			7,815,000
18	Escalation to Tender (assumed 12 months August 2025)	5.0 %		395,000
19	ESCALATED NET PROJECT COST			8,210,000
20	Client fees and charges			Excluded
21	ESTIMATED PROJECT TOTAL COST			8,210,000

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

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SUMMARY BREAKDOWN



Quantity Surveyors & Cost Consultants

REF	DESCRIPTION			TOTAL \$	
<u>Streetscape 1: Main Street</u>					
22	Section 1: Works to Main Street shared surface	221	m	5,769	1,275,000
23	Section 2: Works to Main Street Non-shared surface	81	m	2,284	185,000
24	Traffic Management	1	Item	73,000	73,000
25	Project overheads	1	Item		Included
26	Planning and design costs	1	Item		Ref. Prof Fees
27	Preliminaries	1	Item	157,000	157,000
Subtotal - Streetscape 1: Main Street					1,690,000
<u>Streetscape 2: BRT Spine</u>					
28	Works to BRT Road	655	m	2,504	1,640,000
29	Traffic Management	1	Item	82,000	82,000
30	Project overheads	1	Item		Included
31	Planning and design costs	1	Item		Ref. Prof Fees
32	Preliminaries	1	Item	173,000	173,000
Subtotal - Streetscape 2: BRT Spine					1,895,000
<u>Streetscape 3: Cockburn Road</u>					
33	Works to Cockburn Road	926	m	2,243	2,076,795
34	Allowance for night works on main roads	1	Item		Excluded
35	Project overheads	1	Item		Included
36	Planning and design costs	1	Item		Ref. Prof Fees
37	Preliminaries	1	Item	208,205	208,205
Subtotal - Streetscape 3: Cockburn Road					2,285,000

Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

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MAIN ESTIMATE



Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>Streetscape 1: Main Street</u>					
<u>Section 1: Works to Main Street shared surface</u>					
<u>Hard Landscaping</u>					
38	Allowance for pram ramps	1	Item	18,500.00	18,500
39	In-situ concrete footpath for shared path including minor earthworks	3,868	m2	155.00	599,540
40	Bollards	442	No	415.00	183,430
41	Shared surface paving (stone/exposed aggregate pavers)	1,879	m2	125.00	234,875
<u>Soft Landscaping</u>					
42	500L semi-mature trees	45	No	2,570.00	115,650
<u>Furniture</u>					
43	Benches	2	No	4,105.00	8,210
44	Bins	9	No	4,105.00	36,945
45	Bike Racks	3	No	770.00	2,310
46	Water Fountain	5	No	7,695.00	38,475
47	Sundry items	1	Item	37,065.00	37,065
Subtotal - Section 1: Works to Main Street shared surface					1,275,000
<u>Section 2: Works to Main Street Non-shared surface</u>					
<u>Hard Landscaping</u>					
48	Allowance for pram ramps	1	Item	18,465.00	18,465
49	In-situ concrete footpath	405	m2	155.00	62,775
<u>Soft Landscaping</u>					
50	500L semi-mature trees	17	No	2,565.00	43,605
51	Landscaping and irrigation to medium	405	m2	75.00	30,375
<u>Furniture</u>					
52	Benches	1	No	4,105.00	4,105
53	Bins	2	No	4,105.00	8,210
54	Bike Racks	2	No	770.00	1,540
55	water fountains	1	No	7,695.00	7,695
56	Sundry items	1	Item	8,230.00	8,230
Subtotal - Section 2: Works to Main Street Non-shared surface					185,000


Cockburn Coast: Robb Jetty and Emplacement Precincts Development Contribution Plan 14 (DCP 14) Report

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MAIN ESTIMATE


Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>Streetscape 2: BRT Spine</u>					
<u>Works to BRT Road</u>					
<u>Hard Landscaping</u>					
57	Rain Gardens	13	No	10,260.00	134,194
58	Allowance for pram ramps	1	Item	12,310.00	12,310
59	In-situ concrete footpath for shared path	6,215	m2	155.00	963,325
<u>Soft Landscaping</u>					
60	200L semi-mature trees	88	No	2,565.00	225,720
61	Landscaping and irrigation to rain gardens	13	No	1,540.00	20,148
<u>Furniture</u>					
62	Benches	4	No	4,105.00	16,420
63	Bins	27	No	4,105.00	110,835
64	Bike Racks	9	No	770.00	6,930
65	Water fountain	14	No	7,695.00	107,730
66	Sundry items	1	Item	42,388.00	42,388
Subtotal - Works to BRT Road					1,640,000

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MAIN ESTIMATE


Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>Streetscape 3: Cockburn Road</u>					
<u>Works to Cockburn Road</u>					
<u>Hard Landscaping</u>					
67	Allowance for pram ramps	1	Item	30,800	30,800
68	In-situ concrete footpath for shared path	7,594	m2	155	1,177,070
<u>Soft Landscaping</u>					
69	500L semi-mature trees	186	No	2,565	477,090
<u>Furniture</u>					
70	Benches	6	No	4,105	24,630
71	Bins	38	No	4,105	155,990
72	Bike Racks	13	No	770	10,010
73	Water fountain	19	No	7,695	146,205
74	Sundry items	1	Item	55,000	55,000
Subtotal - Works to Cockburn Road					2,076,795

Contact Us

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