



# **Muriel Court Development Contribution Plan 11 (DCP 11) 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.

## Muriel Court Development Contribution Plan Report

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

### Development Contribution Area

The Development Contribution Area (DCA) is shown on the [Scheme Map](#) as 'DCA 11'.

### Purpose

The purpose of the DCP Report is to:

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

The DCP provides for the sharing of costs associated with various infrastructure necessary to support subdivision and development within Development Area 19 (Muriel Court) and the Muriel Court Structure Plan area.

### Period of the plan

10 years commencing 20 October 2023 to 30 June 2033.

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

### Operation of DCP

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

## Muriel Court Development Contribution Plan 11 (DCP 11) Report

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

The requirement to contribute under DCP 11 would typically arise as a condition of subdivision approval, however it may occur through other arrangements as specified in clause 5.3.14 of TPS 3.

DCP 11 is operational in the same area as DCP 13, which relates to community infrastructure. Landowners will be required to satisfy their contribution obligations under both DCPs.

### Application requirements

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

### Items included in the plan

The DCP provides for a portion of the cost of land and works associated with delivery of key infrastructure identified in the Muriel Court Structure Plan Area, to be equitably distributed between developing landowners within the DCA.

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

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

## Muriel Court Development Contribution Plan 11 (DCP 11) Report

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

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

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

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

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

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

### Estimated costs

The overall estimated cost of the key infrastructure works is **\$51,513,621** (as of 21 October 2024).

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

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

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

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

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

## Method of calculating contribution

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

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

- R20 lots – 450m<sup>2</sup>
- R25 lots – 350m<sup>2</sup>
- R40 lots – 220m<sup>2</sup>
- R60 lots – 166m<sup>2</sup>
- R80 lots – 125m<sup>2</sup>
- R160 lots – calculated by dividing the lot area (m<sup>2</sup>) by 62.5 to give the number of dwellings.

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

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

No contribution is required in respect to:

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

## Muriel Court Structure Plan Minimum Yield Requirements

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

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

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

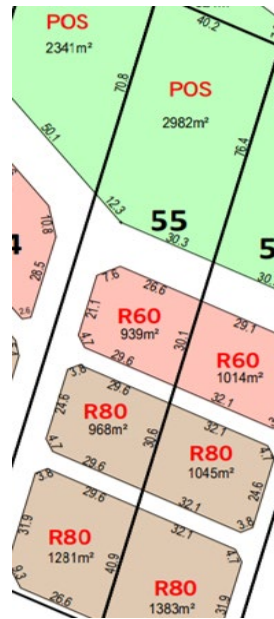
The adopted contribution rate for DCP 11 is **\$20,704.63 per potential lot/dwelling**, and has been determined as follows:

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

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

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

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



<b>Cost Contributions</b>	
<b>Contribution:</b> 22 dwellings @ \$20,704.63* per unit	\$455,502*



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<b>POS Offset: 2,982m<sup>2</sup></b>	<b>\$745,500*</b>
<b>DCP Road Offset: 69m<sup>2</sup></b>	<b>\$17,250*</b>
<b>Total contribution payable</b>	<b>\$307,248 In Credit**</b>
<i>*Example only – all cost estimates based on October 2024 cost estimates.</i>	
<i>**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 DCP Reserve.</i>	

### Land Acquisitions

The total cost of acquiring land for public open space and roads, as per DCP 11 is **\$19,203,210**, as calculated in accordance with the valuation rates (\$/m<sup>2</sup>) as set out in the tables below:

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

The land cost is calculated using the following formula:

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

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

### Road Upgrades

The DCP estimated cost for the key roads identified within the Muriel Court Structure Plan Area is **\$15,905,980**

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

- [Table 2 Upgrade North Lake Road - Ngort to Kentucky Court](#)

## Muriel Court Development Contribution Plan 11 (DCP 11) Report

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

### Public Open Space

The total estimated cost of landscaping of public open space and the restoration of the bushland/wetland is **\$5,971,479**.

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

### Priority and timing of delivery

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

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

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

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

Construction of the following infrastructure items has been completed:

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

## Muriel Court Development Contribution Plan 11 (DCP 11) Report

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

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

Note: these dates and timeframes are subject to change.

### Payment of contributions

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

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

- i. cheque or cash
- ii. transferring to the local government or a public authority land in satisfaction of the cost contribution
- iii. the provision of physical infrastructure
- iv. some other method acceptable to the local government; or
- v. Any combination of these methods

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

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

## Review

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

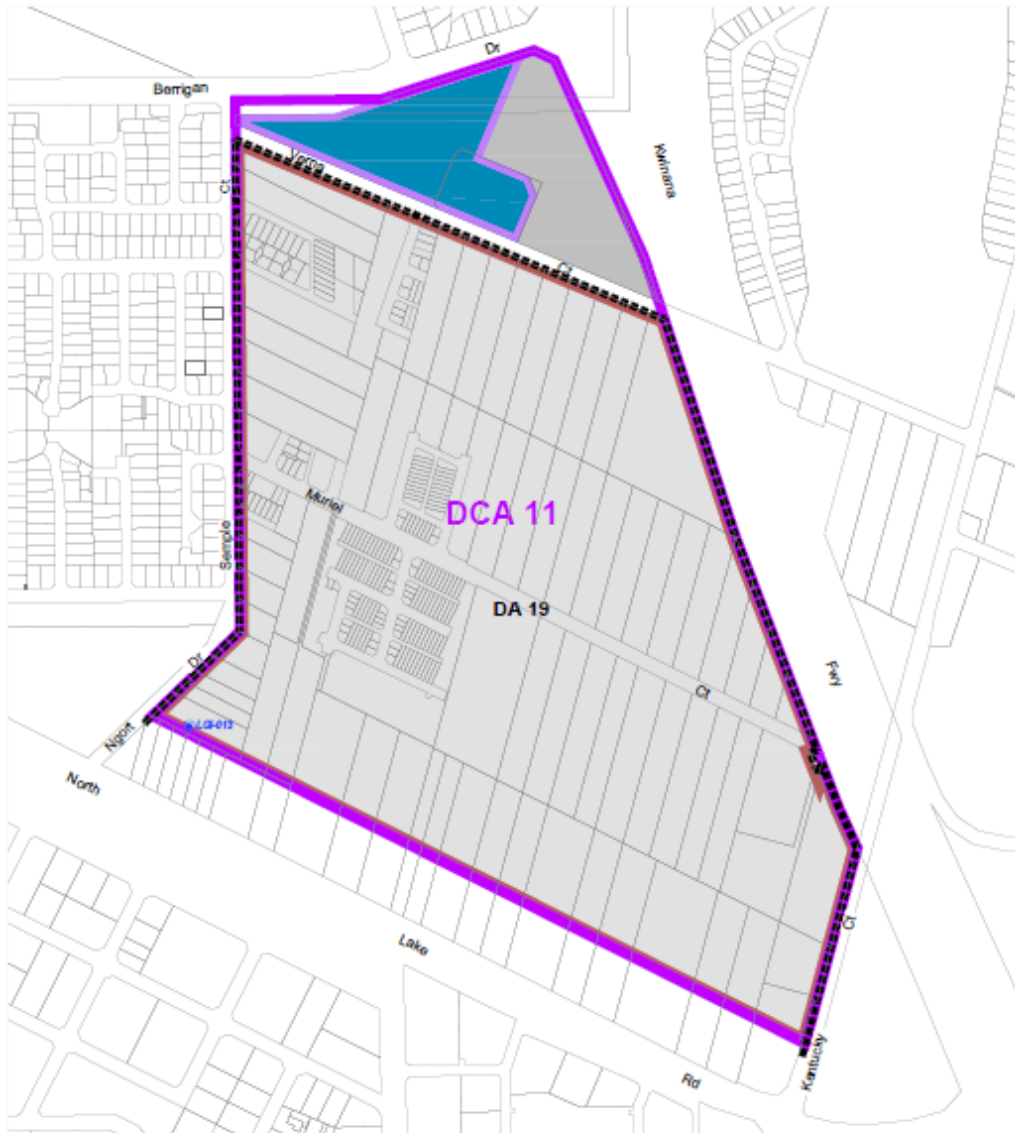
The estimated infrastructure costs as shown in the Cost Apportionment Schedule (CAS) will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification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

## Annexes

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

## Annex 1 – Maps

### Scheme Map



**GENERAL**

① L04001 Heritage Place

**SPECIAL CONTROL AREAS:**

DA1 Development Areas

DCA1 Development Control Areas

**REGION RESERVES**

Railways

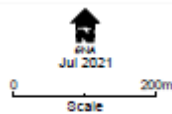
**LOCAL RESERVES**

Local Road

**ZONES**

Development

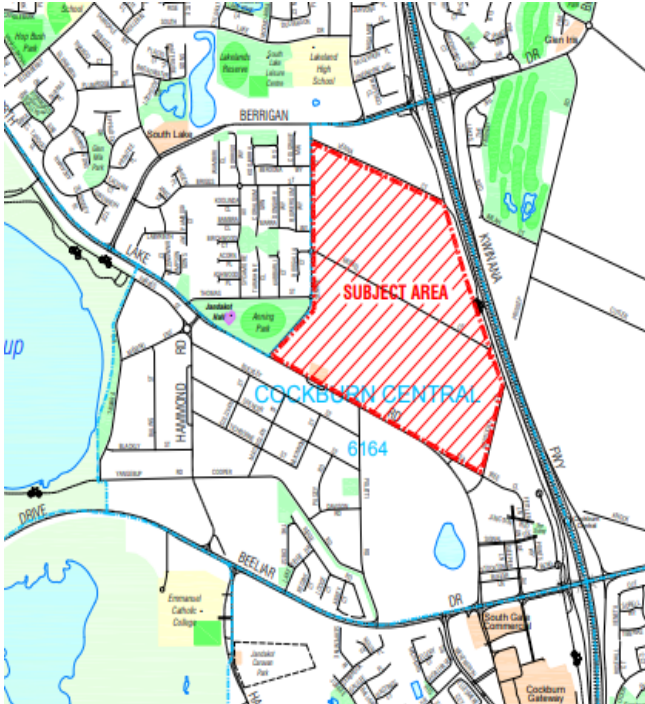
Mixed Business



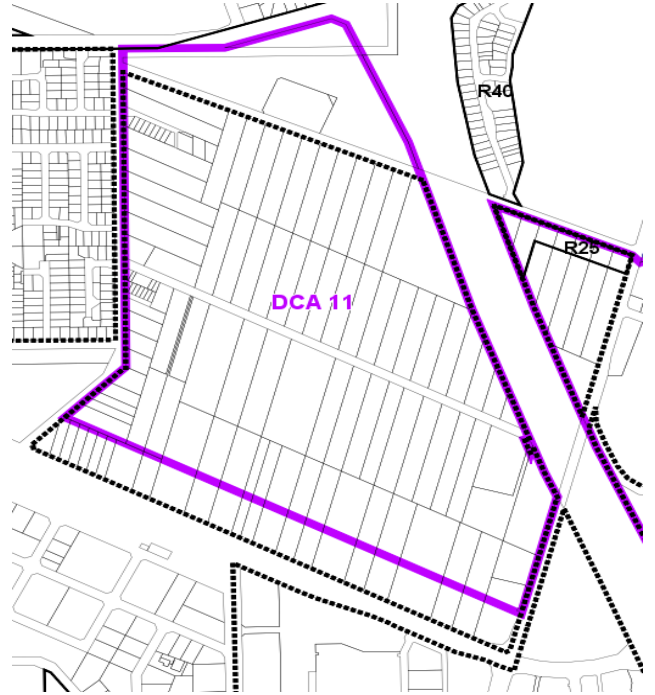
**Town Planning Scheme No.3**  
**Development Contribution Area No.11**  
**Muriel Court**

# Muriel Court Development Contribution Plan 11 (DCP 11) Report

*Muriel Court Structure Plan Area*



*Map depicting the DCA11 boundary*



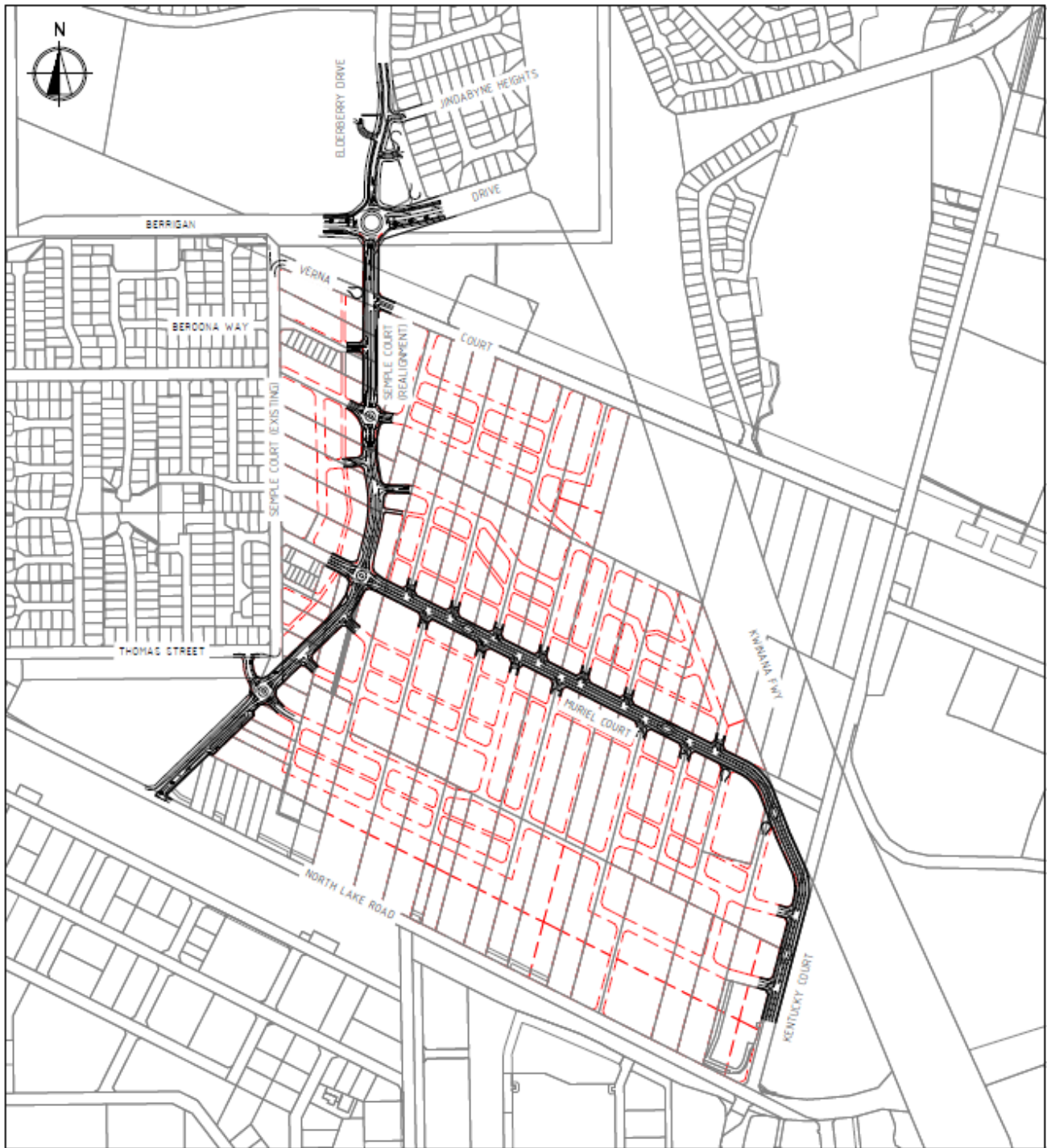
# Muriel Court Development Contribution Plan 11 (DCP 11) Report

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



Muriel Court Development Contribution Plan 11 (DCP 11) Report

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





## Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheet - CAS

<b>DCA11 Muriel Court - Cost Apportionment Schedule (CAS)</b>						
<b>General description</b>						
All owners of land within DCA 11 are required to make a proportional contribution to land and infrastructure works required as part of the development of the Muriel Court Development Contribution area.						
Specific details of the contributions are set out in Table 10 of TPS3 - DCA 11 Muriel Court.						
All landowners within DCA 11 shall make a contribution to land and infrastructure works required as part of the development of the Muriel Court Development Contribution Area. With the exception of existing lots 3 and 21 Verna Court and lots 52 and 150 Semple Court, the contribution is to be calculated on the potential number of dwellings that can be constructed on each lot or lots and calculated in accordance with the following: R20 Lots 450m <sup>2</sup> R25 Lots 350m <sup>2</sup> R40 Lots 220m <sup>2</sup> R60 Lots 166m <sup>2</sup> R80 Lots 125m <sup>2</sup> R160 Lots Calculated by dividing the lot area (m <sup>2</sup> ) by 62.5 to give the number of potential dwellings.						
Description	Schedule No	Total Cost	Lot 3 7.60%	Actual Lot 21 1.50%	Lot 52 1.25%	Remaining lots
Upgrading North Lake Road (Kentucky to Semple)	As per Schedule 1	238,380	18,117	5,513	2,980	211,770
Widening and realignment of Semple Court (Berrigan to North Lake Road)	As per schedule 2	7,881,460	598,991	73,040	98,518	7,110,911
Modifications - existing Semple Court	As per Schedule 3	250,000	19,000	7,418	3,125	220,457
Realignment of Elderberry Drive (Berrigan Drive to Jindabyne Heights)	As per Schedule 4	2,268,150	172,379	17,357	28,352	2,050,062
Muriel Court upgrade and extension (realigned Semple Court to North Lake Road)	As per Schedule 5	8,321,815	632,458	39,168	104,023	7,546,166
Public Open Space provision and works	As per Schedule 6	22,120,864				22,120,864
Drainage and ground water control provision and works	As per Schedule 7	5,971,527	453,836	23,082	74,644	5,419,965
Professional services and administration costs	As per Schedule 8	1,861,451	141,470	163	23,268	1,696,549
Cost of Loans for Contribution Plan items	As per Schedule 9	2,599,975	197,598	39,000	32,500	2,330,877
<b>Totals</b>		<b>51,513,621.72</b>	<b>2,233,849.59</b>	<b>204,741.02</b>	<b>367,409.47</b>	<b>48,707,621.65</b>
<b>Less available funds</b>		<b>-5,805.12</b>	<b>-441.19</b>	<b>2,426.64</b>	<b>-72.56</b>	<b>-5,204.29</b>
		<b>51,519,426.84</b>	<b>2,234,290.78</b>	<b>202,314.38</b>	<b>367,482.04</b>	<b>48,712,825.94</b>
	<b>Potential yield (post review)</b>					
Estimated dwellings	3453	2590				
Lots developed	316					
Lots remaining	3137	2363				
DCA costs per Du	\$15,528.47	\$20,704.63				
Area of lots 52,3 & 21 ( ha)	7.7320					
DCA cost/ ha for lots 52,3 & 21	refer below					
Lot 3 - 7.6%		2,234,290.78				
Actual (6/11/17) - Lot 21 - 1.5%		202,314.38				
Lot 52 - 1.25%		367,482.04				

Muriel Court Development Contribution Plan 11 (DCP 11) Report

Table 2 Upgrade North Lake Road - Ngort to Kentucky Court

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

Table 3 Ngort Drive Re-alignment.

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

**Construction**

	Ultimate Standard Road Cost	Standard Road Cost	Above Standard Road Cost DCA 11
Construction: Semple (Verna -North Lake Rd)	8,010,000	6,200,000	1,810,000
Construction: Semple (Berrigan-Verna)	3,530,000	2,110,000	1,420,000
Traffic lights at intersection of North Lake Rd & Berrigan Drive	3,120,000		3,120,000
<b>Total</b>	<b>\$14,660,000</b>	<b>\$8,310,000</b>	<b>6,350,000</b>

**Land**

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

**Semple Court total      \$7,881,460**

# Muriel Court Development Contribution Plan 11 (DCP 11) Report

**Table 4 Ngort Drive Land Costs**

Lot address	Parent parcel land area (m <sup>2</sup> )	Land area taken (m <sup>2</sup> ) roads	Land Value (\$/m <sup>2</sup> )	Market Value Land Taken	Actual Cost
<b>Verna to Muriel</b>					
Lot 300 (4) Verna (formerly Lot 39 (4) Verna Court)	8819	40	\$250.00	\$10,000.00	
Lot 40 (2) Verna Court	8944	486	\$250.00	\$121,500.00	
Lot 41 (126) Semple Court	8116	360	\$250.00	\$90,000.00	
<b>Lot 43 (136) Semple Court</b>	<b>8524</b>	<b>320</b>	<b>\$190.00</b>	<b>\$60,800.00</b>	<b>Stage 1 (DP410271) - Invoice issued 21/02/19</b>
Lot 213 (142) Semple Courty (formerly Lot 44 (142) Semple Court)	8444	624	\$250.00	\$156,000.00	
Lot 45 (146) Semple Court	8469	458	\$250.00	\$114,500.00	
Lot 1 & 2 (150A & 150B) Semple Court formerly known as Lot 46 Semple Court	8494	373	\$250.00	\$93,250.00	
Lot 47 (154) Semple Court	8444	252	\$250.00	\$63,000.00	
<b>Lot 151 (23) Muriel Court</b>	<b>5438</b>	<b>260</b>	<b>\$200.00</b>	<b>\$52,000.00</b>	<b>Stage 1 (DP420177) - C121/0028 13/04/21</b>
Lot 49 (31) Muriel Court	8119	536	\$250.00	\$134,000.00	
<b>Muriel to Thomas</b>					
<b>Lot 2 (36) Muriel Court</b>	<b>6880</b>	<b>86</b>	<b>\$190.00</b>	<b>\$16,340.00</b>	<b>Stage 1 (DP415251) 05/03/2019</b>
Lot 130 (34) Muriel Court	7879	74	\$250.00	\$18,500.00	
Lot 334 (32) Muriel Court	7871	62	\$250.00	\$15,500.00	
Lot 1 (30) Muriel Court	6880	772	\$250.00	\$193,000.00	
Lot 18 (170) Semple Court	2226	37	\$450.00	\$16,650.00	
Lot 17 (172) Semple Court	3111	262	\$410.00	\$107,420.00	
Lot 16 (178) Semple Court	2618	370	\$440.00	\$162,800.00	
Lot 15 (180) Ngort Drive (formerly Semple Court)	2137	236	\$450.00	\$106,200.00	
	Verna to Muriel	3709		\$895,050.00	
	Muriel to Thomas	1899		\$636,410.00	
	<b>Total</b>	<b>7,569</b>		<b>\$1,531,460.00</b>	

**Table 5 Modification to Existing Semple Court**

<b>Schedule 3 - Existing Semple Court</b>	
Modifications to existing Semple Court including closures and pavement modifications shown on the Muriel Court Structure Plan.	
Modification to existing Semple Court inc closures	250,000
<b>Total</b>	<b>\$250,000</b>

**Table 6 Elderberry Drive Re-alignment**

<b>Schedule 4 - Elderberry Drive Re-alignment</b>	
Cost of land and works for the realignment of Elderberry Drive between Berrigan Drive and Jindabyne Heights.	
Construction	1,800,000
Land (3121 m <sup>2</sup> @ 150/m <sup>2</sup> ) (School Site) - Lot 100 (106) South Lake Drive South Lake	468,150
<b>Total</b>	<b>\$2,268,150</b>

# Muriel Court Development Contribution Plan 11 (DCP 11) Report

**Table 7 Muriel Court / Kentucky Court**

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

Construction	DCA 11 (over and above cost)	Estimate cost to complete	Actual Costs
Muriel Court & Kentucky Court	5,827,600	4,840,000	987,600
Traffic Management Devices	1,440,000		
<b>Total</b>	<b>\$7,267,600</b>		

**Land**

	m <sup>2</sup>	Cost
Muriel Court ( between Semple Court as realigned to Kentucky)	3,616	893,215
Kentucky Court (additional area)	743	161,000
<b>Total</b>		<b>\$1,054,215</b>
<b>Muriel Court Total</b>		<b>\$8,321,815</b>

**Table 8 Muriel Court Land Costs**

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

# Muriel Court Development Contribution Plan 11 (DCP 11) Report

## Table 9 POS Construction

Schedule 6 - Public Open Space	
Provision of land for public open space area shown on the Muriel Court Structure Plan and the cost of landscaping and bushland/wetland restoration.	

Construction	Estimate cost to complete	Actual Cost	Comments
Northern Parkland 3.4353ha (34,353m <sup>2</sup> )	2,587,811		
South West Parkland 1.6584 ha (16,584m <sup>2</sup> ) remainder 0.5440 ha (5,440m <sup>2</sup> )	1,656,049	409,795	1,246,254
South East Parkland 1.3384ha (13,384m <sup>2</sup> )	1,008,217		25/03/2019 (Stage 1 - DP415251) (1.1144)
South East Parkland Drainage basin 0.9550ha (9,550m <sup>2</sup> )	719,402		
	<b>\$5,971,479</b>		

### Land for POS

Northern Parkland	7,810,120
South West Parkland	3,271,265
South East Parkland	5,068,000
	<b>\$16,149,385</b>

Total \$22,120,864

## Table 10 POS Land Costs

Lot address	Parent parcel land area (m <sup>2</sup> )	Land area taken (m <sup>2</sup> )	Land Value (\$/m <sup>2</sup> )	Market Value Land Taken	Actual Costs
<b>North West (NW)</b>					
Lot 213 (142) Semple Court (formerly Lot 44 (142) Semple Court (NW))	8444	91	\$250.00	\$22,750	
Lot 45 (146) Semple Court	8469	1019	\$250.00	\$254,750	
Lot 300 (4) Verna Court (formerly Lot 39 (4) Verna Court	8819	2180	\$250.00	\$545,000	
<b>Lot 38 (6) Verna Court</b>	<b>8169</b>	<b>1761</b>	<b>\$190.00</b>	<b>\$315,970</b>	<b>Actual - 30/05/19 (Stage 1- DP414585)</b>
Lot 37 (34) Verna Court	8269	1825	\$250.00	\$456,250	
Lot 36 (46) Verna Court	8394	1888	\$250.00	\$472,000	
Lot 35 (62) Verna Court	8498	1952	\$250.00	\$488,000	
Lot 34 (72) Verna Court	8600	2016	\$250.00	\$504,000	
Lot 33 (90) Verna Court	8726	1917	\$250.00	\$479,250	
Lot 32 (100) Verna Court	8830	524	\$250.00	\$131,000	
Lot 31 (102) Verna Court	8938	106	\$250.00	\$26,500	
Lot 57 (113) Muriel Court	8119	19	\$250.00	\$4,750	
Lot 56 (99) Muriel Court	8119	2769	\$250.00	\$692,250	
Lot 55 (91) Muriel Court	8119	2982	\$250.00	\$745,500	
Lot 54 (85) Muriel Court	8119	2341	\$250.00	\$585,250	
Lot 9015 Cavalletti Lane (formerly Lot 53 (67) Muriel Court	8119	1572	\$250.00	\$393,000	
Lot 9014 Cavalletti Lane (formerly Lot 52 (61) Muriel Court	8119	1474			
Lot 9013 Cavalletti Lane (formerly Lot 51 (51) Muriel Court	8119	1506	\$260.00	\$1,186,900	Actual - 21/11/22 (Stage 5- DP423059)
Lot 9012 Muriel Court (formerly Lot 50 (41) Muriel Court	8119	1570			
<b>Lot 49 (31) Muriel Court</b>	<b>8119</b>	<b>1950</b>	<b>\$260.00</b>	<b>\$507,000</b>	<b>Actual - 21/11/22 (Stage 5- DP423059)</b>
<b>Lot 7 (52) Muriel Court (SW)</b>	<b>17,766</b>	<b>4421</b>	<b>\$165.00</b>	<b>\$729,465</b>	<b>Actual - 05/03/2019 (Stage 1 - DP415251)</b>
<b>Lot 30 (70) Muriel Court</b>	<b>12,150</b>	<b>3356</b>	<b>\$175.00</b>	<b>\$587,125</b>	<b>Actual - 05/03/2019 (Stage 1 - DP415251)</b>
<b>Lot 31 (80) Muriel Court</b>	<b>12,148</b>	<b>3423</b>	<b>\$175.00</b>	<b>\$599,025</b>	<b>Actual - 05/03/2019 (Stage 1 - DP415251)</b>
Lot 9 (110) Muriel Court	22,791	3638	\$250.00	\$909,500	
Lot 18 (840) North Lake Road	6093	41	\$250.00	\$10,250	
Lot 19 (838) North Lake Road	4704	124	\$250.00	\$31,000	
Lot 32 (834) North Lake Road	12,150	395	\$250.00	\$98,750	
Lot 33 (828) North Lake Road	12,150	461	\$250.00	\$115,250	
Lot 71 (820) North Lake Road	17,712	679	\$250.00	\$169,750	
Lot 15 (180) Semple Court	2137	47	\$450.00	\$21,150	
<b>South East (SE)</b>					
Lot 20 (178) Muriel Court (SE)	9411	1062	\$250.00	\$265,500	
Lot 21 (196) Muriel Court	9408	1504	\$250.00	\$376,000	
Lot 100 (198) Muriel Court	8015	1283	\$250.00	\$320,750	
Lot 101 (210) Muriel Court	8019	1283	\$250.00	\$320,750	
Lot 102 (236) Muriel Court	10,028	1761	\$250.00	\$440,250	
Lot 54 (880) North Lake Road	11,002	145	\$250.00	\$36,250	
Lot 53 (876) North Lake Road	11,002	3361	\$250.00	\$840,250	
Lot 55 (870) North Lake Road	22,133	6775	\$250.00	\$1,693,750	
Lot 52 (866) North Lake Road	12,174	3098	\$250.00	\$774,500	
	<b>388,220</b>	<b>68,348</b>		<b>\$16,149,385</b>	
North West	167,227	31,462		\$7,810,120	
South West	119,801	16,584		\$3,271,265	
South East	101,192	20,272		\$5,068,000	
<b>Total parent parcel land area m<sup>2</sup></b>	<b>388,220</b>	<b>68,348</b>		<b>\$16,149,385</b>	
<b>Total land area taken m<sup>2</sup></b>					

# Muriel Court Development Contribution Plan 11 (DCP 11) Report

**Table 11 Drainage**

<b>Schedule 7 - Drainage</b>	
Land and works for internal and off site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping and landscaping.	

**External**

Area 3 Infiltration basin - retained wetland area 8,622m <sup>2</sup>	247,624
Area 3 infiltration basin 1 - 18,971m <sup>2</sup>	1,429,085
Area 3 Groundwater control basin 6,224m <sup>2</sup>	283,254
Infrastructure components relating drainage: outflow pipe network etc.	1,510,000
<b>Total</b>	<b>\$3,469,964</b>

**Studies**

6 months ground water monitoring - Cardno	22,669
12 months Ongoing monitoring and reporting - Cardno	27,140
ENV Local Water Management Strategy incl survey	47,960
Landscape input to LWMS by MNLA	9,249
<b>Total</b>	<b>\$107,018</b>

**Further Studies**

Detailed drainage design	\$544,545
Detailed design Major roads	\$1,850,000

**Total drainage works \$5,971,527**

**Table 12 Fees**

<b>Schedule 8 - Fees</b>	
Preliminary professional services including drainage, services, geotechnical, site contamination, traffic and planning.	
Further detailed studies and design including design guidelines and engineering design of drainage and major roads.	
Costs to administer cost sharing arrangements of the DCA including detailed engineering design of drainage and roads the subject of the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.	
Preliminary Structure Plan studies prefunded by owners	132,226
Additional traffic work Uloth & Assoc (COC)	3,100
Additional work Koltasz Smith	32,042
Additional drainage work Cardno/David Wills & Assoc	5,202
Planning advice Malcolm McKay	1,920
Simple Court Mapping, survey and base information Whelans	22,200
Simple Court prelim design, quantities and costs Wood & Grieve	36,200
Drainage preliminary design	20,000
Initial valuation advises	10,000
Design Guidelines by Hassell	27,849
Annual valuation reviews 15 years @ \$4000	60,000
Initial engineering costings	15,000
Annual engineering reviews 15 years @ \$15000	225,000

## Muriel Court Development Contribution Plan 11 (DCP 11) Report

Annual DCA Administration (COC) 15 years @ \$8000	120,000
Annual Landscaping review 15 years @ \$1600	24,000
Annual Audit fees 15 years @ \$1000	15,000
Valuations 09/10	733
Engineering Review 09/10 (Wood & Grieves)	14,784
Landscaping Review 09/10 (MNLA)	1,577
Engineering Review 06/12 (Wood & Grieves)	15,543
Landscaping Review 06/12(Emerge)	550
Valuations 06/12 (McGees)	733
Annual administration costs	8,000
Valuations 6/13 (McGees)	275
Landscaping review 6/13 (Emerge)	611
Engineering review 6/13 (Wood & Grieves)	9,460
Administration (2013)	5,640
Valuations 6/14 (McGees)	1,755
Landscaping review 6/14 (Emerge)	555
Engineering review 6/14 (Wood & Grieves)	8,600
Administration (2014)	7,614
Auditing (2014)	220
Valuations 6/15 (McGees)	2,475
Landscaping review 6/15 (Emerge)	985
Administration (2015)	5,678
Auditing (2015)	207
Valuations 6/16 (McGees)	1,568
Landscaping review 6/16 (Emerge)	675
Administration (2016)	8,392
Auditing (2016)	216
Engineering review 6/17 (Wood & Grieve)	5,500
Valuations 6/17 (McGees)	1,399
Landscaping review 6/17 (Emerge)	675
Administration (2017)	8,478
Auditing (2017)	375
POS Valuations 8/17	4,400
Engineering design costs	775,450
Land & POS Valuations (McGees) 2018	6,050.00
Engineering review including concept designs (2018)	62,150.00
Landscaping (2018)	3,162.00
Administration (2018)	8,646.60
Auditing (2018)	398.18
Audit (2019)	403.64
Administration (2019)	8,646.60
Professional Costs (2019)	8,125.00
Annual Landscaping review 15 years @ \$1565	14,085.00
Audit (2020)	407.28
Administration (2020)	8,872.57
Professional Costs (2020)	8,695.00
Annual Landscaping review 7 years @ \$1659 per year	9,954
Audit (2021)	383.63
Administration (2021)	8,873

## Muriel Court Development Contribution Plan 11 (DCP 11) Report

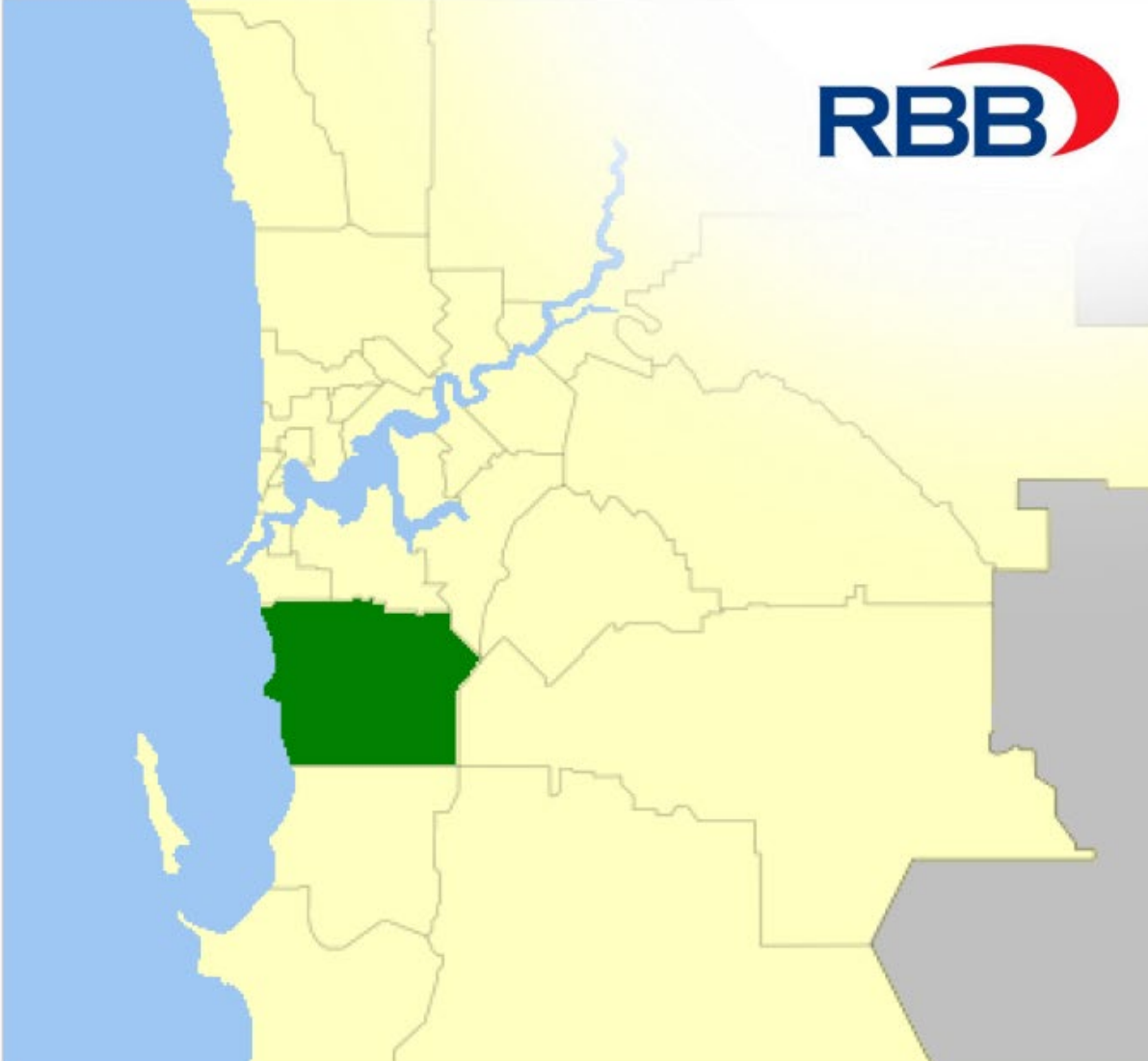
Professional Costs (2021)	8,535
Annual Landscaping review 6 years @ \$1782 per year	10,692
Audit (2022)	400
Administration (2022)	2,000
Professional Costs (2022)	13,525
Annual Landscaping review 5 years @ \$1869 per year	7,477
Audit (2023)	
Administration (2023)	10,000
Professional Costs (2023)	11,225
Annual Landscaping review 4 years @ \$1960.92 per year	5,883
<b>Total</b>	<b>1,861,451</b>

*Table 13 Contribution Register*


Schedule 10 - Contribution Register						
Address	Date	Lots	Assessed DCA Contribution	Value Works - in Kind	Less Land Credits POS/Roads	Total
130 (Lt 42) Semple Court Cockburn Central - Stage 1	Jun-14	11	158,242.88			158,242.88
36 (Lot 21) Verna Court Cockburn Central	& Nov 17		202,314.38			202,314.38
Lot 200 (1) Muriel Court Cockburn Central	Nov-17	15	164,077.95			164,077.95
Lot 2 (36) Muriel Court Cockburn Central - Stage 1 (DP415251)	Mar-19	0	0.00		32,490.00	-32,490.00
Lot 7 (52) Muriel Court Cockburn Central - Stage 1 (DP415251)	Mar-19	11	125,425.41		754,710.00	-629,284.59
Lot 30 (70) Muriel Court Cockburn Central -Stage 1 (DP415251)	Mar-19	17	193,839.27		604,100.00	-797,939.27
Lot 31 (80) Muriel Court Cockburn Central -Stage 1 (DP415251)	Mar-19	17	193,839.17		606,725.00	-412,885.83
Lot 50 (41) Muriel Court Cockburn Central -Stage 1 (DP415251)	Mar-19	0	0.00		11,780.00	-11,780.00
Lot 51 (51) Muriel Court Cockburn Central -Stage 1 (DP415251)	Mar-19	0	0.00		12,730.00	-12,730.00
Lot 52 (61) Muriel Court Cockburn Central -Stage 1 (DP415251)	Mar-19	0	0.00		13,300.00	-13,300.00
Mojo Stage 1 Works-in-Kind				2,210,950.09		-2,210,950.09
Lot 43 (136) Semple Court Cockburn Central Stage 1	Jul-19	18	205,241.58		60,800.00	144,441.58
Lot 9002 Colt Entrance & 9003 Paddock - Mojo Stage 2	Nov-19	38	433,287.18			433,287.18
<b>Interest 2018/19</b>						<b>5,531.76</b>
Lot 9001 Briggs Street Cockburn Central Stage 1 (DP414585)	Jul-20	12	136,827.72		315,970.00	-179,142.28
Lot 9001 Briggs Street Cockburn Central Stage 2	Sep-20	5	59,703.35			59,703.35
Lot 9001 Muriel Court Cockburn Central Stage 3A (DP419375)	Sep-20	45	537,330.15			537,330.15
Lot 9001 Muriel Court Cockburn Central Stage 3B (DP419376)	Sep-20	32	382,101.44			382,101.44
Lot 9005 Muriel Court Cockburn Central Stage 4 (DP405424)	Apr-21	27	351,169.29			351,169.29
Lot 9006 Muriel Court Cockburn Central Stage 4 (DP405424)	Apr-21	27	351,169.29			351,169.29
Lot 151 (23) Muriel Court Cockburn Central Stage 1 (DP420177)	Apr-21	8	104,050.16		52,000.00	52,050.16
<b>Interest 2019/20</b>						<b>3,699.87</b>
<b>Interest 2020/21</b>						<b>640.11</b>
Lot 49 (31) Muriel Court Cockburn Central Mojo Stage 5 (DP423059)	Nov-22	5	80,924.65		529,360.00	-448,435.35
Lot 9012 (50) Mojo Stage 5 (DP423059)	Nov-22	29	469,362.97			469,362.97
Lot 9013 & 9014 Mojo Stage 5 (DP423059)	Nov-22	10	161,849.30		1,186,900.00	-1,025,050.70
Mojo Stage 5 Works in Kind				81,565.33		-81,565.33
<b>Interest 2021/22</b>						<b>161.43</b>
<b>Interest 2022/23</b>						<b>539.35</b>
<b>Totals</b>		<b>316</b>	<b>3,950,198.88</b>	<b>2,292,515.42</b>	<b>4,180,865.00</b>	<b>-\$2,539,730.30</b>



## Annex 3 – Cost Schedules



**RBB**



**CITY OF COCKBURN – MURIEL COURT STANDARD  
SUB-DIVISION ROAD CONSTRUCTION (DCA11)  
COST PLAN REV 3**

**19 AUGUST 2024** **RBB PROJECT No: 22307**

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<small>RALPH BEATTIE BOSWORTH CONSTRUCTION COST CONSULTANTS ABN 58 260 502 981 www.rbb.com.au info@rbb.com.au</small>	<small>PERTH LEVEL 9, 200 ST GEORGES TCE, WA PO BOX 2708 CLOISTERS SQUARE PO 6850 PH: (08) 9321 2777</small>	<small>MELBOURNE 3/53 COPPIN ST RICHMOND VIC 3121 PH: (03) 8548 7888</small>	<small>DARWIN QS SERVICES – COMPANY OF RBB 5 WHITFIELD ST, DARWIN CITY NT 0800 PH: (08) 8941 0116</small>
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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - "Standard Sub-Division Road" - Rev 3



Quantity Surveyors & Cost Consultants

## SUMMARY

REF	DESCRIPTION	TOTAL \$
1	<b><u>MAIN SUMMARY - DCA 11</u></b>	
2	<b><u>STANDARD SUB-DIVISION ROAD CONSTRUCTION - REV 3</u></b>	
3	11.2.2 - NGORT DRIVE	6,200,000
4	11.3.2 - NGORT DRIVE	2,110,000
5	MODIFICATIONS TO EXISTING NGORT DRIVE	250,000
6	11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE	3,120,000
7	11.7.2 - ELDERBERRY DRIVE	1,590,000
8	11.8.2 - MURIEL COURT & KENTUCKY COURT	6,040,000
9	11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT	1,440,000
10	11.13.1 - STORMWATER DRAINAGE	1,525,000
11	<b>SUBTOTAL</b>	<b>22,275,000</b>
12	Design Contingency	2.5 % 560,000
13	Construction Contingency	5 % 1,145,000
14	Allowance for Contamination and Land Remediation	Excluded
15	Headworks and Statutory Charges	Excluded
16	Building Act Compliance	0.5 % 120,000
17	Land Acquisition including Demolition & Compensation	Excluded
18	Other Client Costs	Excluded
19	Commissioning, Relocation Costs and Disbursements	Excluded
20	Professional Fees	10 % 2,400,000
21	<b>GROSS PROJECT COST (At current prices)</b>	<b>26,500,000</b>
22	Escalation to Contract Award (Allowance to July 2025)	1,235,000
23	<b>TOTAL PROJECT COST (Ex GST)</b>	<b>27,735,000</b>
24	<b><u>Notes &amp; Exclusions</u></b>	
25	Costs for major utility infrastructure upgrades are excluded	
26	This estimate has been produced using the following documentation:	
27	City of Cockburn RFQ Construction Cost Estimates (Roads) 2023/24	
28	Sample Court works as per City of Cockburn email dated 09 February 2023	
29	BG & E drawings	
30	C-0001_A - Locality Plan & Drawing Index	
31	C-0104_A - Plan & Profile Muriel Court Chain 0 To Chain 600	
32	C-0105_A - Plan & Profile Muriel Court Chain 600 To Chain 1220.714	
33	C-0301_A - Typical Cross Sections	

19/08/2024

1 of 8

RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - "Standard Sub-Division Road" - Rev 3



Quantity Surveyors & Cost Consultants

## SUMMARY

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

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RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - "Standard Sub-Division Road" - Rev 3



Quantity Surveyors & Cost Consultants

## SUMMARY

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

# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - "Standard Sub-Division Road" - Rev 3



Quantity Surveyors & Cost Consultants

## MAIN ESTIMATE

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.2.2 - NGORT DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
67	General Preliminaries	1	Item	810,220	810,220
<u>ROADWORKS</u>					
<u>Site clearance</u>					
68	Excavate vegetation including removal of trees	22,500	m2	10.00	225,000
69	Break out existing roads and footpaths	2,100	m2	38.00	79,800
<u>Cut to fill</u>					
70	Excavate to levels; dispose off site	830	m3	66.00	54,780
71	Imported fill to levels	14,980	m3	60.00	898,800
<u>Road construction</u>					
72	Asphalt road including subbase, kerbs and line marking	7,500	m2	161.00	1,207,500
73	Asphalt street parking including subbase, kerbs and line marking	5,500	m2	161.00	885,500
74	Asphalt foot / cycle path including subbase, kerbs and line marking	4,000	m2	161.00	644,000
75	Concrete central median including subbase & kerbs				Excluded
76	Roundabouts including subbase & kerbs	400	m2	269.00	107,600
77	Allowance for working around existing services	22,400	m2	12.00	268,800
<u>STREET LIGHTING</u>					
78	Remove existing power pole, join cable	4	No	2,800.00	11,200
79	Remove existing power / light pole, join cable	1	No	3,800.00	3,800
80	Solar powered double outreach pole	20	No	44,000.00	880,000
<u>LANDSCAPING</u>					
81	Allowance for landscaping, forming verges etc	1	Item	123,000.00	123,000
<b>Subtotal - 11.2.2 - NGORT DRIVE</b>					<b>6,200,000</b>
<u>11.3.2 - NGORT DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
82	General Preliminaries	1	Item	277,650	277,650
<u>ROADWORKS</u>					
<u>Site clearance</u>					
83	Excavate vegetation including removal of trees	6,500	m2	10.00	65,000

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RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - "Standard Sub-Division Road" - Rev 3



Quantity Surveyors & Cost Consultants

## MAIN ESTIMATE

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.3.2 - NGORT DRIVE (Cont'd)</u>					
84	Break out existing roads and footpaths	7,500	m2	38.00	285,000
<u>Cut to fill</u>					
85	Imported fill to levels	3,250	m3	60.00	195,000
<u>Road construction</u>					
86	Asphalt road including subbase, kerbs and line marking	2,300	m2	161.00	370,300
87	Asphalt street parking including subbase, kerbs and line marking	1,500	m2	161.00	241,500
88	Asphalt foot / cycle path including subbase, kerbs and line marking	1,100	m2	108.00	118,800
89	Concrete central median including subbase & kerbs				Excluded
90	Roundabouts including subbase & kerbs	1,000	m2	269.00	269,000
91	Construct asphalt cul-de-sac including subbase, kerbs and line marking	350	m2	269.00	94,150
92	Allowance for working around existing services	4,900	m2	12.00	58,800
<u>STREET LIGHTING</u>					
93	Remove existing power / double light pole, join cable	2	No	4,400.00	8,800
94	Solar powered double outreach pole	2	No	44,000.00	88,000
<u>LANDSCAPING</u>					
95	Allowance for landscaping, forming verges etc	1	Item	38,000.00	38,000
<b>Subtotal - 11.3.2 - NGORT DRIVE</b>					<b>2,110,000</b>
<u>MODIFICATIONS TO EXISTING NGORT DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
96	General Preliminaries	1	Item	36,680	36,680
<u>ROADWORKS</u>					
<u>Site clearance</u>					
97	Break out existing roads and footpaths	900	m2	38.00	34,200
<u>Cut to fill</u>					
98	Excavate to levels; dispose off site	20	m3	66.00	1,320
99	Imported fill to levels	20	m3	60.00	1,200
<u>Road construction</u>					
100	Asphalt road including subbase, kerbs and line marking	600	m2	269.00	161,400
101	Allowance for working around existing services	600	m2	12.00	7,200
<u>LANDSCAPING</u>					

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RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11  
DCA 11 - "Standard Sub-Division Road" - Rev 3



## MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>MODIFICATIONS TO EXISTING NGORT DRIVE (Cont'd)</u>					
102	Allowance for landscaping, forming verges etc	1	Item	8,000.00	8,000
<b>Subtotal - MODIFICATIONS TO EXISTING NGORT DRIVE</b>					<b>250,000</b>
<u>11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE</u>					
<u>11.4 - TRAFFIC MANAGEMENT ALONG REALIGNED SEMPLE COURT</u>					
<u>PRELIMINARIES</u>					
103	General Preliminaries	1	Item	220,000	220,000
<u>Temporary roundabout</u>					
104	Allowance	3	No	805,000.00	2,415,000
<u>Diversions</u>					
105	Thomas Street & Semple Court	1	Item	108,000.00	108,000
106	Beroona Way	1	Item	108,000.00	108,000
<u>Traffic Management</u>					
107	Generally	1	Item	269,000.00	269,000
<b>Subtotal - 11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE</b>					<b>3,120,000</b>
<u>11.7.2 - ELDERBERRY DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
108	General Preliminaries	1	Item	210,570	210,570
<u>ROADWORKS</u>					
<u>Site clearance</u>					
109	Excavate vegetation including removal of trees	6,500	m2	10.00	65,000
110	Break out existing roads and footpaths	2,500	m2	38.00	95,000
<u>Cut to fill</u>					
111	Excavate to levels; dispose off site	30	m3	66.00	1,980
112	Imported fill to levels	1,500	m3	60.00	90,000
<u>Road construction</u>					
113	Asphalt road including subbase, kerbs and line marking	2,500	m2	161.00	402,500
114	Asphalt foot / cycle path including subbase, kerbs and line marking	1,500	m2	108.00	162,000
115	Concrete central median including subbase & kerbs	50	m2	269.00	13,450
116	Construct asphalt cul-de-sac including subbase, kerbs and line marking	700	m2	269.00	188,300
117	Allowance for working around existing services	4,750	m2	12.00	57,000

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RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11  
DCA 11 - "Standard Sub-Division Road" - Rev 3



## MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.7.2 - ELDERBERRY DRIVE (Cont'd)</u>					
<u>STREET LIGHTING</u>					
118	Remove existing power pole, join cable	1	No	2,800.00	2,800
119	Remove existing power / double light pole, join cable	1	No	4,400.00	4,400
120	Solar powered single outreach pole	6	No	36,000.00	216,000
<u>LANDSCAPING</u>					
121	Allowance for landscaping, forming verges etc	1	Item	81,000.00	81,000
<b>Subtotal - 11.7.2 - ELDERBERRY DRIVE</b>					<b>1,590,000</b>
<u>11.8.2 - MURIEL COURT &amp; KENTUCKY COURT</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
122	General Preliminaries	1	Item	790,300	790,300
<u>ROADWORKS</u>					
<u>Site clearance</u>					
123	Excavate vegetation including removal of trees	28,500	m2	10.00	285,000
124	Break out existing roads and footpaths	13,000	m2	38.00	494,000
<u>Cut to fill</u>					
125	Imported fill to levels	1,600	m3	60.00	96,000
<u>Road construction</u>					
126	Asphalt road including subbase, kerbs and line marking	9,500	m2	161.00	1,529,500
127	Asphalt foot / cycle path including subbase, kerbs and line marking	5,000	m2	108.00	540,000
128	Concrete central median including subbase & kerbs	2,500	m2	269.00	672,500
129	Construct asphalt cul-de-sac including subbase, kerbs and line marking	500	m2	269.00	134,500
130	Allowance for working around existing services	17,500	m2	12.00	210,000
<u>STREET LIGHTING</u>					
131	Remove existing power / light pole, join cable	23	No	4,400.00	101,200
132	Solar powered double outreach pole	21	No	44,000.00	924,000
<u>LANDSCAPING</u>					
133	Allowance for landscaping, forming verges etc	1	Item	263,000.00	263,000
<b>Subtotal - 11.8.2 - MURIEL COURT &amp; KENTUCKY COURT</b>					<b>6,040,000</b>
<u>11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT</u>					
<u>11.9 - TRAFFIC MANAGEMENT ALONG REALIGNED MURIEL COURT</u>					

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RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

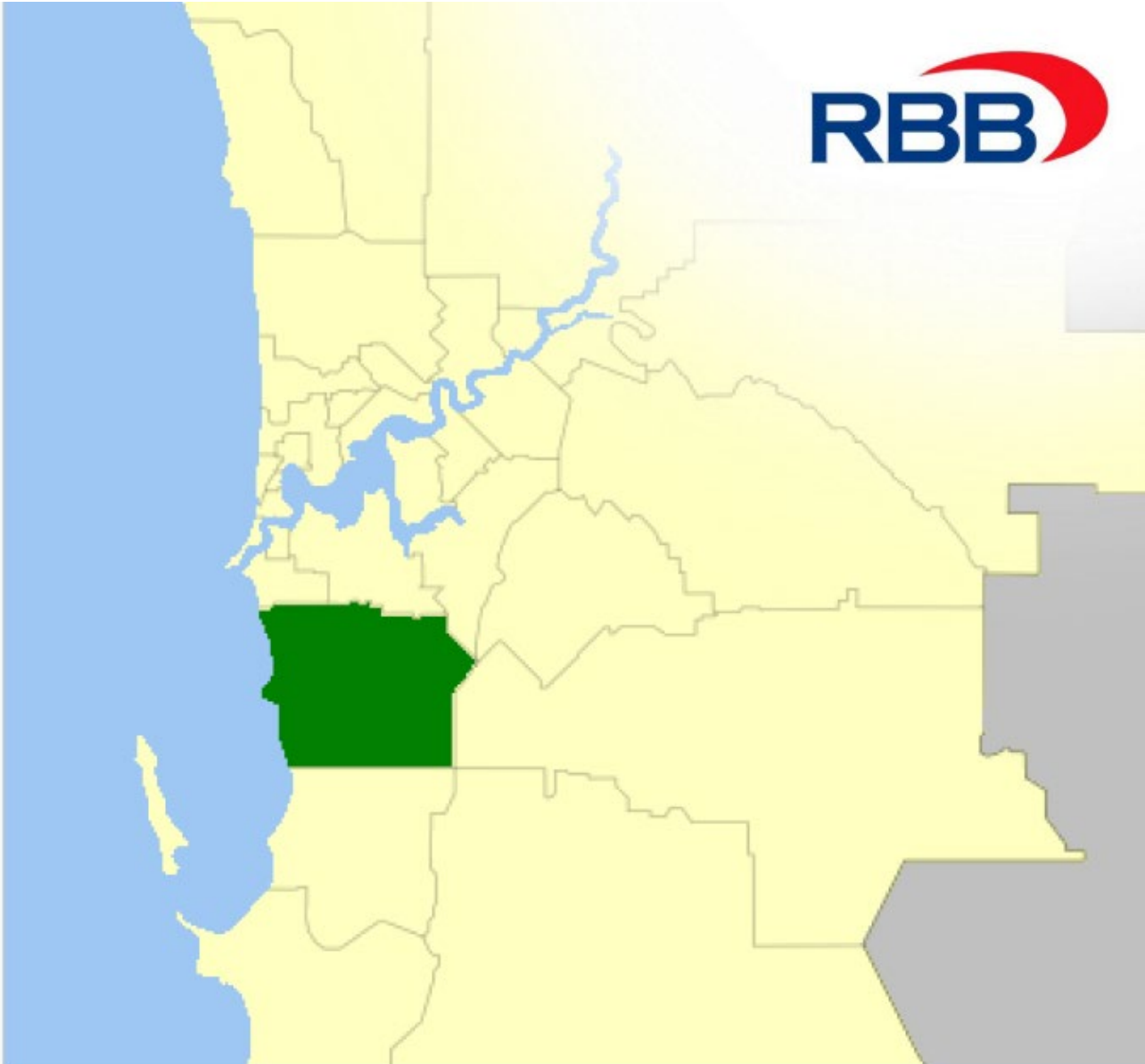
DCA 11  
DCA 11 - "Standard Sub-Division Road" - Rev 3



Quantity Surveyors & Cost Consultants

## MAIN ESTIMATE

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT (Cont'd)</u>					
<u>PRELIMINARIES</u>					
134	General Preliminaries	1	Item	102,000	102,000
<u>Temporary roundabout</u>					
135	Muriel Court & Semple Court intersection	1	No	805,000.00	805,000
<u>Traffic Management</u>					
136	Generally	1	Item	533,000.00	533,000
<b>Subtotal - 11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT</b>					<b>1,440,000</b>
<u>11.13.1 - STORMWATER DRAINAGE</u>					
<u>STORMWATER DRAINAGE</u>					
<u>PRELIMINARIES</u>					
137	General Preliminaries	1	Item	201,906	201,906
<u>Works to existing drainage</u>					
138	Remove existing drainage; ALLOWANCE	1	Item	54,000.00	54,000
139	Remove existing side entry pit & extend pipe	1	No	1,073.00	1,073
140	Adjust side entry pit covers to suit new levels	1	No	537.00	537
141	Convert new side entry pit to manhole	3	No	6,429.00	19,287
<u>Stormwater; reinforced concrete pipework in trenches, incl bedding, junctions and bends etc.</u>					
142	300 dia	1,808	m	376.00	679,808
143	375 dia	538	m	403.00	216,814
144	450 dia	150	m	457.00	68,550
145	525 dia	25	m	537.00	13,425
146	Side entry pit	94	No	1,900.00	178,600
147	Manhole	4	No	7,000.00	28,000
148	Infiltration basin	7	No	9,000.00	63,000
<b>Subtotal - 11.13.1 - STORMWATER DRAINAGE</b>					<b>1,525,000</b>



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

**COST PLAN REV 3**

**19 AUGUST 2024**

**RBB PROJECT No: 22307**

**RALPH BEATTIE BOSWORTH**  
CONSTRUCTION COST CONSULTANTS  
ABN 58 260 502 981  
[www.rbb.com.au](http://www.rbb.com.au) [info@rbb.com.au](mailto:info@rbb.com.au)

**PERTH**  
LEVEL 9, 200 ST GEORGES TCE, WA  
PO Box 2708 CLOISTERS SQUARE PO 6850  
PH: (08) 9321 2777

**MELBOURNE**  
3/53 COPPIN ST RICHMOND  
VIC 3121  
PH: (03) 8548 7888

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

# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11  
DCA 11 - Above Standard Sub-Division Road - Rev 3



Quantity Surveyors & Cost Consultants

## SUMMARY

REF	DESCRIPTION	TOTAL \$
1	<b><u>MAIN SUMMARY - DCA 11</u></b>	
2	<b><u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION TO ALL ROADS - REV 3</u></b>	
3	11.2.2 - NGORT DRIVE	8,010,000
4	11.3.2 - NGORT DRIVE	3,530,000
5	MODIFICATIONS TO EXISTING NGORT DRIVE	250,000
6	11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE	3,120,000
7	11.7.2 - ELDERBERRY DRIVE	1,800,000
8	11.8.2 - MURIEL COURT & KENTUCKY COURT	10,880,000
9	11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT	945,000
10	11.13.1 - STORMWATER DRAINAGE	1,510,000.0
11	<b>SUBTOTAL</b>	<b>30,045,000</b>
12	Design Contingency 2.5 %	750,000
13	Construction Contingency 5 %	1,540,000
14	Allowance for Contamination and Land Remediation	Excluded
15	Headworks and Statutory Charges	Excluded
16	Building Act Compliance 0.5 %	165,000
17	Land Acquisition including Demolition & Compensation	Excluded
18	Other Client Costs	Excluded
19	Commissioning, Relocation Costs and Disbursements	Excluded
20	Professional Fees 10 %	3,235,000
21	<b>GROSS PROJECT COST (At current prices)</b>	<b>35,735,000</b>
22	Escalation to Contract Award (Allowance to July 2025)	1,665,000
23	<b>TOTAL PROJECT COST (Ex GST)</b>	<b>37,400,000</b>
24	<b><u>Notes &amp; Exclusions</u></b>	
25	Costs for major utility infrastructure upgrades are excluded	
26	This estimate has been produced using the following documentation:	
27	City of Cockburn RFQ Construction Cost Estimates (Roads) 2023/24	
28	BG & E drawings	
29	C-0001_A - Locality Plan & Drawing Index	
30	C-0101_A - Plan & Profile Semple Court Chain 0 To Chain 600	
31	C-0102_A - Plan & Profile Semple Court Chain 600 To Chain 1200	
32	C-0103_A - Plan & Profile Semple Court Chain 1200 To Chain 1352.757	

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - Above Standard Sub-Division Road - Rev 3



Quantity Surveyors & Cost Consultants

## SUMMARY

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

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - Above Standard Sub-Division Road - Rev 3



Quantity Surveyors & Cost Consultants

## SUMMARY

REF	DESCRIPTION	TOTAL \$
57	C-0624_A - Lighting Plan Semple Court Chain 820 To Chain 1130	
58	C-0625_A - Lighting Plan Semple Court Chain 1130 To Chain 1353	
59	C-0626_A - Lighting Plan Muriel Court Chain 0 To Chain 300	
60	C-0627_A - Lighting Plan Muriel Court Chain 300 To Chain 600	
61	C-0628_A - Lighting Plan Muriel Court Chain 600 To Chain 900	
62	C-0629_A - Lighting Plan Muriel Court Chain 900 To Chain 1220.714	
63	City of Cockburn Request for Quotation - DCA 11	
64	BG & E Preliminary Construction Cost Estimates Report dated 29 September 2021	
65	No allowance has been made for night works.	
66	The estimate assumes all works will be competitively tendered.	
67	Land Acquisition costs have been excluded	
68	All cost exclude GST	
69	Land Acquisition costs have been excluded	
70	All cost exclude GST	

# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - Above Standard Sub-Division Road - Rev 3



## MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.2.2 - NGORT DRIVE</u>					
<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
71	General Preliminaries	1	Item	1,050,220	1,050,220
<u>ROADWORKS</u>					
<u>Site clearance</u>					
72	Excavate vegetation including removal of trees	28,500	m2	10.00	285,000
73	Break out existing roads and footpaths	2,100	m2	38.00	79,800
<u>Cut to fill</u>					
74	Excavate to levels; dispose off site	830	m3	66.00	54,780
75	Imported fill to levels	18,480	m3	60.00	1,108,800
<u>Road construction</u>					
76	Asphalt road including subbase, kerbs and line marking	18,000	m2	161.00	2,898,000
77	Asphalt foot / cycle path including subbase, kerbs and line marking	5,000	m2	108.00	540,000
78	Concrete central median including subbase & kerbs	2,000	m2	269.00	538,000
79	Roundabouts including subbase & kerbs	400	m2	269.00	107,600
80	Allowance for working around existing services	27,900	m2	12.00	334,800
<u>STREET LIGHTING</u>					
81	Remove existing power pole, join cable	4	No	2,800.00	11,200
82	Remove existing power / light pole, join cable	1	No	3,800.00	3,800
83	Solar powered double outreach pole	20	No	44,000.00	880,000
<u>LANDSCAPING</u>					
84	Allowance for landscaping, forming verges etc	1	Item	118,000.00	118,000
<b>Subtotal - 11.2.2 - NGORT DRIVE</b>					<b>8,010,000</b>
<u>11.3.2 - NGORT DRIVE</u>					
<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
85	General Preliminaries	1	Item	462,450	462,450
<u>ROADWORKS</u>					
<u>Site clearance</u>					
86	Excavate vegetation including removal of trees	11,500	m2	10.00	115,000
87	Break out existing roads and footpaths	7,500	m2	38.00	285,000
<u>Cut to fill</u>					

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11  
DCA 11 - Above Standard Sub-Division Road - Rev 3



## MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.3.2 - NGORT DRIVE (Cont'd)</u>					
88	Imported fill to levels	5,300	m3	60.00	318,000
<u>Road construction</u>					
89	Asphalt road including subbase, kerbs and line marking	7,600	m2	161.00	1,223,600
90	Asphalt foot / cycle path including subbase, kerbs and line marking	1,400	m2	108.00	151,200
91	Concrete central median including subbase & kerbs	1,200	m2	269.00	322,800
92	Roundabouts including subbase & kerbs	1,000	m2	269.00	269,000
93	Construct asphalt cul-de-sac including subbase, kerbs and line marking	350	m2	269.00	94,150
94	Allowance for working around existing services	11,500	m2	12.00	138,000
<u>STREET LIGHTING</u>					
95	Remove existing power / double light pole, join cable	2	No	4,400.00	8,800
96	Solar powered double outreach pole	2	No	44,000.00	88,000
<u>LANDSCAPING</u>					
97	Allowance for landscaping, forming verges etc	1	Item	54,000.00	54,000
<b>Subtotal - 11.3.2 - NGORT DRIVE</b>					<b>3,530,000</b>
<u>MODIFICATIONS TO EXISTING NGORT DRIVE</u>					
<u>STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
98	General Preliminaries	1	Item	36,680	36,680
<u>ROADWORKS</u>					
<u>Site clearance</u>					
99	Break out existing roads and footpaths	900	m2	38.00	34,200
<u>Cut to fill</u>					
100	Excavate to levels; dispose off site	20	m3	66.00	1,320
101	Imported fill to levels	20	m3	60.00	1,200
<u>Road construction</u>					
102	Asphalt road including subbase, kerbs and line marking	600	m2	269.00	161,400
103	Allowance for working around existing services	600	m2	12.00	7,200
<u>LANDSCAPING</u>					
104	Allowance for landscaping, forming verges etc	1	Item	8,000.00	8,000
<b>Subtotal - MODIFICATIONS TO EXISTING NGORT DRIVE</b>					<b>250,000</b>
<u>11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE</u>					

19/08/2024

5 of 8

RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - Above Standard Sub-Division Road - Rev 3



Quantity Surveyors & Cost Consultants

## MAIN ESTIMATE

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE (Cont'd)</u>					
<u>PRELIMINARIES</u>					
105	General Preliminaries	1	Item	220,000	220,000
<u>Temporary roundabout</u>					
106	Allowance	3	No	805,000	2,415,000
<u>Diversions</u>					
107	Thomas Street & Semple Court	1	Item	108,000	108,000
108	Beroona Way	1	Item	108,000	108,000
<u>Traffic Management</u>					
109	Generally	1	Item	269,000	269,000
<b>Subtotal - 11.4 - TRAFFIC MANAGEMENT TO NGORT DRIVE</b>					<b>3,120,000</b>
<u>11.7.2 - ELDERBERRY DRIVE</u>					
<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
110	General Preliminaries	1	Item	235,170	235,170
<u>ROADWORKS</u>					
<u>Site clearance</u>					
111	Excavate vegetation including removal of trees	9,000	m2	10.00	90,000
112	Break out existing roads and footpaths	2,500	m2	38.00	95,000
<u>Cut to fill</u>					
113	Excavate to levels; dispose off site	30	m3	66.00	1,980
114	Imported fill to levels	1,500	m3	60.00	90,000
<u>Road construction</u>					
115	Asphalt road including subbase, kerbs and line marking	3,500	m2	161.00	563,500
116	Asphalt foot / cycle path including subbase, kerbs and line marking	1,500	m2	108.00	162,000
117	Concrete central median including subbase & kerbs	50	m2	269.00	13,450
118	Construct asphalt cul-de-sac including subbase, kerbs and line marking	700	m2	269.00	188,300
119	Allowance for working around existing services	4,700	m2	12.00	56,400
<u>STREET LIGHTING</u>					
120	Remove existing power pole, join cable	1	No	2,800.00	2,800
121	Remove existing power / double light pole, join cable	1	No	4,400.00	4,400
122	Solar powered single outreach pole	6	No	36,000.00	216,000

19/08/2024

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RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11

DCA 11 - Above Standard Sub-Division Road - Rev 3



## MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.7.2 - ELDERBERRY DRIVE (Cont'd)</u>					
<u>LANDSCAPING</u>					
123	Allowance for landscaping, forming verges etc	1	Item	81,000.00	81,000
<b>Subtotal - 11.7.2 - ELDERBERRY DRIVE</b>					<b>1,800,000</b>
<u>11.8.2 - MURIEL COURT &amp; KENTUCKY COURT</u>					
<u>ABOVE STANDARD SUB-DIVISION ROAD CONSTRUCTION</u>					
<u>PRELIMINARIES</u>					
124	General Preliminaries	1	Item	1,419,800	1,419,800
<u>ROADWORKS</u>					
<u>Site clearance</u>					
125	Excavate vegetation including removal of trees	35,000	m2	10.00	350,000
126	Break out existing roads and footpaths	13,000	m2	38.00	494,000
<u>Cut to fill</u>					
127	Imported fill to levels	45,000	m3	60.00	2,700,000
<u>Road construction</u>					
128	Asphalt road including subbase, kerbs and line marking	19,000	m2	161.00	3,059,000
129	Asphalt foot / cycle path including subbase, kerbs and line marking	4,500	m2	108.00	486,000
130	Concrete central median including subbase & kerbs	2,500	m2	269.00	672,500
131	Construct asphalt cul-de-sac including subbase, kerbs and line marking	500	m2	269.00	134,500
132	Allowance for working around existing services	23,000	m2	12.00	276,000
<u>STREET LIGHTING</u>					
133	Remove existing power / light pole, join cable	23	No	4,400.00	101,200
134	Solar powered double outreach pole	21	No	44,000.00	924,000
<u>LANDSCAPING</u>					
135	Allowance for landscaping, forming verges etc	1	Item	263,000.00	263,000
<b>Subtotal - 11.8.2 - MURIEL COURT &amp; KENTUCKY COURT</b>					<b>10,880,000</b>
<u>11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT</u>					
<u>11.9 - TRAFFIC MANAGEMENT ALONG REALIGNED MURIEL COURT</u>					
<u>PRELIMINARIES</u>					
136	General Preliminaries	1	Item	70,000	70,000
<u>Temporary roundabout</u>					
137	Muriel Court & Semple Court intersection	1	No	805,000.00	805,000

19/08/2024

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RBB Project No: 21450

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# Muriel Court Development Contribution Plan 11 (DCP 11) Report

DCA 11  
DCA 11 - Above Standard Sub-Division Road - Rev 3



## MAIN ESTIMATE

Quantity Surveyors & Cost Consultants

REF	DESCRIPTION	QTY	UNIT	RATE \$	TOTAL \$
<u>11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT (Cont'd)</u>					
<u>Traffic Management</u>					
138	Generally	1	Item	70,000.00	70,000
<b>Subtotal - 11.9 - TRAFFIC MANAGEMENT TO MURIEL COURT</b>					<b>945,000</b>
<u>11.13.1 - STORMWATER DRAINAGE</u>					
<u>STORMWATER DRAINAGE</u>					
<u>PRELIMINARIES</u>					
139	General Preliminaries	1	Item	199,093	199,093
<u>Works to existing drainage</u>					
140	Remove existing drainage; ALLOWANCE	1	Item	54,000.00	54,000
141	Remove existing side entry pit & extend pipe	1	No	1,073.00	1,073
142	Adjust side entry pit covers to suit new levels	1	No	537.00	537
143	Convert new side entry pit to manhole	3	No	6,600.00	19,800
<u>Stormwater: reinforced concrete pipework in trenches, incl bedding, junctions and bends etc</u>					
144	300 dia	1,808	m	376.00	679,808
145	375 dia	538	m	403.00	216,814
146	450 dia	150	m	457.00	68,550
147	525 dia	25	m	537.00	13,425
148	Side entry pit	94	No	1,900.00	178,600
149	Manhole	4	No	5,400.00	21,600
150	Infiltration basin	7	No	8,100.00	56,700
<b>Subtotal - 11.13.1 - STORMWATER DRAINAGE</b>					<b>1,510,000.0</b>

# Muriel Court Development Contribution Plan 11 (DCP 11) Report



City of Cockburn  
 Developer Contribution Plans - Landscape Works  
 Sept 2024 Rev 15

Development Contribution Plan 11 : Muriel Court				
Item	Contribution Item			
11.10.2	Provision of land for public open space area shown on Muriel Court Structure Plan and the cost of the landscaping and bushland / wetland restoration	POS to retain existing veg where possible. POS costed to have standard landscape treatment including footpaths, turf some planting and trees, allowance for small play area and community facilities such as park benches, picnic shelter, rubbish bin etc	<b>POS 1:</b> 34,353 x \$75.33 per m2	\$ 2,587,766.49
			<b>POS 2</b> 18,653m2 x \$75.33 per m2	\$ 1,405,106.05
			<b>POS 3</b> <b>Open Space</b> 13,384m2 x \$75.33 per m2	\$ 1,008,199.19
			<b>Drainage Basin (included above)</b> 9,550m2 x \$75.33 per m2	\$ 719,388.99
11.11.2	Land and works for internal and off site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping and landscaping	Drainage basin within Muriel Court Structure Plan area included above. Any items relating to drainage infrastructure such as pipework, bubble up pits, GPTs etc to be costed by engineers	<b>Offsite:</b> <b>Area 3 Infiltration Basin 1</b> 2,150m2+16821= 18,971 18,971 x \$75.33 per m2	\$ 1,429,060.58
			<b>Offsite:</b> <b>Area 3 Infiltration Basin</b> Retained Wetland Area 8,622 x \$28.72 per m2	\$ 247,637.81
			<b>Offsite:</b> <b>Area 3 Groundwater Control Basin</b> 6224 x \$45.51 per m2	\$ 283,226.98
11.14	Cost to administer cost sharing arrangements of the DCA including cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs.	Cost annually every year for 15 years. Remaining time estimated for DCP = 3 years	\$1,960.92 per year (renewed annually)	\$ 5,882.75
				for remaining 3 years

## Annex 4 – Capital Expenditure Plan (CEP)

DCP Reserve balance as of 30 August 24	*Value of credits	Interest earned on DCP funds 2022/23
-5,800 (deficit)	3,081,300	539

\*Owners who are in credit will apply the credits towards other stages within the development area. The balance will be paid by the DCP in the order the credits were received, as funds become available.

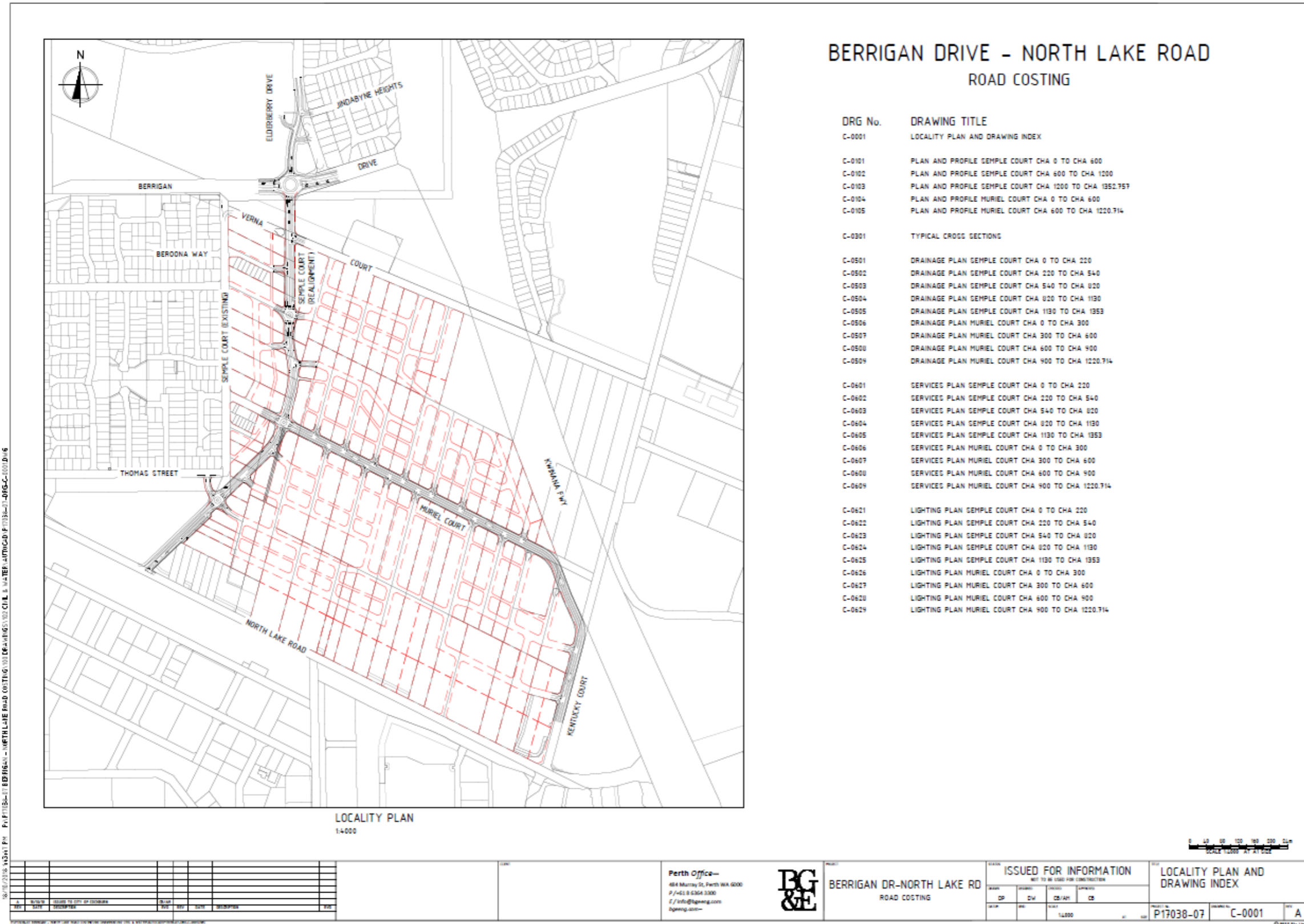
<b>Muriel Court</b>								<b>Source of Funds</b>		
<b>Item of Infrastructure</b>	<b>Estimated Value</b>	<b>DCP Funds expended so far</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	<b>2031/32</b>	<b>2032/33</b>	<b>DCP11</b>	<b>Others</b>	<b>Total</b>
<b>Construction: Ngort Drive Re-alignment</b> <i>Cost over and above 15m wide road</i>										
Verna to North Lake Rd	8,010,000						1,810,000	1,810,000	6,200,000	8,010,000
Berrigan Drive to Verna Court	3,530,000						1,420,000	1,420,000	2,110,000	3,530,000
Traffic lights intersection of North Lake Rd & Berrigan Drv	3,120,000						3,120,000	3,120,000		3,120,000
<b>Land: Ngort Drive</b> Verna to Muriel Muriel to Thomas <i>Cost over and above 15m wide road</i>	1,531,460	129,140					1,402,320	1,531,460		1,531,460
Modification to existing Semple Court incl. closures	250,000						250,000	250,000		250,000
<b>Construction: Elderberry Drive</b> <i>Berrigan Drive &amp; Jindabyne Heights</i>	1,800,000						1,800,000	1,800,000		1,800,000
<b>Land Elderberry Drive (School site)</b>	468,150						468,150	468,150		468,150
<b>Construction: Muriel Court to Kentucky Court</b> incl. traffic management devices <i>cost over and above 15m wide road</i>	7,267,600	987,600					6,280,000	7,267,600		7,267,600
<b>Land: Muriel Court to Kentucky Court</b> <i>cost over and above 15m wide road</i>	1,054,215	234,865					819,350	1,054,215		1,054,215
<b>Construction - Public Open Space</b>										
Northern Parkland	2,587,811						2,587,811	2,587,811		2,587,811
South West Parkland	1,656,049	1,246,254					409,795	1,656,049		1,656,049
South East Parkland	1,008,217						1,008,217	1,008,217		1,008,217
South East Parkland Draining Basin	719,402						719,402	719,402		719,402
<b>Land - Public Open space</b>										
Northern Parkland	7,810,120	2,009,870					5,800,250	7,810,120		7,810,120
South West Parkland	3,271,265	1,915,615					1,355,650	3,271,265		3,271,265
South East Parkland	5,068,000						5,068,000	5,068,000		5,068,000
<b>Drainage and ground water control</b>	3,469,964						3,469,964	3,469,964		3,469,964

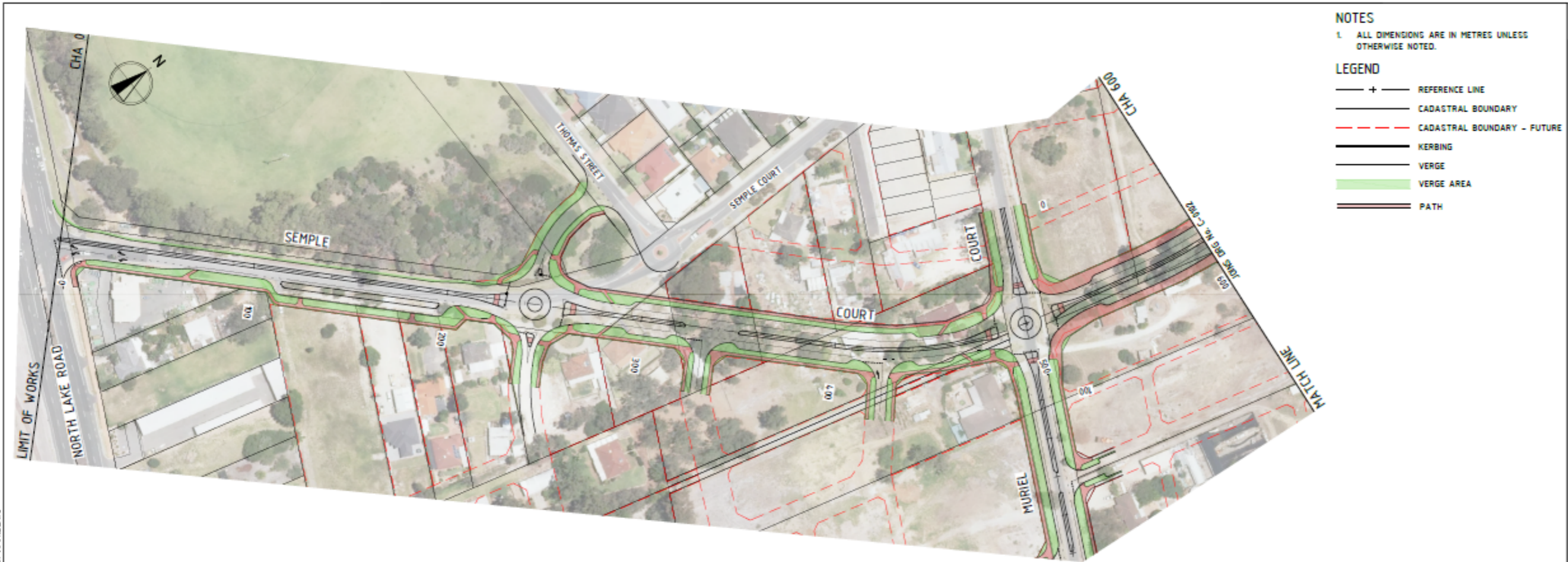
**Notes: Timeframes are subject to change.**

The following recurring annual payment obligation for DCA11 is not included in table above:

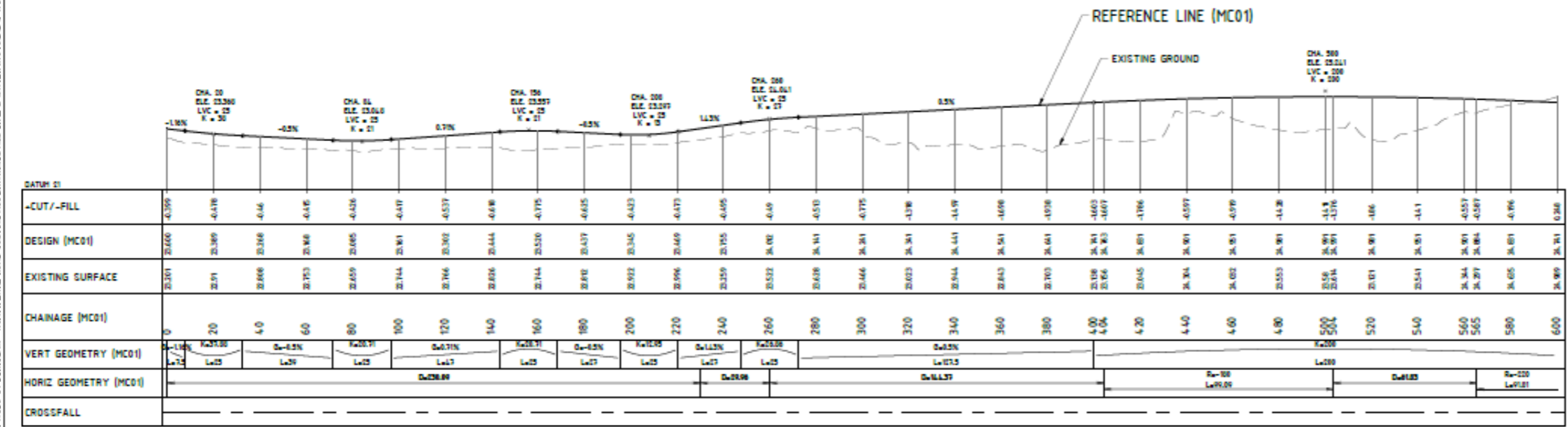
- Costs to administer cost sharing arrangements.
- Valuations, professional fees for infrastructure cost estimates
- Annual audit and administration costs.

**Annex 5 – Infrastructure Project Designs**





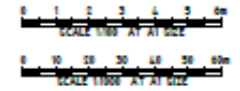
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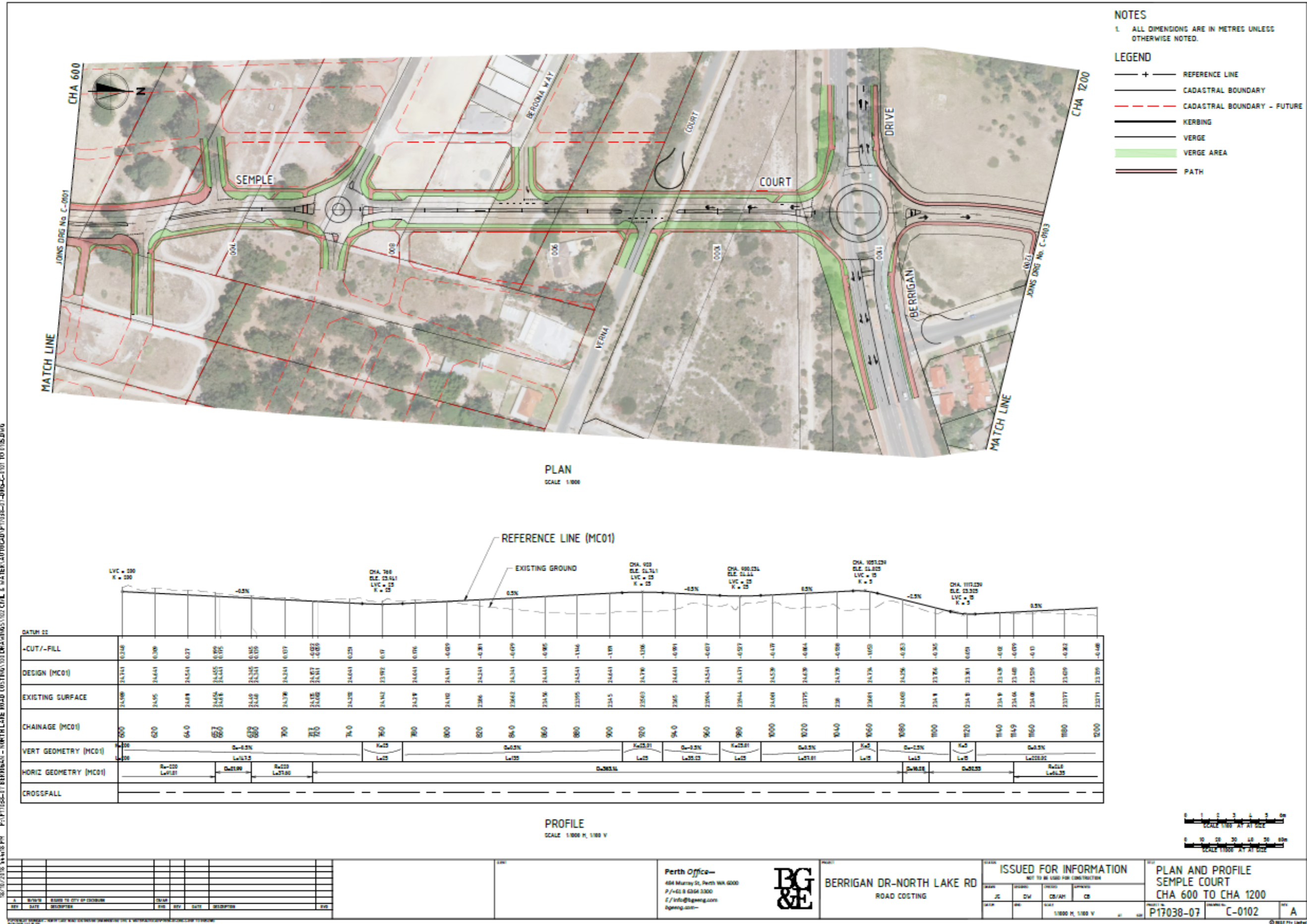
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- NOTES**  
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- LEGEND**
- +— REFERENCE LINE
  - CADASTRAL BOUNDARY
  - - - CADASTRAL BOUNDARY - FUTURE
  - KERBING
  - VERGE
  - VERGE AREA
  - PATH

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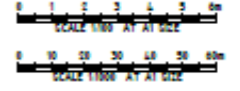


Perth Office 484 Murray St, Perth WA 6000 P/+61 8 9254 3300 E/info@bgandc.com bgandc.com			BERRIGAN DR-NORTH LAKE RD ROAD COSTING		ISSUED FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION	PLAN AND PROFILE SEMPLE COURT CHA 0 TO CHA 600
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- NOTES**  
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- LEGEND**
- +— REFERENCE LINE
  - CADASTRAL BOUNDARY
  - - - CADASTRAL BOUNDARY - FUTURE
  - KERBING
  - VERGE
  - VERGE AREA
  - PATH

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**NOTES**

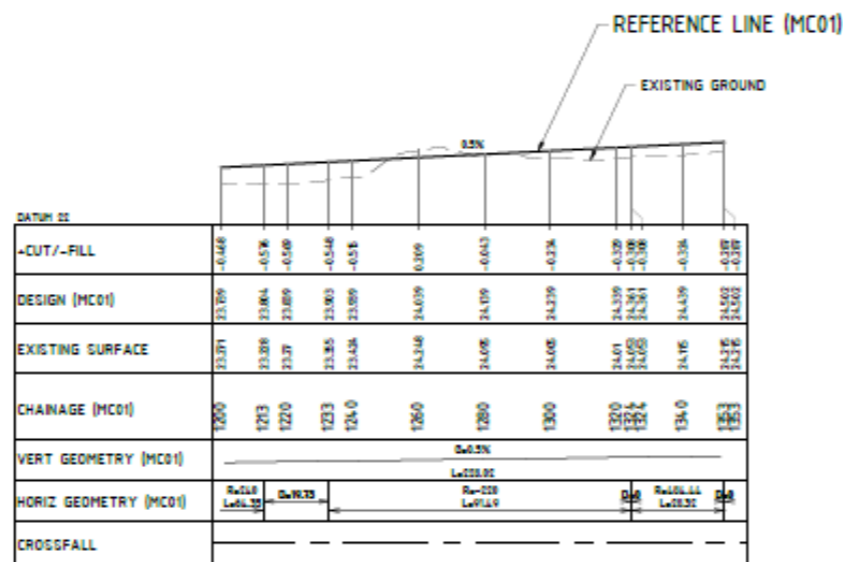
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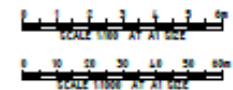
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- CADASTRAL BOUNDARY
- - - CADASTRAL BOUNDARY - FUTURE
- KERBING
- VERGE
- VERGE AREA
- PATH



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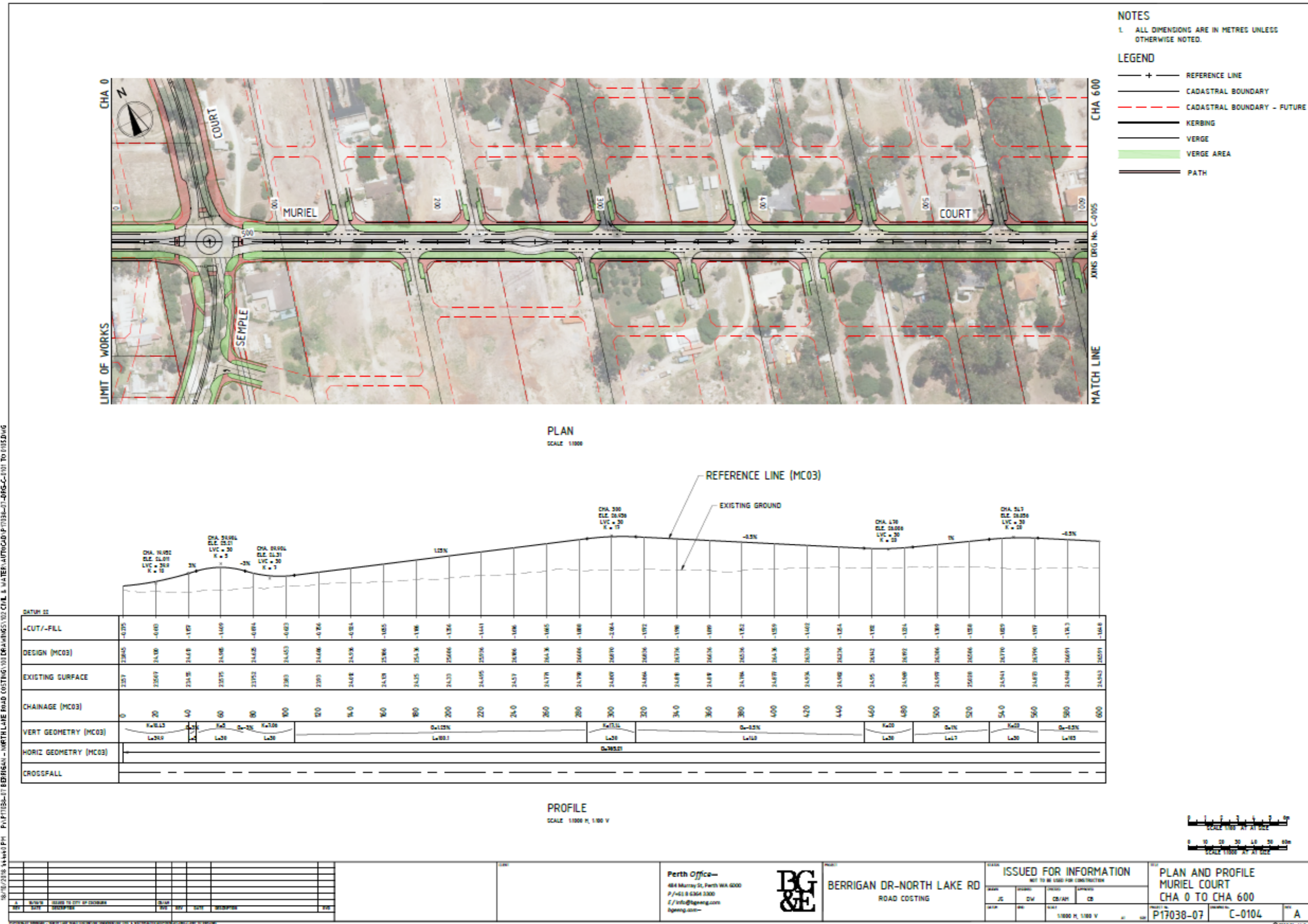


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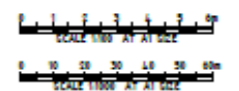


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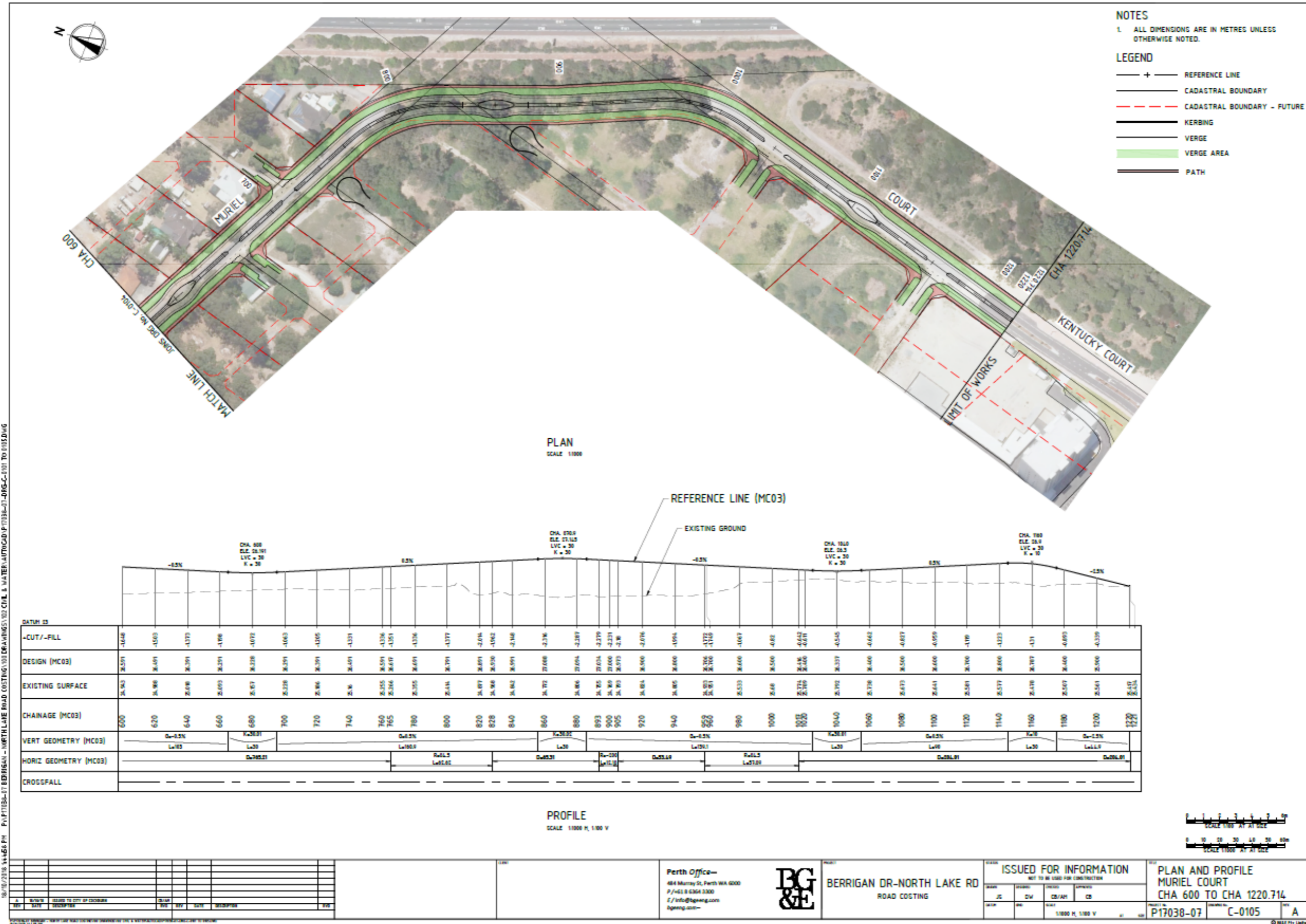
		<p><b>Perth Office</b> 484 Murray St, Perth WA 6000 P/+61 8 6364 3300 E / info@bge.com.au bge.com.au</p>		<p><b>BERRIGAN DR-NORTH LAKE RD</b> ROAD COSTING</p>	<p><b>ISSUED FOR INFORMATION</b> NOT TO BE USED FOR CONSTRUCTION</p> <table border="1" style="font-size: 8px;"> <tr> <td>DATE</td> <td>BY</td> <td>CHKD</td> <td>APPD</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	DATE	BY	CHKD	APPD					<p><b>PLAN AND PROFILE</b> SEMPLER COURT CHA 1200 TO CHA 1352.757</p> <table border="1" style="font-size: 8px;"> <tr> <td>PROJECT NO.</td> <td>DATE</td> <td>SCALE</td> <td>REV</td> </tr> <tr> <td>P17038-07</td> <td></td> <td>1:1000 H, 1:100 V</td> <td>A</td> </tr> </table>	PROJECT NO.	DATE	SCALE	REV	P17038-07		1:1000 H, 1:100 V	A
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PROJECT NO.	DATE	SCALE	REV																			
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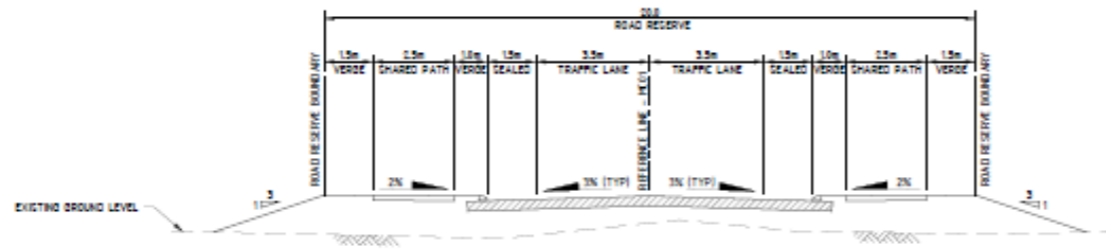
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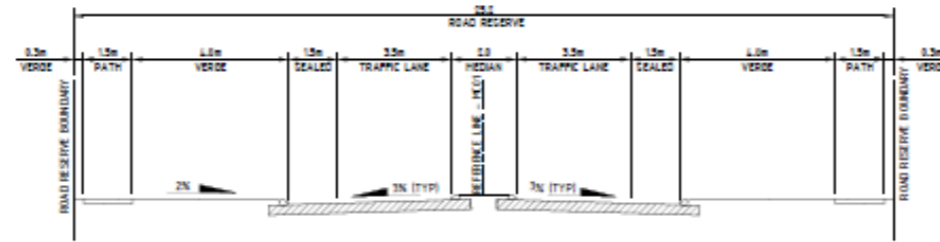


**NOTES**  
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



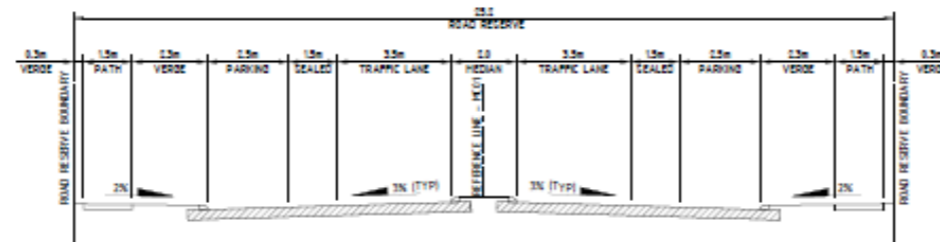
ELDERBERRY DRIVE EXTENSION

SCALE 1/100



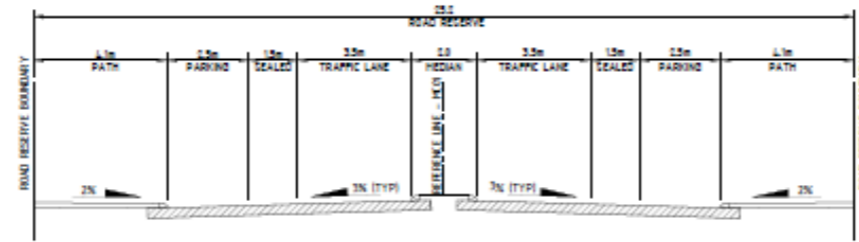
SEMPLE COURT - OUTSIDE LOCAL CENTRE

SCALE 1/100



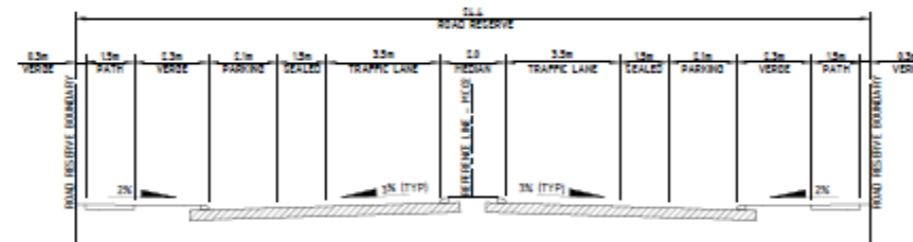
SEMPLE COURT - OUTSIDE LOCAL CENTRE WITH STREET PARKING

SCALE 1/100



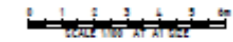
SEMPLE COURT - THROUGH LOCAL CENTRE

SCALE 1/100



MURIEL COURT

SCALE 1/100



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NO.	DATE	ISSUED TO	BY	FOR	REVISIONS

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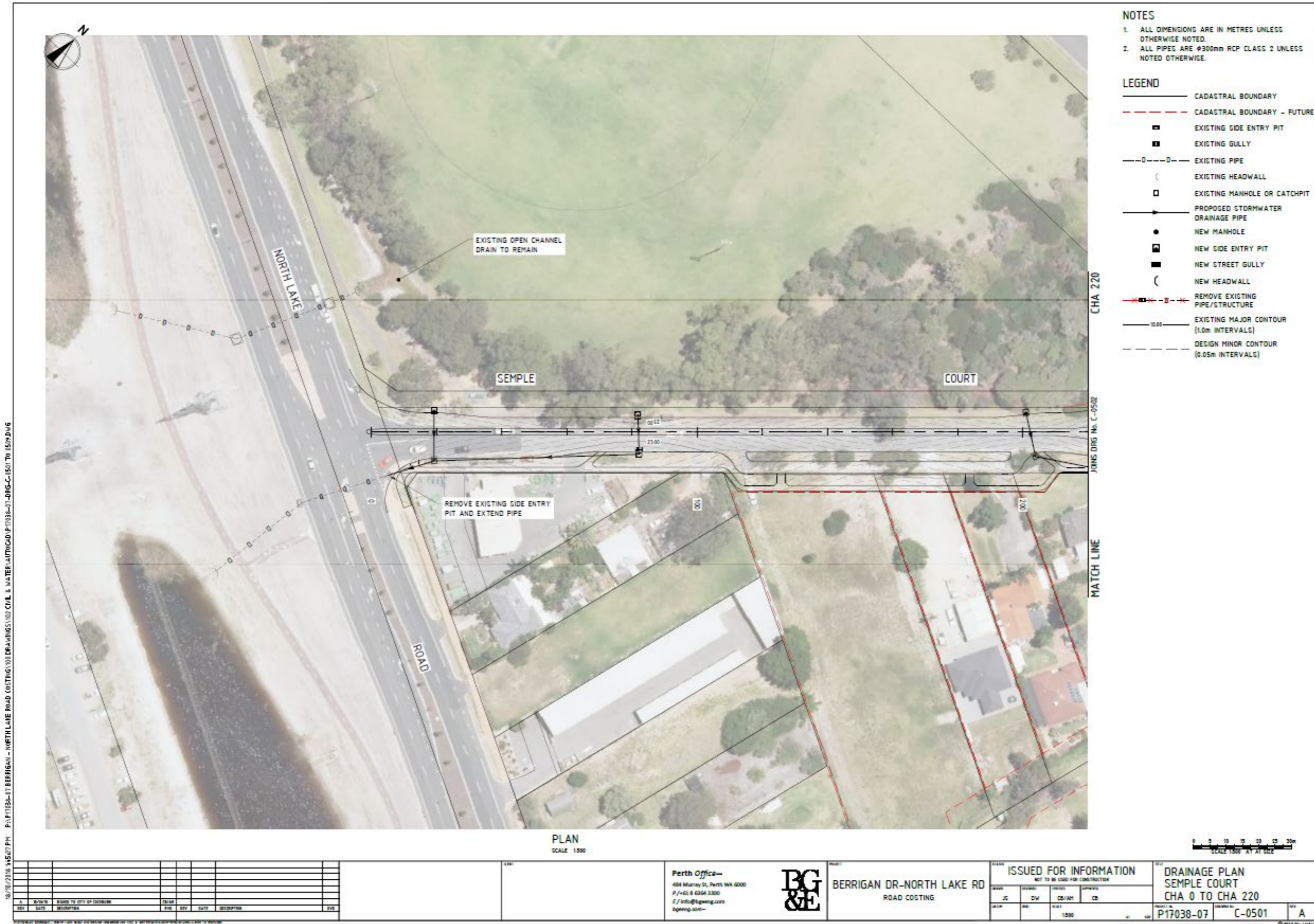


**BERRIGAN DR-NORTH LAKE RD**  
 ROAD COSTING

ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DATE	BY	SCALE	APPROVED
		1/100	

TYPICAL CROSS SECTIONS		
PROJECT NO.	DRAWING NO.	REV.
P17038-07	C-0301	A

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- NOTES**
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
  2. ALL PIPES ARE #300mm RCP CLASS 2 UNLESS NOTED OTHERWISE.
- LEGEND**
- CADASTRAL BOUNDARY
  - - - CADASTRAL BOUNDARY - FUTURE
  - EXISTING SIDE ENTRY PIT
  - EXISTING GULLY
  - - - - - EXISTING PIPE
  - ( EXISTING HEADWALL
  - EXISTING MANHOLE OR CATCHPIT
  - PROPOSED STORMWATER DRAINAGE PIPE
  - NEW MANHOLE
  - NEW SIDE ENTRY PIT
  - NEW STREET GULLY
  - ( NEW HEADWALL
  - - - - - REMOVE EXISTING PIPE/STRUCTURE
  - 10.00 EXISTING MAJOR CONTOUR (1.0m INTERVALS)
  - - - - - DESIGN MINOR CONTOUR (0.05m INTERVALS)

PLAN  
SCALE 1:500



08/10/2018 14:52:07 PM P:\P17038-07 BERRIGAN - NORTH LAKE ROAD COSTING\03 DRAWINGS\03 CIVIL & WATER\AUTOCAD P17038-07-006-C-1501 TO 1529.DWG

NO.	DATE	DESCRIPTION	BY	CHKD

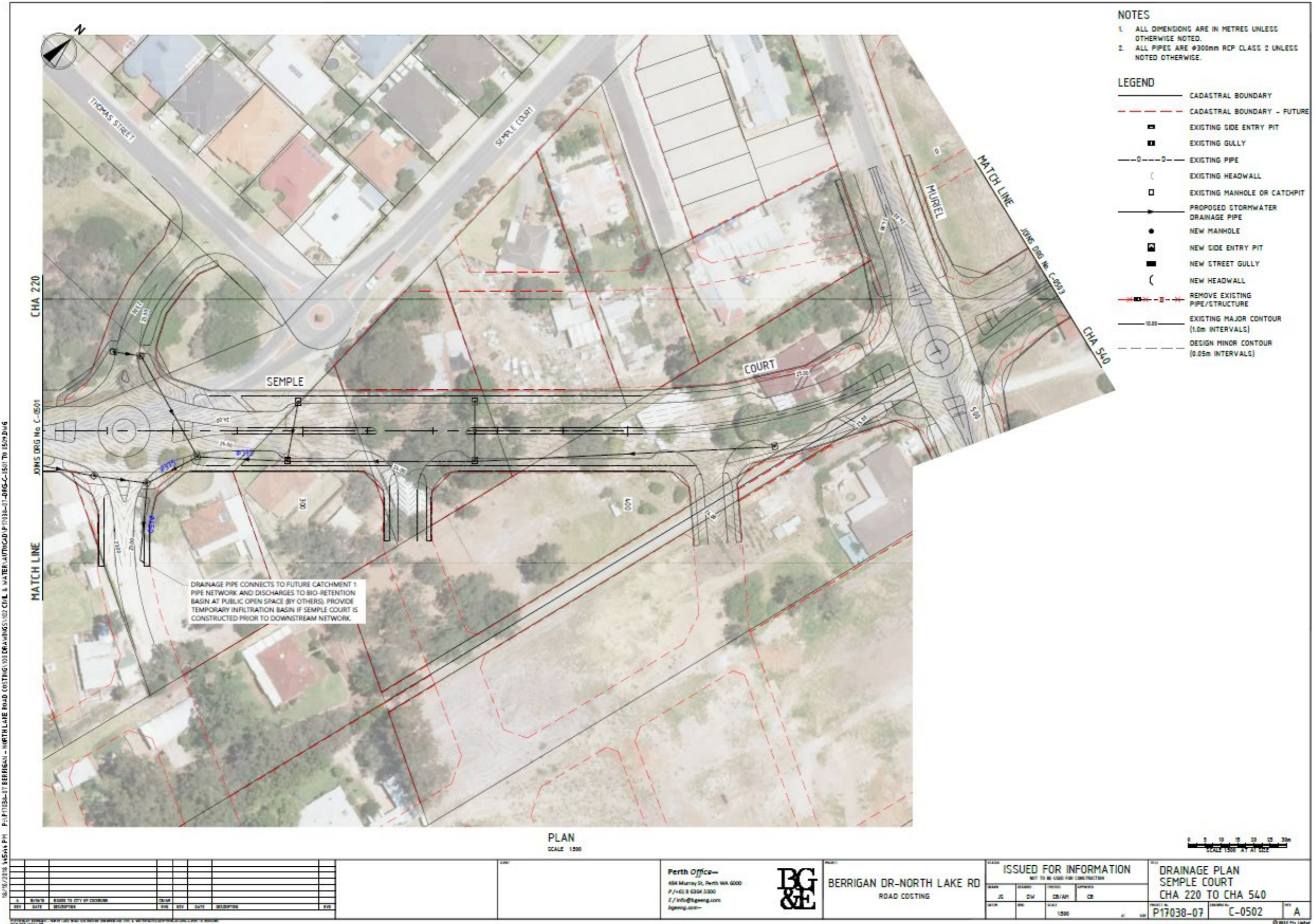
Perth Office  
484 Murray St, Perth WA 6000  
P/+61 8 6364 3300  
E/info@bge.com  
bge.com

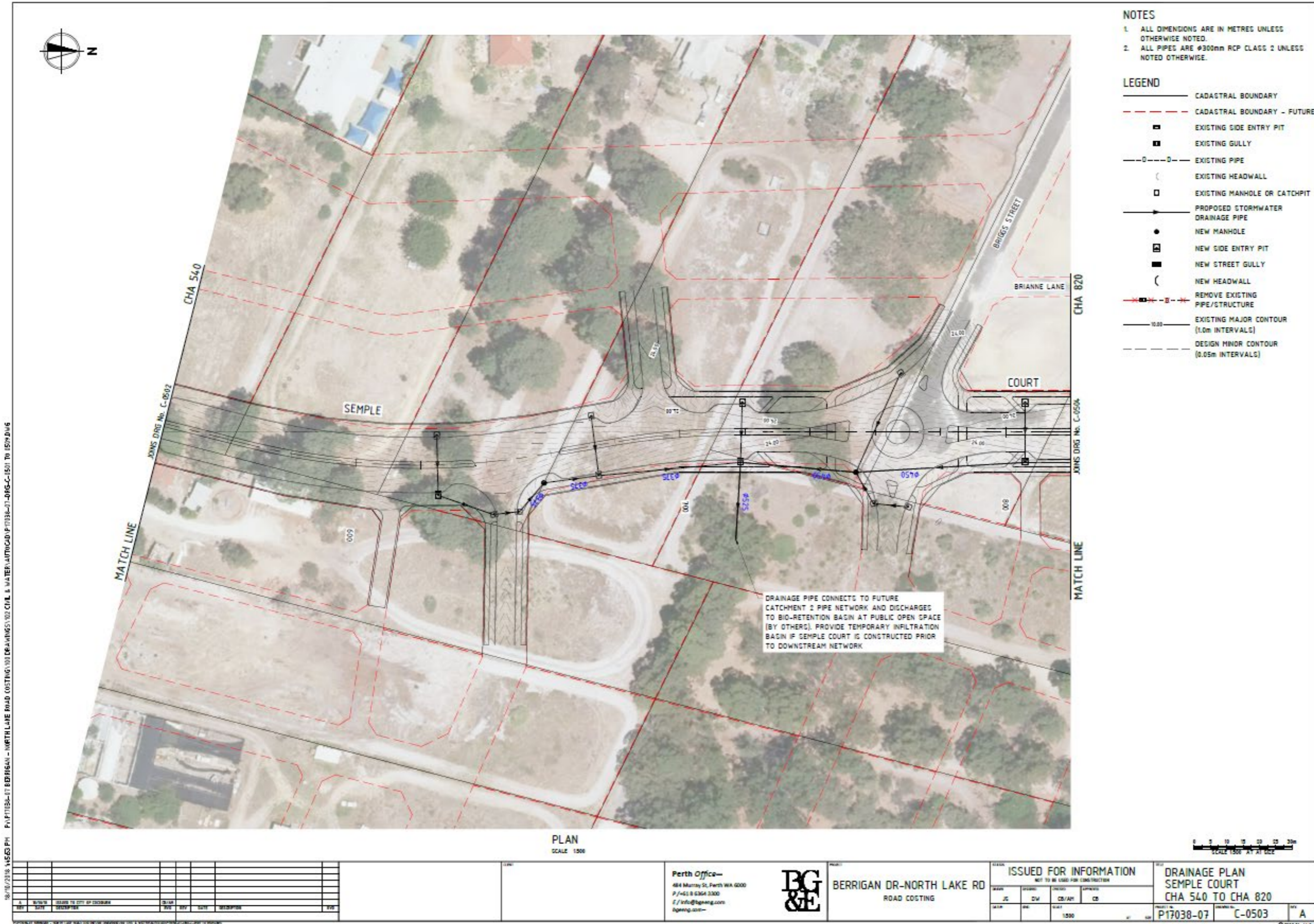


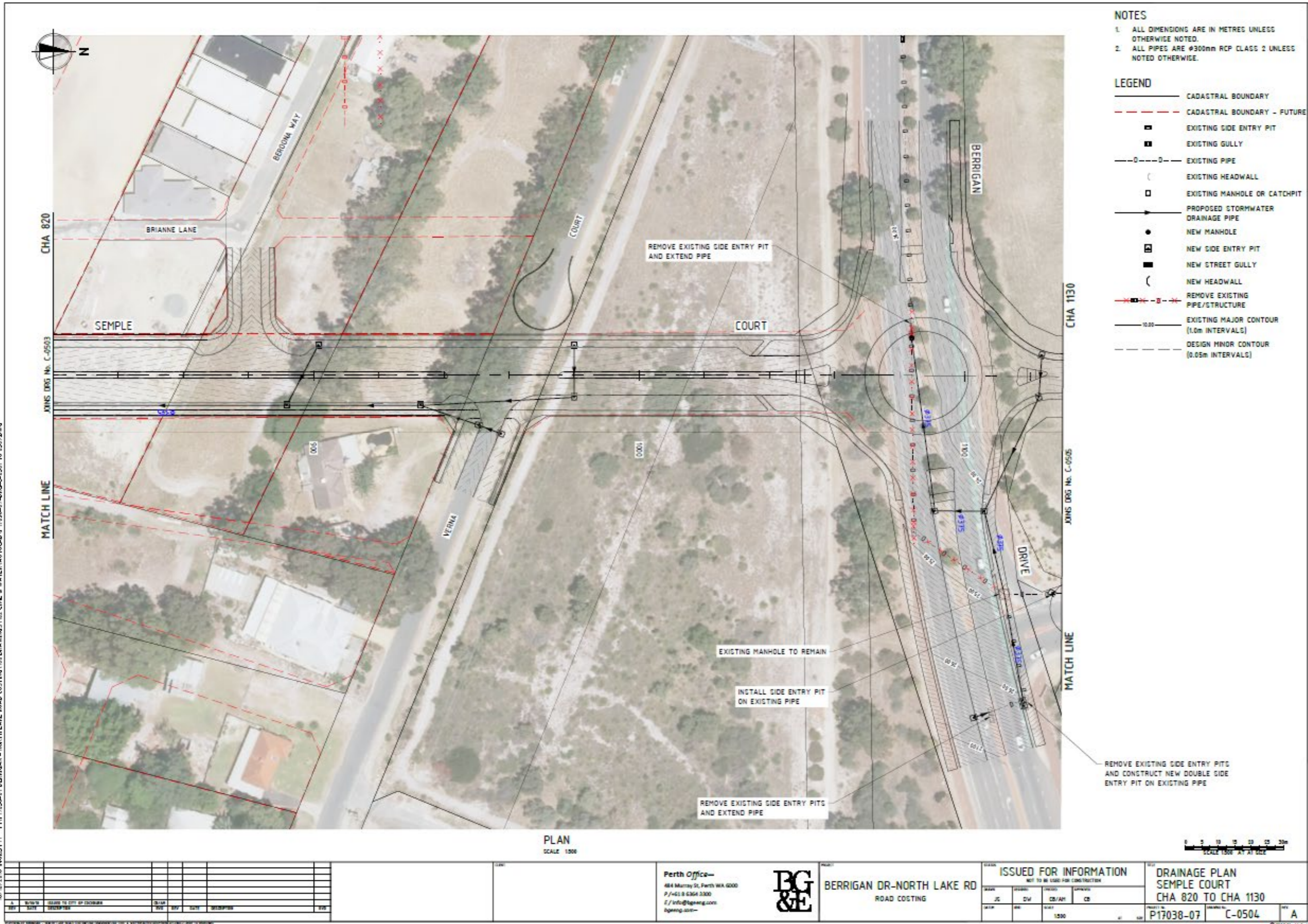
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ROAD COSTING

ISSUED FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION			
DESIGNER	DRAWN	CHECKED	APPROVED
SCALE	DATE		
1:500			

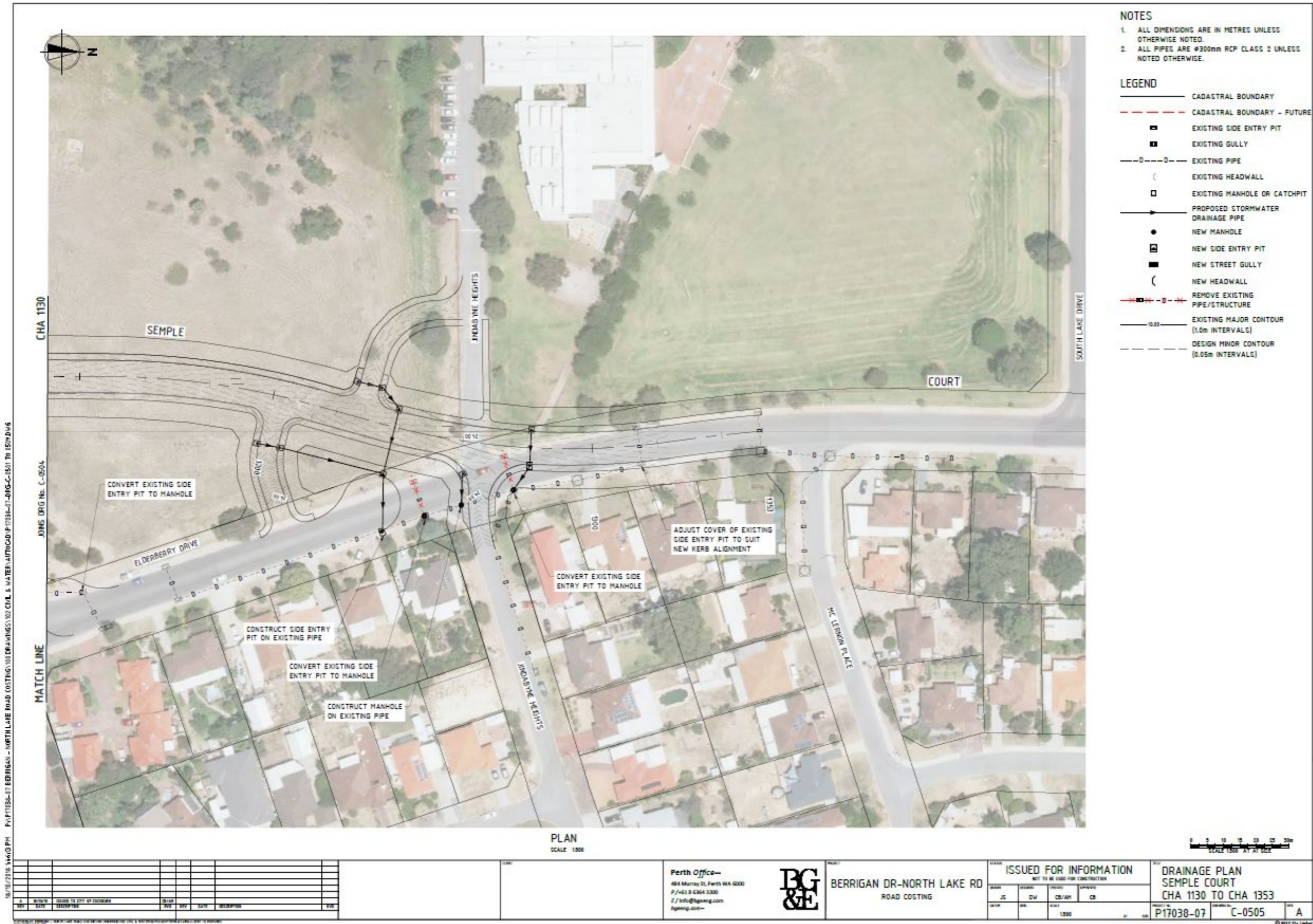
DRAINAGE PLAN SEMPLÉ COURT CHA 0 TO CHA 220	
PROJECT NO.	
P17038-07	
DRAWING NO.	C-0501
REV.	A











P:\P17038-07\BERRIGAN - NORTH LAKE ROAD COSTING\101 DRAWINGS\102 CIVIL & WATER\AUTOCAD\P17038-07-DRG-C-1501 TO 1504.DWG  
 JMS DRG No. C-0504  
 MATCH LINE  
 18/10/2018 14:40:00 PM

- NOTES**
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
  - ALL PIPES ARE Ø300mm RCP CLASS 2 UNLESS NOTED OTHERWISE.
- LEGEND**
- CADASTRAL BOUNDARY
  - - - CADASTRAL BOUNDARY - FUTURE
  - EXISTING SIDE ENTRY PIT
  - EXISTING GULLY
  - - - - - EXISTING PIPE
  - ( EXISTING HEADWALL
  - EXISTING MANHOLE OR CATCHPIT
  - PROPOSED STORMWATER DRAINAGE PIPE
  - NEW MANHOLE
  - NEW SIDE ENTRY PIT
  - NEW STREET GULLY
  - ( NEW HEADWALL
  - - - - - REMOVE EXISTING PIPE/STRUCTURE
  - 10.00 — EXISTING MAJOR CONTOUR (1.0m INTERVALS)
  - - - - - DESIGN MINOR CONTOUR (0.05m INTERVALS)



NO.	REVISION	DATE	BY	CHECKED	APP'D

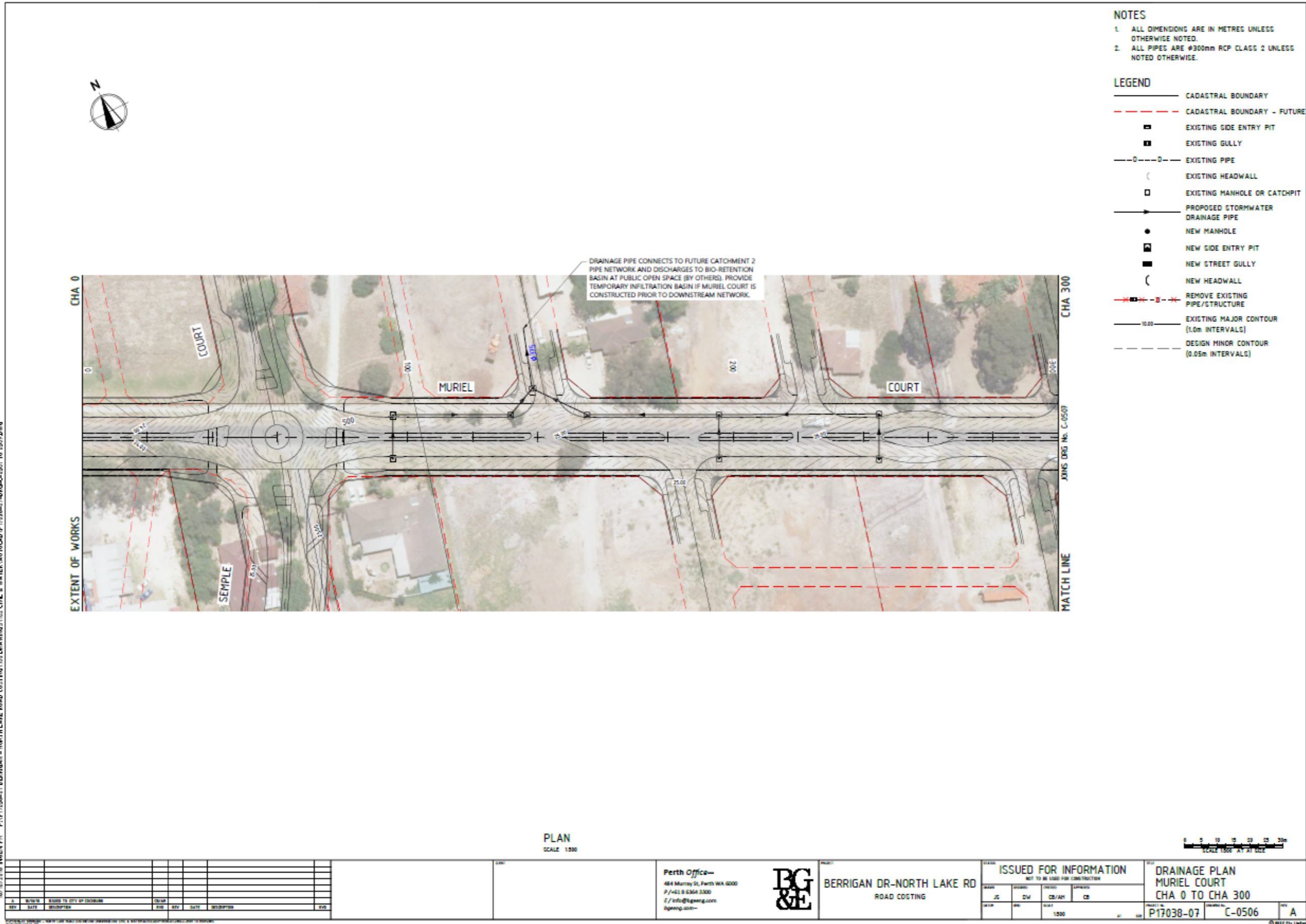
Perth Office—  
 484 Murray St, Perth WA 6000  
 P/+61 8 9364 3300  
 F/+61 8 9364 3300  
 info@bge.com.au  
 bge.com.au

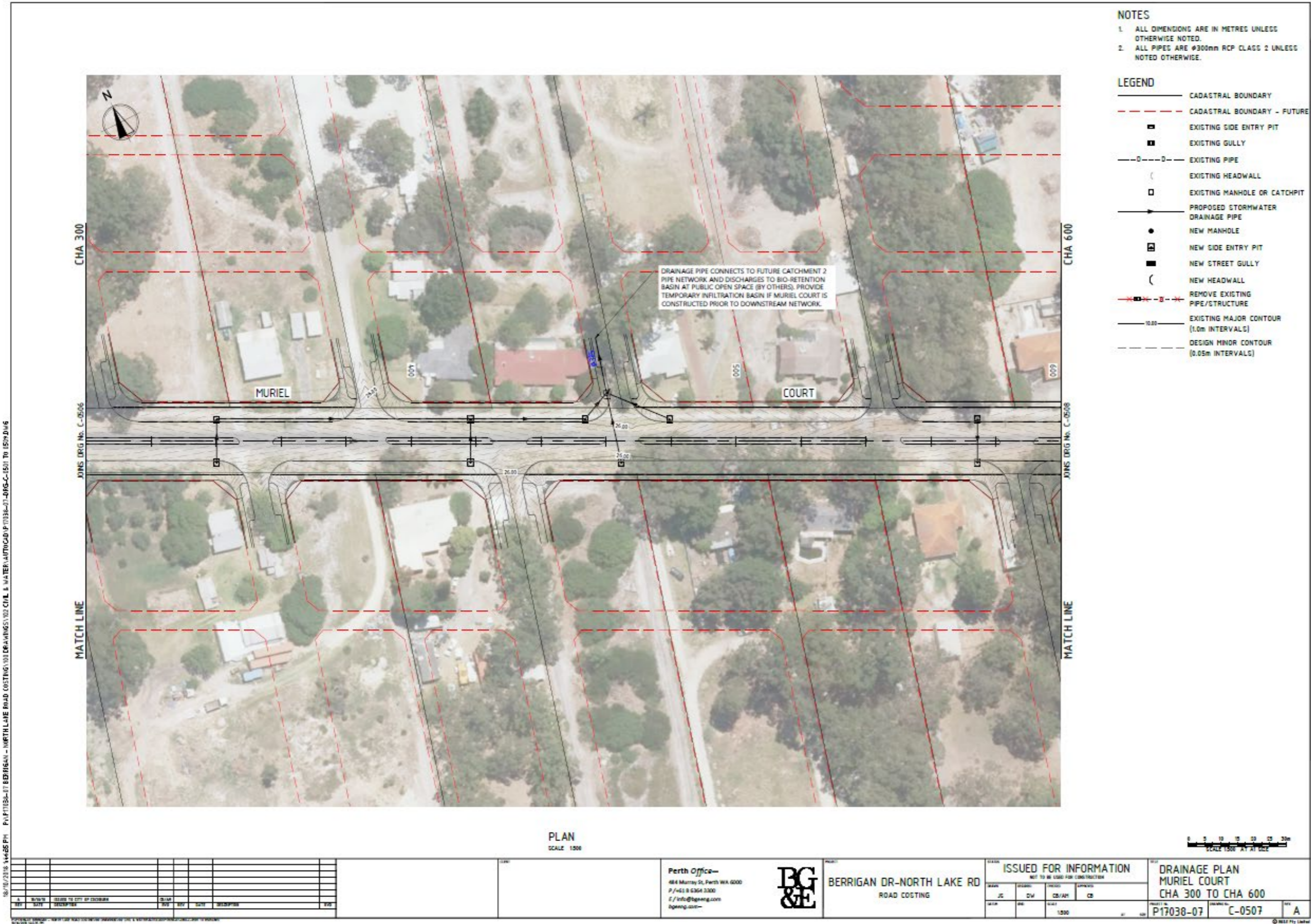


**BERRIGAN DR-NORTH LAKE RD**  
 ROAD COSTING

ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DATE	BY	SCALE	APP'D
		1:500	

**DRAINAGE PLAN**  
 SEMPLE COURT  
 CHA 1130 TO CHA 1353  
 PROJECT NO. P17038-07 DRAWING NO. C-0505 SHEET NO. A





**NOTES**

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. ALL PIPES ARE Ø300mm RCP CLASS 2 UNLESS NOTED OTHERWISE.

**LEGEND**

- CADASTRAL BOUNDARY
- - - CADASTRAL BOUNDARY - FUTURE
- EXISTING SIDE ENTRY PIT
- EXISTING GULLY
- - - - - EXISTING PIPE
- ( EXISTING HEADWALL
- EXISTING MANHOLE OR CATCHPIT
- PROPOSED STORMWATER DRAINAGE PIPE
- NEW MANHOLE
- NEW SIDE ENTRY PIT
- NEW STREET GULLY
- ( NEW HEADWALL
- - - - - REMOVE EXISTING PIPE/STRUCTURE
- 10.00 EXISTING MAJOR CONTOUR (1.0m INTERVALS)
- - - - - DESIGN MINOR CONTOUR (0.05m INTERVALS)

PLAN  
SCALE 1:500



NO.	REVISED	DATE	BY	CHKD	DESCRIPTION

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484 Murray St, Perth WA 6000  
P/+61 8 9364 3300  
E/info@bge.com.au  
bge.com.au



**BERRIGAN DR-NORTH LAKE RD**  
ROAD COSTING

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NOT TO BE USED FOR CONSTRUCTION

DATE	REVISED	BY	CHKD	APPROVED

**DRAINAGE PLAN**  
**MURIEL COURT**  
**CHA 300 TO CHA 600**

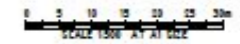
PROJECT NO. P17038-07  
DRAWING NO. C-0507  
SHEET NO. A

- NOTES**
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
  2. ALL PIPES ARE #300mm RCP CLASS 2 UNLESS NOTED OTHERWISE.

- LEGEND**
- CADASTRAL BOUNDARY
  - - - CADASTRAL BOUNDARY - FUTURE
  - EXISTING SIDE ENTRY PIT
  - EXISTING GULLY
  - - - - - EXISTING PIPE
  - ( EXISTING HEADWALL
  - EXISTING MANHOLE OR CATCHPIT
  - PROPOSED STORMWATER DRAINAGE PIPE
  - NEW MANHOLE
  - NEW SIDE ENTRY PIT
  - NEW STREET GULLY
  - ( NEW HEADWALL
  - - - - - REMOVE EXISTING PIPE/STRUCTURE
  - 10.00 — EXISTING MAJOR CONTOUR (1.0m INTERVALS)
  - - - - - DESIGN MINOR CONTOUR (0.05m INTERVALS)



PLAN  
SCALE 1:500



18/12/2018 14:43:38 P:\171038-07 BERRIGAN - NORTH LAKE ROAD COSTING\101 DRAWINGS\102 CIVIL & WATER\AUTOCAD\171038-07-DRG-C-1511 TO 1520.DWG

NO.	REVISED	ISSUED TO CITY OF COCKBURN	DATE	DESCRIPTION	BY

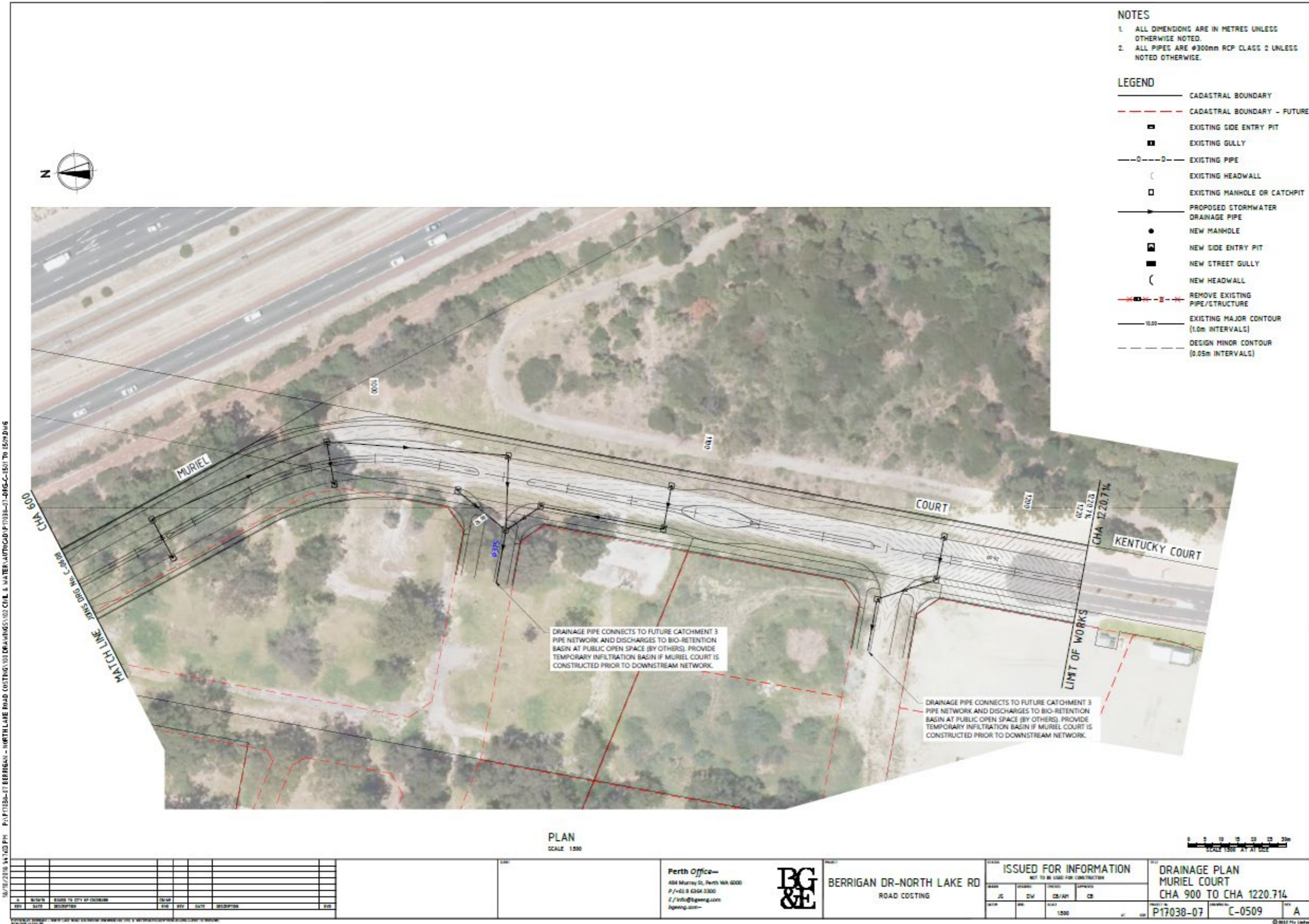
Perth Office  
484 Murray St, Perth WA 6000  
P / +61 8 9364 3300  
E / info@bge.com.au  
bge.com.au

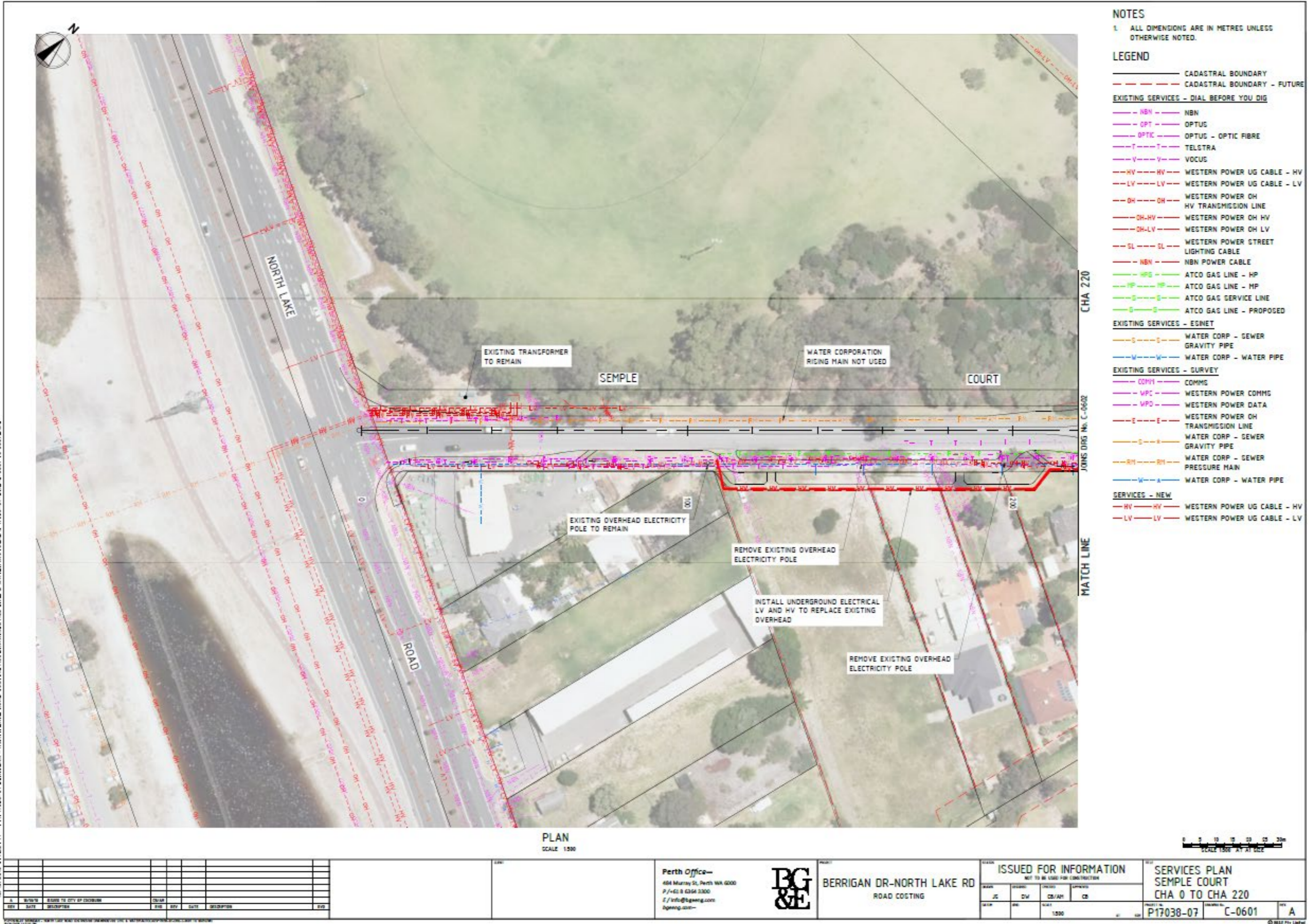


BERRIGAN DR-NORTH LAKE RD  
ROAD COSTING

ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DATE	BY	DATE	BY
JC	DW	CB/AH	CB
SCALE	1:500		

DRAINAGE PLAN	
MURIEL COURT	
CHA 600 TO CHA 900	
PROJECT NO.	CHA 600 TO CHA 900
DATE	P17038-07
REVISION	C-0508
SCALE	A





- NOTES**  
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- LEGEND**
- CADASTRAL BOUNDARY
  - CADASTRAL BOUNDARY - FUTURE
  - EXISTING SERVICES - DIAL BEFORE YOU DIG**
  - NBN --- NBN
  - OPT --- OPTUS
  - OPTIC --- OPTUS - OPTIC FIBRE
  - T --- TELSTRA
  - V --- VOCUS
  - HV --- HV --- WESTERN POWER UG CABLE - HV
  - LV --- LV --- WESTERN POWER UG CABLE - LV
  - OH --- OH --- WESTERN POWER OH HV TRANSMISSION LINE
  - OH-HV --- WESTERN POWER OH HV
  - OH-LV --- WESTERN POWER OH LV
  - SL --- SL --- WESTERN POWER STREET LIGHTING CABLE
  - NBN --- NBN POWER CABLE
  - G --- G --- ATCO GAS LINE - HP
  - G --- G --- ATCO GAS LINE - MP
  - G --- G --- ATCO GAS SERVICE LINE
  - G --- G --- ATCO GAS LINE - PROPOSED
  - EXISTING SERVICES - ESNET**
  - S --- S --- WATER CORP - SEWER GRAVITY PIPE
  - W --- W --- WATER CORP - WATER PIPE
  - EXISTING SERVICES - SURVEY**
  - COM1 --- COMMS
  - MPC --- WESTERN POWER COMMS
  - MPD --- WESTERN POWER DATA
  - E --- E --- WESTERN POWER OH TRANSMISSION LINE
  - S --- S --- WATER CORP - SEWER GRAVITY PIPE
  - RM --- RM --- WATER CORP - SEWER PRESSURE MAIN
  - W --- W --- WATER CORP - WATER PIPE
  - SERVICES - NEW**
  - HV --- HV --- WESTERN POWER UG CABLE - HV
  - LV --- LV --- WESTERN POWER UG CABLE - LV

PLAN  
SCALE 1:500

NO.	DATE	DESCRIPTION	BY	CHKD

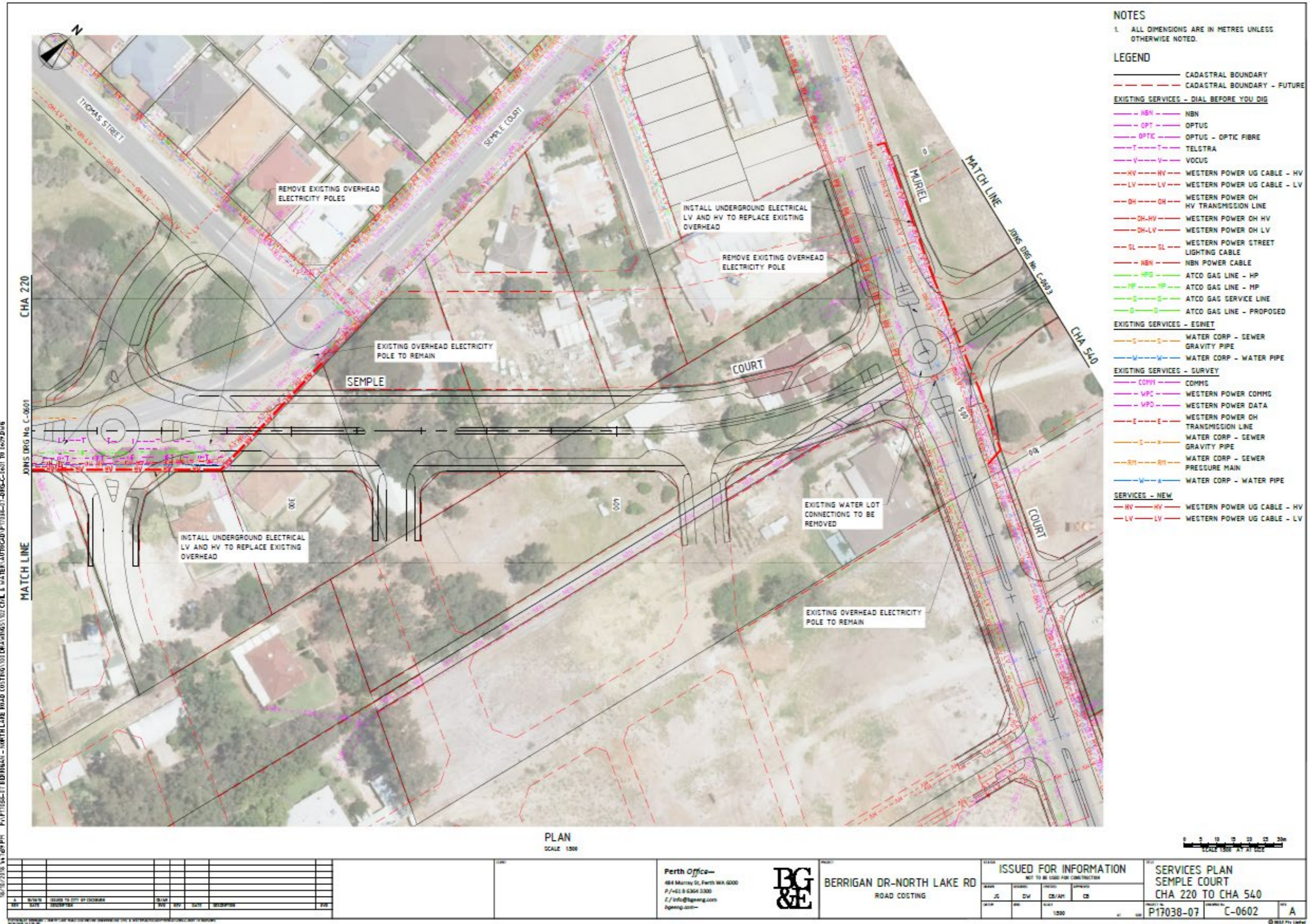
Perth Office  
 484 Murray St, Perth WA 6000  
 P +61 8 4354 3300  
 E info@bge.com.au  
 www.bge.com.au



BERRIGAN DR-NORTH LAKE RD  
 ROAD COSTING

ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DATE	BY	DATE	BY
SCALE			

SERVICES PLAN SEMPEL COURT CHA 0 TO CHA 220	
PROJECT NO. P17038-07	CONTRACT NO. C-0601
	REV A



18/12/2016 14:29 PM P:\P17038-07\BERRIGAN - NORTH LAKE ROAD COSTING\00 DRAWINGS\02 CIVIL & WATER\AUTOCAD\P17038-07-DMS-C-0602 TO 6609.DWG  
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 MATCH LINE  
 CHA 220  
 CHA 540

PLAN  
SCALE 1:500

NO.	DATE	ISSUED TO	BY	FOR	REVISION

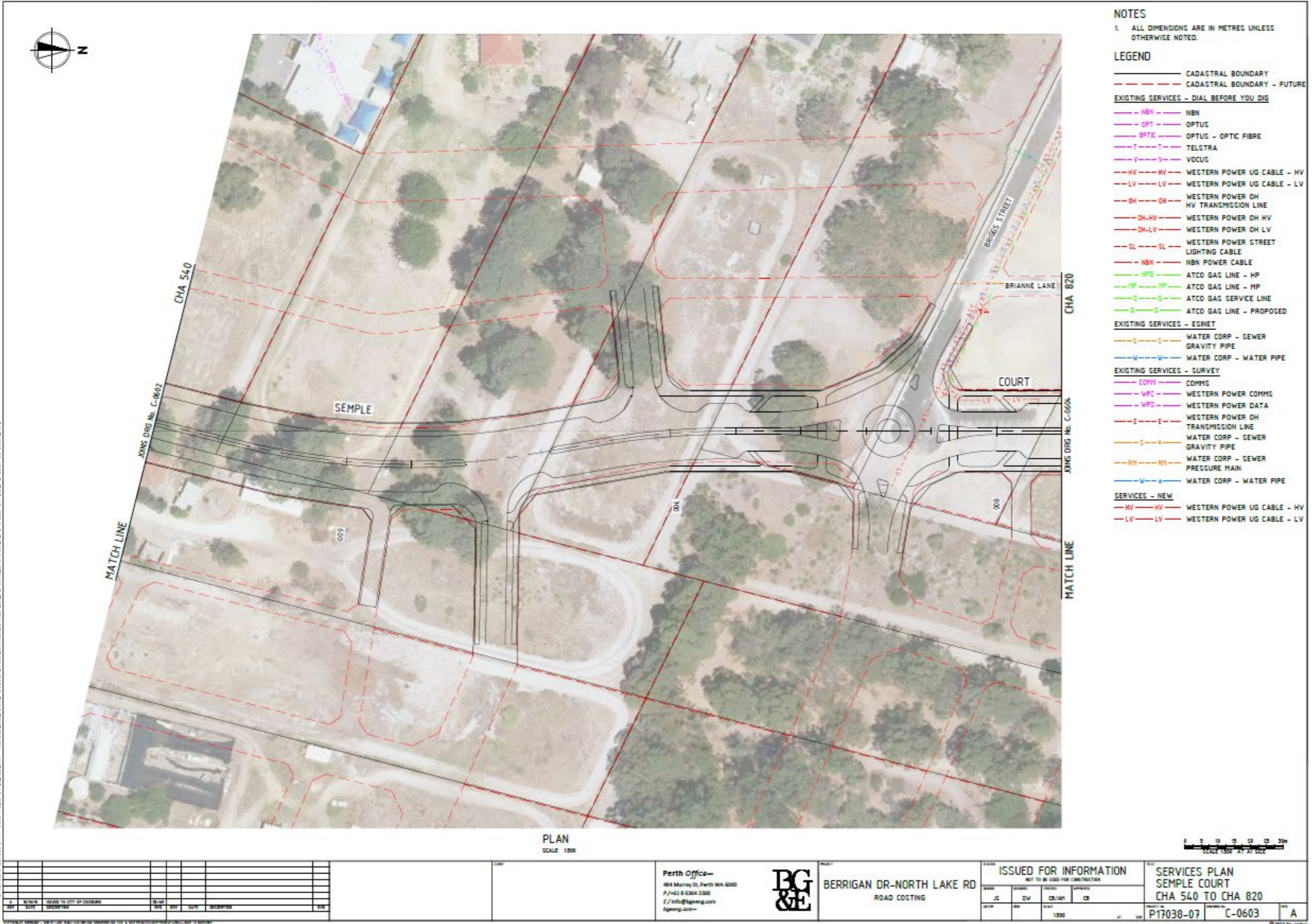
Perth Office  
 484 Murray St, Perth WA 6000  
 P +61 8 6264 3300  
 E info@bge.com.au  
 www.bge.com.au



**BERRIGAN DR-NORTH LAKE RD**  
ROAD COSTING

ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DATE	BY	DATE	BY

SERVICES PLAN	
SEMPLÉ COURT	
CHA 220 TO CHA 540	
PROJECT NO.	DRAWING NO.
P17038-07	C-0602
SCALE	REV
1:500	A



- NOTES**  
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- LEGEND**
- CADASTRAL BOUNDARY
  - - - CADASTRAL BOUNDARY - FUTURE
  - EXISTING SERVICES - DIAL BEFORE YOU DIG**
  - - - NBN - NBN
  - - - OPT - OPTUS
  - - - OPTC - OPTUS - OPTIC FIBRE
  - - - T - TELSTRA
  - - - V - VOCUS
  - - - HV - HV - WESTERN POWER UG CABLE - HV
  - - - LV - LV - WESTERN POWER UG CABLE - LV
  - - - OH - OH - WESTERN POWER OH HV TRANSMISSION LINE
  - - - OH-HV - WESTERN POWER OH HV
  - - - OH-LV - WESTERN POWER OH LV
  - - - SL - SL - WESTERN POWER STREET LIGHTING CABLE
  - - - NBN - NBN POWER CABLE
  - - - G - G - ATCO GAS LINE - HP
  - - - MP - MP - ATCO GAS LINE - MP
  - - - S - S - ATCO GAS SERVICE LINE
  - - - S - S - ATCO GAS LINE - PROPOSED
  - EXISTING SERVICES - ESNET**
  - - - S - S - WATER CORP - SEWER GRAVITY PIPE
  - - - W - W - WATER CORP - WATER PIPE
  - EXISTING SERVICES - SURVEY**
  - - - COMH - COMMS
  - - - MPC - WESTERN POWER COMMS
  - - - MPD - WESTERN POWER DATA
  - - - E - E - WESTERN POWER OH TRANSMISSION LINE
  - - - S - S - WATER CORP - SEWER GRAVITY PIPE
  - - - RM - RM - WATER CORP - SEWER PRESSURE MAIN
  - - - W - W - WATER CORP - WATER PIPE
  - SERVICES - NEW**
  - - - HV - HV - WESTERN POWER UG CABLE - HV
  - - - LV - LV - WESTERN POWER UG CABLE - LV

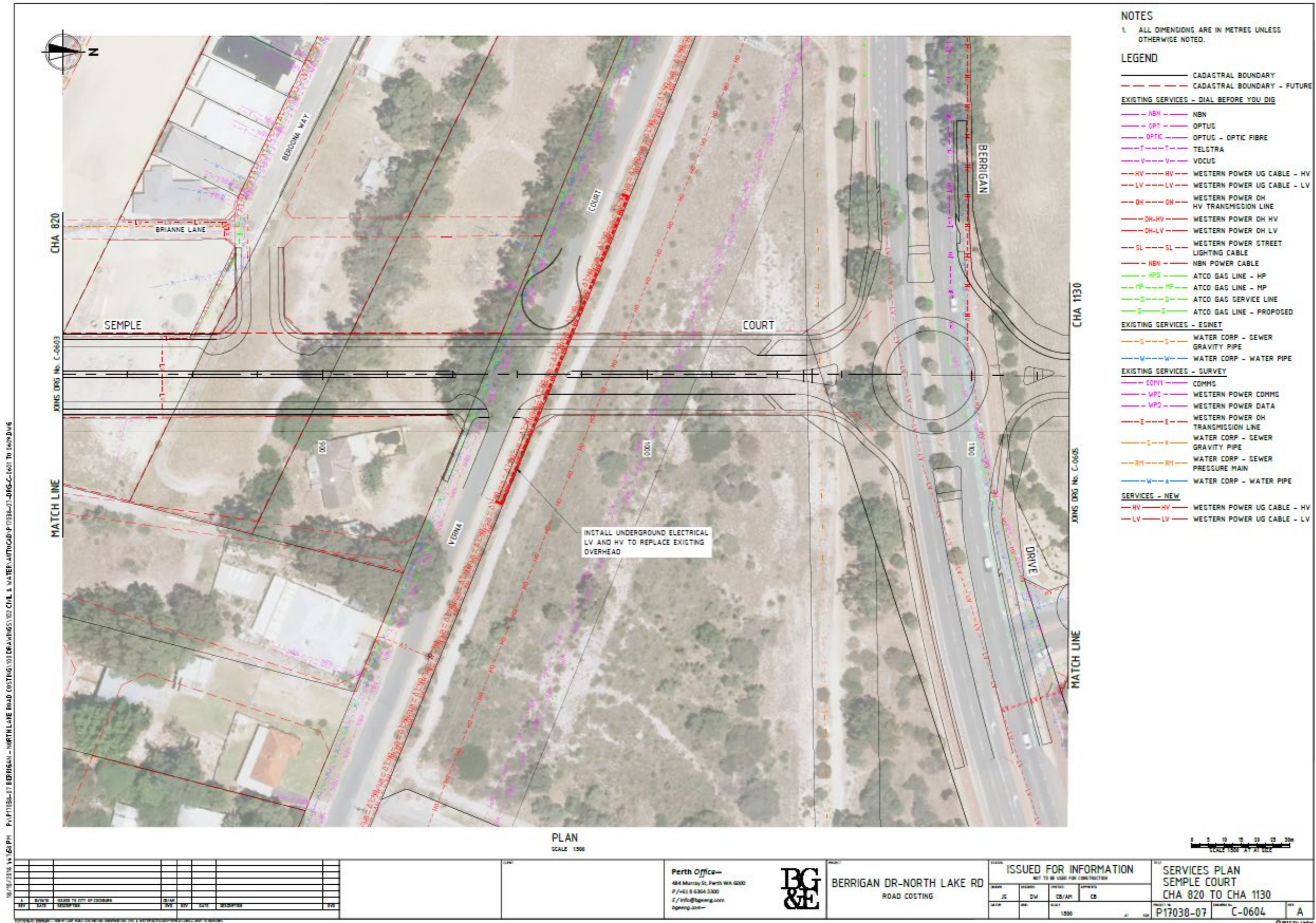
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PLAN  
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SCALE 1:500 AT A1 SIZE

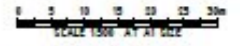
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NO.	DATE	ISSUED TO	BY	DESCRIPTION												
PROJECT NO: P17038-07 DRAWING NO: C-603 REV: A		SCALE: 1:500														





- NOTES**  
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- LEGEND**
- CADASTRAL BOUNDARY
  - - - CADASTRAL BOUNDARY - FUTURE
- EXISTING SERVICES - DIAL BEFORE YOU DIG**
- - - NBN - NBN
  - - - OPT - OPTUS
  - - - OPTIC - OPTUS - OPTIC FIBRE
  - - - T - TELSTRA
  - - - V - VOCUS
  - - - HV - HV - WESTERN POWER UG CABLE - HV
  - - - LV - LV - WESTERN POWER UG CABLE - LV
  - - - OH - OH - WESTERN POWER OH HV TRANSMISSION LINE
  - - - OH-HV - WESTERN POWER OH HV
  - - - OH-LV - WESTERN POWER OH LV
  - - - SL - SL - WESTERN POWER STREET LIGHTING CABLE
  - - - NBN - NBN POWER CABLE
  - - - HP - ATCO GAS LINE - HP
  - - - MP - ATCO GAS LINE - MP
  - - - S - ATCO GAS SERVICE LINE
  - - - P - ATCO GAS LINE - PROPOSED
- EXISTING SERVICES - ESNET**
- - - S - WATER CORP - SEWER GRAVITY PIPE
  - - - W - WATER CORP - WATER PIPE
- EXISTING SERVICES - SURVEY**
- - - COM - COMMS
  - - - WPC - WESTERN POWER COMMS
  - - - WPD - WESTERN POWER DATA
  - - - E - WESTERN POWER OH TRANSMISSION LINE
  - - - S - WATER CORP - SEWER GRAVITY PIPE
  - - - PM - WATER CORP - SEWER PRESSURE MAIN
  - - - W - WATER CORP - WATER PIPE
- SERVICES - NEW**
- - - HV - HV - WESTERN POWER UG CABLE - HV
  - - - LV - LV - WESTERN POWER UG CABLE - LV

PLAN  
SCALE 1:500



18/10/2018 11:56 PM P:\P17038-07 BERRIGAN - NORTH LAKE ROAD COSTING\101 DRA\WINGS\102 CHL & WATER\ATCO\CD P17038-07\_016-C-1401 TO 1405.DWG

NO.	REVISED TO CITY OF COORAN	DATE	DESCRIPTION	BY	CHECKED BY

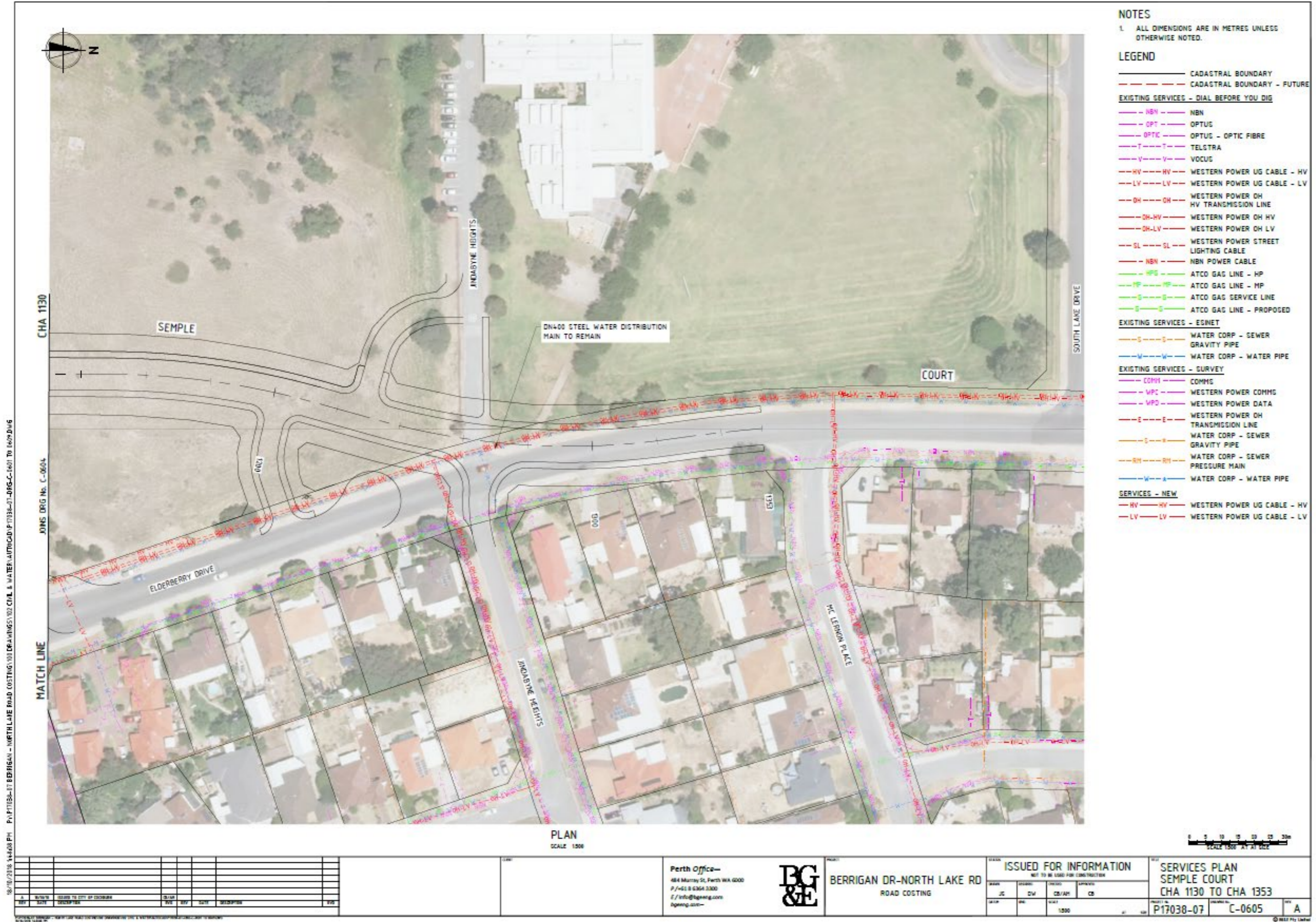
Perth Office—  
 484 Murray St, Perth WA 6000  
 P +61 8 9364 3300  
 F +61 8 9364 3300  
 E info@bgeing.com  
 bgeing.com

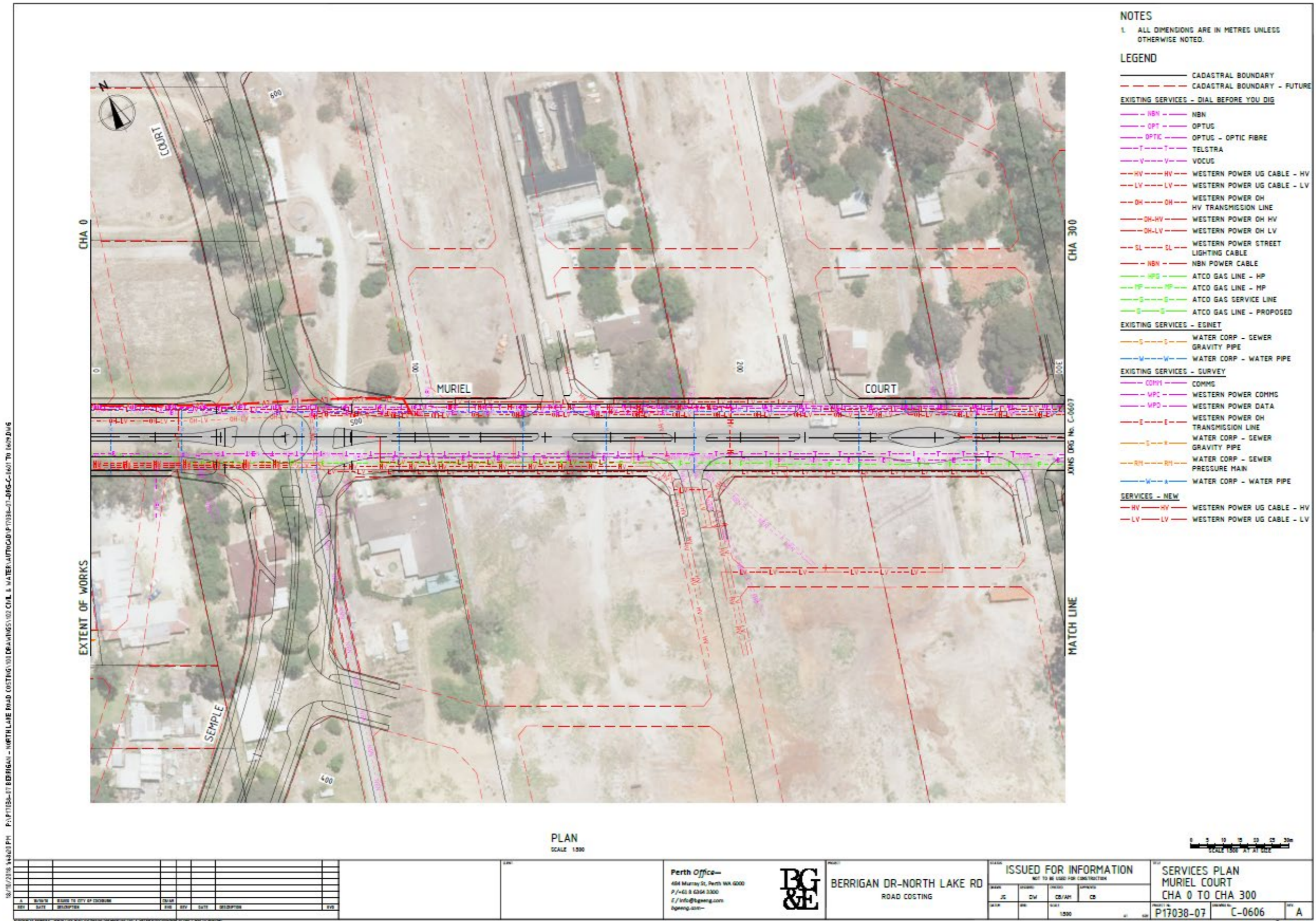


**BERRIGAN DR-NORTH LAKE RD**  
ROAD COSTING

ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DATE	ISSUED	PREPARED	APPROVED
SCALE			
		1:500	

SERVICES PLAN		
SEMPLER COURT		
CHA 820 TO CHA 1130		
PROJECT NO.	DRAWING NO.	REV.
P17038-07	C-0604	A



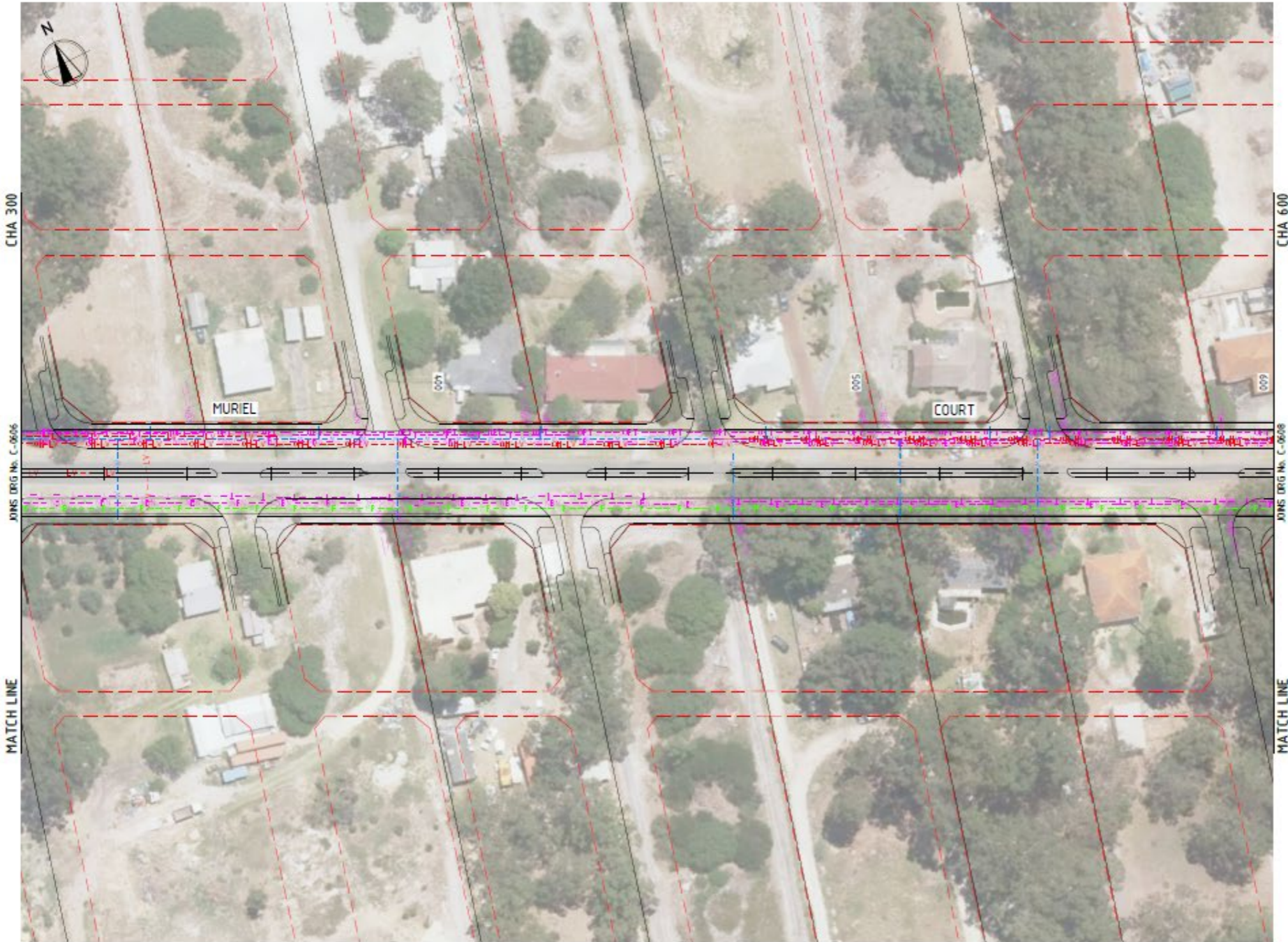


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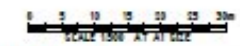
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.

**LEGEND**

- CADASTRAL BOUNDARY
- - - CADASTRAL BOUNDARY - FUTURE
- EXISTING SERVICES - DIAL BEFORE YOU DIG**
- NBN --- NBN
- OPT --- OPTUS
- OPTIC --- OPTUS - OPTIC FIBRE
- T --- TELSTRA
- V --- VOCUS
- HV --- HV --- WESTERN POWER UG CABLE - HV
- LV --- LV --- WESTERN POWER UG CABLE - LV
- OH --- OH --- WESTERN POWER OH HV TRANSMISSION LINE
- OH-HV --- WESTERN POWER OH HV
- OH-LV --- WESTERN POWER OH LV
- SL --- SL --- WESTERN POWER STREET LIGHTING CABLE
- NBN --- NBN POWER CABLE
- G --- G --- ATCO GAS LINE - HP
- GP --- GP --- ATCO GAS LINE - MP
- S --- S --- ATCO GAS SERVICE LINE
- S --- S --- ATCO GAS LINE - PROPOSED
- EXISTING SERVICES - EGINET**
- S --- S --- WATER CORP - SEWER GRAVITY PIPE
- W --- W --- WATER CORP - WATER PIPE
- EXISTING SERVICES - SURVEY**
- COM --- COMMS
- WPC --- WESTERN POWER COMMS
- WPD --- WESTERN POWER DATA
- E --- E --- WESTERN POWER OH TRANSMISSION LINE
- S --- S --- WATER CORP - SEWER GRAVITY PIPE
- SM --- SM --- WATER CORP - SEWER PRESSURE MAIN
- W --- W --- WATER CORP - WATER PIPE
- SERVICES - NEW**
- HV --- HV --- WESTERN POWER UG CABLE - HV
- LV --- LV --- WESTERN POWER UG CABLE - LV



PLAN  
SCALE 1:500



18/10/2016 14:25 PM P:\171738-07 BERRIGAN - NORTH LAKE ROAD COSTING\101 DRAWINGS\102 CIVIL & WATER\A170102-01-DWG-C-1601 TO 1609.DWG

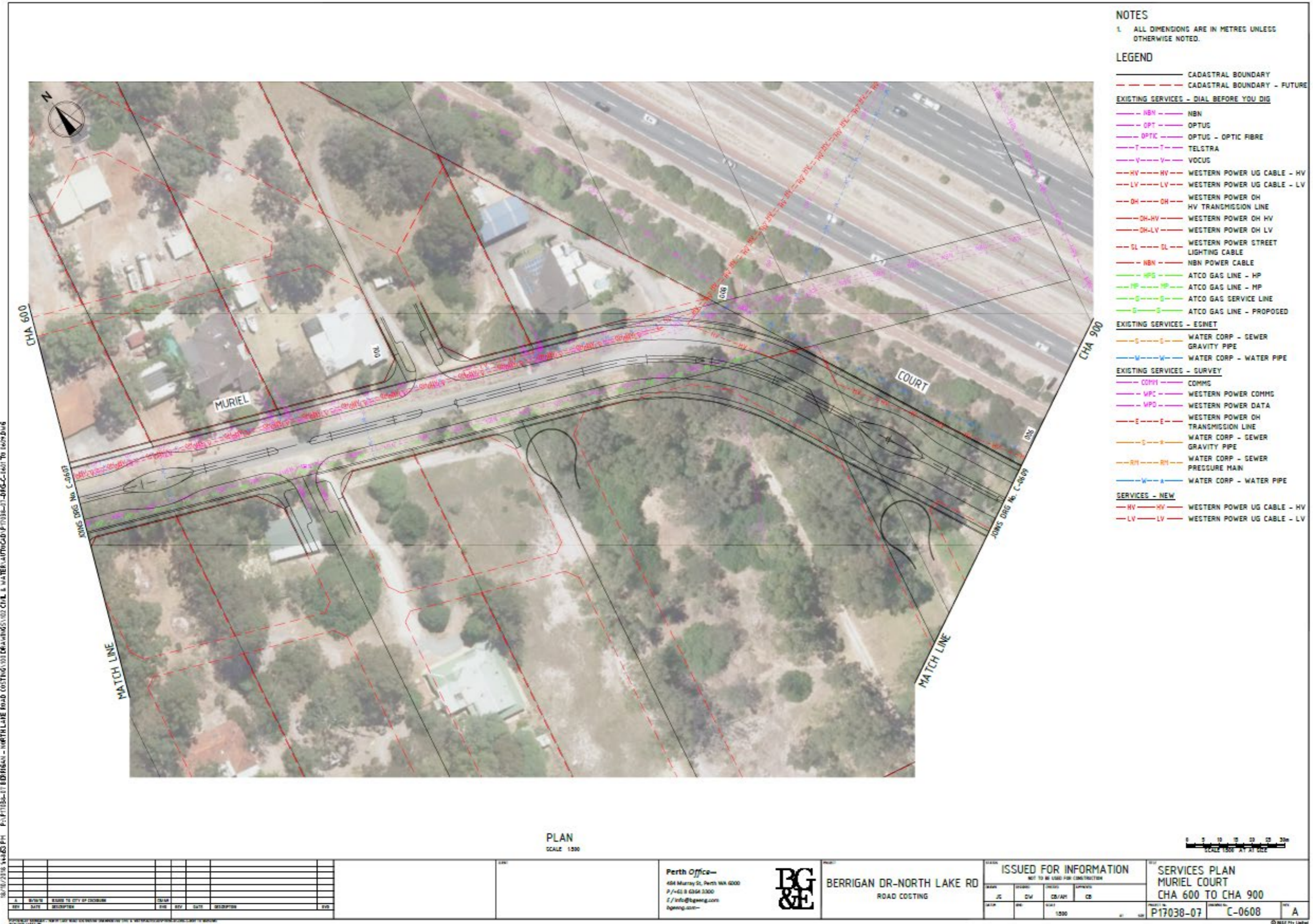
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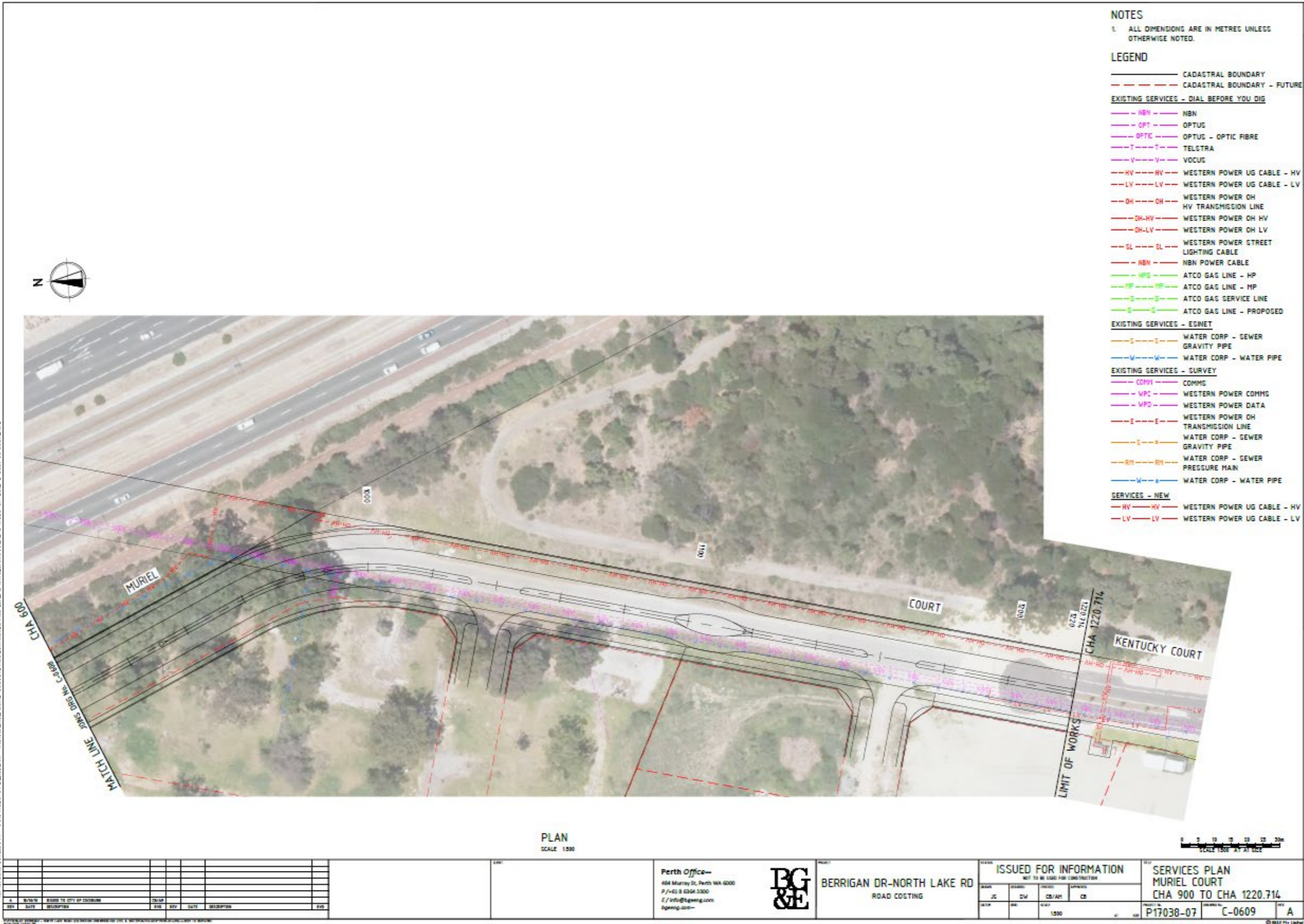

Perth Office  
484 Murray St, Perth WA 6000  
P +61 8 9256 3300  
E /info@bge.com.au  
bge.com.au

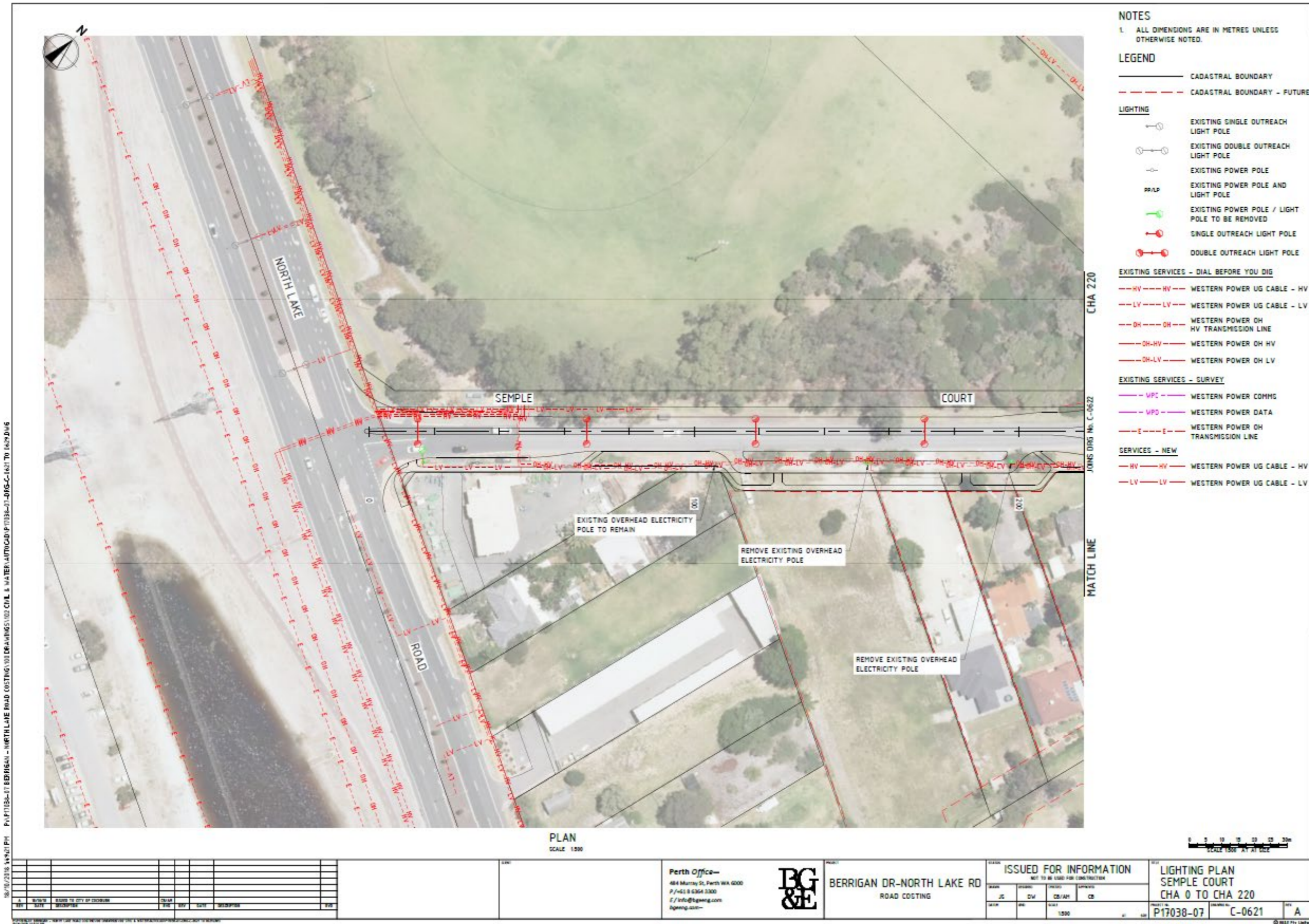
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BERRIGAN DR-NORTH LAKE RD  
ROAD COSTING

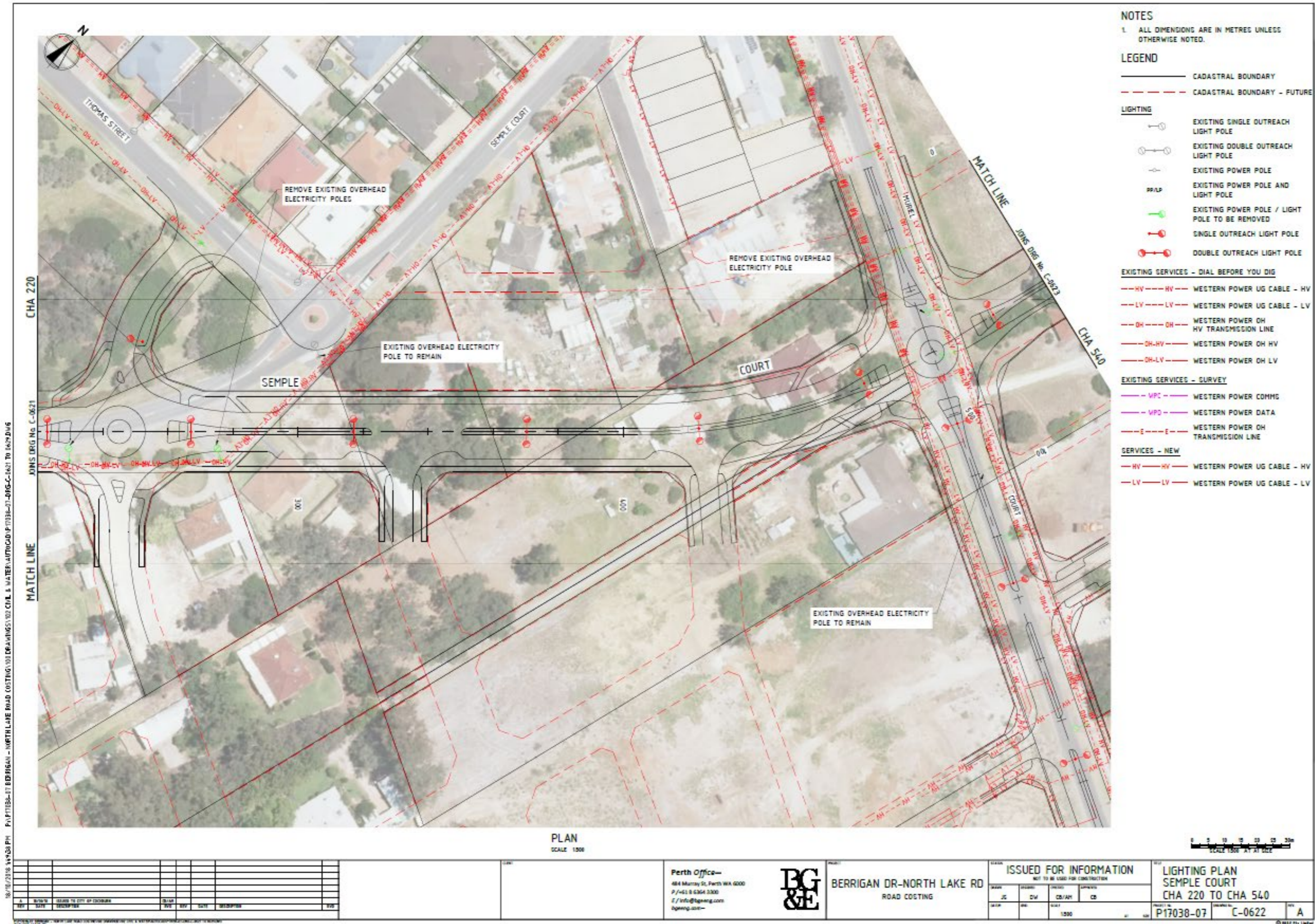
ISSUED FOR INFORMATION <small>NOT TO BE USED FOR CONSTRUCTION</small>			
DATE	BY	CHKD	APPD

SERVICES PLAN MURIEL COURT CHA 300 TO CHA 600	
PROJECT NO.	
P17038-07	
DRAWING NO.	C-0607
REV	A

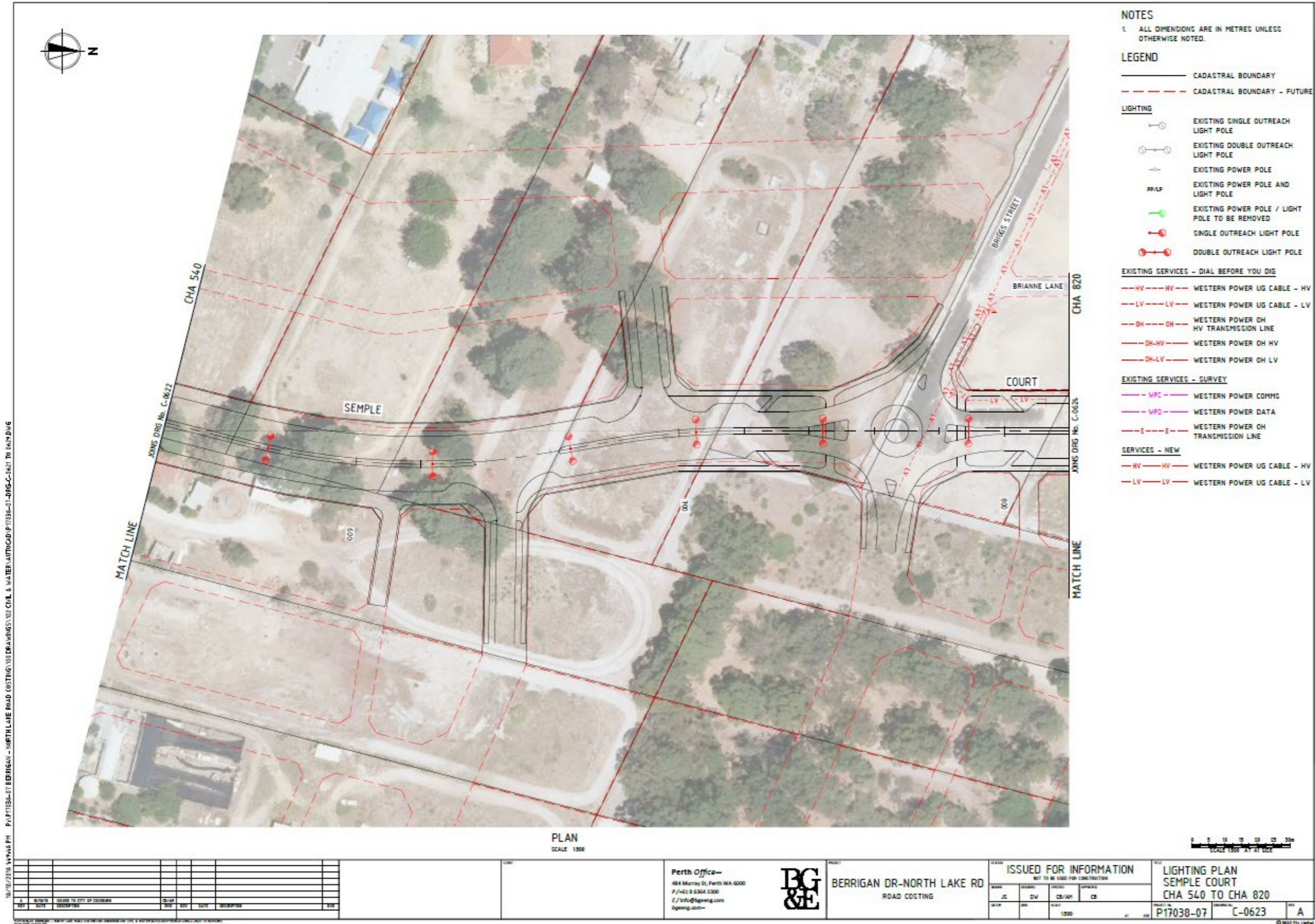












- NOTES**  
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- LEGEND**
- CADASTRAL BOUNDARY**  
 - - - - - CADASTRAL BOUNDARY - FUTURE
- LIGHTING**
- EXISTING SINGLE OUTREACH LIGHT POLE
  - EXISTING DOUBLE OUTREACH LIGHT POLE
  - EXISTING POWER POLE
  - EXISTING POWER POLE AND LIGHT POLE
  - EXISTING POWER POLE / LIGHT POLE TO BE REMOVED
  - SINGLE OUTREACH LIGHT POLE
  - DOUBLE OUTREACH LIGHT POLE
- EXISTING SERVICES - DIAL BEFORE YOU DIG**
- HV - HV - WESTERN POWER UG CABLE - HV
  - LV - LV - WESTERN POWER UG CABLE - LV
  - OH - OH - WESTERN POWER OH HV TRANSMISSION LINE
  - OH-HV - WESTERN POWER OH HV
  - OH-LV - WESTERN POWER OH LV
- EXISTING SERVICES - SURVEY**
- MPC - WESTERN POWER COMMS
  - WPD - WESTERN POWER DATA
  - E - WESTERN POWER OH TRANSMISSION LINE
- SERVICES - NEW**
- HV - HV - WESTERN POWER UG CABLE - HV
  - LV - LV - WESTERN POWER UG CABLE - LV

PLAN  
SCALE 1:500

0 5 10 15 20 25 30m  
SCALE 1:500 AT A1 SIZE

NO.	REVISION	DATE	BY	CHKD	DESCRIPTION

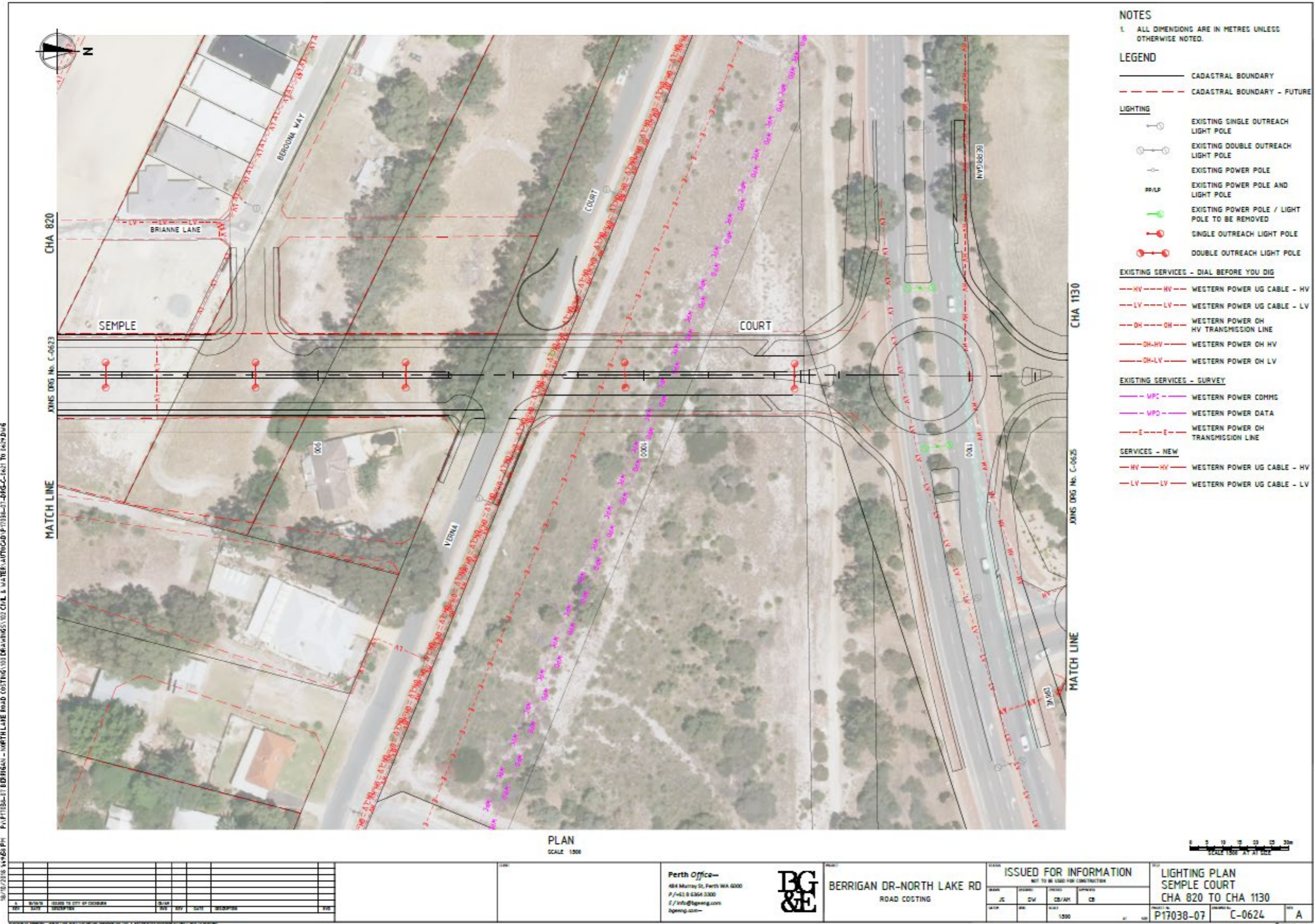
Perth Office—  
 484 Murray St, Perth WA 6000  
 P/+61 8 9364 3300  
 E/ info@bge.com.au  
 bge.com.au



**BERRIGAN DR-NORTH LAKE RD**  
 ROAD COSTING

ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DATE	BY	DATE	BY
SCALE			
1:500			

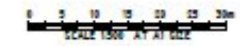
LIGHTING PLAN SEMPL COURT CHA 540 TO CHA 820		
PROJECT No.	DRAWING No.	REV
P17038-07	C-0623	A





- NOTES**  
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- LEGEND**
- CADASTRAL BOUNDARY
  - - - CADASTRAL BOUNDARY - FUTURE
- LIGHTING**
- ⊙ EXISTING SINGLE OUTREACH LIGHT POLE
  - ⊙ EXISTING DOUBLE OUTREACH LIGHT POLE
  - ⊙ EXISTING POWER POLE
  - PP/LP EXISTING POWER POLE AND LIGHT POLE
  - ⊙ EXISTING POWER POLE / LIGHT POLE TO BE REMOVED
  - ⊙ SINGLE OUTREACH LIGHT POLE
  - ⊙ DOUBLE OUTREACH LIGHT POLE
- EXISTING SERVICES - DIAL BEFORE YOU DIG**
- - HV - - HV - - WESTERN POWER US CABLE - HV
  - - LV - - LV - - WESTERN POWER US CABLE - LV
  - - OH - - OH - - WESTERN POWER OH HV TRANSMISSION LINE
  - - OH-HV - - WESTERN POWER OH HV
  - - OH-LV - - WESTERN POWER OH LV
- EXISTING SERVICES - SURVEY**
- - WPC - - WESTERN POWER COMMS
  - - WPD - - WESTERN POWER DATA
  - - E - - WESTERN POWER OH TRANSMISSION LINE
- SERVICES - NEW**
- - HV - - HV - - WESTERN POWER US CABLE - HV
  - - LV - - LV - - WESTERN POWER US CABLE - LV

PLAN  
SCALE 1:500



NO.	REVISED DATE	ISSUED TO CITY OF COORAN	BY	CHKD	DESCRIPTION	DATE
1						
2						
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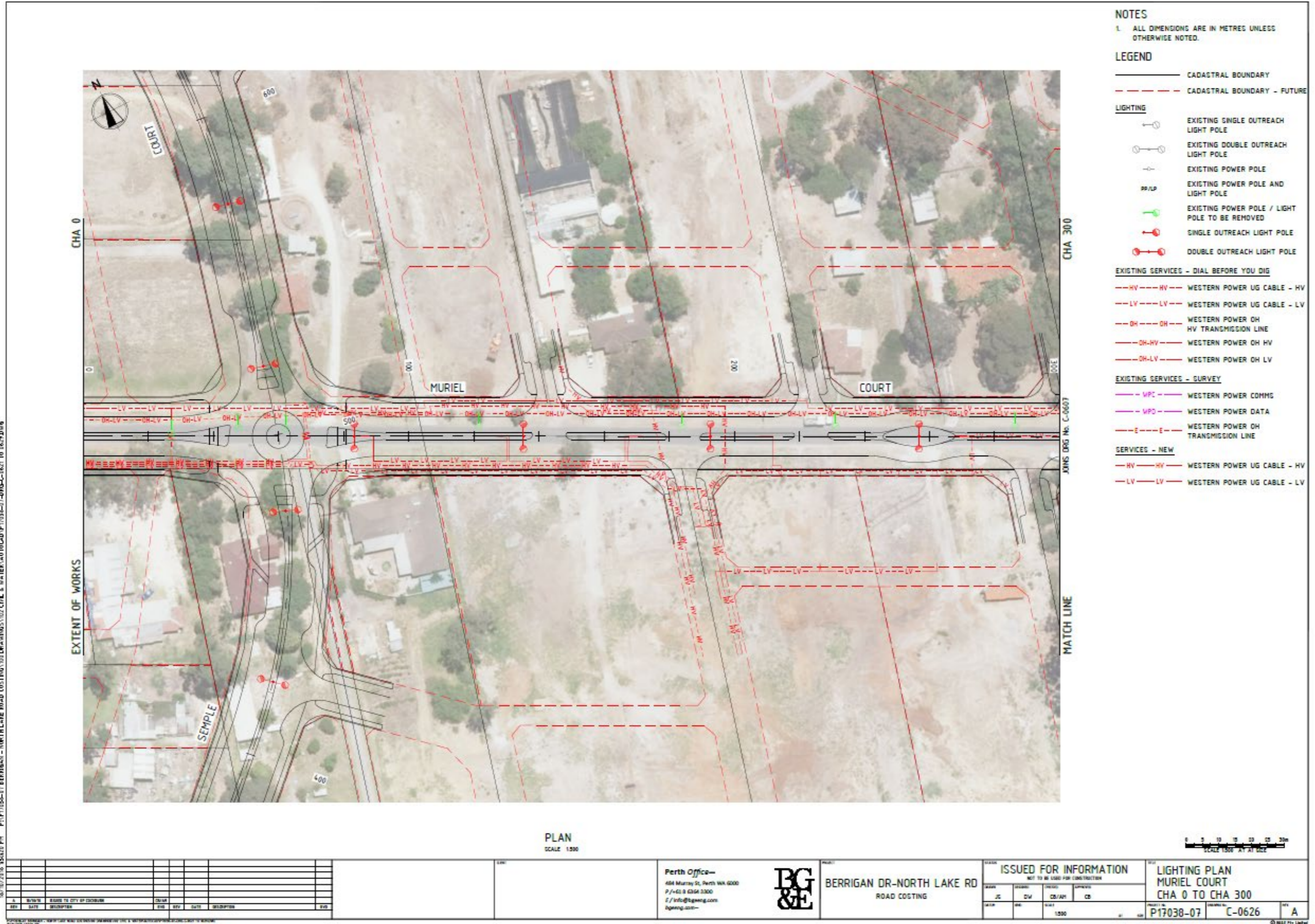
Perth Office—  
 484 Murray St, Perth WA 6000  
 P / +61 8 6364 3300  
 E / info@bge.com.au  
 www.bge.com.au

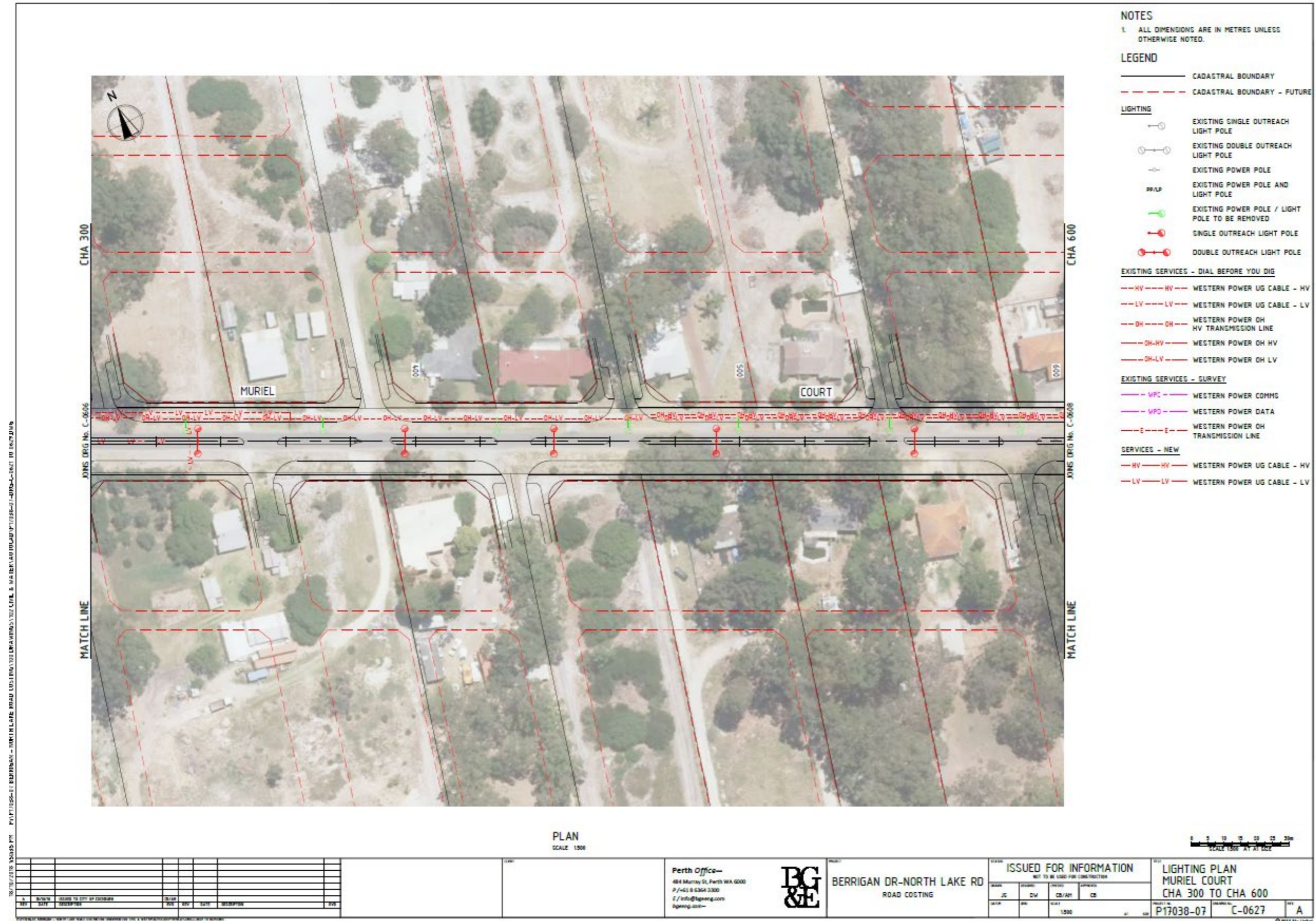


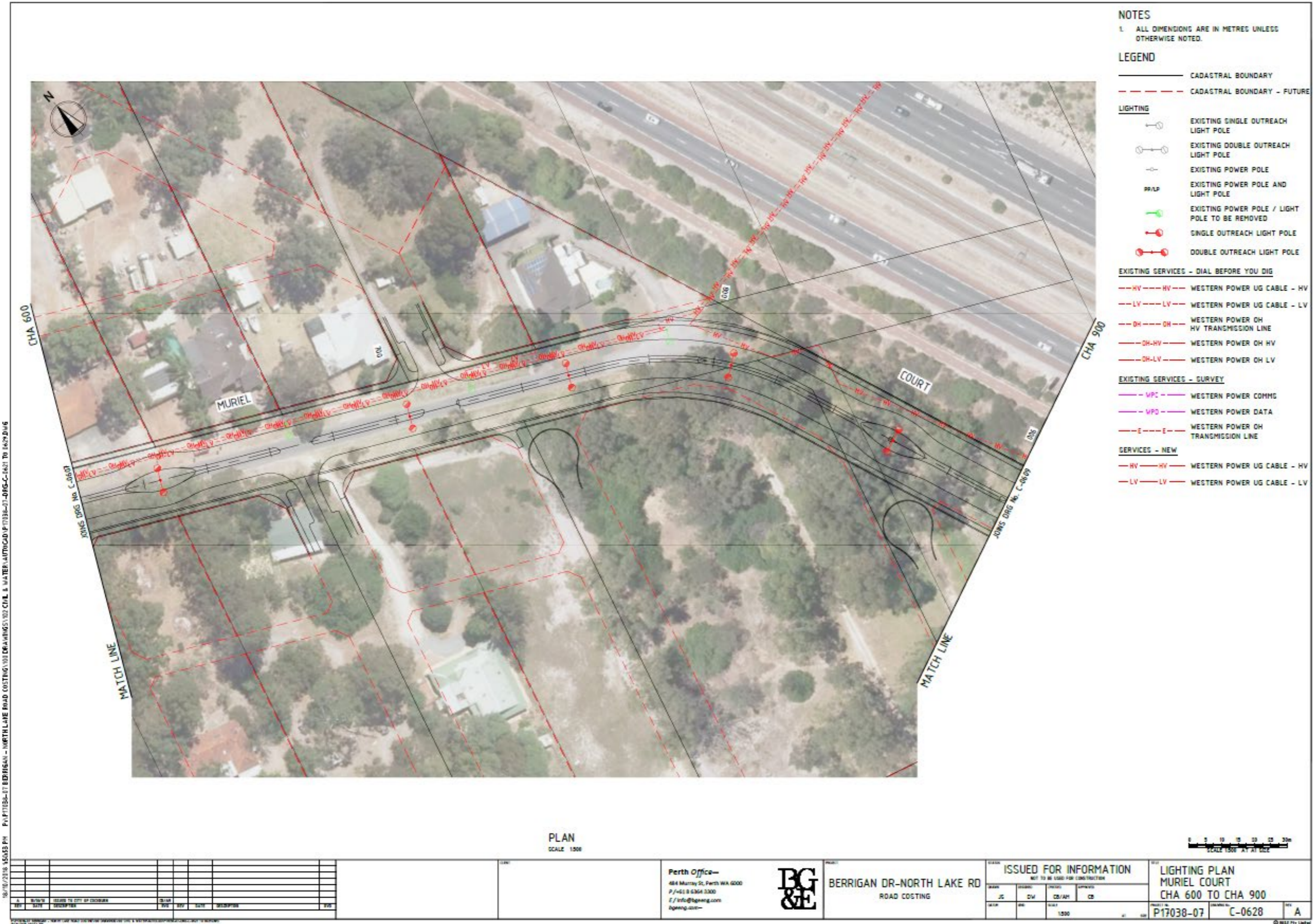
BERRIGAN DR-NORTH LAKE RD  
ROAD COSTING

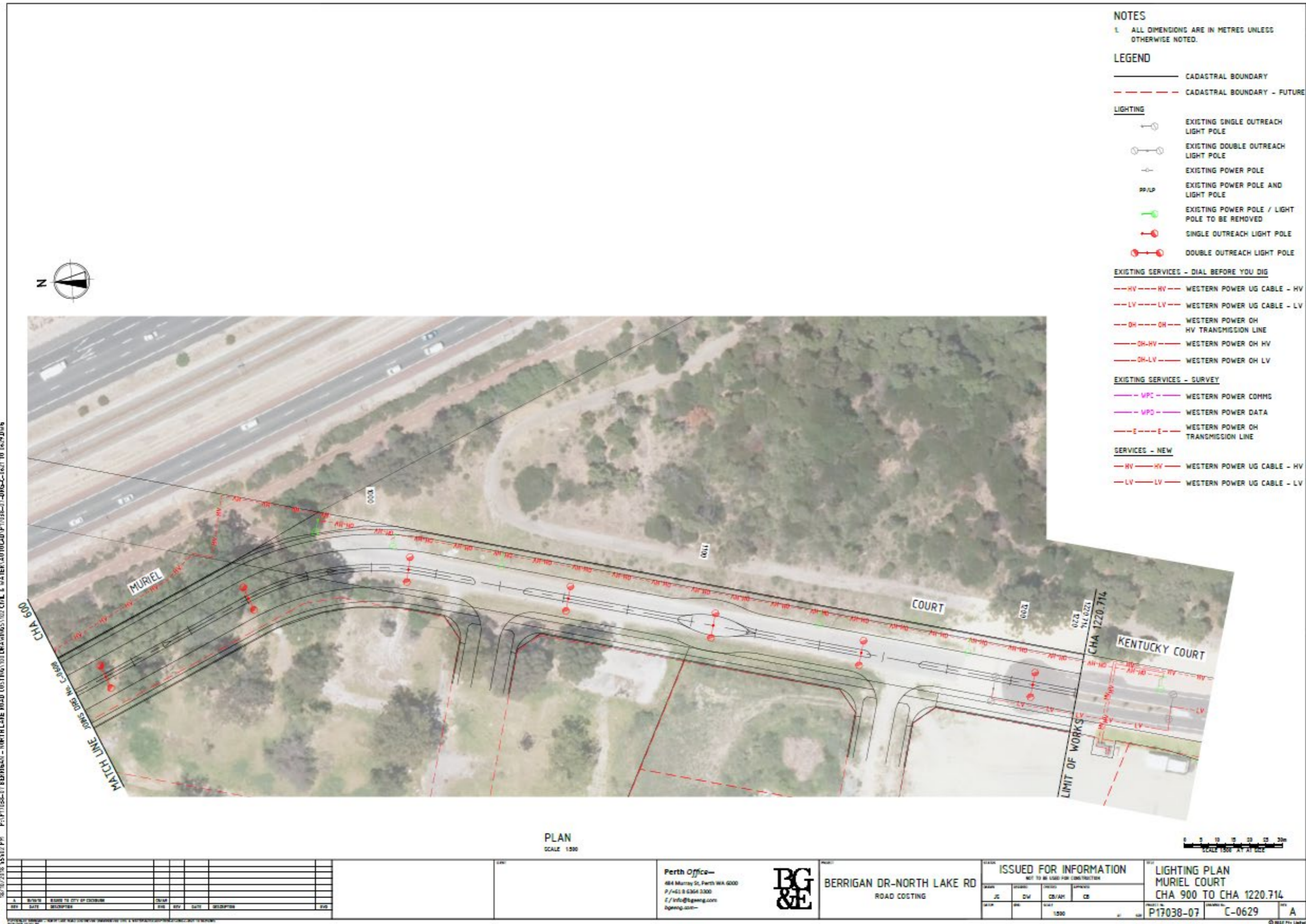
ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DATE	ISSUED	BY	FOR
15/03/2024			

LIGHTING PLAN SIMPLE COURT CHA 1130 TO CHA 1353	
PROJECT NO. P17038-07	CONTRACT NO. C-0625
SCALE 1:500	DATE 15/03/2024
BY A	CHKD A









Contact Us

**City of Cockburn**

9 Coleville Crescent, Spearwood WA 6193

PO Box 1215, Bibra Lake DC Western Australia 6965

Telephone: 08 9411 3428 Fax: 08 9411 3444

Email: [rlong@cockburn.wa.gov.au](mailto:rlong@cockburn.wa.gov.au)

[City of Cockburn website: cockburn.gov.wa.au](http://cockburn.gov.wa.au)

