



# **Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report 2024/25**

## Table of Contents

Development Contribution Area .....	3
Purpose .....	3
Period of the plan.....	3
Operation of DCP .....	4
Application requirements .....	4
Items included in the plan .....	4
Estimated costs .....	6
Method of calculating contribution .....	7
Priority and timing of delivery.....	8
Payment of contributions .....	8
Review .....	9
Annexes.....	9
Annex 1 – Maps.....	10
Annex 2 – Cost Apportionment Schedule (CAS) .....	13
Annex 3 – Capital Expenditure Plan (CEP).....	16
Annex 4 – Schedule of Costs.....	17
Annex 5 – Community Facilities Provision Analysis.....	22

### 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.

# Treeby/Jandakot 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 15'.

## 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 the provision of new community infrastructure (playing field and clubrooms) within Treeby East, as identified by the City of Cockburn Community Sport and Recreation Facilities Plan (2018-2033) and the Treeby District Structure Plan (December 2017).

DCP15 relates to new residential development within the suburbs of Treeby and Jandakot.

## Period of the plan

15 years commencing 24 November 2020 to 30 June 2036.

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

## Operation of DCP

DCP 15 has been prepared in accordance with the provisions of the City of Cockburn Town Planning Scheme No. 3 (TPS 3) and State Planning Policy 3.6 - Infrastructure Contributions (SPP 3.6). It came into effect upon the gazettal of Amendment 141 to TPS 3 on 24 November 2020.

DCP 15 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the cost of community infrastructure in Treeby East.

The requirement to contribute under DCP 15 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 15 is operational in the same area as DCP 13, which also relates to community infrastructure, and DCP8 the Solomon Road Arterial Drainage System in Jandakot.

Landowners will be required to satisfy their contribution obligations under all 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 following infrastructure items are included in the DCP as set out in Table 10 of TPS 3:

### **Treeby East Playing Field:**

- The cost of land for the oval site is not included in the development contribution plan and will form part of the subdivider's minimum 10% public open space.
- The cost of works is the cost over and above that of providing a neighbourhood park, proportioned in the same way as set out in Table 1 below.
- Constructing a multiple use playing field space capable of accommodating either:
  - 1 x senior size football oval; or
  - 2 x rectangular fields

*Table 1 Development Contribution Plan Elements and Proportions*

Playing field element	Subdivider obligation	DCP15
Landscape Preliminaries	100%	
Site establishment and preliminaries	100%	
Clearing and earthworks	66.66%	33.33%
Fine grading to all soft and hard works areas		100%
Soil treatments and grading	66.66%	33.33%
External drainage to oval	100%	
Paving and hardscape	66.66%	33.33%
Turf	100%	
Trees and shrub plantings	100%	
Lighting (paths and oval and amenity lighting)		100%
Sports goals		100%
Playground equipment	100%	
Picnic furniture	100%	
BBQs (2) units	1 BBQ	1 BBQ
Drinking fountain (1)	1	
Bins (5)	2 bins	3 bins
Wooden bollards	100%	
Reticulation	100%	
Mature tree transplants		100%
Irrigation bore and pump	100%	
Iron filtration unit (1)	100%	
Power connection	100%	
Water supply	100%	
Consolidation (12 weeks) plus 2 years maintenance period	100%	

### **Treeby East Clubrooms**

Is 100% of the cost of works to construct one single story clubroom building of 590m<sup>2</sup> with a 200m<sup>2</sup> verandah to be located on the same land as the playing field, including:

- flexible spaces to accommodate a range of potential clubs/sports
- The building shall include a standard level of finishes and amenities for a public building
- An associated car parking bays and access for 40 cars.

The City's Community Sport and Recreation Facilities Plan (2018-2033) identifies the demand for infrastructure funded through the DCP. This calculation excludes:

## Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

- The demand for a facility that is generated by the current population in existing dwellings; and
- The proportion of costs the subdivider of the land upon which the infrastructure will be located would ordinarily be obliged to cover through subdivision conditions.

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

Maps detailing the proposed location of the infrastructure included within this DCP are included in [Location of Treeby East POS](#) and [Location of Treeby East POS on Lot 705 Armadale Road, Treeby](#)

### Estimated costs

The estimated total cost of the DCP infrastructure works is **\$3,836,348** (as of 22 November 2024).

On 7 February 2025, a minor update to the Cost Apportionment Schedule was completed in line with the scheme provisions. This update accounts for the works-in-kind (bulk earthworks) completed by Perron Treeby Pty Ltd for the Treeby East Oval, as part of the subdivision works at Lake Treeby Estate.

Following the update, the revised estimated total cost of the DCP infrastructure works is **\$3,706,379.11** (as of 7 February 2025).

A detailed summary of the cost breakdown for each infrastructure item is included in [Table 2 Summary Sheet](#) and [Annex 3 – Capital Expenditure Plan \(CEP\)](#).

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

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

## Method of calculating contribution

All landowners within DCP 15 shall contribute to community infrastructure to support new development within the Treeby District Structure Plan area.

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

Contributions shall be calculated based on the number of new lots and/or dwellings created through the relevant subdivision or development application process, subject to:

- Existing dwellings on a lot or lots to be subdivided or developed will be exempt from the contribution.
- Land required for public roads, public open space, drainage, and other uses not including residential development will not be assessable in accordance with clause 5.3.9 of TPS 3.
- Where a lot may have further subdivision potential, for example as a grouped dwelling site, contributions will be sought at the next development approval stage where additional dwellings or lots are created.
- Contributions applying to development of aged or dependent persons dwellings or single bedroom dwellings shall be calculated on the number of dwelling units permitted prior to the application of the variations permissible under clause 5.1.1.C1.4. i (previously clause 5.1.3.A3.i) of State Planning Policy - Residential Design Codes.

Notwithstanding the definitions of 'lot' listed Schedule 1, for the purposes of calculating cost contribution liability within DCA 15, the term lot will be inclusive of green title, survey strata and built strata subdivisions.

Calculation of an owner's contributions will be based on the number of new dwellings or lots, multiplied by the applicable contribution rate for the suburb in which the land is situated, as follows:

$$\text{Number of New Dwellings or Lots Proposed} \times \text{Contribution Rate} = \text{Required Development Contributions}$$

The adopted DCP15 contribution rate for Treeby is **\$2,497.82** and Jandakot **\$1,665.36** per new lot or dwelling, as outlined in [Table 2 Summary Sheet](#) .

## Priority and timing of delivery

The Treeby East (playing field and clubrooms) is a major capital works project, the 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 \(LTFP\) 2020-21 to 2029-30](#) provides a ten year view of the financial position of the City
- (c) City of Cockburn [Community Infrastructure Plan 2024 - 2041](#)

The following infrastructure items have been completed as work-in-kind:

Clearing and earthworks, encompassing:

- Earthworks
- Clearing
- Cut-to-fill
- Blending topsoil and fill
- Hydro mulching

Treeby is one of the most significant growth areas within Cockburn, with strong growth to 2021 and a current population just over 4,000 people. The area's higher than anticipated immediate growth is likely to require the earlier development of planned community infrastructure. Additionally, this may require modification to reflect the emerging population and address the overall shortfall in Regional and District level Active POS.

Once the land is secured, the designs are completed, and funding is confirmed, the construction of the project will be considered for inclusion on the City's budget.

Details of the priority/timing can be seen in [Annex 3 – Capital Expenditure Plan \(CEP\)](#).

**Note:** these dates 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.

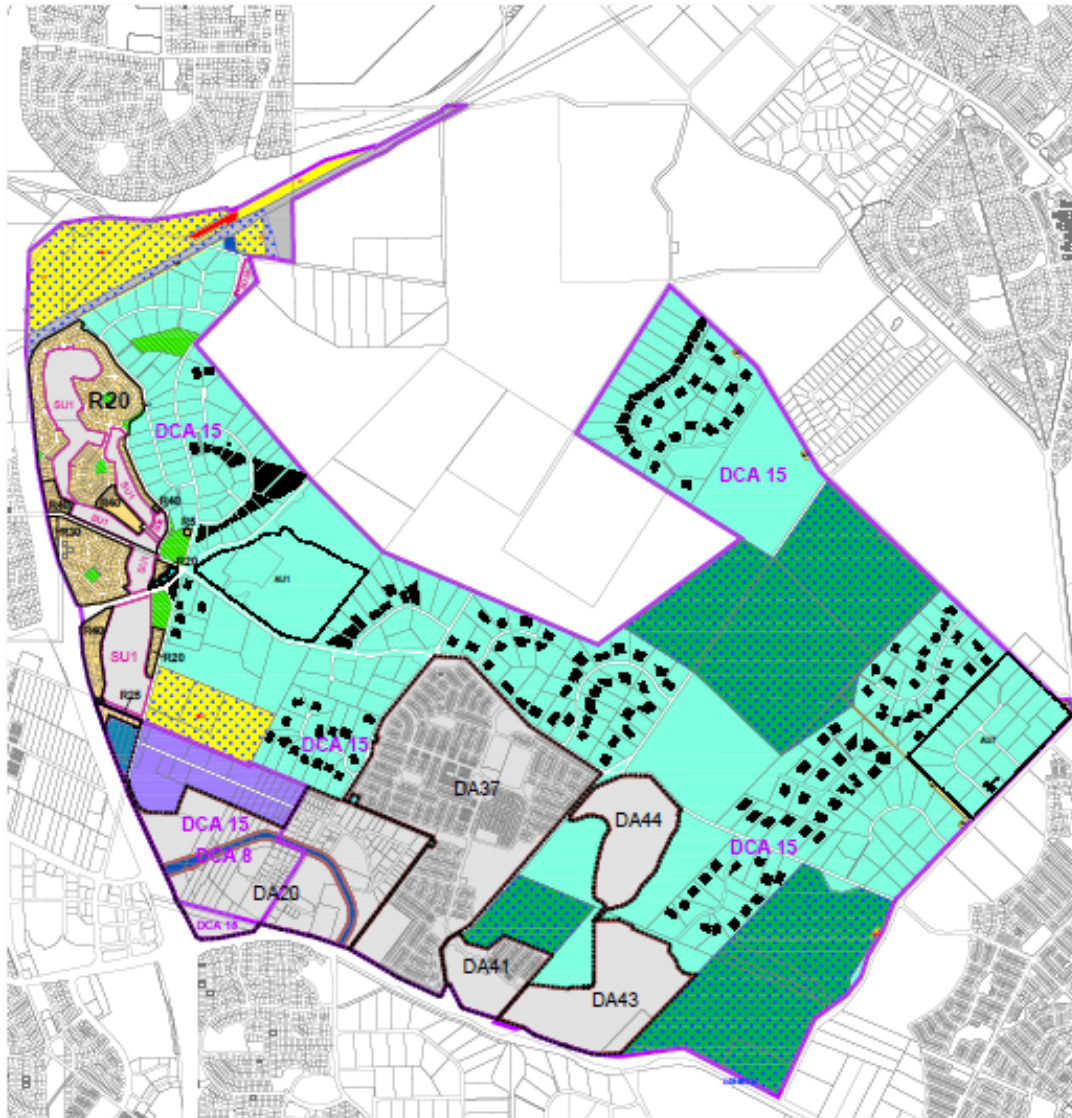
The estimated infrastructure costs as shown in the Cost Apportionment Schedule (CAS) will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification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

## Annexes


1. Maps
2. Cost Apportionment Schedule (CAS)
3. Capital Expenditure Plan (CEP)
4. Schedule of Costs
5. Community Facilities Provisions Analysis

## Annex 1 – Maps

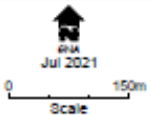
### Scheme Map



GENERAL	REGION RESERVES	LOCAL RESERVES	ZONES
Residential Density Code	Parks & Recreation	Parks & Recreation	Residential
Additional Uses	Railways	Lakes & Drainage	Local Centre
Restricted Uses	Water Catchments	Local Road	Mixed Business
Building Envelope	Primary Regional Roads	Public Purposes	Industry
Heritage Place	Other Regional Roads	<small>DENOTED AS FOLLOWS:</small>	Development
<b>SPECIAL CONTROL AREAS:</b>	Public Purposes	<small>GS Gas Pipeline</small>	Special Use
Development Areas	<small>DENOTED AS FOLLOWS:</small>	<small>WC Water Corporation</small>	Resource
Development Control Areas	<small>SEC State Energy Commission</small>		
	<small>SU Special Uses</small>		
	<small>WSD Water Authority of WA</small>		



City of  
Cockburn  
welcome to water



2014  
Jul 2021  
0 150m  
Scale

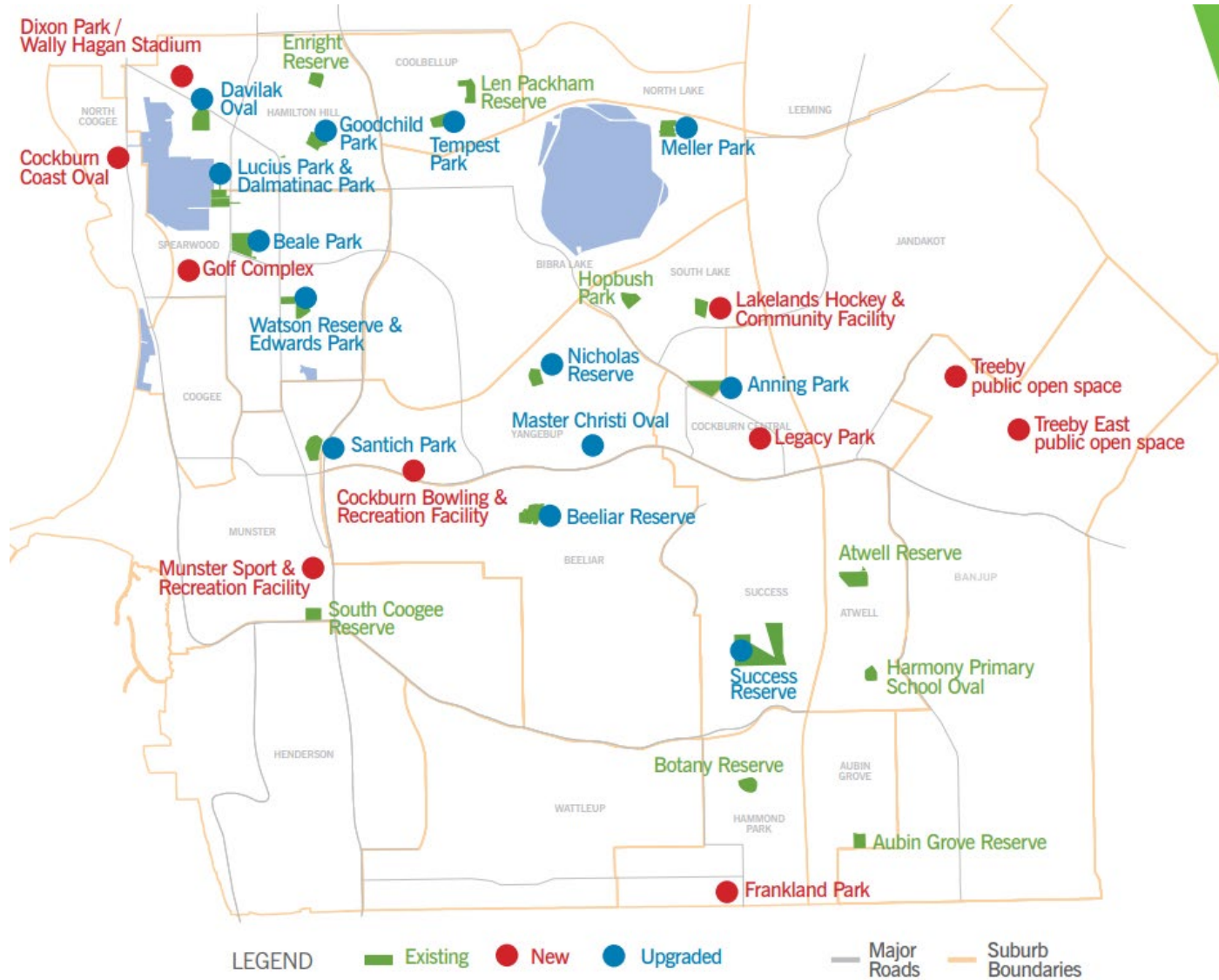
### Town Planning Scheme No.3

#### Development Contribution Area No.15

#### Treeby/Jandakot

# Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

## Location of Treeby East POS



# Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

## Location of Treeby East POS on Lot 705 Armadale Road, Treeby



## Annex 2 – Cost Apportionment Schedule (CAS)

Table 2 Summary Sheet

DCA15		Cost Apportionment Schedule Treeby East Playing Field & Clubrooms							
		Est Total Cost to apportion excl. GST	Du's Existing	Muni share	Du's DCA	DCP Funding	Treeby		Jandakot
Description	\$	%	\$	%	\$	%	\$	%	\$
Playing Field	\$1,079,953	55.955	604,286	44.045	475,667	73.430	349,283.01	26.570	126,383.96
Clubrooms	\$3,370,000	55.955	1,885,678	44.045	1,484,322	73.430	1,089,939.79	26.570	394,381.94
Sport Lighting	\$399,500	100.000	399,500	0.000	0.00		0.00		0.00
Contingency, Professional & Project Management fees	\$3,965,000	55.955	2,218,610	44.045	1,746,390	73.430	1,282,377.23	26.570	464,013.17
Administration	\$63,750	0.00	0.00	100.00	63,750	73.430	46,811.73	26.570	16,938.27
<b>Total costs</b>	<b>8,878,203</b>		<b>5,108,074</b>		<b>3,770,129</b>		<b>2,768,411.76</b>		<b>1,001,717.35</b>
Less funds received							620,290.65		44,134.88
Balance							2,148,121.11		957,582.47
Future dwellings (as estimated 2020-2036)	2,341						1,719		622
Dwellings created	906						859		47
Remaining future dwellings	1,435						860		575
Cost per Dwelling							<b>2,497.82</b>		<b>1,665.36</b>

# Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

Table 3 Contribution Register

Contributions Register												
Property Details			Treeby					Jandakot				
Property #	Property address	Development Description	# Lots	# additional lots	Invoice Amount	Invoice #	Date Paid	# Lots	# additional lots	Invoice Amount	Invoice #	Date Paid
6035286	Lot 9559 Abella Road Treeby	13 grouped dwellings - Aspire stage 7	13	12	\$ 6,999.60	Dev/Cont20/163	15/12/2020					
6034608	Lot 112 Clementine Blvd	24 grouped dwellings - Aspire Stage 6	24	23	\$ 13,415.90	Dev/Cont20/166	16/12/2020					
6034551	Lot 9557 Turquoise Blvd	17 Lots subdivision - Calleya Stage 16B	17	16	\$9,332.80	Dev/Cont20/172	11/01/2021					
6030957	Lot 703 Ghostgum Ave	39 Lots subdivision - Kara Estate Stage 1	39	38	\$22,855.48	Dev/Cont21/041	30/03/2021					
6034834	Lot 9056 Bluegrass Street	1 lot subdivision	1	1	\$601.46	Dev/Cont21/055	9/04/2021					
6036368	Lot 9000 Ghostgum Ave	36 Lots subdivision - Kara Estate Stage 2	36	36	\$21,652.56	Dev/Cont21/089	16/06/2021					
6036643	Lot 9001 Ghostgum Ave	37 lots subdivision - Kara Estate Stage 3	37	37	\$22,254.02	Dev/Cont21/125	30/09/2021					
6036643	Lot 9001 Ghostgum Ave	13 Lots subdivision Kara Estate Stage 3B (6A)	13	13	\$8,439.17	Dev/Cont 21/089	9/11/2021					
6037186	Lot 9003 Ghostgum Ave	70 Lots Kara Stage 4	70	70	\$45,443.30	Dev/Cont22/022	30/03/2022					
6030954	Lot 705 (255) Armadale Road	136 Lots - Stage 1 Lake Treeby	137	136	86,991.46	Dev/cont22/046	22/06/2022					
6037574	Lot 9004 Lycaste Parade (DP424092)	Kara Estate Stage 5	65	65	42,197.35	Dev/Cont22/075	31/08/2022					
6037929	Lot 9100 (432) Torwood Ave Treeby (DP403474)	54 Lots Lake Treeby Stage 2	54	54	49,547.16	Dev/Cont22/106	15/12/2022					
6037574	Lot 9004 Lycaste Parade (DP424757)	Kara Estate Stage 6	33	33	30,278.82	Dev/Cont22/104	21/12/2022					
6038397	Lot 9101 Armadale Road Treeby	67 Lots - Lake Treeby Stage 3	67	67	61,475.18	Devel/Cont23/044	22/06/2023					
6038734	Lot 9102L Everwell Way Treeby	61 Lots - Lake Treeby Stage 4	61	61	55,969.94	Dev/Cont23/085	27/09/2023					
2020/21	Interest				116.85							
2021/22	Interest				294.35							
6038340	Lot 9006 Lycaste Parade Treeby	19 Lots - Kara Estate Stage 7	19	19	17,433.26	Dev/Cont23/089	13/10/2023					
6039112	Lot 9103 Armadale Road Treeby	63 Lots - Lake Treeby Stage 5	63	63	79,122.33	Dev/Cont24/003	18/01/2024					
6039369	Lot 9104 Meander Way Treeby	61 Lots - Lake Treeby Stage 6	61	61	76,610.51	Dev/Cont24/035	22/05/2024					
5518343	Lot 7 Glen Iris Drive Jandakot	47 Lots - Glen Iris Stage 1						51	47	44,134.88	Dev/Cont24/048	21/06/2024
2022/23	Interest				5,254.43							
6039796	Lot 9105 Torwood Avenue Treeby	54 Lots Lake Treeby Stage 7	54	54	67,819.14							
6038515	Lot 101 (13) Imlah Court Jandakot	5x Lots Subdivision						5	4	3,756.16	Dev/Cont24/099	20/10/2024
Totals			864	859	\$ 724,105.07			56	47	\$ 44,134.88		

Table 4 Administration Costs

Administration Costs		
Administration costs including, costs to prepare and administer the Contribution Plan during the period of operation (incl. legal expenses, cost estimates, proportion of staff salaries for the purpose of administering the plan).		
Date	Description	Cost
26/03/2019	Preparation of Scheme amendment 141 - DCP15	\$ 7,945.10
27/11/2020	Consultant Costs	\$ 3,200.00
2020/21	Administration Cost	\$ 8,679.68
2020/21	Consultant Costs	\$ 2,909.09
2021/22	Administration Cost	\$ 8,679.68
2021/22	Audit Cost	\$ 380.00
2021/22	Consultant Costs	\$ 1,800.00
2022/23	Administration Cost	\$ 8,000.00
2022/23	Audit Cost	\$ 400.00
2022/23	Consultant Costs	\$ 1,975.00
2023/24	Administration Cost	\$ 17,806.04
2023/24	Audit Cost	
2023/24	Consultant Costs	\$ 1,975.00
	<b>Total Cost</b>	<b>\$63,750</b>

### Annex 3 – Capital Expenditure Plan (CEP)

DCP Reserve balance as of 3/08/2024	*Value of credits	Interest earned on DCP funds 2023/24
664,425		5,254

Treeby/ Jandakot									Source of Funds		
Items of infrastructure	Estimated Value	DCP funds expended so far	Municipal funds expended so far	2024/25	2025/26	2026/27	2027/28	2028/29	DCP15 (44.045%)	Muni (55.955%)	Total
Playfield and Clubroom	8,814,453	73,006	92,746					8,648,701	3,706,379	5,108,074	8,814,453
<b>Total</b>	<b>8,814,453</b>	<b>73,006</b>	<b>92,746</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,648,701</b>	<b>3,706,379</b>	<b>5,108,074</b>	<b>8,814,453</b>

*note: this timeframe is subject to change.*

The following recurring annual payment obligation for DCA15 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 4 – Schedule of Costs



### CITY OF COCKBURN – TREEBY EAST OVAL & CLUBHOUSE (DCA15)

### CONCEPT ESTIMATE REV 5

26 AUGUST 2024

RBB PROJECT NO: 22307

RALPH BEATTIE BOSWORTH  
CONSTRUCTION COST CONSULTANTS  
ABN 58 260 502 981  
www.rbb.com.au 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  
QS SERVICES – COMPANY OF RBB  
5 WHITFIELD ST, DARWIN CITY NT 0800  
PH: (08) 8941 0116

# Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

CITY OF COCKBURN  
DCP15 - TREEBY EAST OVAL & CLUBHOUSE  
CONCEPT ESTIMATE REV 5



## SUMMARY

26 August 2024

Ref	Scope	Functional Area (m2)	Rate \$ /m2	Total \$
1	Building Works - Clubhouse	790	3,513	2,775,000
2	External Works & Services - Clubhouse	1,500	397	595,000
3	Oval	40,000	188	7,535,000
<b>4</b>	<b>Sub-Total</b>			<b>10,905,000</b>
5	Planning Contingency		5%	550,000
6	Design Contingency		5%	570,000
7	Construction Contingency		5%	600,000
8	Client Contingency			Excluded
9	Relocation Costs and Disbursements			Excluded
10	Building Act Compliance			65,000
11	Headworks & Statutory Charges, allowance			Excluded
12	Land costs			Excluded
13	Public Art			Excluded
14	Loose Furniture and Equipment			Excluded
15	Professional Fees and Disbursements; Allowance		10%	1,260,000
16	Project Management and Disbursements; Allowance		2%	250,000
<b>17</b>	<b>GROSS PROJECT COSTS (at current prices)</b>			<b>14,200,000</b>
18	Escalation to construction commencement (assumed July 2025)			670,000
<b>19</b>	<b>ESTIMATED TOTAL COMMITMENT (Excluding GST)</b>			<b>14,870,000</b>
20	GST			1,487,000
<b>21</b>	<b>ESTIMATED TOTAL COMMITMENT (Including GST)</b>			<b>16,357,000</b>

### NOTES

- 22 This estimate is based on Attachment One to the Request for Quote the Development Contribution Plan 15 (Treeby East Oval & Clubhouse) Report.
- We note that the requirement for the clubhouse is a single storey building of 590m2 with a 200m2 veranda.
  - We note that the requirement for a multiple use playing field space is to be capable of accommodating 1no. senior size football oval or 2no. rectangular fields. This is estimated to be approximately 35,000m2.
  - We note that the requirement for 40 car bays to be incorporated into the design and carpark is estimated to be approximately 1,500m2
  - We have allowed for a sleeved building design where the site constraints permit.
- 23 The estimate is priced at those rates current at July 2024 and escalated to July 2025 (assumed date for tender).
- 24 We have adjusted the total contingency allowance to 15% (5% planning contingency, 5% design contingency and 5% construction contingency) to reflect the state Planning Policy 3.6.
- 25 We have apportioned the cost of oval including all playing field element into "Subdivider obligation" and "To be share through DCP15" as requested.
- 26 The following items are excluded from the Estimate.
- Public Art (As advised by City of Cockburn 26/08/2024)
  - Land and development costs
  - Major dewatering costs
  - Major services/infrastructure upgrade to site
  - Staging and out of hours works
  - Works outside the site boundary
  - Client contingency
  - GST
- 27 The estimate assumes the works will be procured traditionally - that is, fully designed by suitably qualified consultants and through competitive tender. No allowance is made for alternative procurement methodologies.

# Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

DCP15 - TREEBY EAST OVAL & CLUBHOUSE  
CONCEPT ESTIMATE REV 5

26 August 2024

## Treeby East Oval & Clubhouse

Description	Unit	Quantity	Rate	Total
<b><u>Building Works - Clubhouse</u></b>				
28 Changerooms	m2	440	3,995	1,757,800
29 Kitchen	m2	50	4,310	215,500
30 Kitchen equipment	Item	1	160,700	160,700
31 Toilets / showers	m2	100	4,520	452,000
32 Terrace / verandah	m2	200	945	189,000
<b>33 Sub-Total: Building Works - Clubhouse</b>				<b>2,775,000</b>
<b><u>External Works - Clubhouse</u></b>				
<b><u>Site Preparation</u></b>				
34 Site strip, clearance and ground preparation	m2	1,500	15	22,500
35 Earthworks allowance	Item	1	15,765	15,765
36 Fine grading to all soft and hardworks areas	m2	1,500	10	15,000
37 Soil treatment and grading	m2	1,500	10	15,000
<b><u>Roads, Footpaths and Paved Areas</u></b>				
35 New carpark, lighting and drainage (40 bays)	m2	1,500	105	157,500
<b><u>Landscaping and Improvement</u></b>				
36 Soft landscape; allowance	Item	1	26,280	26,280
37 Sundry metalwork; allowance	Item	1	6,305	6,305
<b><u>Preliminaries</u></b>				
38 Preliminaries	Item	1	41,650	41,650
<b>38 Sub-Total: External Works - Clubhouse</b>				<b>300,000</b>
<b><u>External Services - Clubhouse</u></b>				
39 External water supply	Item	1	21,020	21,020
40 External sewer	Item	1	21,020	21,020
41 External stormwater	Item	1	36,790	36,790
42 External gas service	Item	1	8,410	8,410
43 External light and power (assumed transformer required)	Item	1	105,110	105,110
44 Headworks fees and charges; allowance	Item	1	63,065	63,065
45 Preliminaries	Item	1	39,585	39,585
<b>46 Sub-Total: External Services - Clubhouse</b>				<b>295,000</b>
<b>47 - Land and development costs</b>				<b>3,370,000</b>
77 Headworks fees and charges; allowance	Item	1	60,000	60,000
78 Preliminaries	Item	1	101,000	101,000
<b>79 Sub-Total: External Services - Oval</b>				<b>771,000</b>
<b>80 Sub-Total Construction Cost - Oval</b>				<b>6,946,000</b>

# Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

DCP15 - TREEBY EAST OVAL & CLUBHOUSE  
CONCEPT ESTIMATE REV 5

26 August 2024

## Treeby East Oval & Clubhouse

Description	Unit	Quantity	Rate	Total
<b><u>External Works - Oval</u></b>				
<b><u>Site Preparation</u></b>				
48 Site strip, clearance and ground preparation	m2	40,000	15	600,000
49 Earthworks allowance	m3	8,500	45	382,500
50 Fine grading to all soft and hardworks areas	m2	40,000	10	400,000
51 Soil treatment and grading	m2	40,000	10	400,000
<b><u>Roads, Footpaths and Paved Areas</u></b>				
52 Decking / boardwalk	m2	1,000	580	580,000
53 Paved areas - stone and concrete	m2	1,000	190	190,000
54 Footpaths - segmented concrete / stabilised earth	m2	750	110	82,500
<b><u>Landscaping and Improvement</u></b>				
55 Trees, shrubs and planting	m2	3,250	95	308,750
56 Mature tree transplants; allowance	No.	25	2,470	61,750
57 Turf to generic sport field layout	m2	35,000	40	1,400,000
58 Reticulation to landscaped area	m2	38,250	25	956,250
59 Irrigation bore and pump	Item	1	94,600	94,600
60 Drinking fountain	No.	1	26,280	26,280
61 BBQs	No.	2	13,140	26,280
62 Bins	No.	5	7,885	39,425
63 Sports goals	Item	1	36,790	36,790
64 Picnic furniture	Item	1	94,600	94,600
65 Playground equipment	Item	1	183,945	183,945
66 Wood bollards	Item	1	31,535	31,535
67 Shade structure allowance	Note			Excluded
<b><u>Preliminaries</u></b>				
68 Preliminaries	Item	1	829,795	829,795
<b>69 Sub-Total: External Works - Oval</b>				<b>6,725,000</b>
<b><u>External Services - Oval</u></b>				
70 External sewer	Note			N/A
71 External water services	Item	1	52,600	52,600
72 Iron filtration unit	Item	1	36,800	36,800
73 External drainage to oval	Item	1	26,300	26,300
74 - Land and development costs	Item	1	31,600	31,600
75 External light and power	Item	1	94,700	94,700
76 Sports lighting	Item	1	399,500	399,500
77 Headworks fees and charges; allowance	Item	1	63,100	63,100
78 Preliminaries	Item	1	105,400	105,400
<b>79 Sub-Total: External Services - Oval</b>				<b>810,000</b>
<b>80 Sub-Total Construction Cost - Oval</b>				<b>7,535,000</b>

# Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

DCP15 - TREEBY EAST OVAL & CLUBHOUSE  
CONCEPT ESTIMATE REV 5

26 August 2024

## Treeby East Oval & Clubhouse

Description	%	Subdivider	%	To be shared through DCP15
<b>External Works</b>				
<u>Site Preparation</u>				
81 Site strip, clearance and ground preparation	67%	400,000	33%	200,000
82 Earthworks allowance	67%	255,000	33%	127,500
83 Fine grading to all soft and hardworks areas	0%	-	100%	400,000
84 Soil treatment and grading	67%	266,667	33%	133,333
<u>Roads, Footpaths and Paved Areas</u>				
85 Decking / boardwalk	67%	386,667	33%	193,333
86 Paved areas - stone and concrete	67%	126,667	33%	63,333
87 Footpaths - segmented concrete / stabilised earth	67%	55,000	33%	27,500
<u>Landscaping and Improvement</u>				
88 Trees, shrubs and planting	100%	308,750	0%	-
89 Mature tree transplants; allowance	0%	-	100%	61,750
90 Turf to generic sport field layout	100%	1,400,000	0%	-
91 Reticulation to landscaped area	100%	956,250	0%	-
92 Irrigation bore and pump	100%	94,600	0%	-
93 Drinking fountain	100%	26,280	0%	-
94 BBOs	50%	13,140	50%	13,140
95 Bins	40%	15,770	60%	23,655
96 Sports goals	0%	-	100%	36,790
97 Picnic furniture	100%	94,600	0%	-
98 Playground equipment	100%	183,945	0%	-
99 Wood bollards	100%	31,535	0%	-
100 Shade structure allowance		Excluded		Excluded
<u>Preliminaries</u>				
101 Preliminaries	100%	829,795		-
<b>102 Sub-Total: External Works</b>		<b>5,444,665</b>		<b>1,280,335</b>
<u>External Services</u>				
103 External sewer		N/A		N/A
104 External water services		52,600		-
105 Iron filtration unit		36,800		-
106 External drainage to oval		26,300		-
107 - Land and development costs		31,600		-
108 External light and power		-		94,700
109 Sports lighting		-		399,500
110 Headworks fees and charges; allowance		63,100		-
111 Preliminaries		105,400		-
<b>112 Sub-Total: External Services</b>		<b>315,800</b>		<b>494,200</b>
<b>113 Sub-Total Construction Cost</b>		<b>5,760,465</b>		<b>1,774,535</b>

## Annex 5 – Community Facilities Provision Analysis

The below provides an overview of the application of the Community Facilities Standards of Provision against the City’s existing level of facility provision and future population forecasts.

This analysis has been used as a key part of the decision-making process in determining the required facilities to cater for the future growth of the Cockburn community.

The table below identifies the previous standards of provision and the updated modifications and rationale. This analysis was completed by Otium Planning Group Pty Ltd in mid-2023.

**Table: Revised Standards of Provision and analysis between 2018 and 2023.**

Facility and Descriptor	Guideline	Design Criteria	2018 Recommended Provision	2023 Analysis	Proposed Changes
<b>Neighbourhood Sports Space:</b> Neighbourhood sports spaces are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, sports and reflective recreational options for all ages. Unique site character helps create a sense of place for the	1:7,500	3ha – 4ha sporting fields	16	Should the current proposals in this plan be realised, a total of 21 neighbourhood level active open spaces will be provided in the City. While this would likely meet the benchmark ratio, if regional or district level open spaces cannot be achieved, then an oversupply of neighbourhood level open	No change
	1-5ha for population within 800m or 10 mins walk away	Street frontage on all sides  Combined Clubroom/Change-rooms  Sports Lighting  Can be co-located with a Neighbourhood Community Centre.	Neighbourhood level sports spaces - It is suggested that given the demand for sports spaces this provision may still represent an undersupply, however that this will be offset by the provision or a greater number of district level and regional open spaces.		
neighbourhood. Generally utilised as overflow sporting grounds.				spaces should be considered given the overall shortage of active open spaces.	

The following table provides a summary of the shortfalls based on benchmark population ratios and sport by sport field types within the PLAWA guidelines.

Infrastructure type	Current provision	Proposed future provision	Provision gap		
			2021	2031	2041
<b>Regional Active POS</b>	0	0	1	1	1

## Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

<b>District Active POS</b>	5	6	0-3	0-3	1-5
<b>Neighbourhood Active POS</b>	19	21	No gap	No gap	0-2
<b>AFL oval (senior)</b>	13	15	2-7	3-9	6-13
<b>Diamond sports</b>	8	11	1-3	2-6	4-9
<b>Soccer</b>	19	19	0-6	3-7	6-14
<b>Cricket</b>	13	15	No gap	0-3	2-6

Projected sporting, recreation and community facility requirements based on Community Facility Guidelines (CFG) Source: Parks and Leisure Australia WA

Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement		
		2021 119,149	2031 143,356	2041 165,989
Neighbourhood Park	1:5,000 1-5ha for population within 800m or 10 mins walk away	24	29	33
Local Open Space	1:1,000	119	143	165

### Preliminary needs assessment:

Treeby is one of the most significant growth areas within Cockburn, experiencing strong growth to 2021 and a current population just over 4,000 people. Current forecasts suggest a built-out scenario of 10,508 people, however accelerated growth is expected between 2024 and 2031 with a forecast 8,663 people. This warrants 1 oval and clubroom.

#### Planning considerations

- Lot 705 and 707 Armadale Road, Treeby Local Structure Plan
- Development Contribution Area 15-infrastructure (DCA 15)
- Shared use oval with primary school
- Overall precinct layout
- Site topography
- Vehicle and pedestrian access, parking, natural environment
- Opportunity to co-locate facilities
- Treeby/Treeby east population growth.

The proportion of existing versus future dwellings in Treeby and Jandakot (as forecast until 2036) is shown below:

## Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

Dwelling Forecasts - Remplan				
Suburb	2020	2036	Increase	% of Total Inc
Jandakot	965	1,587	622	26.570
Treeby	2,009	3,728	1,719	73.430
Total	2,974	5,315	2,341	
Percent	55.955		44.045	

### Notes for updating the Cost Apportionment Schedule:

As a minimum, the Cost Apportionment Schedule should be updated during the 5-year review cycle and each time the Remplan figures are updated relative to new census.

 Municipal vs Future dwelling unit splits

 Suburb Share Proportions



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)

