



# **Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report 2025/26**

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### Acknowledgement of Country

The Mayor, Councillors and staff of the City of Cockburn acknowledge the Whadjuk Nyungar people of Beeliar boodja as the traditional custodians of this land. We pay our respect to the Elders, past and present.

## 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:

- 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 **\$3,678,895** (as of 16 October 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 prepared 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.

The DCP15 cost estimates for the Treeby East Oval are based on the *Ecoscape Costing Review table*. Only the proportion of each item identified as *“to be shared through DCP15”* has been included, with subdivider obligations excluded. For example, the **Paving and hardscape** item has a total budget of \$953,780, of which 33.33% (\$317,895) is allocated to DCP15.

Perron Treeby Pty Ltd paid their 10% POS subdivider obligation for the oval, totaling \$2,685,760 on 26 September 2025. This amount has now been allocated to the interest-bearing DCA15 Reserve. Both the principal and any accrued interest will be recorded separately in the DCA annual financial statements to ensure accurate tracking.

The DCP15 Cost estimates for the clubrooms are based on figures provided by the Quantity Surveyor Ralph Beattie and Bosworth (RBB).

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:

*Number of New Dwellings or Lots Proposed x Contribution Rate = Required Development Contributions*

The adopted DCP15 contribution rate for Treeby is **\$2,403.86** and Jandakot **\$1,618.39** 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 2025-2035](#)  
*previously the City's Plan for the District*
- (b) City of Cockburn [Long Term Financial Plan 2024-2025 to 2033-2034](#) provides a ten year view of the financial position of the City
- (c) City of Cockburn [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.

As part of the 2025/26 annual budget, the Council adopted funding for the design phase of this project. 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.

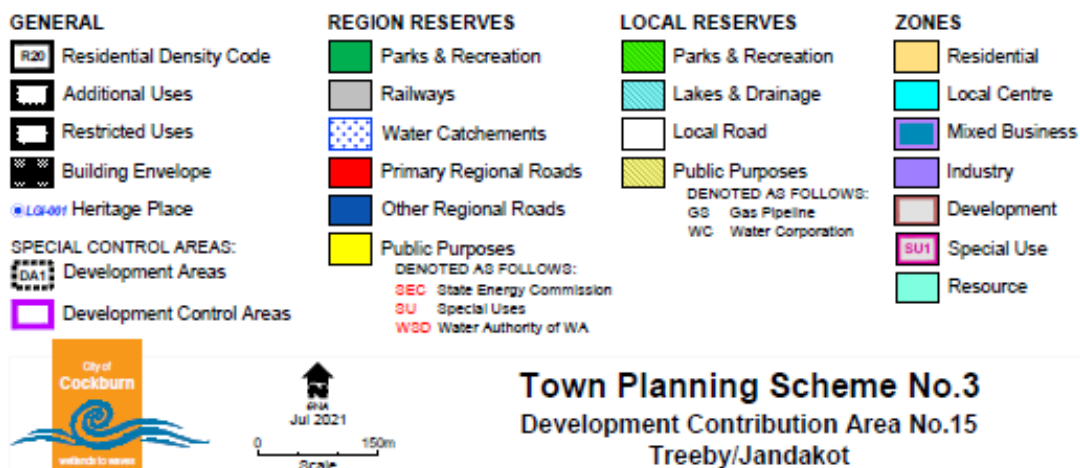
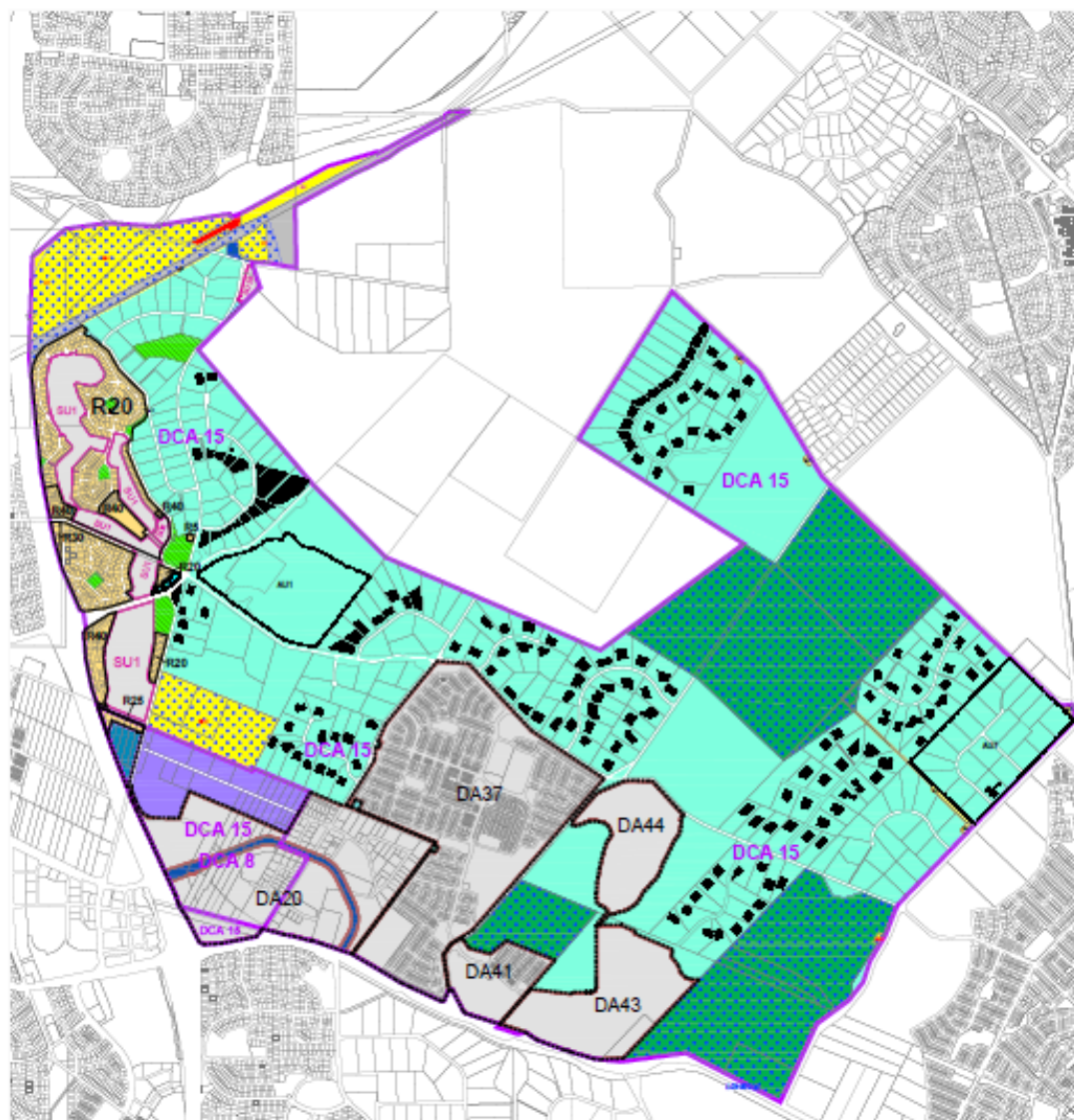
The estimated infrastructure costs as shown in the Cost Apportionment Schedule (CAS) will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification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

## Annexes

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

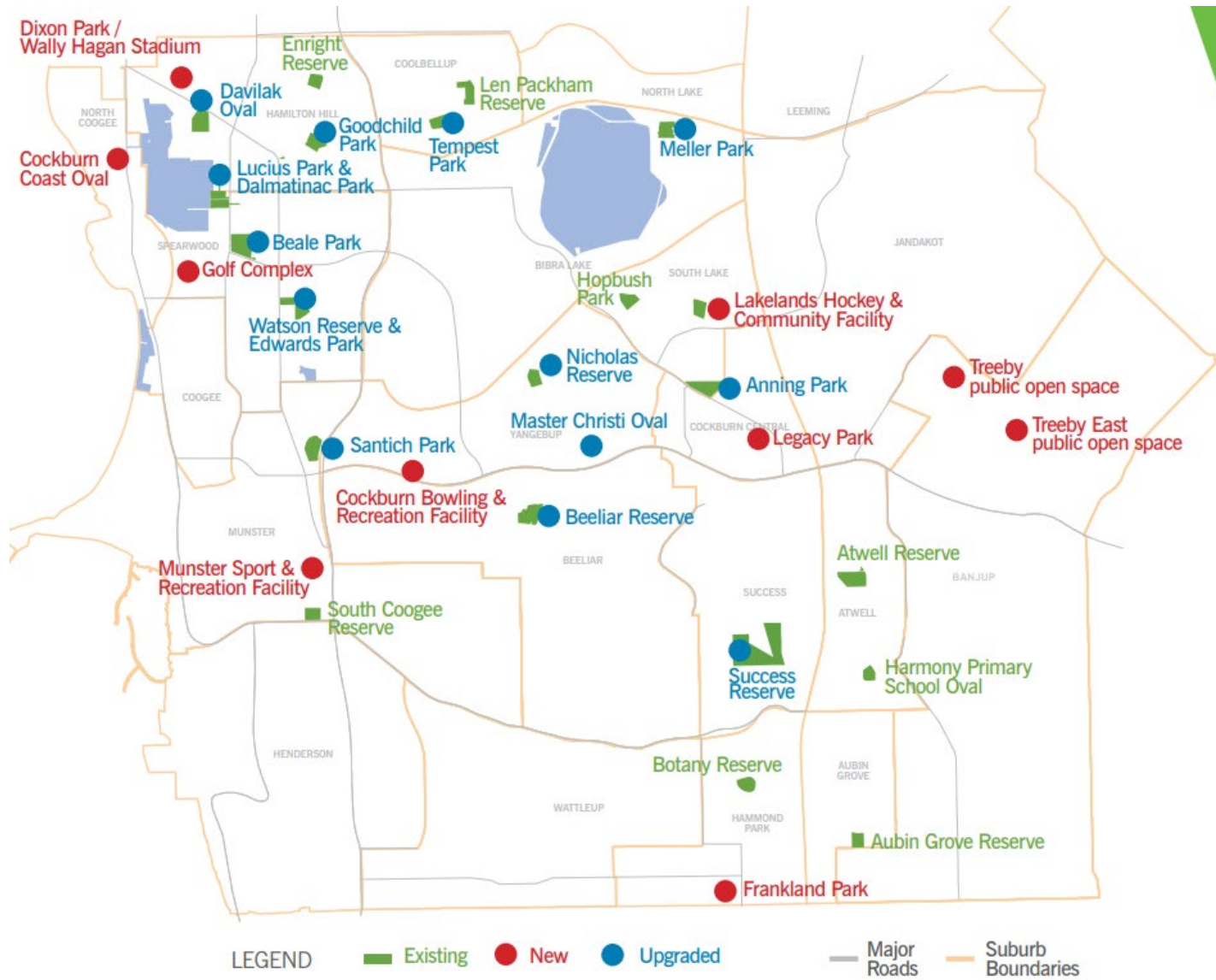
## Annex 1 – Maps

### Scheme Map



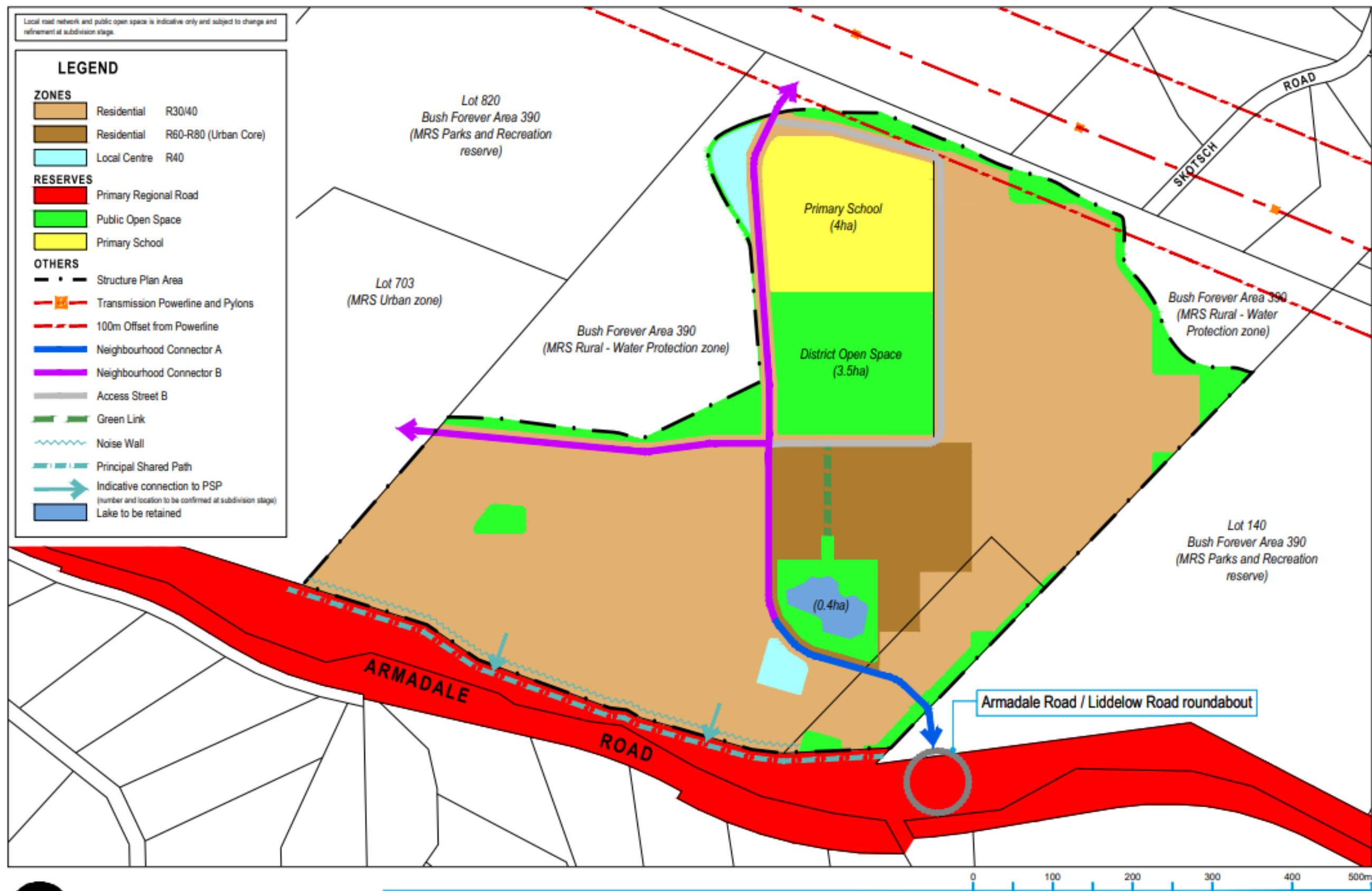
# Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report

## Location of Treeby East POS





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							
Description	Est Total Cost to apportion excl. GST	Du's Existing	Muni share	Du's DCA	DCP Funding	Treeby		Jandakot	
	\$	%	\$	%	\$	%	\$	%	\$
Playing Field	\$812,681	55.955	454,734	44.045	357,947	73.430	262,840.72	26.570	95,105.83
Playing Field Actual Cost - Bulk Earth Works	\$165,752	55.955	92,746	44.045	73,006	73.430	53,608.22	26.570	19,397.51
Clubrooms	\$3,575,000	55.955	2,000,386	44.045	1,574,614	73.430	1,156,241.77	26.570	418,372.53
Sport Lighting	\$423,500	100.000	423,500	0.000	0.00		0.00		0.00
Contingency, Professional & Project Management fees	\$3,600,000	55.955	2,014,374	44.045	1,585,626	73.430	1,164,327.38	26.570	421,298.21
Administration	\$87,703	0.00	0.00	100.00	87,703	73.430	64,400.10	26.570	23,302.42
Total costs		8,664,635		4,985,741	3,678,895		2,701,418.18		977,476.50
Less funds received							905,737.08		276,713.43
Balance							1,795,681.10		700,763.07
Future dwellings (as estimated 2020-2036)		2,341					1,719		622
Dwellings created		1,161					972		189
Remaining future dwellings		1,180					747		433
Cost per Dwelling							2,403.86		1,618.39

### Table 3 Contribution Register

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

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	\$ 20,114.54
2023/24	Audit Cost	\$ 425.40
2023/24	Consultant Costs	\$ 3,950.00
2024/25	Administration Cost	\$ 10,769.03
2024/25	Audit Cost	
2024/25	Consultant Costs	\$ 8,475.00
Total Cost		\$87,703

Annex 3 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 30/08/2025: \$1,182,450  
Interest earned on DCP Reserve 2023/24: \$15,541

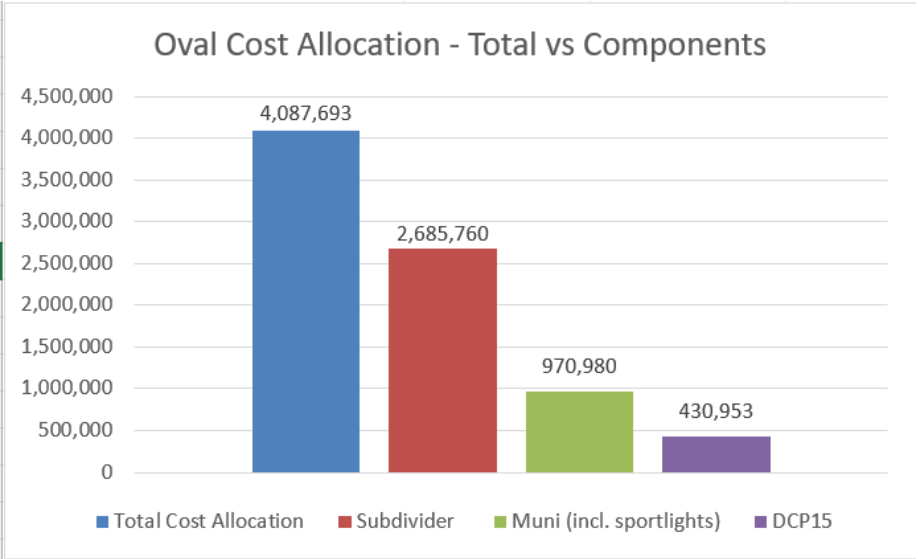
DCA15 Treeby/ Jandakot				Projected Expenditure					Source of Funds	
Infrastructure Items	Estimated Value (\$)	DCP Funds Expended (\$)	Municipal Funds Expended (\$)	2024/25	2025/26	2026/27	2027/28	2028/29	DCP15 (44.045%)	Muni (55.955%)
Playing Field and Clubroom	4,976,933	73,006	92,746			1,236,181		3,575,000	2,005,567	2,971,366
Totals	4,976,933	73,006	92,746	0	0	1,236,181	0	3,575,000	2,005,567	2,971,366

Notes:

- 1. The timeframe outlined in this plan is indicative and may be subject to change.
- 2. The figures do not include contingencies and escalation costs.

Recurring Annual Payment Obligations (not included above):

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





## Annex 4– Schedule of Costs



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

CONCEPT ESTIMATE 2025

11 SEPTEMBER 2025

RBB PROJECT No: 22307

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

CITY OF COCKBURN  
DCA15 - TREEBY EAST OVAL & CLUBHOUSE  
CONCEPT ESTIMATE 2025



## SUMMARY

11 September 2025

Ref	Scope	Functional Area (m2)	Rate \$ / m2	Total \$
1	Building Works - Clubhouse	790	3,725	2,942,745.00
2	External Works & Services - Clubhouse	1,500	422	632,255.00
3	Oval	40,000	150	5,990,000.00
4	Sub-Total			9,565,000.00
5	Planning Contingency	5%		480,000.00
6	Design Contingency	5%		500,000.00
7	Construction Contingency	5%		530,000.00
8	Client Contingency			Excluded
9	Relocation Costs and Disbursements			Excluded
10	Building Act Compliance			56,000.00
11	Headworks & Statutory Charges, allowance			Excluded
12	Land costs			Excluded
13	Public Art	1%		110,000.00
14	Loose Furniture and Equipment			Excluded
15	Professional Fees and Disbursements; Allowance	10%		1,110,000.00
16	Project Management and Disbursements; Allowance	2%		220,000.00
17	GROSS PROJECT COSTS (at current prices)			12,571,000.00
18	Escalation to construction commencement (assumed September 2026)			760,000.00
19	ESTIMATED TOTAL COMMITMENT (Excluding GST)			13,331,000.00
20	GST			1,333,100.00
21	ESTIMATED TOTAL COMMITMENT (Including GST)			14,664,100.00

## NOTES

- 22 This estimate is based on Attachment One to the Request for Quote the Development Contribution Area 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 September 2025 and escalated to September 2026 (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 DCA15" as requested.
- 26 The following items are excluded from the Estimate.
  - 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.

## Costing review

### Approach

Two costing tables are provided to assist the City of Cockburn with an estimated costing for the Treeby East Oval landscape components:

- Table 1 Overall Development Contribution Plan Elements and Proportions Budgets provides a summary of the calculated costs for each of the playing field elements described in DCA15.
- Table 2 Development Contribution Plan Elements Breakdown provides a breakdown of each of the playing field elements described in DCA15, to demonstrate to the City of Cockburn how the costings for each element were arrived at.

### Cost review tables

Table 1 Overall Development Contribution Plan Elements and Proportions Budgets

Playing field element	Subdivider obligation	To be shared through DCP 15	Budget
Landscape Preliminaries	100%		\$89,786.00
Fine grading to all soft and hard work areas	-	100%	\$89,786.00
Paving and hardscape	66.66%	33.33%	\$953,780.00
Turf	100%		\$624,624.00
Trees and shrub plantings	100%		\$141,290.00
Lighting (paths and oval and amenity lighting)		100%	\$273,790.00
Sport goals		100%	\$31,350.00
Playground equipment	100%		\$130,080.00
Picnic furniture	100%		\$63,130.00
BBQs (2)	1 BBQ unit	1 BBQ unit	\$31,100.00
Drinking fountain (1)	1		\$9,560.00
Bins (5)	2 bins	3 bins	\$31,350.00
Wooden bollards	100%		\$67,200.00
Reticulation	100%		\$825,930.00
Mature tree transplants		100%	\$65,500.00
Irrigation bore and pump	100%		\$104,500.00
Iron filtration unit (1)	100%		\$125,400.00
Power connection	100%		\$122,820.00
Water supply	100%		\$124,880.00
Consolidation (12 weeks) plus 2 years maintenance period	100%		\$ -
Headworks fees and charges allowance			\$ -
Preliminaries			\$488,232.00
<b>Total excl. GST</b>			<b>\$4,394,088.00</b>
<b>Total incl. GST</b>			<b>\$4,833,496.80</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 1-5ha for population within 800m or 10 mins walk away	3ha – 4ha sporting fields  Street frontage on all sides  Combined Clubroom/Change-rooms  Sports Lighting  Can be co-located with a Neighbourhood Community Centre.	16 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 of a greater number of district level and regional open spaces.	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
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



<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
<b>Neighbourhood Park</b>	1:5,000 1-5ha for population within 800m or 10 mins walk away	24	29	33
<b>Local Open Space</b>	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

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