Treeby/Jandakot

Development Contribution Plan 15 (DCP 15)

REPORT

2026

Table of Contents

Development Contribution Area 3
Purpose 3
Period of the Plan 3
Operation of DCP 3
Application Requirements 4
Items Included in the Plan 4
Estimated Costs 6
Method of Calculating Contribution 7
Priority and Timing of Delivery 9
Payment of Contributions 10
Review 10
Annexes 10
Annex 1 – Maps 11
Annex 2 – Cost Apportionment Schedule (CAS) 14
Annex 3 – Capital Expenditure Plan (CEP) 16
Annex 4 – Schedule of Cost of Infrastructure 17
Annex 5 – Community Facilities Provision Analysis 19

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 as a result of increased demand generated in the DCA.

b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners.

c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the DCA.

d) coordinate the timely provision of infrastructure.

The DCP provides for the sharing of costs associated with 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 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 infrastructure items identified in Table 10 of TPS 3 are included within Development Contribution Plan 15 (DCP15), as outlined below:

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 work 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 Items 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 work to construct one single story clubroom building of 590m^2 with a 200m^2 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 illustrating the proposed location of the infrastructure items included in DCP15 are provided in Annex 1 – Maps.

Estimated Costs

As of 16 October 2026, the total estimated cost of the DCP15 infrastructure works is **$4,263,798**, inclusive of administration, consultancy, audit and contingency costs.

A detailed breakdown of the costs for each infrastructure item is provided in Annex 2 – Cost Apportionment Schedule (CAS) 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.

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.

Perron Treeby Pty Ltd fulfilled its 10% POS subdivider obligation for the oval by making a payment of $2,685,760 on 26 September 2025. The payment has been allocated to the interest-bearing DCA15 Reserve. The principal amount and any accrued interest will be recorded separately in the DCA annual financial statements to ensure accurate financial reporting and tracking.

Method of Calculating Contribution

All landowners within Development Contribution Area 15 (DCA15) are required to contribute towards the cost of community infrastructure associated with the development of the Treeby District Structure Plan, in accordance with the provisions of DCP15.

The area benefiting from the infrastructure items identified in DCP15 is shown on the Scheme Map.

Contributions are calculated based on the number of new lots and/or dwellings created through the relevant subdivision or development approval process, subject to the following provisions.

- **Existing dwellings:** Existing dwellings on a lot or lots proposed to be subdivided or developed will be exempt from the contribution.

- **Non-residential land uses:** Land required for public roads, public open space, drainage, and other uses that do not include residential development will not be assessable for contributions, in accordance with clause 5.3.9 of TPS 3.

- **Further subdivision potential:** 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 when additional dwellings or lots are created.

- **Aged or dependent persons dwellings and single-bedroom dwellings:** 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 5.1.3.A3.i of State Planning Policy - Residential Design Codes.

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

Contribution Rate ($/additional dwelling or lot)

The total infrastructure costs are apportioned as follows:

- **Municipal funding (55.955%)** – relating to existing dwellings.

- **DCP15 funding (44.045%)** – relating to future dwellings.

The DCP15-funded component is further apportioned between Treeby and Jandakot based on each suburb's proportion of forecast dwelling growth:

- **Treeby**: 73.430%
- **Jandakot**: 26.570%

The adopted DCP15 contribution rates are as follows:

- **Treeby:** $3,159.90 per additional dwelling or lot
- **Jandakot:** $2,114.07 per additional dwelling or lot

The increases, as independently certified by external consultants, are primarily attributable to the following factors:

- **Increased construction costs and general cost escalation**, including higher prices for construction materials and other expenses associated with delivering the oval and clubrooms.

- **An increase in the number of dwellings developed since the last review.** A total of 319 new dwellings has been developed (168 in Treeby and 151 in Jandakot), reducing the number of dwellings remaining to contribute towards the infrastructure costs. Consequently, the remaining costs are being recovered across a smaller contribution base, resulting in a higher contribution rate.

Landowner's Development Contribution

A landowner's development contribution is calculated by multiplying the number of additional dwellings or lots proposed by the applicable contribution rate for the relevant suburb. No contribution is payable for the existing dwelling or lot, as its share of the infrastructure costs is funded through municipal funds.

Required Development Contribution

=Number of Additional Dwellings or Lots x Applicable Contribution Rate

The supporting calculations are provided in Annex 2 – Cost Apportionment Schedule (CAS).

Priority and Timing of Delivery

The Treeby East playing fields and clubrooms constitute a major capital works project. The priority and timing of delivery are provided by the following strategic and financial planning documents:

a) City of Cockburn Strategic Community Plan Strategic Community Plan 2025-2035
previously referred to as the City's Plan for the District

b) City of Cockburn Long Term Financial Plan 2024-2034 . Provides a ten-year outlook of the City's financial position and informs the planning and delivery of major capital works.

c) City of Cockburn Community Infrastructure Plan 2024 - 2041

Treeby is a significant growth area within the City of Cockburn. Population growth is expected to accelerate between 2024 and 2031, increasing demand for community infrastructure and active public open space. This growth may necessitate earlier delivery of planned infrastructure and adjustments to reflect emerging community needs and existing shortfalls in regional and district-level active public open space.

The Treeby East Reserve site has been secured, and the concept design has been endorsed by Council for consultation. Community consultation is complete, with feedback currently under review.

As outlined in the City's Project Plans 2026-2027, Stage 1 focuses on the sporting fields, with completion targeted before the new Treeby East Primary School opens in 2028.

Stage 2, comprising clubrooms, changerooms and other supporting infrastructure, will be subject to future Council consideration and budget approval.

Further details regarding project staging, priority and timing are provided in the City's Project Plans 2026-2027 and Annex 3 – Capital Expenditure Plan (CEP).

The proposed designs for Stage 1 and Stage 2 are provided in Annex 1 – Maps

Note: the dates and timeframes outlined above are indicative only and may be subject to change.

Payment of Contributions

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

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

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

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

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

Review

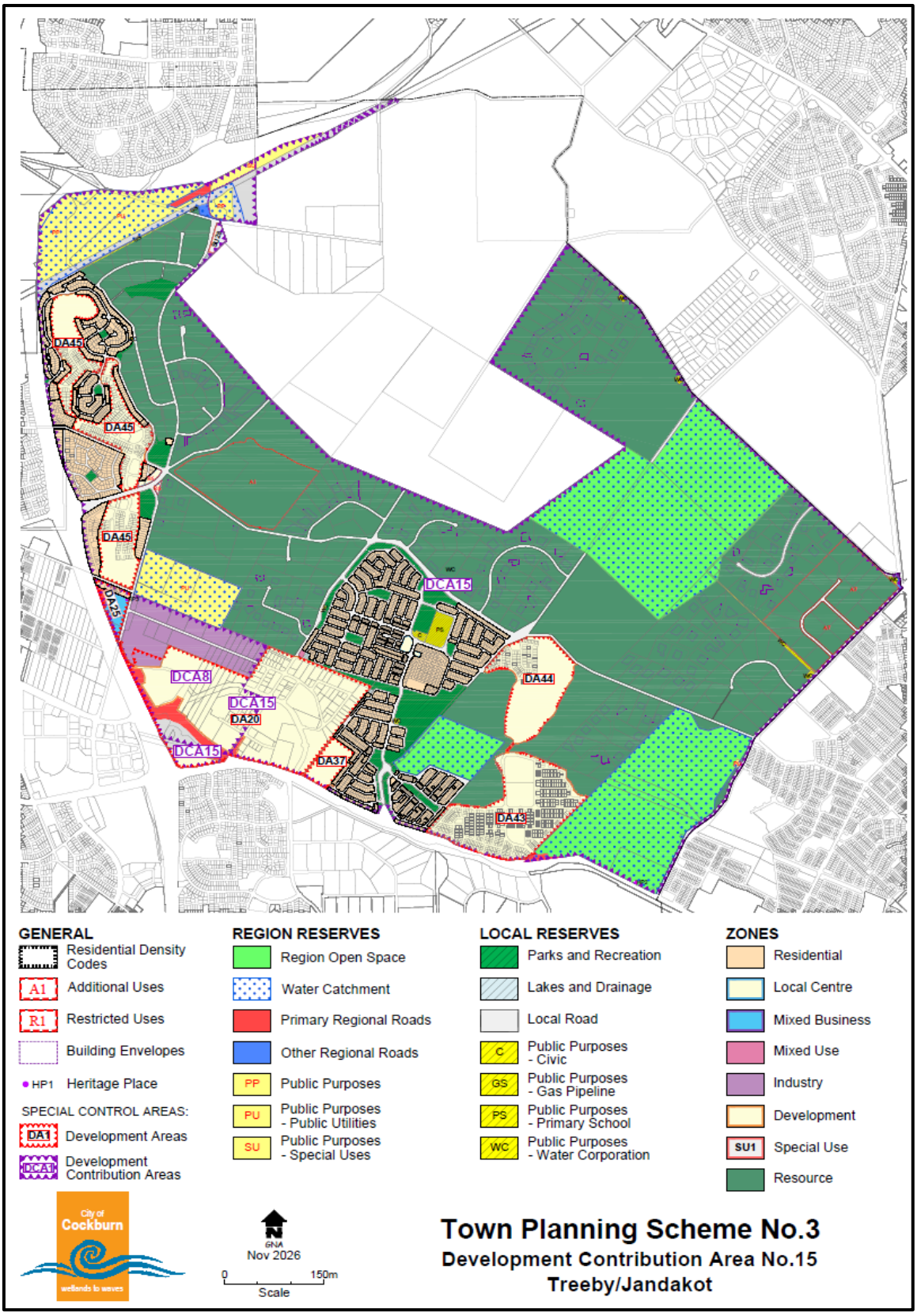
The plan will be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development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

Annexes

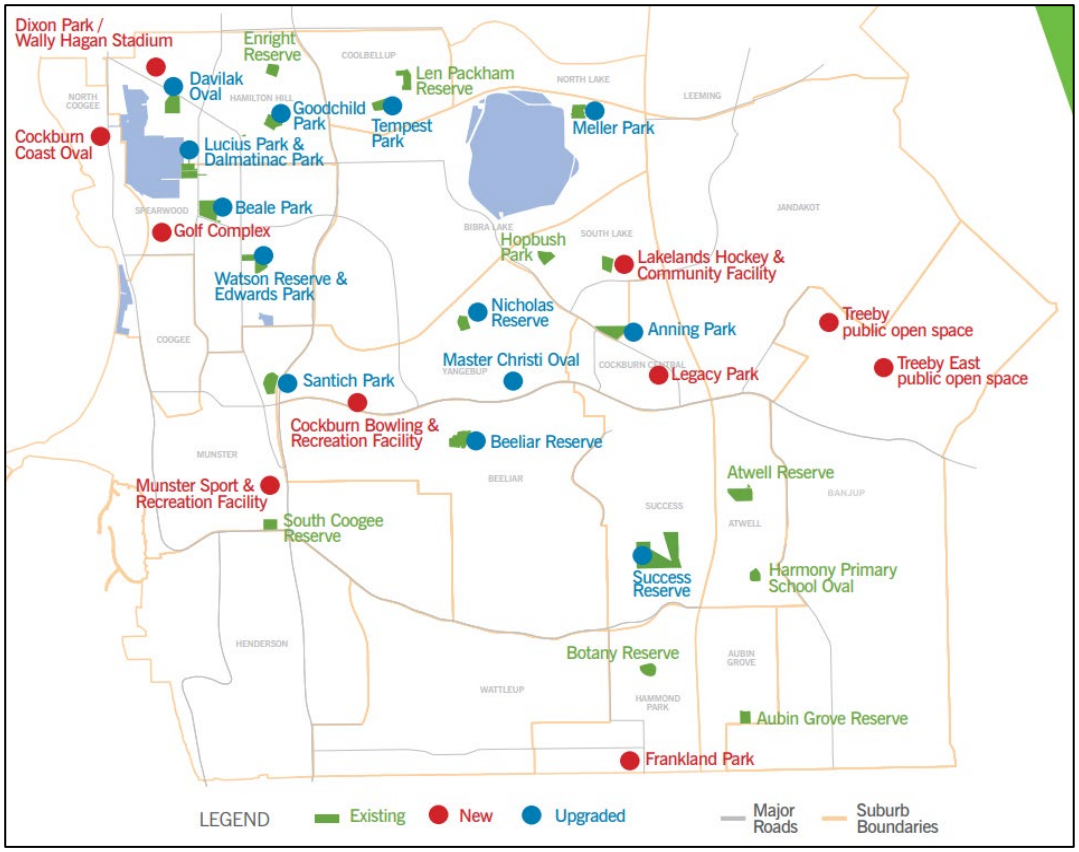
1. Map
2. Cost Apportionment Schedule (CAS)
3. Capital Expenditure Plan
4. Schedule of Cost of infrastructure

Annex 1 – Maps

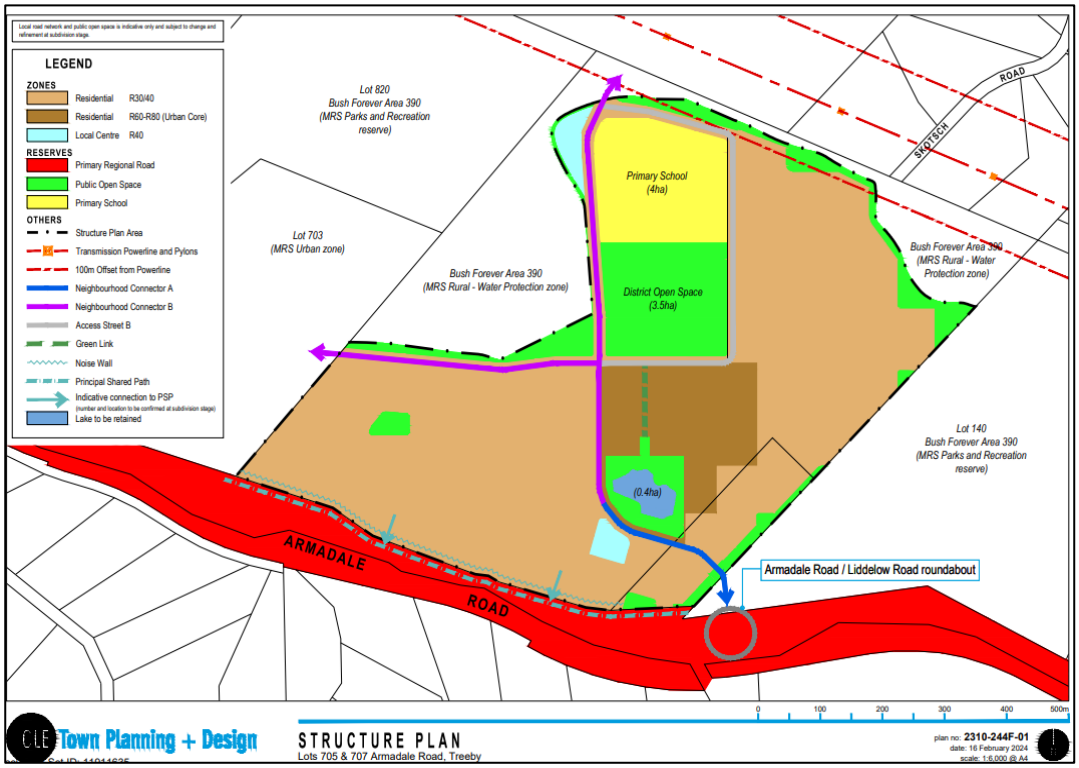
Scheme Map



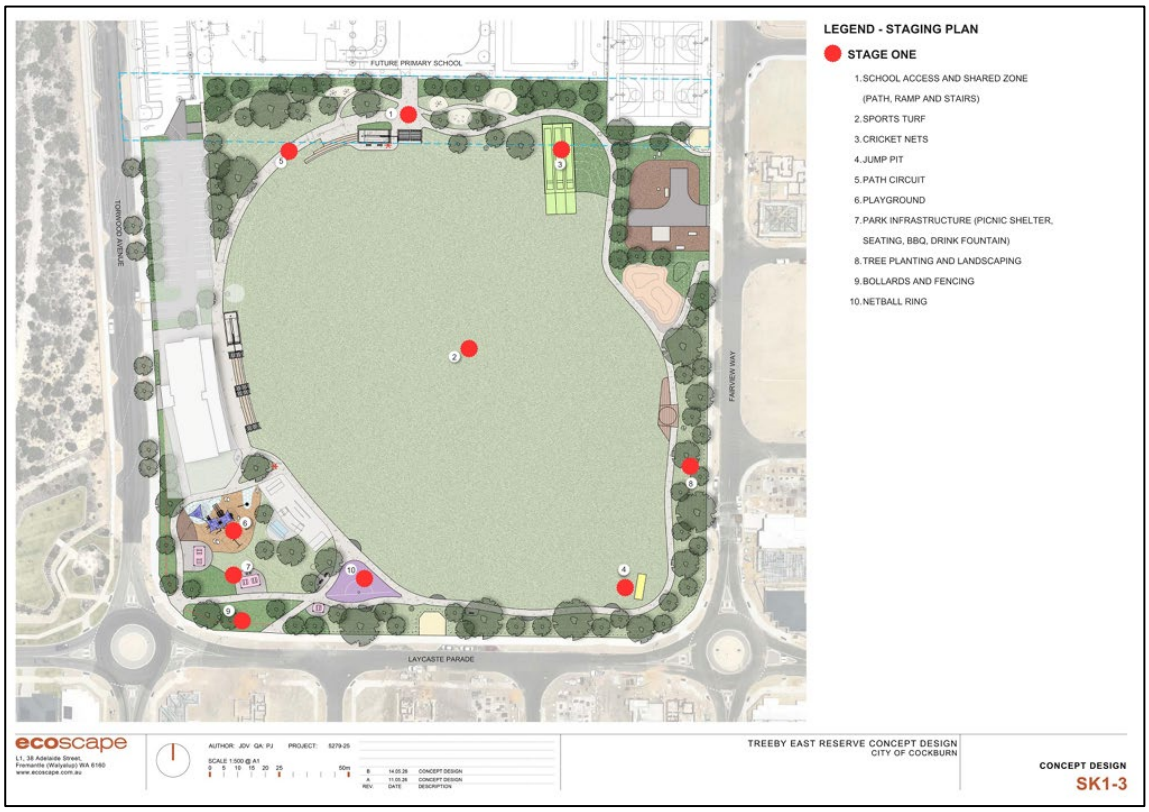
Location of Treeby East Public Open Space (POS)



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



Stage 1 Proposed Sporting Field



Stage 2 – Proposed Clubrooms and Supporting Infrastructure



Annex 2 – Cost Apportionment Schedule (CAS)

Summary Sheet

DCA15 Cost Apportionment Schedule - Treeby East Playing Field and Clubrooms

Description	Estimated Total Cost to Apportion (excl. GST)	Du's Existing	Muni share	DCA15 Du's	DCP15 Funding	Treeby		Jandakot	
	$	%	$	%	$	%	$	%	$
Playing Field	$913,129	55.955	510,940	44.045	402,189	73.430	295,328.08	26.570	106,861.00
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	$4,255,000	55.955	2,380,879	44.045	1,874,121	73.430	1,376,170.27	26.570	497,951.08
Sport Lighting	$423,500	100.000	423,500	0.000	0.00		0.00		0.00
Contingency, Professional & Project Management fees	$4,110,000	55.955	2,299,744	44.045	1,810,256	73.430	1,329,273.75	26.570	480,982.13
Administration	$104,226	0.00	0.00	100.00	104,226	73.430	76,533.24	26.570	27,692.66
Total Project Cost	9,971,607		5,707,809		4,263,798		3,130,913.57		1,132,884.38

Cost Information		
Less: Fund received	1,301,333.87	598,023.63
Balance	1,829,579.70	534,860.75

Dwellings	Total	Treeby	Jandakot
Future Dwellings (2020-2036 Forecast)	2,341	1,719	622
Dwellings Created	1,509	1,140	369
Remaining Future Dwellings	832	579	253
Cost per Remaining Future Dwelling		3,159.90	2,114.07

Schedule 1 Administration Costs

Schedule 1 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	$ 475.35
2024/25	Consultant Costs	$ 8,475.00
2025/26	Administration Cost	$ 9,648.03
2025/26	Audit Cost	
2025/26	Consultant Costs	$ 6,400.00
	Total Cost	$104,226

Schedule 2 Contribution Register

Schedule 2 Contributions Register

Property Details			Treeby								Jandakot						
Property #	Property adress	Development Description	Lots	Additional lots	Assessed Contribution ($)	Value of Works - in Kind ($)	Total ($)	Invoice Details	Date Paid	Interest	Lots	Additional lots	Assessed Contribution ($)	Value of Works - in Kind ($)	Total ($)	Invoice Details	Date Paid
6035286	Lot 9559 Abelia Road Treeby	13 grouped dwellings - Aspire stage 7	13	12	$ 6,999.60		6,999.60	DevlCont20/163	15/12/2020								
6034608	Lot 112 Clementine Bvld	24 grouped dwellings - Aspire Stage 6	24	23	$ 13,415.90		13,415.90	DevlCont20/166	16/12/2020								
6034551	Lot 9557 Turquoise BVLD	17 Lots subdivision - Calleya Stage 16B	17	16	$9,332.80		9,332.80	DevlCont20/172	11/01/2021								
6030957	Lot 703 Ghostgum Ave	39 Lot s subdivision - Kara Estate Stage 1	39	38	$22,855.48		22,855.48	DevlCont21/041	30/03/2021								
6034834	Lot 9056 Bluegrass Street	1 lot subdivision	1	1	$601.46		601.46	DevlCont21/055	9/04/2021								
6036368	Lot 9000 Ghostgum Ave	36 Lots subdivision - Kara Estate Stage 2	36	36	$21,652.56		21,652.56	DevlCont21/089	16/06/2021								
6036643	Lot 9001 Ghostgum Ave	37 lots subdivision - Kara Estate Stage 3	37	37	$22,254.02		22,254.02	DevlCont21/125	30/09/2021								
6036643	Lot 9001 Ghostgum Ave	13 Lots subdivision Kara Estate Stage 3B (6A)	13	13	$8,439.17		8,439.17	DevlCont 21/089	9/11/2021								
6037186	Lot 9003 Ghostgum Ave	70 Lots Kara Stage 4	70	70	$45,443.30		45,443.30	DevlCont22/022	30/03/2022								
6030954	Lot 705 (255) Armadale Road	136 Lots - Stage 1 Lake Treeby	137	136	86,991.46		86,991.46	Devlcont22/046	22/06/2022								
6037574	Lot 9004 Lycaste Parade (DP424092)	Kara Estate Stage 5	65	65	42,197.35		42,197.35	DevlCont22/075	31/08/2022								
6037929	Lot 9100 (432) Torwood Ave Treeby (DP403474)	54 Lots Lake Treeby Stage 2	54	54	49,547.16		49,547.16	DevlCont22/106	15/12/2022								
6037574	Lot 9004 Lycaste Parade (DP424757)	Kara Estate Stage 6	33	33	30,278.82		30,278.82	DevlCont22/104	21/12/2022								
6038397	Lot 9101 Armadale Road Treeby	67 Lots - Lake Treeby Stage 3	67	67	61,475.18		61,475.18	DevelCont23/044	22/06/2023								
6038734	Lot 9102L Everwell Way Treeby	61 Lots - Lake Treeby Stage 4	61	61	55,969.94		55,969.94	DevlCont23/085	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		17,433.26	DevlCont23/089	13/10/2023								
6039112	Lot 9103 Armadale Road Treeby	63 Lots - Lake Treeby Stage 5	63	63	79,122.33		79,122.33	DevlCont24/003	18/01/2024								
6039369	Lot 9104 Meander Way Treeby	61 Lots - Lake Treeby Stage 6	61	61	76,610.51		76,610.51	DevlCont24/035	22/05/2024								
5518343	Lot 7 Glen Iris Drive Jandakot	47 Lots - Glen Iris Stage 1									51	47	44,134.88		44,134.88	DevlCont24/048	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		67,819.14										
6038515	Lot 101 (13) Imlah Court Jandakot	5x Lots Subdivision									5	4	3,756.16		3,756.16	DevlCont24/099	20/10/2024
6039894	Lot 9002 Idyllic Avenue Jandakot (DP428922)	48x Lots - Glen Iris Stage 2									48	48	82,820.16		82,820.16	DevlCont25/004	13/01/2025
6039892	Lot 9000 Hartwell Parade Jandakot (DP428923)	18x Lots - Glen Iris Stage 3									18	18	31,057.56		31,057.56	DevlCont25/006	13/01/2025
6040140	Lot 9106 Torwood Avenue Treeby (DP429752)	61x Lots - Lake Treeby Urban Core	61	61	159,136.19	73,006	86,130.19										
6038516	Lot 102 (9) Imlah Court Jandakot	4 Lots Subdivision									4	3	4,996.08		4,996.08	DevlCont25/017	19/02/2025
	Lot 9005 Idyllic Avenue Jandakot (DP429974)	24x Lots - Glen Iris Stage 1B									24	24	39,968.64		39,968.64	DevlCont25/035	9/04/2025
	Lot 9004 Idyllic Ave Jandakot (DP430602)	45 x Lots - Glen Iris Stage 4									45	45	69,979.95		69,979.95	Devlcont25/071	2/07/2025
6040575	Lot 9107 Torwood Ave Treeby (DP429782)	52 x Lots - Lake Treeby Stage 8A	52	52	119,292.68		119,292.68	DevlCont25/082	11/07/2025								
2023/24	**Interest**									**15,541.20**							
6041407	Lot 9005 Idyllic Ave - Glen Iris Stage 5 (DP431463)	51 x Lots - Glen Iris Stage 5									29	29	46,933.31		46,933.31	DevlCont25/132	2/12/2025
6041169	Lot 9108 Torwood Ave - Lake Treeby Stage 2B (DP431767)	29 x Lots - Lake Treeby Stage 2B	29	29	69,711.94		69,711.94	DevlCont25/138	18/12/2025								
6041169	Lot 9108 Torwood Ave - Lake Treeby Local Centre Site	9 x Lots - Local Centre Site	9	9	21,634.74		21,634.74	DevlCont25/141	18/12/2025								
6041869	Lot 9008L Berrigan Drive - Glen Iris Stage S1 (DP431836)	53 x Lots Subdivision Glen Iris Stage S1									53	53	85,774.67		85,774.67	DevlCont26/012	26/02/2026
6039887	Lot 1002 Realm Way - Glen Iris Stage 1C (DP431837)	13 x Lot Subdivision Glen Iris Stage 1C									13	12	19,420.68		19,420.68	Devlcont26/028	23/03/2026
6041869	Lot 9008 Berrigan Drive - Glen Iris Stage s2 (DP43236)	10 x lot subdivision - Glen Iris Stage S2									10	10	16,183.90		16,183.90	Devlcont26/030	23/03/2026
6040915	Lot 9000 Jandakot Road Treeby - Treeby North Estate Stage 1 (DP432076)	63 Lots - Treeby North Estate Stage 1	63	62	149,039.32		149.039.32	DevlCont26/058	25/06/2026								
6040915	Lot 9000 Jandakot Road Treeby - Treeby North Estate Stage 2(DP432637)	68 Lots - Treeby North Estate Stage 2	68	68	163,462.48		163,462.48	DevlCont26/077	13/08/2026								
6042048	Lot 9006 Glen Iris Drive	34 Lots - Glen Iris Stage 7									34	34	55,025.26		55,025.26	DevlCont26/084	14/08/2026
6042370	Lot 9012 Prinsep Road - Glen Iris Stage S4	42 Lots - Glen Iris Stage S4									42	42	67,972.38		67,972.38	DevlCont26/086	14/08/2026
2024/25	**Interest**									**28,925.48**							
		Totals	**1,146**	**1,140**			**$ 1,301,333.87**			**50,132.31**	**376**	**369**			**$ 598,023.63**		

Annex 3 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 30/08/2026: $4,684,905

Interest earned on DCP Reserve 2024/25: $28,925.48

Note: The DCP Reserve Balance Includes Perron Treeby Pty Ltd.'s 10% POS contribution for the oval (including accrued interest), which is excluded from the CEP tables.

DCP 15 Treeby/Jandakot

Infrastructure Item	Total Project Costs ($)	DCP 15 Funds Expended to Date ($)	Remaining DCP 15 Funding ($)	Municipal Funds Expended to Date ($)	Remaining Municipal Funding ($)	FY28 DCP 15($)	FY28 Muni ($)	FY29 DCP 15 ($)	FY29 Muni ($)	FY30 DCP 15 ($)	FY30 Muni ($)
Playing Field Stage 1	1,502,381	73,006	402,189	92,746	934,440	402,189	934,440				
Clubroom Rooms Stage 2	4,255,000	0	1,874,121	0	2,380,879					1,874,121	2,380,879
Total	**5,757,381**	**73,006**	**2,276,310**	**92,746**	**3,315,319**	402,189	934,440	0	0	1,874,121	**2,380,879**

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

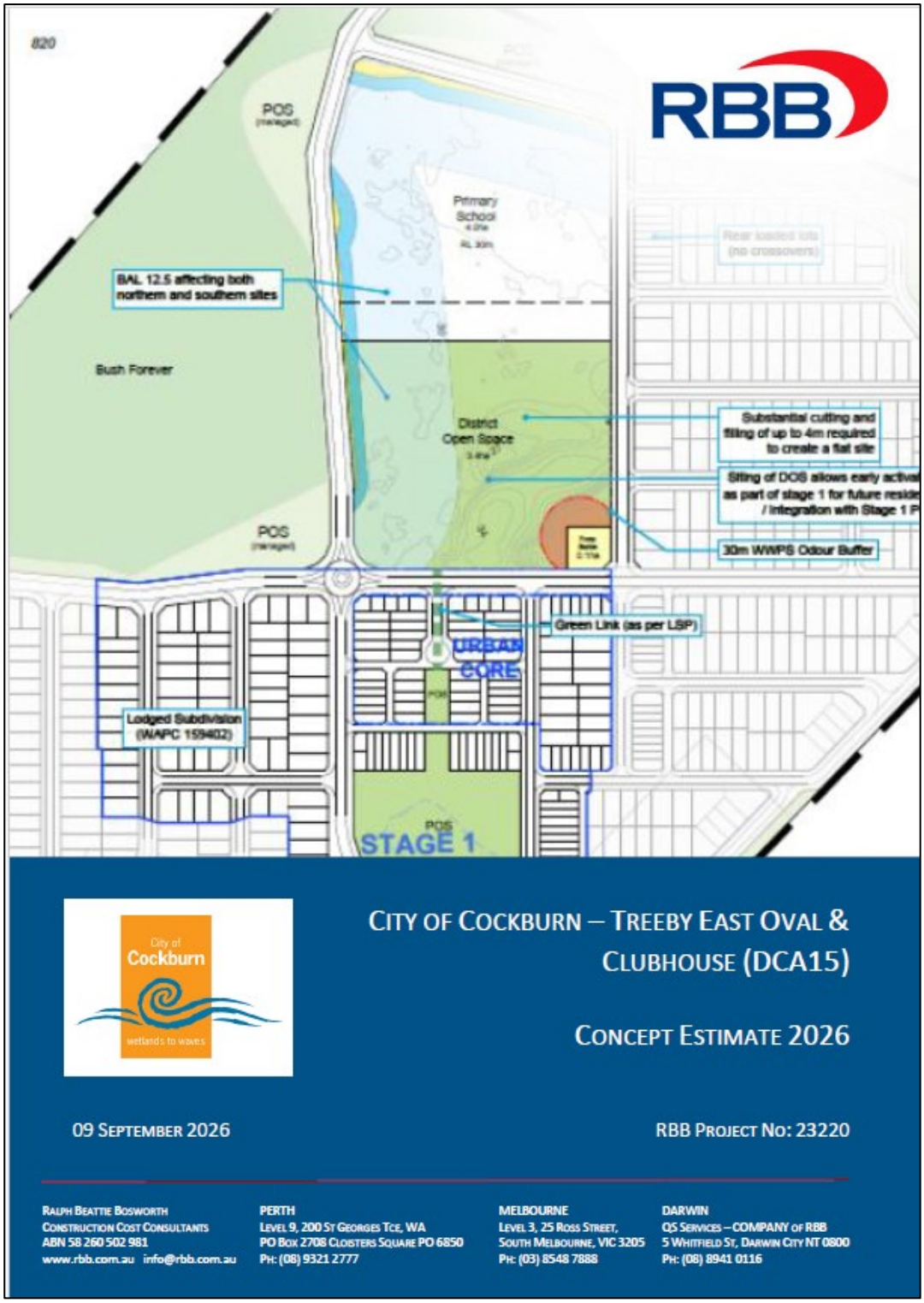
Delivery of the infrastructure is dependent on future development and subdivision approvals, and receipt of DCA 15 contributions from individual landowners.

Recurring Annual Payment Obligations (not included above):

- *Costs associated with administering cost-sharing arrangements.*
- *Valuations and professional fees associated with infrastructure cost estimates.*
- *Annual audit and administration costs.*
- *Contingencies.*
- *Any infrastructure cost exceeding the DCP15 scope of works as identified in Table10/TPS3*

Perron Treeby Pty Ltd's 10% public open space (POS) contribution to the oval is separate from DCP15 contributions and is excluded from the CEP tables. The contribution, including accrued interest, had a balance of $2,806,361 as of 30 September 2026 and is held in the interest-bearing DCA15 Reserve. These funds are intended to be expended on the oval in Stage 1.

Annex 4 – Schedule of Cost of Infrastructure



CITY OF COCKBURN
DCA15 - TREEBY EAST OVAL & CLUBHOUSE
CONCEPT ESTIMATE 2026

SUMMARY

9 September 2026

Ref	Scope		Functional Area (m2)	Rate $ /m2)	Total $
1	Building Works - Clubhouse		790	4,462	3,525,000.00
2	External Works & Services - Clubhouse		1,500	487	730,000.00
3	Oval		40,000	167	6,685,000.00
4	**Sub-Total**				**10,940,000.00**
5	Planning Contingency	5%			550,000.00
6	Design Contingency	5%			570,000.00
7	Construction Contingency	5%			600,000.00
8	Client Contingency				Excluded
9	Relocation Costs and Disbursements				Excluded
10	Building Act Compliance				64,000.00
11	Headworks & Statutory Charges, allowance				Excluded
12	Land costs				Excluded
13	Public Art	1%			120,000.00
14	Loose Furniture and Equipment				Excluded
15	Professional Fees and Disbursements; Allowance	10%			1,270,000.00
16	Project Management and Disbursements; Allowance	2%			250,000.00
17	**GROSS PROJECT COSTS (at current prices)**				**14,364,000.00**
18	Escalation to construction commencement (assumed September 2026)				870,000.00
19	**ESTIMATED TOTAL COMMITMENT (Excluding GST)**				**15,234,000.00**
20	GST				1,523,400.00
21	ESTIMATED TOTAL COMMITMENT (Including GST)				16,757,400.00

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.

Job No. 19189

Page 1 of 4

Annex 5 – Community Facilities Provision Analysis

PLAWA *Guidelines for Community Infrastructure* consider Active POS provision through the following benchmarks:

- Population ratio based on hierarchy of space (regional, district or neighbourhood)
- Sport by sport (field type) population guidelines
- Spatial/geographic requirements to ensure equitable access.

Based on these industry benchmarks, Cockburn has a future shortfall in regional and district level Active POS. Ideally this would be offset by additional neighbourhood level Active POS, although the Cockburn is forecast to also have a slight shortfall in this area.

The following table provides a summary of the shortfalls based on benchmark population ratios and sport by sport field types within the PLAWA guidelines. Cockburn has regional level sporting infrastructure, although these aren't considered Active POS.

Infrastructure type	Current provision	Proposed future provision	Provision gap		
			2021	2031	2041
Regional Active POS	0	0	1	1	1
District Active POS	5	6	0-3	0-3	1-5
Neighbourhood Active POS	19	21	No gap	No gap	0-2
AFL oval (senior)	13	15	2-7	3-9	6-13
Diamond sports	8	11	1-3	2-6	4-9
Soccer	19	19	0-6	3-7	6-14
Cricket	13	15	No gap	0-3	2-6

Preliminary needs assessment:

Treeby is one of the most significant growth areas within Cockburn, experiencing strong growth to 2021 and a current population of 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 of 8,663 people. This warrants 1 oval and clubroom.

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

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	

Municipal vs Future dwelling unit splits

Suburb Share Proportions

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