Western Australian Planning Commission

CITY OF COCKBURN
DOC Set
23 NOV 2020
SUBJECT 109/141
RETENTION 124.2.3 AB
PROPERTY
APP
ACTION ANDREW DAVIS

Your ref: 109/141
Our ref: TPS/2464
Enquiries: Schemes Team

Chief Executive Officer
City of Cockburn
PO Box 1215
Bibra lake WA 6965

Transmission via electronic mail to: recordsrequests@cockburn.wa.gov.au

Dear Sir

TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. 141

I refer to your letter dated 21 October 2020 regarding Amendment No. 141.

The WAPC has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act. In accordance with section 87(3) of the Act, the WAPC will cause the approved amendment to be published in the Government Gazette.

The WAPC has forwarded notice to the State Law Publisher (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the State Law Publisher on (08) 6552 6012. One signed set of the amending documents is returned for your records.

Please direct any queries about this matter to schemes@dplh.wa.gov.au.

Yours sincerely

Ms Sam Fagan
Secretary
Western Australian Planning Commission

16/11/2020

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PLANNING AND DEVELOPMENT ACT 2005

APPROVED TOWN PLANNING SCHEME AMENDMENT

City of Cockburn

TOWN PLANNING SCHEME No. 3 - AMENDMENT No. 141

Ref: TPS/2464

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the City of Cockburn Town Planning Scheme amendment on 4 November 2020 for the purpose of:

1. Amending Table 10 of the Scheme text by including DCA15 – Treeby/Janakot as follows:

<table>
<tr><td>Ref. No.</td><td>DCA15</td></tr>
<tr><td>Area:</td><td>Treeby/Jandakot</td></tr>
<tr><td>Relationship to other planning instruments</td><td>The development contribution plan generally conforms to the following plans:
• City of Cockburn Community Sport and Recreation Facilities Plan(2018-2033).
• Treeby District Structure Plan (December 2017).</td></tr>
<tr><td>Infrastructure and administrative items to be funded</td><td>Treeby East playing field specifically:
• 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 proportional cost of works to construct a multiple use playing field space capable of accommodating either:
o 1 x senior size football oval; or
o 2 x rectangular fields
The cost of works is the cost over and above that of providing a neighbourhood park, proportioned as set out below.
<table>
<tr><td>Playing field element</td><td>Subdivider obligation</td><td>To be shared through DCP15</td></tr>
<tr><td>Landscape Preliminaries</td><td>100%</td><td></td></tr>
<tr><td>Site establishment</td><td>100%</td><td></td></tr>
</table></td></tr>
</table>

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and preliminaries		
Clearing and earthworks	66.66%	33.33%
Fine grading to all soft and hardworks 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)	1 BBQ unit	1 BBQ unit
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%	

- The oval is to be located generally in accordance with the Treeby District Structure Plan (adjacent to a primary school site) and structure plan for Lot 705 Armadale Road which will comfirm the location.

Treeby East Clubrooms

100% of the cost of works to construct 1 x single storey clubroom building of 590m^2 to be located on the same land as the playing field, comprising:

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	• Flexible spaces to accommodate a range of potential clubs/sports • Standard level of finishes and amenities for a public building • Associated car parking bays and access for 40 cars.
Method for calculating contributions	The City's Community Sport and Recreation Facilities Plan (2018 -2033) identifies the needs that impact on the Development Contribution Plan. The contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. 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. Contributions shall be calculated on the basis of the number of new lots and/or dwellings created. 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. 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 5.1.3.A3.i of State Planning Policy - Residential Design Codes. Notwithstanding the definitions of 'lot' as may befined elsewhere in this Scheme, 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.
Administration of funds	In relation to the proportion of costs the subdivider of the land upon which the infrastructure will be located and which they would ordinarily be obliged

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	to meet through subdivision conditions: • These costs will also be held in the reserve account for DCA15 as maintained in accordance with 5.3.16 of the Scheme, unless the landowner seeks to satisfy that obligation by provision of the physical infrastructure. Should provision of the physical infrastructure be considered, it must be in accordance with 5.3.14 of the Scheme.
Period of operation	Until 30 June 2036. However, the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments.
Priority and Timing	In accordance with the City of Cockburn Capital Expenditure Plan.
Review Process	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Community Infrastructure Cost Contribution Schedule 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 an appropriately qualified independent person.
Participants and contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA15.

2. Amend the scheme map to include the boundaries of proposed Development Contribution Area No. 15 (Treeby/Jandakot).

L HOWLETT
MAYOR

D C ARNDT
A/CHIEF EXECUTIVE OFFICER

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City of Cockburn

wetlands to waves

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 141

Oct 2019

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PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO AMEND A TOWN PLANNING SCHEME

CITY OF COCKBURN

TOWN PLANNING SCHEME NO 3

AMENDMENT NO 141

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the City of Cockburn Town Planning Scheme No. 3 for the following purposes:

1. Amending Table 10 of the Scheme text by including DCA15 – Treeby/Jandakot as follows:

<table>
<tr><th>Ref. No.</th><th>DCA15</th></tr>
<tr><td>Area:</td><td>Treeby/Jandakot</td></tr>
<tr><td>Relationship to other planning instruments</td><td>The development contribution plan generally conforms to the following plans:
City of Cockburn Community Sport and Recreation Facilities Plan (2018-2033)
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<tr><td>Infrastructure and administrative items to be funded</td><td>Treeby East playing field specifically:
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 proportional cost of works to construct a multiple use playing field space capable of accommodating either:
1 x senior size football oval; or
2 x rectangular fields
The cost of works is the cost over and above that of providing a neighbourhood park, proportioned as set out below.
<table>
<tr><th>Playing field element</th><th>Subdivider obligation</th><th>To be shared through DCP15</th></tr>
<tr><td>Landscape Preliminaries</td><td>100%</td><td>-</td></tr>
<tr><td>Site establishment and preliminaries</td><td>100%</td><td>-</td></tr>
</table></td></tr>
</table>

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Clearing and earthworks	66.66%	33.33%
Fine grading to all soft and hardworks 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)	1 BBQ unit	1 BBQ unit
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%	

- The oval is to be located generally in accordance with the Treeby District Structure Plan (adjacent to a primary school site) and structure plan for Lot 705 Armadale Road which will confirm the location.

Treeby East Clubrooms

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	100% of the cost of works to construct 1 x single storey clubroom building of 590m^2 to be located on the same land as the playing field, comprising: • Flexible spaces to accommodate a range of potential clubs/sports • Standard level of finishes and amenities for a public building • Associated car parking bays and access for 40 cars.
Method for calculating contributions	The City's Community Sport and Recreation Facilities Plan (2018 -2033) identifies the needs that impact on the Development Contribution Plan. The contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. 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. Contributions shall be calculated on the basis of the number of new lots and/or dwellings created. 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. 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 dependant 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' as may be defined elsewhere in this Scheme, for the purposes of calculating cost contribution liability within DCA15, the term lot will be inclusive of

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	green title, survey strata and built strata subdivisions.
Administration of funds	In relation to the proportion of costs the subdivider of the land upon which the infrastructure will be located and which they would ordinarily be obliged to meet through subdivision conditions: • These costs will also held in the reserve account for DCA15 as maintained in accordance with 5.3.16 of the Scheme, unless the landowner seeks to satisfy that obligation by provision of the physical infrastructure. • Should provision of the physical infrastructure be considered, it must be in accordance with 5.3.14 of the Scheme.
Period of operation	Until 30 June 2036. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments
Priority and Timing	In accordance with the City of Cockburn Capital Expenditure Plan
Review Process	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Community Infrastructure Cost Contribution Schedule 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 an appropriately qualified independent person.
Participants and contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA15

2. Amending the Scheme map to include the boundaries of proposed Development Contribution Area No. 15 (Treeby/Jandakot)

The Amendment is complex under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

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an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;

Dated this 11th day of April 2019

A/CHIEF EXECUTIVE OFFICER

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FILE NO. 109/141

REPORT

1.	LOCAL AUTHORITY	City of Cockburn
2.	DESCRIPTION OF TOWN PLANNING SCHEME:	Town Planning Scheme No. 3
3.	SERIAL NO. OF AMENDMENT:	Amendment No. 141
4.	PROPOSAL:	To introduce a new Development Contribution Plan and Area 15 (Treeby East)

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AMENDMENT REPORT

1.0 Introduction

This amendment seeks to introduce a new Development Contribution Plan 15 ('DCP15') to the scheme's Table 10 and a new Development Contribution Area 15 ('DCA15') to the scheme map.

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

2.0 Background:

2.1 Current development contribution plans

The City has a number of existing DCA, with most smaller areas covering 'hard infrastructure' such as major roads.

There is a larger DCA (DCA13) which applies across most of the City and relates to 'community infrastructure'.

2.2 Development Contribution Plan 13 – Community Infrastructure

DCP13 was formulated approximately a decade ago via Amendment No. 81 and was gazetted on 30 August 2011.

There has since been two local planning scheme amendments to DCP13 to accommodate new growth areas:

- Amendment No. 98: to add items located in the Banjup Quarry (Calleya) development; and
- Amendment No. 103: to add items located in the Cockburn Coast development area.

Both these amendments were initiated by the City of Cockburn within a couple of years of DCP13's gazettal. Given DCP13 has now been operative for over 7 years, it would no longer be appropriate to add further items, especially the existing and future dwelling ratio would not capture areas developed since 2011, such as Calleya estate in Treeby.

With the upcoming rezoning of areas of Treeby (east of Calleya estate) it is appropriate to consider a new DCP to share costs for the Treeby East oval and clubrooms. This is proposed to be known as DCP15.

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This would mean for the suburbs of Treeby and Jandakot, two DCP would apply for community infrastructure; DCP13 and DCP15. This is not dissimilar to other suburbs in Cockburn where two DCP apply as they cover different items, such as Munster, and parts of Beeliar and Yangebup.

3.0 Amendment Type

As per Part 5 of the Regulations, there several amendment types: basic, standard and complex. These are defined in Part 5, Division 1, Regulation 34.

Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This proposed amendment is considered to be a complex amendment, which Regulation 34 describes as:

complex amendment means any of the following amendments to a local planning scheme —

a) *an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*

b) *an amendment that is not addressed by any local planning strategy;*

c) *an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;*

d) *an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act;*

e) *an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;*

This proposed amendment satisfies Item (e) of the above criteria. In particular, it is:

> *an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;*

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4.0 Town Planning Context:

4.1 City of Cockburn Town Planning Scheme No. 3

There are several elements of Town Planning Scheme No. 3 which relate to development contribution plans:

- Part 5 – operative provisions
- Table 10 – development contribution plan ('DCP') schedules
- Scheme maps – annotation of development contribution areas ('DCA').

4.2 Treeby District Structure Plan

The Treeby District Structure Plan ('DSP') was adopted by the City of Cockburn in September 2017 to provide guidance for structure planning, subdivision and development within the area generally bound by Solomon Road, Jandakot Road, Warton Road and Armadale Road.

5.0 Proposal

5.1 Purpose

The purpose of the development contribution plan is to;

- enable the application of development contributions to develop new infrastructure which is required as a result of increased demand generated by subdivision/development in the development contribution area;
- provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area.

5.2 Informing documents: proposed infrastructure items

The City of Cockburn Strategic Community Plan, Community Sport and Recreation Facilities Plan ('CSRFP') and the Treeby District Structure Plan are the relevant documents which coordinate the timely provision of the infrastructure items.

The CSRFP designates a clubroom and oval in the eastern sector of the suburb of Treeby, as shown below:

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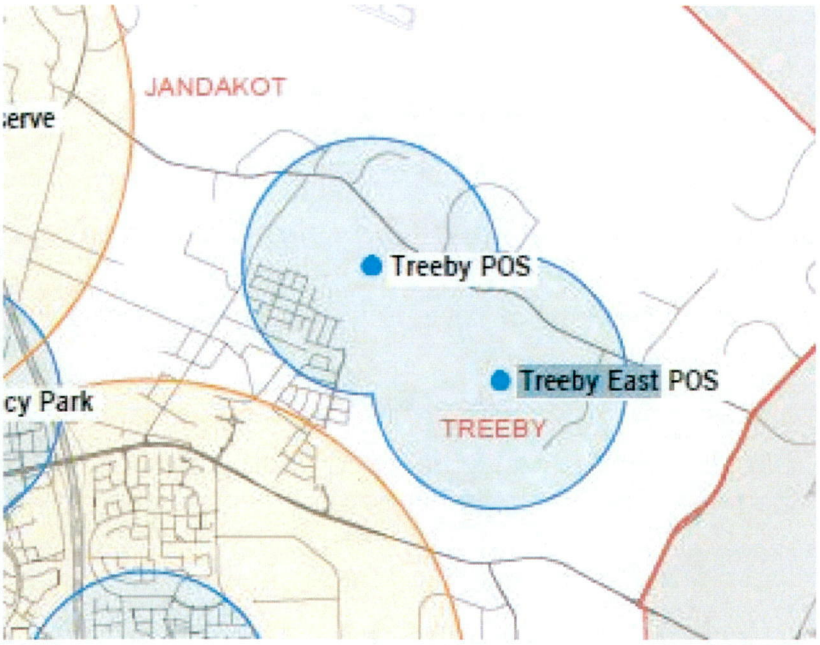

The 'Treeby East' facility has the same catchment as the oval and facility in Treeby; neighbourhood. These are described in the CSRFP as:

Facility	Current provision	Design Criteria	Guidelines
Neighbourhood Sports Space	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 neighbourhood. Generally utilised as overflow sporting grounds.	• 3ha – 4ha sporting fields • Street frontage on all sides • Combined Clubroom/Change-rooms • Sports Lighting • Can be collocated with Neighbourhood Community Centre	1:7,500 1-5ha for population within 800m or 10 mins walk away

5.3 Catchment and sizing: proposed infrastructure items

The catchment of the proposed facility would include the localities of Treeby and Jandakot (as shown below). These suburbs are effectively dovetailed with the Kwinana Freeway, Armadale Road and public purpose land to the north (including Jandakot Airport) and Cockburn's local government boundary indicating a logical catchment.

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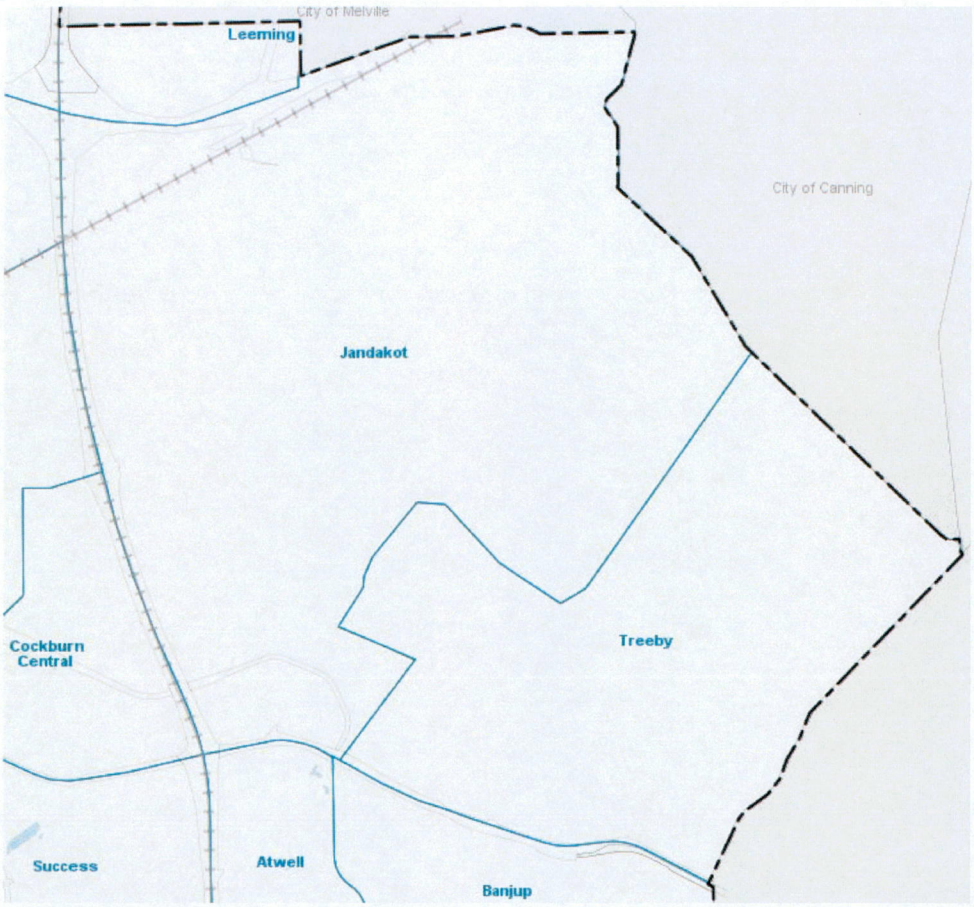

The forecast population (as shown in forecast id: https://forecast.id.com.au/cockburn/home) for these two localities is projected to exceed 10,000 by 2036. Based on the CSRFP, this would indicate the area should be serviced by 3-4ha of sporting fields. It is noted the walkable catchment indicated is ambitious given some of the catchment (in Jandakot) is developed primarily as 1-2ha sized lots.

With approximately 2ha of playing field already completed with the Calleya estate to the west, the Treeby East field would round out the provision in line with the CSRFP servicing expectations.

The CSRFP does not prescribe a specific size for a neighbourhood oval, however, it should be appropriately sized to accommodate a multiple use playing field space capable of accommodating either:

- 1 x senior size football oval; or
- 2 x rectangular fields

Given the functionality of the playing field is imperative, the expectation above should be clearly set out in the DCP text so that it is clear for all parties. An oval template is shown below which demonstrates how a multiple use playing field can accommodate different sports.

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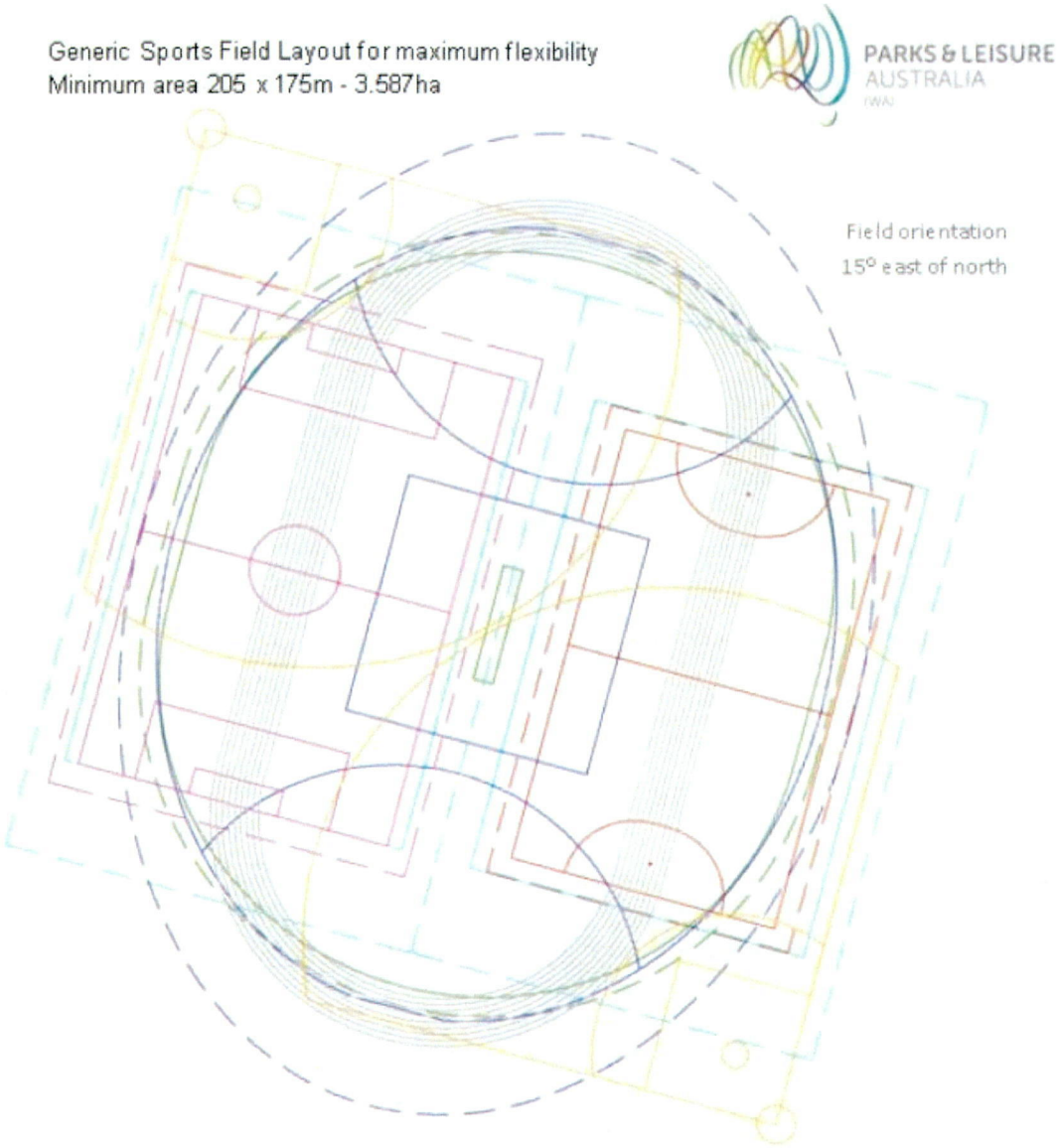

5.4 Matter of land for infrastructure items: to be excluded from DCP costs

Another matter which is important to recognise is the land upon which the oval would located is intended to form part of the applicant's minimum 10% public open space contribution. It is not expected to be in addition to the 10%; in fact the playing fields in a shared arrangement with a school site generally overlap partially into the school site. This has been the same case with the existing oval at Calleya estate in Treeby. This will need to be discussed through the structure planning process with the Department of Education to ensure any partial overlap into the school site respects other matters, such as building and car park locations and light pole locations, should the City choose to floodlight the fields.

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5.5 *Breakdown of subdivider obligation (to recognise ordinary POS costs incurred)*

With the inclusion of the land as part of the minimum 10% public open space, comes the ordinary subdivider obligation to provide a level of embellishment to each open space planned, to the level acceptable to the City of Cockburn. In this case, given the size of the open space, it would be considered as a neighbourhood park. It is considered fair that the subdivider would still be expected to cover embellishment costs equivalent to a neighbourhood park (i.e. if it were not a sporting field) and the 'over and above' cost to elevate that embellishment to be a sporting field should be the portion DCP15 relates to. This 'over and above' cost would then need to be apportioned between the catchment (Treeby and Jandakot) with the City absorbing the cost for the existing dwellings and/or lots in those areas, and the costs of the future dwellings and/or lots to be what the DCP would collect for. This same breakdown was applied to the Calleya estate development, and it would be fair to applied the same in this case:

Playing field element	Subdivider obligation	To be shared through 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)	1 BBQ unit	1 BBQ unit
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%	

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5.6 *Basis for clubroom size proposed (for the purposes of DCP15)*

The CSRFP does not prescribe a specific size for a neighbourhood clubroom and the City has no adopted policy designating expected clubroom sizes. The building at Calleya will exceed 1000m^2 when completed and will provide for clubroom and community use. The Treeby East facility is different as it is a stand-alone clubroom, not a community centre. It should be kept in mind that the scope of the Calleya building has changed since it was included in DCP13 (community infrastructure). So while the actual build will exceed 1000m^2, for the purposes of the DCP estimates, the building is considered to be 885m^2. Looking at the indicative building breakdown in the adopted structure plan for Calleya, approximately 590m^2 was for the clubroom. Given this facility has the same catchment, it would seem inequitable to propose this new DCP15 collects for a facility any larger than this, particularly with it so close to the local government boundary. It is proposed that the size of the building be specified as 590m^2 for DCP15. This will be the basis of estimates and collection of DCP funds but does not prevent the City from choosing to deliver a larger facility should it feel the size to be below the future community's expectation.

5.7 *Proposed methodology to calculate contributions*

Given the range of densities across the catchment area, and the need for the facilities being a direct nexus to the future dwelling occupants, it is considered a 'per new dwelling and/or lot' means of sharing the infrastructure costs be adopted.

The other methodology prevalent through Cockburn DCPs is the 'per hectare' means. This would not be equitable due to the variations in lot sizes across the area. Whereas the household sizes (approximately 2.9 persons per household) are quite consistent.

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

Dwelling Forecasts - id Consulting				
Suburb	2019	2036	Increase	% of Total Inc
Jandakot	957	1,163	206	10.315
Treeby	1,770	3,561	1,791	89.685
Total	2727	4724	1997	
Percent	57.727		42.273	

This would mean 57.727% of the cost of the clubrooms and the 'over and above' cost for the playing field would be absorbed by the City of Cockburn in recognition that more than half the forecast dwellings and/or lots are already created.

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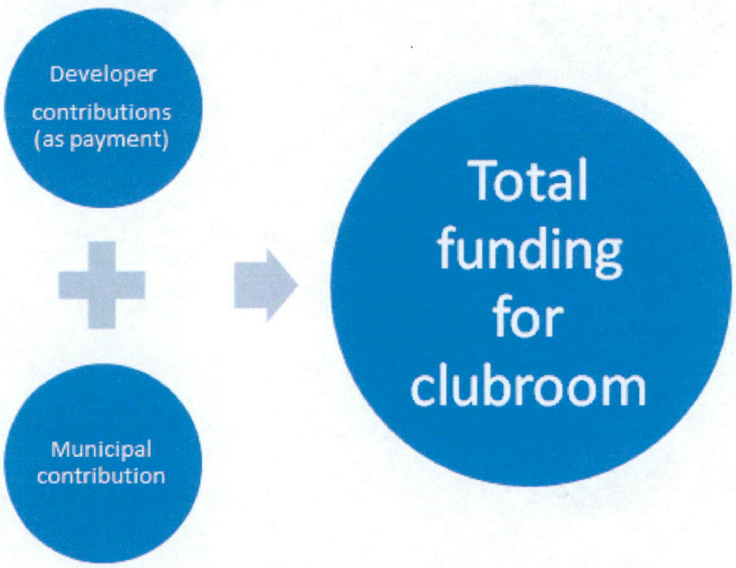
Then 42.273% of those costs would be split through the DCP between the future developments in Treeby (89.685% of the 42.273%) and Jandakot (10.315% of the 42.273%).

It is upon this basis the costs would be shared in the draft Cost Contribution Schedule.

5.8 Administration of funds

Another aspect which should be specified in the DCP is how collected funds are to be managed. In a simple situation, DCP funds are collected and put into a reserve account until the City builds the facility.
This is how the clubroom would be funded:



The scheme covers that situation already, and also allows a developer to deliver a facility (with the City's agreement) instead of paying funds into the DCP.

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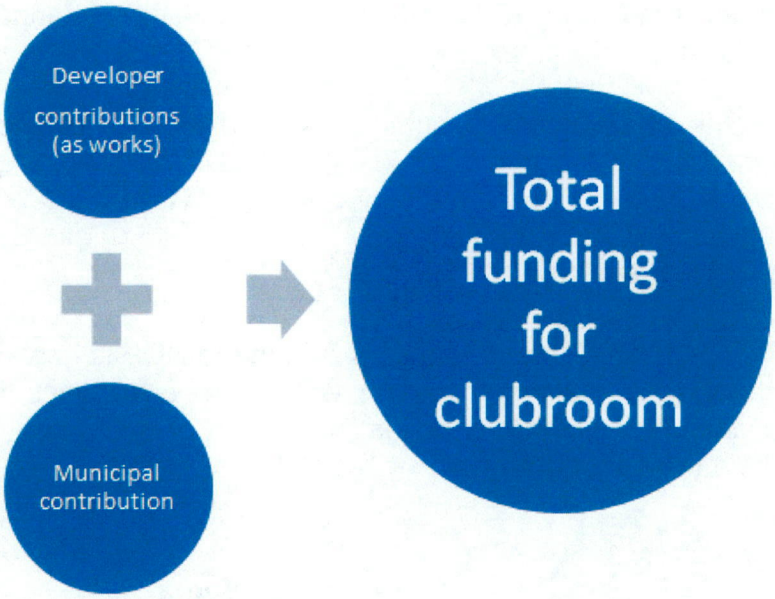
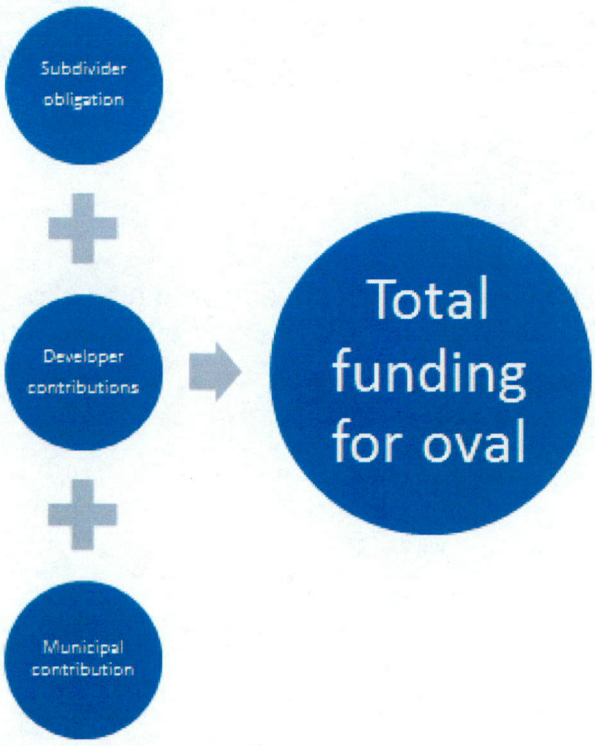


For the subdivider of the oval land, there is a further situation which the scheme does not sufficiently deal with:



There is currently no instruction in the Scheme to ensure that should the subdivider of the oval land look to meet their subdivider obligation through payment of funds, rather than as physical works, those funds are also held in

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reserve. This is an important point to specify to protect the interests of both parties (subdivider and the City) and ensure those funds are only used for those purposes.

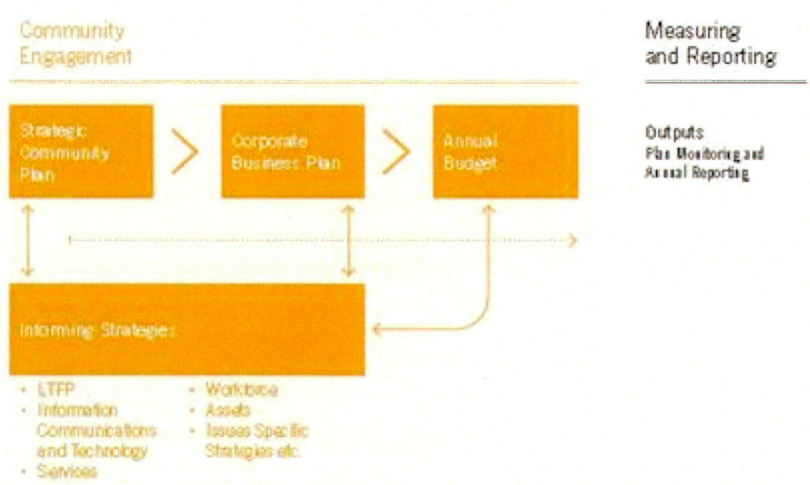
5.9 Costs of proposed infrastructure items

A draft Cost Contribution Schedule must accompany a scheme amendment for a development contribution plan. The SPP and TPS3 currently indicate the local government should use the 'best and latest' cost estimates available.
Once a DCP is operational, following gazettal, the City would procure a cost estimate to be used as an input to the Cost Contribution Schedule. For the purposes of consultation, the City proposes to utilise the recently tendered and completed costs from the Treeby (Calleya) oval, which would be of similar dimensions and likely to have the same geographic conditions (both former sand quarries, both in new urban estates, both in the eastern area of the City).

To cost the clubroom, the rate per square metre used for the proposed Calleya clubroom/community facility has been applied. As this rate has been provided by a quantity surveyor, it is considered more than appropriate for the purposes of consultation.

5.10 Need for a Capital Works Plan

The City has adopted the Community Sport and Recreation Facilities Plan as well as the Treeby District Structure Plan which indicates the need for the infrastructure items
In addition, the City uses an Integrated Planning Framework developed by the Department of Local Government. The following diagram illustrates the model.



A Long Term Financial Plan is a ten year plan developed alongside the Strategic Community Plan that identifies the resources required to deliver long term objectives. It includes long term financial projections based on our Asset

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Management Plans; Workforce Plan; Major Project Plans; our Revenue Strategy; and specific, subsidiary strategies.

The Corporate Business Plan is developed on a four yearly cycle and reviewed annually to prioritise or re- prioritise projects and services. It links annual operations to the Strategic Community Plan and informs the annual budget process. The annual budget details the revenue and expenditure estimates for activity scheduled for the relevant financial year. The annual perspective is summarised in an Annual Business Plan which provides a broad operational plan on which the City's Business Units base their detailed operational plans.

As the infrastructure items are to be provided within the next 10 years (2028/29 is mentioned in the Community Sport and Recreation Facilities Plan), the above satisfies the requirement for a Capital Expenditure Plan.

5.11 State Planning Policy compliance

Since the initiation of this amendment, a revised draft State Planning Policy 3.6 was released for consultation. The City has provided a submission on the draft SPP; however it is unclear what the finalised version will include.

The City has been verbally advised that DCPs submitted for consideration prior to the gazettal of a revised SPP will be assessed under the current SPP.

As a complex amendment, consent to advertise this local planning scheme amendment was obtained. This allowed the WA Planning Commission the opportunity to require any modifications prior to consenting to advertise DCP15. None were required.

This proposal is submitted with the assumption the current SPP will be used in its assessment. However, there would no concern with adding reporting and monitoring requirements as mentioned in the draft SPP. As per the City's submission on the draft SPP, there are concerns with the proposed DCP 'cap'.

6.0 Conclusion

The draft DCP15 provides a sound and fair basis upon which to consider the sharing of infrastructure items

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6.1 Minor corrections

In the initiated and advertised version of the amendment text, there was a minor typographical error. The word 'be' has now been inserted into the first bullet point of the Administration of Funds text as emphasised below.

Administration of funds	In relation to the proportion of costs the subdivider of the land upon which the infrastructure will be located and which they would ordinarily be obliged to meet through subdivision conditions: • These costs will also <u>be</u> held in the reserve account for DCA15 as maintained in accordance with 5.3.16 of the Scheme, unless the landowner seeks to satisfy that obligation by provision of the physical infrastructure. • Should provision of the physical infrastructure be considered, it must be in accordance with 5.3.14 of the Scheme.

In the breakdown of subdivider obligations table, this has been corrected to remove some of the 'dashed lines' where there is no percentage to allocate.

Both these corrections remained unchanged in the initiating resolution at the front of this document, but corrected in the adoption resolution.

The appendix (cost contribution schedule) and the discussion within this report regarding dwelling projections has been updated following an update to the City's projections published recently. This was also flagged by one of the submissions. There is no change to the resolution warranted by this minor update.

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POSTSCRIPT: Inclusion of Minister's modifications

Modifications required by the Minister for Planning were outlined in correspondence dated 6/10/2020 sent to the City of Cockburn and are set out further below.

In carrying out these modifications, the Council resolution dates are not modified.

In the interests of posterity and to provide some clarity to persons who may compare the original recommendation and/or Council minutes to these documents and/or the amended version of Town Planning Scheme No. 3, below are the Minister modifications:

a) Modify the Scheme Amendment Map to delete the Jandakot airport land that is reserved for Public purposes – Commonwealth Government under the Metropolitan Regions Scheme; and

b) Modify the Appendices to update the dwelling projections and the Cost Apportionment Schedule accordingly, as recommended by the City.

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PLANNING AND DEVELOPMENT ACT, 2005

CITY OF COCKBURN

TOWN PLANNING SCHEME NO 3

AMENDMENT NO. 141

The City of Cockburn under and by virtue of the powers conferred upon it by the Planning and Development Act 2005, hereby amend the above Town Planning Scheme for the following purposes:

1. Amending Table 10 of the Scheme text by including DCA15 – Treeby/Jandakot as follows:

<table>
<tr><th>Ref. No.</th><th>DCA15</th></tr>
<tr><td>Area:</td><td>Treeby/Jandakot</td></tr>
<tr><td>Relationship to other planning instruments</td><td>The development contribution plan generally conforms to the following plans:
City of Cockburn Community Sport and Recreation Facilities Plan (2018-2033)
Treeby District Structure Plan (December 2017)</td></tr>
<tr><td>Infrastructure and administrative items to be funded</td><td>Treeby East playing field specifically:
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 proportional cost of works to construct a multiple use playing field space capable of accommodating either:
1 x senior size football oval; or
2 x rectangular fields
The cost of works is the cost over and above that of providing a neighbourhood park, proportioned as set out below.
<table>
<tr><th>Playing field element</th><th>Subdivider obligation</th><th>To be shared through DCP15</th></tr>
<tr><td>Landscape Preliminaries</td><td>100%</td><td></td></tr>
</table></td></tr>
</table>

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Site establishment and preliminaries	100%	
Clearing and earthworks	66.66%	33.33%
Fine grading to all soft and hardworks 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)	1 BBQ unit	1 BBQ unit
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%	

- The oval is to be located generally in accordance with the Treeby District Structure Plan (adjacent to a primary school site) and structure plan for Lot 705 Armadale Road which will confirm the

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	location. **Treeby East Clubrooms** 100% of the cost of works to construct 1 x single storey clubroom building of 590m^2 to be located on the same land as the playing field, comprising: • Flexible spaces to accommodate a range of potential clubs/sports • Standard level of finishes and amenities for a public building • Associated car parking bays and access for 40 cars.
Method for calculating contributions	The City's Community Sport and Recreation Facilities Plan (2018 -2033) identifies the needs that impact on the Development Contribution Plan. The contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. 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. Contributions shall be calculated on the basis of the number of new lots and/or dwellings created. 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. 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 dependant 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' as may be

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	defined elsewhere in this Scheme, for the purposes of calculating cost contribution liability within DCA15, the term lot will be inclusive of green title, survey strata and built strata subdivisions.
Administration of funds	In relation to the proportion of costs the subdivider of the land upon which the infrastructure will be located and which they would ordinarily be obliged to meet through subdivision conditions: • These costs will also be held in the reserve account for DCA15 as maintained in accordance with 5.3.16 of the Scheme, unless the landowner seeks to satisfy that obligation by provision of the physical infrastructure. • Should provision of the physical infrastructure be considered, it must be in accordance with 5.3.14 of the Scheme.
Period of operation	Until 30 June 2036. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments
Priority and Timing	In accordance with the City of Cockburn Capital Expenditure Plan
Review Process	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Community Infrastructure Cost Contribution Schedule 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 an appropriately qualified independent person.
Participants and contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA15

2. Amending the Scheme map to include the boundaries of proposed Development Contribution Area No. 15 (Treeby/Jandakot)

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The Amendment is complex under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

> *an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;*

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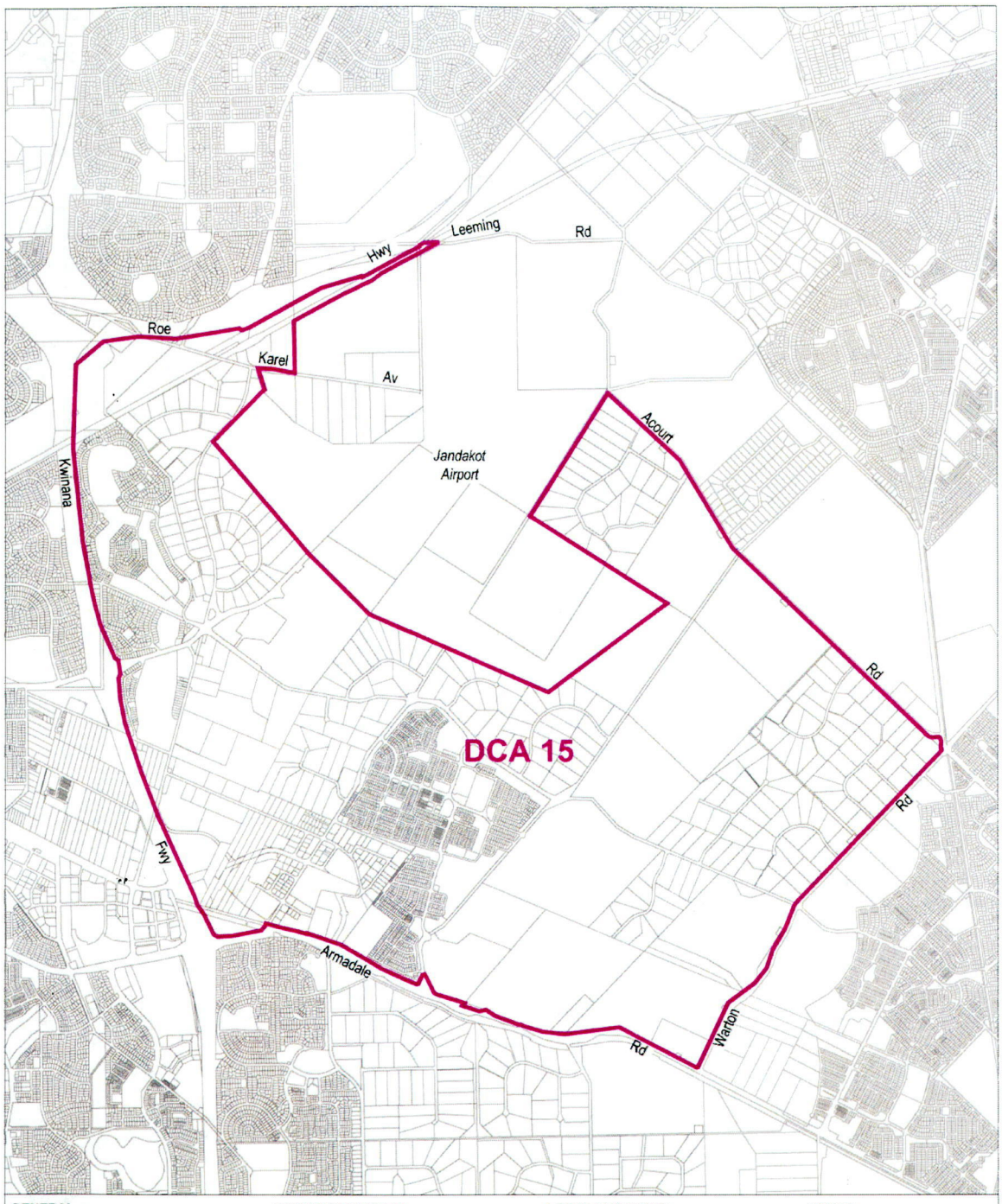

GENERAL

SPECIAL CONTROL AREAS:

DCA 1 Development Contribution Areas

REGION RESERVES

LOCAL RESERVES

ZONES

City of Cockburn

N

0 750m

Scale

Scheme Amendment Map

Town Planning Scheme No.3

Amendment No.141

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ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the ordinary meeting of the Council held on 11th day of April 2019.

MAYOR

A/CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the Meeting of the Council held on the 10th day of Oct 2019, and the Common Seal of the City of Cockburn was hereunto affixed by the authority of a resolution of the Council in the presence of:

(Seal)

CITY OF COCKBURN
TUTAS • CUPIMUS
VIAS
COMMON SEAL

MAYOR

A/CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

It is hereby certified that this is a true copy of the ~~Scheme~~ Amendment, final approval to which was endorsed by the Minister for Planning on 4/11/2020

Certified by .....

Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.

.....

DELEGATED UNDER S.16 PLANNING AND DEVELOPMENT ACT 2005

DATE 26/10/20

Final Approval Granted

.....

MINISTER FOR PLANNING

DATE.....

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Attachment One: draft Cost Contribution Schedule

Draft comprises: Summary Sheet, Contributions Register, Dwelling Unit inputs, Admin costs, Oval and Clubroom estimated costs

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	$306,554	62.955	192,992	37.045	113,563	88.686	100,713.91	11.314	12,848.81
Clubrooms	$2,427,500	62.955	1,528,236	37.045	899,264	88.686	797,519.05	11.314	101,745.34
Administration	$7,945	0.00	0.00	100.00	7,945	88.686	7,046.17	11.314	898.93
Total costs	2,742,000		1,721,227		1,020,772		905,279.13		115,493.08
Less funds received							0.00		0.00
Balance							905,279.13		115,493.08
Future dwellings (as estimated 2020-2036)	1,750						1,552		198
Dwellings created	0						0		0
Remaining future dwellings	1,750						1,552		198
Cost per Dwelling							**583.30**		**583.30**

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Contributions Register:

Contributions Register												
Property Details			Treeby					Jandakot				
Property #	Property adress	Development Description	# Lots	# additional lots	Invoice Amount	Invoice #	Date Paid	# Lots	# additional lots	Invoice Amount	Invoice #	Date Paid
		Totals	0	0	0			0	0	0		

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Dwelling Unit inputs:

Dwelling Forecasts - id Consulting				
Suburb	**2020**	**2036**	**Increase**	**% of Total Inc**
Jandakot	965	1,163	198	11.314
Treeby	2,009	3,561	1,552	88.686
Total	2974	4724	1750	
Percent	62.955		37.045	

Notes for updating Cost Contribution Schedule (as a minimum at the 5 year review - should also do each time the id data figures are updated relative to new census)

Grey cells are used to update the municipal v future dwelling units splits in Cost Contribution Schedule

Blue cells are used to update the proportion of each suburbs 'share'

Figure sources: for Jandakot (2020 and 2036): https://forecast.id.com.au/cockburn/population-households-dwellings?WebID=190
Figure sources for Treeby: 2020 figures based on DCP13 payments to date (October 2020) as Forecast id does not capture vacant lots and dwellings under construction
Figure sources for Treeby 2036: https://forecast.id.com.au/cockburn/population-households-dwellings?WebID=270

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Admin costs:

Administrative 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	7945.1
	Total Cost	$7,945

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Oval and clubroom estimated costs:

Description Playing Field	Unit				Developer		CoC / DCP		Playing Field
Preliminaries				**$39,077.83**		**$ 39,077.83**		**$ -**	
Landscape preliminaries	item	1	$19,970.97	$19,970.97	100%	$ 19,970.97	0%	$ -	Landscape Preliminaries
Site establishment and preliminaries	item	1	$19,106.86	$19,106.86	100%	$ 19,106.86	0%	$ -	Site Establishment and Preliminaries
Earthworks				**$345,326.91**		**$ 227,453.11**		**$ 117,873.80**	
Clearing and Earthworks - associated with construction + refinement of engineer's bulk earthworks	item	1	$275,860.76	$275,860.76	66%	$ 183,907.17	33%	$ 91,953.59	Clearing and Earthworks
Fine grading to all soft and hardworks area	item	1	$17,897.25	$17,897.25	0%	$ -	100%	$ 17,897.25	Fine Grading to all Soft and Hardworks Areas
Soil treatments	item	1	$24,068.90	$24,068.90	66%	$ 16,045.93	33%	$ 8,022.97	Soil Treatments and Grading
External drainage	item	1	$27,500.00	$27,500.00	100%	$27,500.00		$ -	
Paving and Hardscape				**$158,362.80**		**$ 110,799.84**		**$ 47,562.96**	
Mowing kerb	Lm	192	$32.34	$6,209.28	66%	$ 4,139.52	33%	$ 2,069.76	Paving and Hardscape
Exposed agg. conc. platform	m^2	130	$149.55	$19,441.50	66%	$ 12,961.00	33%	$ 6,480.50	Paving and Hardscape
Exposed agg. conc. path	m^2	140	$149.55	$20,937.00	66%	$ 13,958.00	33%	$ 6,979.00	Paving and Hardscape
Tactile indicators - unit pavers	m^2	6	$684.60	$4,107.60	66%	$ 2,738.40	33%	$ 1,369.20	Paving and Hardscape
Softfall - rubber (blue)	m^2	52	$186.21	$9,682.92	100%	$9,682.92	0%	$ -	Playground Equipment
Pine bark Mulch	m^2	150	$39.94	$5,991.00	100%	$5,991.00	0%	$ -	Playground Equipment
Limestone rocks	m^2	150	$108.99	$16,348.50	66%	$ 10,899.00	33%	$ 5,449.50	Paving and Hardscape
Limestone rocks - Edge	Lm	29	$84.36	$2,446.44	66%	$ 1,630.96	33%	$ 815.48	Paving and Hardscape
Red brick planter box with RHS steel edge	Lm	22	$969.91	$21,338.02	66%	$ 14,225.35	33%	$ 7,112.67	Paving and Hardscape
Limestone block work - 3c 350 x 350 x 500mm	Lm	22	$921.66	$20,276.52	66%	$ 13,517.68	33%	$ 6,758.84	Paving and Hardscape
Red face brick cavity wall with opening (For Shelter)	Lm	4	$1,556.63	$6,226.52	66%	$ 4,151.01	33%	$ 2,075.51	Paving and Hardscape
Brick Masonary Skateable wall element	item	1	$3,360.00	$3,360.00	66%	$ 2,240.00	33%	$ 1,120.00	Paving and Hardscape
Concrete In-situ Wall	item	1	$4,672.50	$4,672.50	66%	$ 3,115.00	33%	$ 1,557.50	Paving and Hardscape
Coloured concrete berm	item	1	$17,325.00	$17,325.00	66%	$ 11,550.00	33%	$ 5,775.00	Paving and Hardscape
Softworks				**$220,855.13**		**$ 220,855.13**		**$ -**	
Turf - roll-on	m^2	26645	$5.97	$159,070.65	100%	$159,070.65	0%	$ -	Turf
Tree - 45L	No	48	$110.64	$5,310.72	100%	$ 5,310.72	0%	$ -	Trees and Shrub Plantings
Planted organic mulch area - Planters (Plant size 140mm @4/m2)	m^2	13	$101.32	$1,317.16	100%	$ 1,317.16	0%	$ -	Trees and Shrub Plantings
Planted organic mulch area - General (Plant size 140mm @4/m2)	m^2	1240	$40.77	$50,554.80	100%	$ 50,554.80	0%	$ -	Trees and Shrub Plantings
Planted gravel mulch - drainage basin (Plant size 140mm @4/m2)	m^2	190	$24.22	$4,601.80	100%	$ 4,601.80	0%	$ -	Trees and Shrub Plantings
140mm plants (plants separate to above)	no				100%		0%	$ -	Trees and Shrub Plantings
Lighting (Paths, Oval and Amenity Lighting)				**$65,950.05**		**$ -**		**$ 65,950.05**	
Lighting - Paths, Oval and Amenity lighthing	item	1	$65,950.05	$65,950.05	0%	$ -	100%	$ 65,950.05	Lighting
Sports Goals				**$15,000.00**		**$ -**		**$ 15,000.00**	
Sport Goals	Set	1	$15,000.00	$15,000.00	0%	$ -	100%	$ 15,000.00	

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Description Playing Field	Unit				Developer		CoC / DCP		Playing Field
Playground				**$131,402.25**		**$ 131,402.25**		**$ -**	
Play equip. - Birds Nest Swing	item	1	$10,164.00	$10,164.00	100%	$ 10,164.00	0%	$ -	Playground Equipment
Play equip. - Balance beam	item	1	$1,706.25	$1,706.25	100%	$ 1,706.25	0%	$ -	Playground Equipment
Play equip. -Timber steppers	item	1	$5,187.00	$5,187.00	100%	$ 5,187.00	0%	$ -	Playground Equipment
Play equip. - Timber stilts	item	1	$5,040.00	$5,040.00	100%	$ 5,040.00	0%	$ -	Playground Equipment
Play equip. - Net Play - GS805S	item	1	$72,135.00	$72,135.00	100%	$ 72,135.00	0%	$ -	Playground Equipment
Shade Sails	item	1	$37,170.00	$37,170.00	100%	$ 37,170.00	0%	$ -	Playground Equipment
Picnic Furniture				**$121,199.68**		**$ 96,837.06**		**$ 24,362.63**	
Electric BBQ - double/steel (inlc. Electrical and associated Connections)	item	1	$11,870.25	$11,870.25	50%	$ 5,935.13	50%	$ 5,935.13	BBQs (2, 1:1 contribution)
Drinking fountain (inlc. Connection)	item	1	$17,409.00	$17,409.00	100%	$ 17,409.00	0%	$ -	Drinking Fountain (1)
Rubbish bin - double/steel	item	1	$30,712.50	$30,712.50	40%	$ 12,285.00	60%	$ 18,427.50	Bins (5, 2:3 contribution)
Table setting - accessible 6 seater	item	1	$11,102.75	$11,102.75	100%	$ 11,102.75	0%	$ -	Picnic Furniture
Bench Seats	item	1	$5,569.20	$5,569.20	100%	$ 5,569.20	0%	$ -	Picnic Furniture
Bollard - Recycled plastic	item	1	$10,410.98	$10,410.98	100%	$ 10,410.98	0%	$ -	Picnic Furniture
Shade Structure above BBQ Area (include Electrical Luminairs / connections as per City's Requirements)	item	1	$34,125.00	$34,125.00	100%	$ 34,125.00	0%	$ -	Picnic Furniture
Reticulation - Landscape Irrigation				**$104,447.20**		**$ 104,447.20**		**$ -**	
Landscape irrigation	item	1	$104,447.20	$104,447.20	100%	$ 104,447.20	0%	$ -	Reticulation
Mature Transplants				**$35,805.00**		**$ -**		**$ 35,805.00**	
Tree - Mature Transplants	No	1	$35,805.00	$35,805.00	0%	$ -	100%	$ 35,805.00	Mature Tree Transplants
Miscellaneous				**$197,649.94**		**$ 197,649.94**		**$ -**	
Irrigation Bore & pump(if needed)	item	1	$100,000.00	$100,000.00	100%	$ 100,000.00	0%	$ -	Irrigation Bore and Pump
Iron filtration unit	item	1	$60,900.00	$60,900.00	100%	$ 60,900.00	0%	$ -	Iron Filtration Unit
Power Connection (if needed)	item	1	$13,500.00	$13,500.00	100%	$ 13,500.00	0%	$ -	Power Connection
Water Supply (if needed)	item	1	$10,000.00	$10,000.00	100%	$ 10,000.00	0%	$ -	Water Supply
Landscape Consolidation (only softworks)	Wks	13	$615.38	$7,999.94	100%	$ 7,999.94	0%	$ -	Consolidation (12 weeks) Plus 2 Years Maintenance Period
Building Construction Industry Training Fund (BCITF)	Item	1	$5,250.00	$5,250.00	100%	$ 5,250.00	0%	$ -	
Practical Completion Site Inspection and Defects Report	item			$0.00		$ -		$ -	
Subtotal Excl. GST - Playing Field				**$1,435,076.79**	**79%**	**$ 1,128,522.35**	**21%**	**$ 306,554.44**	
Total Inc. GST (10%)				**$1,578,584.47**		**$ 1,241,374.59**		**$ 337,209.88**	

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Description Clubroom	Unit				Developer		CoC / DCP		Clubroom
Preliminaries				**$80,000.00**		**$ -**		**$80,000.00**	
Site strip, clearance, tree removal and ground preparation	item	10	$5,000.00	$50,000.00	0%	$ -	100%	$50,000.00	
Earthworks allowance	item	30	$1,000.00	$30,000.00	0%	$ -	100%	$30,000.00	
Building Works				**$2,017,500.00**		**$ -**		**$2,017,500.00**	
Building Area	m^2	590	$3,250.00	$1,917,500.00	0%	$ -	100%		
Verandah Area	m^2	200	$500.00	$100,000.00	0%	$ -	100%		
Male and Female external toilets	m^2		$0.00	$0.00	0%	$ -	100%		
Umpires room	m^2		$0.00	$0.00	0%	$ -	100%		
First aid room	m^2		$0.00	$0.00	0%	$ -	100%		
Stores	m^2		$0.00	$0.00	0%	$ -	100%		
Change rooms	m^2		$0.00	$0.00	0%	$ -	100%		
Change room showers	m^2		$0.00	$0.00	0%	$ -	100%		
Kitchen	m^2		$0.00	$0.00	0%	$ -	100%		
Kitchen Stores	m^2		$0.00	$0.00	0%	$ -	100%		
Male and female internal toilets	m^2		$0.00	$0.00	0%	$ -	100%		
Cleaner	m^2		$0.00	$0.00	0%	$ -	100%		
Lobby	m^2		$0.00	$0.00	0%	$ -	100%		
External Works				**$70,000.00**		**$ -**		**$70,000.00**	
New carpark, lighting and drainage (assuming reciprocal with the school)	item	40	$1,750.00	$70,000.00	0%	$ -	100%		
New crossovers	item	0	$0.00	$0.00	0%	$ -	100%		
External Services				**$260,000.00**		**$ -**		**$260,000.00**	
External water services	item	1	$25,000.00	$25,000.00	0%	$ -	100%		
External sewer	item	1	$30,000.00	$30,000.00	0%	$ -	100%		
External stormwater	item	1	$40,000.00	$40,000.00	0%	$ -	100%		
Industrial waste point	item	1	$15,000.00	$15,000.00	0%	$ -	100%		
External gas services	item	1	$25,000.00	$25,000.00	0%	$ -	100%		
External electrical services	item	1	$50,000.00	$50,000.00	0%	$ -	100%		
Allow for headworks fees and charges	item	1	$75,000.00	$75,000.00	0%	$ -	100%		
Subtotal Excl. Gst - Clubroom				**$2,427,500.00**		**$ -**		**$2,427,500.00**	
Total incl. Gst - Clubroom				**$2,670,250.00**					
Estimate Total Project Cost (Excl. Gst)		**$3,862,576.79**				$ 1,128,522.35		$ 2,734,054.44	$ 3,862,576.79
Estimate Total Project Cost (Incl. Gst)		**$4,248,834.47**							

Exclusions:

Planning Contingency (10%)
Design Contingency (10%)
Construction Contingency (5%)
Project Management Fees (2%)
Design Contingency (10%)

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Attachment Two: Capital Expenditure: extract from Community Sport and Recreation Facilities Plan - Implementation Plan

Note: estimated cost has reduced since this document was adopted

City of Cockburn

Annex 8

Final Version 15 Nov 2018

Community, Sport and Recreation Facilities Plan - 15 Year Implementation Plan 2018-2033

	Total Proposed Cost	2018/19 (Yr 1)	2019/20 (Yr 2)	2020/21 (Yr 3)	2021/22 (Yr 4)	2022/23 (Yr 5)	2023/24 (Yr 6)	2024/25 (Yr 7)	2025/26 (Yr 8)	2026/27 (Yr 9)	2027/28 (Yr 10)	2028/29 (Yr 11)
Sporting Reserves and Facilities												
Regional Level												
Lakelands Reserve Hockey Development	$6,530,000	$6,530,000										
Golf Complex	$8,610,575	$50,000									$400,000	$3,780,000
District Level												
Beeliar Reserve *Upgraded *Clubroom Facility Upgrade	$1,300,000				$100,000	$1,200,000						
Beale Park *Upgraded as per outcome of Western Suburbs Sporting Precinct Study (WSSPS) (19/20 Trees/detailed design, build 2021, 21/22)	$9,650,000		$300,000	$5,350,000	$4,000,000							
Frankland Reserve *New (2 x AFL Ovals + Clubrooms)	$7,800,000	$400,000	$7,400,000									
Neighbourhood Level												
Lucius/Dalmatanic Park *Upgrade (As per the outcome of the (WSSPS)	$3,151,000											
Tempest Park *Upgrade Clubroom facitlity	$750,000						$100,000	$650,000				
Banjup "Treeby" Reserve (Calleya Estate) - Linked to delivery of Primary School development	$3,100,000	$200,000		$2,900,000								
Banjup "Treeby" Reserve (East) - Clubroom and Playing Fields	$3,500,000										$200,000	$3,300,000

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