



Community Infrastructure Development Contribution Plan 13 (DCP 13) Report 2023/24

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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.

Community Infrastructure 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 [Sheet 26 Scheme Map](#) as: 'DCA 13'

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 equitable sharing of costs associated with the upgrade of existing, and the provision of new community infrastructure to service the regional, sub-regional and local catchment areas within the City of Cockburn, as identified by:

- The Plan for the District (now called the 'Strategic Community Plan')
- Bibra Lake Landscape, Recreation and Environmental Management Plan (2009)
- Bicycle Network and Footpath Plan (2010)
- Sport and Recreation Plan (2010)
- Review of City of Cockburn Library Services (2007)
- North Coogee Foreshore Management Plan
- Cockburn Coast Foreshore Management Plan

Period of the plan

20 years commencing 30 August 2011 to 30 June 2031.

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

Operation of DCP

DCP 13 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 81 to TPS 3 on 30 June 2011.

DCP 13 operates in accordance with TPS 3 and requires landowners to make a financial contribution towards the cost of community infrastructure within the City of Cockburn.

The requirement to contribute under DCP 13 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 13 is operational over the same as several other DCPs that relate to development infrastructure, except for DCP15 (Treeby East) which also provides for community infrastructure.

Landowners will be required to satisfy their contribution obligations under all the 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 DCP 13 as defined in Table 10 of TPS 3:

Regional Facilities - All Suburbs

- R1 Coogee Beach Surf Club
- R2 Wetlands Education Centre/Native Arc
- R3 Cockburn Central Recreation and Aquatic Centre
- R4 Cockburn Central Community Facilities

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- R5 Visko Park Bowling and Recreation Club
- R6 Coogee Golf Complex (excl. pro-shop and restaurant component)
- R7 Bibra Lake Management Plan Proposals
- R8 Atwell Oval
- R9 Cockburn Coast Foreshore Reserve (excl. coastal protection measures)
- R10 Cockburn Coast Beach Parking

Sub Regional East

- SRE1 Cockburn Central Library and Community Facilities
- SRE2 Cockburn Central Playing Fields
- SRE3 Anning Park Tennis
- SRE4 Cockburn Central Heritage Park
- SRE5 Bicycle Network – East

Regional - Western

- SRW1 North Coogee Foreshore Management Plan Proposals (excl. rebuilding of the groyne)
- SRW2 Phoenix Seniors and Lifelong Learning Centre
- SRW3 Beale Park Sports Facilities
- SRW4 Western Suburbs Skate Park
- SRW5 Bicycle Network – West
- SRW6 Dixon Reserve/Wally Hagen Facility Development (excl. café component)

Local - Specific Suburbs

- L1 Lakelands Reserve
- L2 Southwell Community Centre
- L3 Hammond Park Recreation Facility
- L4 Frankland Reserve Recreation and Community Facility
- L5 Munster Recreation Facility
- L6 Banjup Playing Field
- L7 Banjup Community Centre
- L8 Cockburn Coast Sport Oval and Clubroom (including land cost)

Maps detailing the proposed location of the infrastructure included within this DCP is shown in [Annex 1 – Maps](#).

A map showing the areas which benefit from, and contribute to, each infrastructure item identified above is provided in [Annex 1](#) and reflected in Sheet 26 of TPS 3.

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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.

Details of each infrastructure item included within the DCP, and the rationale for its inclusion, is outlined in [Annex 3 – Infrastructure Sheets](#).

Estimated costs

The DCP overall cost of the infrastructure works is **\$142,422,502** (as of 16 October 2023).

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

- [Annex 2 – Cost Apportionment Schedule \(CAS\)](#)
- [Annex 5 – Schedule of Costs](#)

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

The estimated cost of the infrastructure items 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.

Notwithstanding clauses 5.3.11.1, 5.3.11.2(ii), 5.3.11.3 and 5.3.11.4 of TPS3, where the development contribution plan relates to community infrastructure, the local government may adopt a lesser rate than the independent certification recommends and make up the shortfall in accordance with clause 5.3.17.1.

Method of calculating contribution

All landowners within DCA 13 shall make a financial contribution towards the cost of upgrades to existing, and provision of new, community infrastructure within the City of Cockburn.

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 calculation of the number of new lots and/or dwellings created through the relevant subdivision or development application process is 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 5.1.3.A3.i of State Planning Policy - Residential Design Codes.

Notwithstanding the definitions of 'lot' listed in Schedule 1, for the purposes of calculating cost contribution liability within DCA 13, the term lot will be inclusive of green title, survey strata and built strata subdivisions.

The contribution rate calculated for each suburb is premised on the following:

- The identification of infrastructure demand based on regional, sub-regional and local catchments (as depicted in [Sheet 26 of the Scheme Map](#)).
- An assessment of future growth for each catchment area in respect to new dwellings/lots forecast to be created between 2009 and 2031, as identified by id Consulting, and considered when DCP13 was initially contemplated (as depicted in [Annex 6 – Dwelling Forecast](#))
- A calculation of future growth for each suburb as a percentage of the total forecast dwellings for each catchment area.

The above methodology equitably apportions the cost of infrastructure based on demand generated in each catchment area and according to the growth potential in each suburb.

The adopted contribution rate per suburb for DCP 13 is outlined in [Table 2 Contribution rates per suburb](#).

Priority and timing of delivery

The DCP 13 infrastructure items are major capital works projects, the priority and timing for which is determined by the following:

- (a) City of Cockburn Strategic Community Plan [Strategic Community Plan 2020-2030](#)
previously the City's Plan for the District
- (b) City of Cockburn [Long Term Financial Plan \(LTFP\) 2020-21 to 2029-30](#) provides a ten year view of the financial position of the City
- (c) City of Cockburn [Community, Sport and Recreation Facilities Plan 2018-2033](#)

Details of the priority/timing can be seen in [Annex 4 – Capital Expenditure Plan \(CEP\)](#), however, 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.

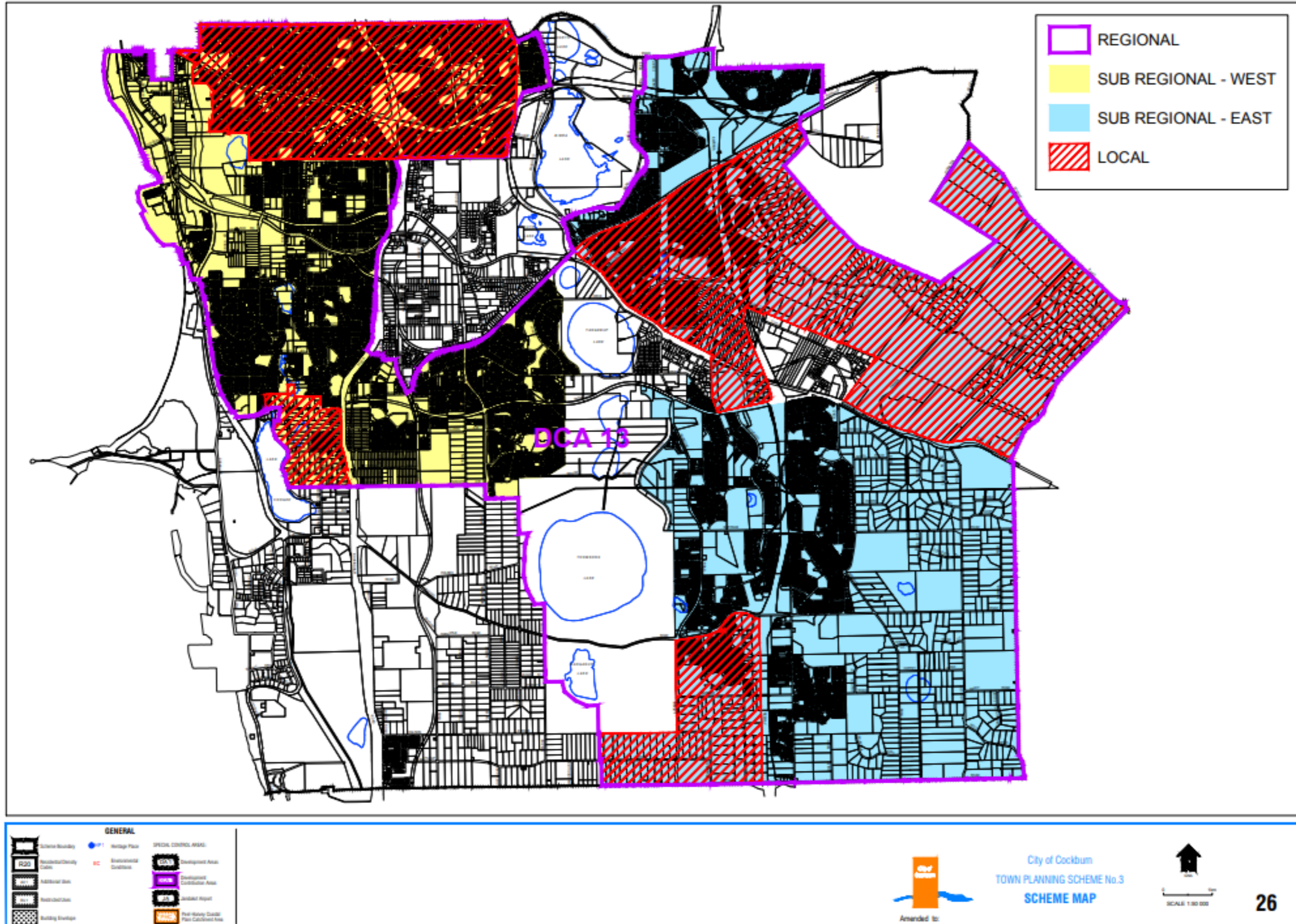
The estimated infrastructure costs as shown in the Cost Apportionment Schedule (CAS) will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification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

Annexes

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

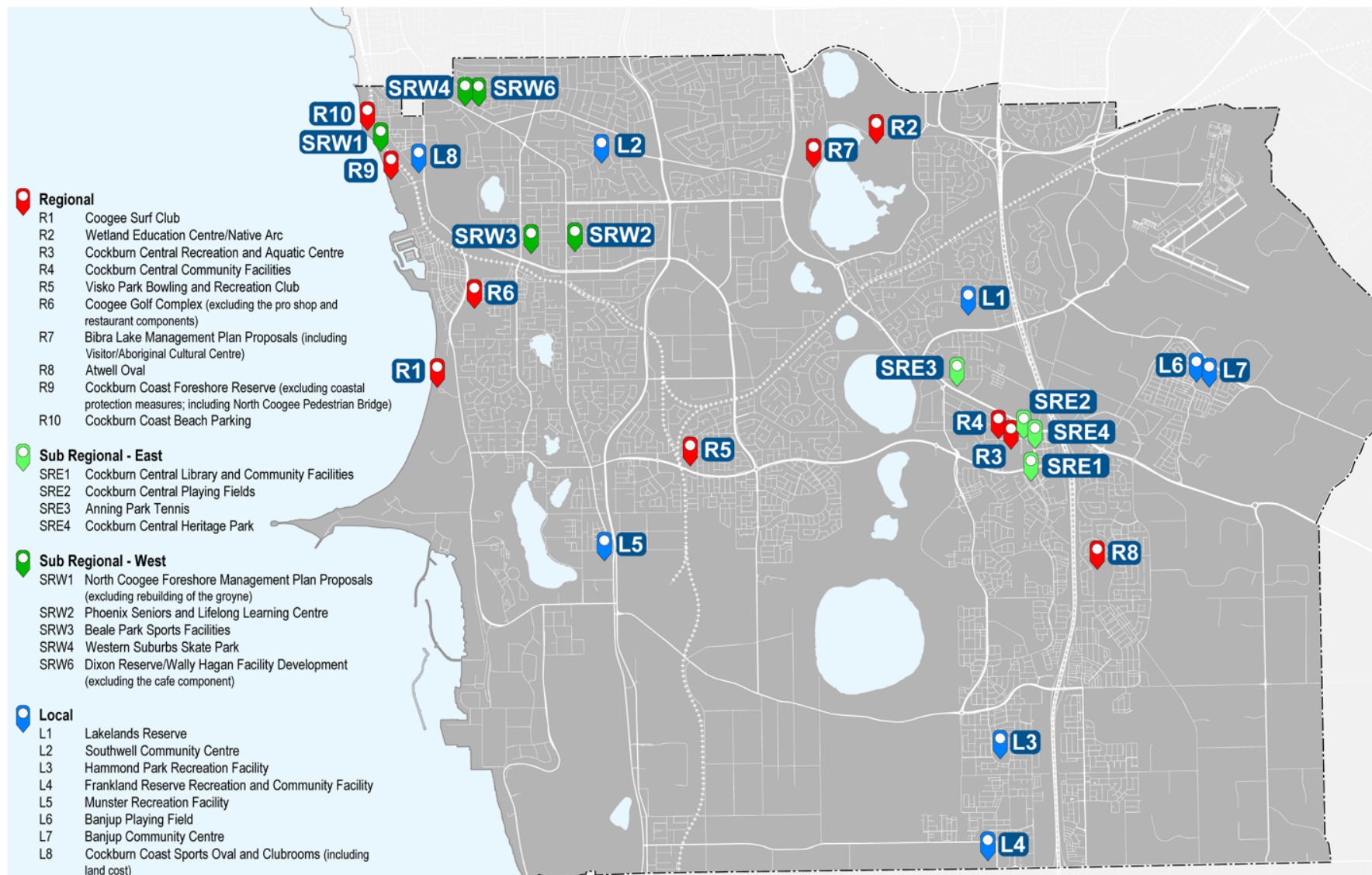
Annex 1 – Maps

Sheet 26 Scheme Map

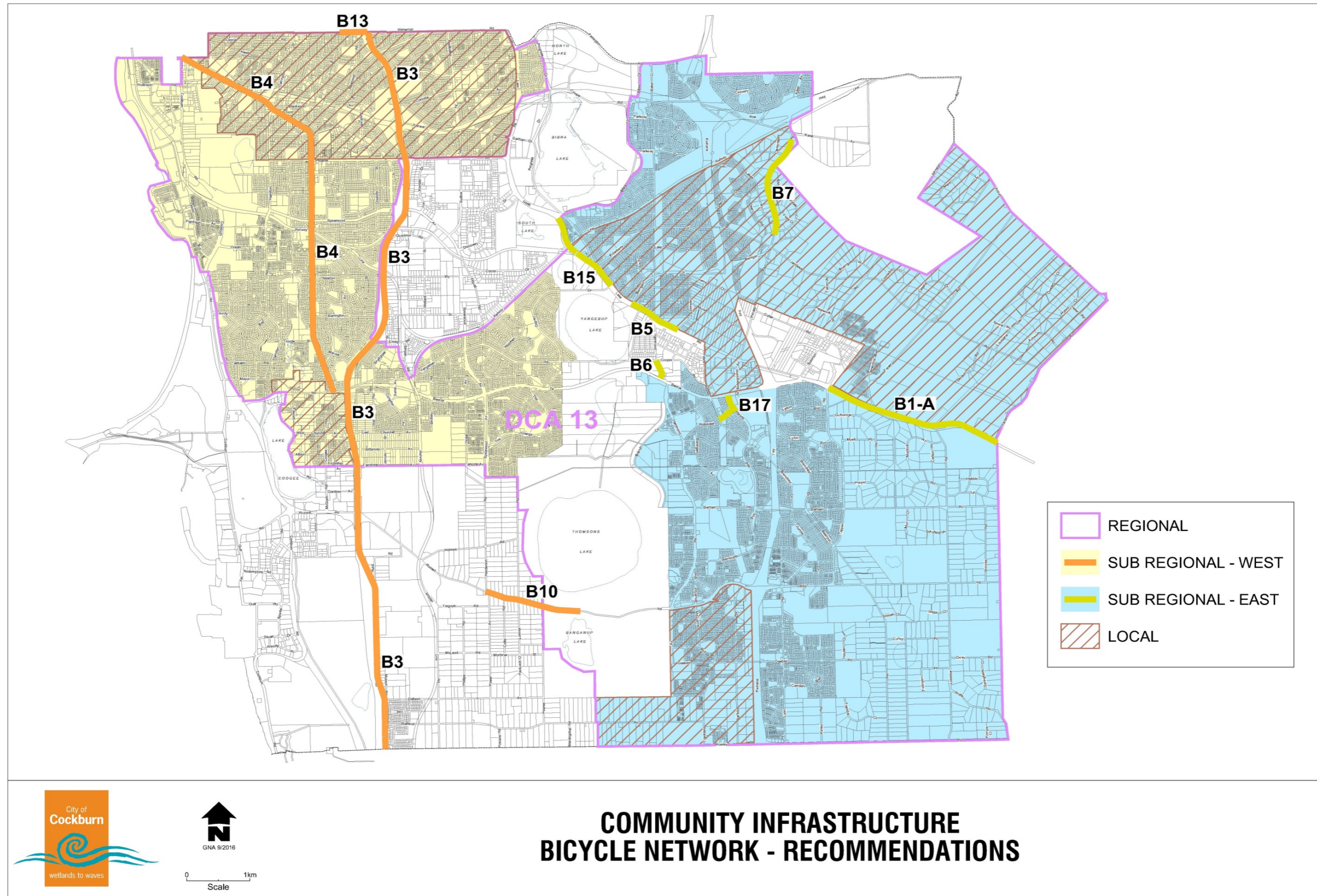


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Map depicting the infrastructure items



Bicycle Network Plan (note: this is an edited map which excluded segment of path not covered in DCP13)



Annex 2 – Cost Apportionment Schedule (CAS)

Table 1 Summary Sheets

Ref No	Description	Est Cost \$	Du's	Du's	DCA Cont \$m	Atwell		Aubin Grove/Banjup South		Banjup North		Beeliam		Bibra Lake West	
			Existing %	DCA %		%	\$	%	\$	%	\$	%	\$	%	\$
Regional															
R1	Coogee Surf Club - Complete	\$7,626,000	51.052	48.948	3,732,774	1.564	58,380.59	5.372	200,524.65	8.106	302,578.70	4.935	184,212.42	0.270	10,078.49
R2	Wetlands Ed/Native Arc (CW4156) - Complete	\$5,985,945	51.052	48.948	2,930,000	1.564	45,825.21	5.372	157,399.62	8.106	237,505.83	4.935	144,595.52	0.270	7,911.00
R3	Cockburn Central Recn and Aquatic Centre) - Complete	\$85,562,657	51.052	48.948	41,881,209	1.564	655,022.11	5.372	2,249,858.57	8.106	3,394,890.83	4.935	2,066,837.68	0.270	113,079.27
R4	Cockburn Central Community Facilities	\$3,316,114	51.052	48.948	1,623,171	1.564	25,386.40	5.372	87,196.77	8.106	131,574.28	4.935	80,103.51	0.270	4,382.56
R5	Visko Park Bowling and Recreation club - Complete	\$4,085,970	51.052	48.948	2,000,001	1.564	31,280.01	5.372	107,440.03	8.106	162,120.05	4.935	98,700.03	0.270	5,400.00
R6	Coogee Golf Complex	\$10,147,537	51.052	48.948	4,967,016	1.564	77,684.14	5.372	266,828.12	8.106	402,626.35	4.935	245,122.26	0.270	13,410.94
R7	Bibra Lake Management Plan	\$21,687,809	51.052	48.948	10,615,749	1.564	166,030.31	5.372	570,278.03	8.106	860,512.60	4.935	523,887.21	0.270	28,662.52
R8	Atwell Oval - Complete	\$1,068,832	51.052	48.948	523,172	1.564	8,182.41	5.372	28,104.79	8.106	42,408.31	4.935	25,818.53	0.270	1,412.56
R9	Cockburn Coast Foreshore Management Plan	\$22,137,710	51.052	48.948	10,835,966	1.564	169,474.51	5.372	582,108.10	8.106	878,363.41	4.935	534,754.93	0.270	29,257.11
R10	Cockburn Coast Beach parking	\$221,300	51.052	48.948	108,322	1.564	1,694.15	5.372	5,819.05	8.106	8,780.58	4.935	5,345.69	0.270	292.47
Sub Regional															
SRE1	Cockburn Central Library and Community - Complete	\$15,844,500	44.958	55.042	8,721,130	3.038	264,947.92	10.439	910,398.73	15.751	1,373,665.14				
SRE2	Cockburn Central Playing Fields	\$5,231,342	44.958	55.042	2,879,435	3.038	87,477.25	10.439	300,584.27	15.751	453,539.88				
SRE3	Anning Park - Tennis	\$4,041,096	44.958	55.042	2,224,300	3.038	67,574.24	10.439	232,194.68	15.751	350,349.50				
SRE4	Cockburn Heritage Park - Complete	\$82,660	44.958	55.042	45,498	3.038	1,382.22	10.439	4,749.51	15.751	7,166.35				
SRE5	Bicycle Network East	\$3,019,459	44.958	55.042	1,661,971	3.038	50,490.67	10.439	173,493.11	15.751	261,776.99				
SRW1	North Coogee Foreshore Management Plan - Complete	\$1,490,000	56.195	43.805	652,695							10.168	66,365.98	0.555	3,622.45
SRW2	Seniors & Life Long Learning Centre	\$27,032,680	56.195	43.805	11,841,666							10.168	1,204,060.56	0.555	65,721.24
SRW3	Beale Park Sports Facilities	\$6,539,200	56.195	43.805	2,864,497							10.168	291,262.01	0.555	15,897.96
SRW4	Western Suburbs Skate Park - Complete	\$316,400	56.195	43.805	138,599							10.168	14,092.75	0.555	769.22
SRW5	Bicycle Network West	\$6,187,434	56.195	43.805	2,710,406							10.168	275,594.05	0.555	15,042.75
SRW6	Dixon Reserve/Wally Hagen	\$7,506,914	56.195	43.805	3,288,404							10.168	334,364.90	0.555	18,250.64
Local															
L1	Lakelands Reserve - Complete	\$2,829,900	34.280	65.720	1,859,810										
L2	Southwell Community Centre	\$1,123,181	67.143	32.857	369,044										
L3	Hammond Park Recreation Facility - Complete	\$776,240	21.327	78.673	610,691										
L4	Frankland Park Rcn & Community (CW4676) - Complete	\$6,271,400	21.327	78.673	4,933,899										
L5	Munster Recreation Facility	\$2,988,676	62.726	37.274	1,113,999										
L6	Banjup Playing Field - Complete	\$314,652	27.293	72.707	228,774					95.659	218,842.64				
L7	Banjup Community Centre - Complete	\$4,796,900	27.293	72.707	3,487,682					95.659	3,336,281.80				
L8	Cockburn Coast Oval	\$16,571,283	18.585	81.415	13,491,510										
Administration		81,114		100.00	81,114	1.564	1,268.62	5.372	4,357.44	8.106	6,575.10	4.935	4,002.98	0.270	219.01
Total cost		274,884,905			142,422,502		1,712,100.76		5,881,335.47		12,429,558.34		6,099,120.99		333,410.21
Less Funds received							596,778.33		1,045,943.92		4,509,426.88		2,196,006.83		10,575.64
							1,115,322.43		4,835,391.55		7,920,131.46		3,903,114.16		322,834.57
Future dwellings (as estimated 2009-2031)		31,531					493		1,694		2,556		1,556		85
Dwellings created							200		340		975		689		9
Remaining future dwellings							293		1,354		1,581		867		76
Cost per Dwelling							3,806.56		3,571.19		5,009.57		4,501.86		4,247.82

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Ref No	Description	Est Cost \$	Du's Existing %	Du's DCA %	DCA Cont Sm	Bibra Lake East		Coogee/North Coogee		Coolbellup		Hamilton Hill		Hammond Park/ Wattleup/Henderson	
						%	\$	%	\$	%	\$	%	\$	%	\$
Regional															
R1	Coogee Surf Club - Complete	\$7,626,000	51.052	48.948	3,732,774	0.146	5,449.85	23.938	893,551.56	2.578	96,230.93	7.145	266,706.74	10.834	404,408.79
R2	Wetlands Ed/Native Arc (CW4156) - Complete	\$5,985,945	51.052	48.948	2,930,000	0.146	4,277.80	23.938	701,383.49	2.578	75,535.41	7.145	209,348.53	10.834	317,436.24
R3	Cockburn Central Recn and Aquatic Centre) - Complete	\$85,562,657	51.052	48.948	41,881,209	0.146	61,146.57	23.938	10,025,523.89	2.578	1,079,697.58	7.145	2,992,412.41	10.834	4,537,410.22
R4	Cockburn Central Community Facilities	\$3,316,114	51.052	48.948	1,623,171	0.146	2,369.83	23.938	388,554.77	2.578	41,845.36	7.145	115,975.60	10.834	175,854.39
R5	Visko Park Bowling and Recreation club - Complete	\$4,085,970	51.052	48.948	2,000,001	0.146	2,920.00	23.938	478,760.14	2.578	51,560.02	7.145	142,900.04	10.834	216,680.06
R6	Coogee Golf Complex	\$10,147,537	51.052	48.948	4,967,016	0.146	7,251.84	23.938	1,189,004.40	2.578	128,049.68	7.145	354,893.33	10.834	538,126.56
R7	Bibra Lake Management Plan	\$21,687,809	51.052	48.948	10,615,749	0.146	15,498.99	23.938	2,541,197.96	2.578	273,674.00	7.145	758,495.25	10.834	1,150,110.23
R8	Atwell Oval - Complete	\$1,068,832	51.052	48.948	523,172	0.146	763.83	23.938	125,236.89	2.578	13,487.37	7.145	37,380.63	10.834	56,680.44
R9	Cockburn Coast Foreshore Management Plan	\$22,137,710	51.052	48.948	10,835,966	0.146	15,820.51	23.938	2,593,913.56	2.578	279,351.21	7.145	774,229.78	10.834	1,173,968.57
R10	Cockburn Coast Beach parking	\$221,300	51.052	48.948	108,322	0.146	158.15	23.938	25,930.10	2.578	2,792.54	7.145	7,739.60	10.834	11,735.60
Sub Regional															
SRE1	Cockburn Central Library and Community - Complete	\$15,844,500	44.958	55.042	8,721,130	0.283	24,680.80							21.05	1,835,797.80
SRE2	Cockburn Central Playing Fields	\$5,231,342	44.958	55.042	2,879,435	0.283	8,148.80							21.05	606,121.16
SRE3	Anning Park - Tennis	\$4,041,096	44.958	55.042	2,224,300	0.283	6,294.77							21.05	468,215.16
SRE4	Cockburn Heritage Park - Complete	\$82,660	44.958	55.042	45,498	0.283	128.76							21.05	9,577.27
SRE5	Bicycle Network East	\$3,019,459	44.958	55.042	1,661,971	0.283	4,703.38							21.05	349,844.82
SRW1	North Coogee Foreshore Management Plan - Complete	\$1,490,000	56.195	43.805	652,695			49.322	321,921.98	5.313	34,677.66	14.723	96,096.21		
SRW2	Seniors & Life Long Learning Centre	\$27,032,680	56.195	43.805	11,841,666			49.322	5,840,546.31	5.313	629,147.69	14.723	1,743,448.43		
SRW3	Beale Park Sports Facilities	\$6,539,200	56.195	43.805	2,864,497			49.322	1,412,826.97	5.313	152,190.70	14.723	421,739.82		
SRW4	Western Suburbs Skate Park - Complete	\$316,400	56.195	43.805	138,599			49.322	68,359.81	5.313	7,363.77	14.723	20,405.93		
SRW5	Bicycle Network West	\$6,187,434	56.195	43.805	2,710,406			49.322	1,336,826.29	5.313	144,003.85	14.723	399,053.03		
SRW6	Dixon Reserve/Wally Hagen	\$7,506,914	56.195	43.805	3,288,404			49.322	1,621,906.53	5.313	174,712.89	14.723	484,151.69		
Local															
L1	Lakelands Reserve - Complete	\$2,829,900	34.280	65.720	1,859,810										
L2	Southwell Community Centre	\$1,123,181	67.143	32.857	369,044								369,043.55		
L3	Hammond Park Recreation Facility - Complete	\$776,240	21.327	78.673	610,691										610,691.30
L4	Frankland Park Rcn & Community (CW4676) - Complete	\$6,271,400	21.327	78.673	4,933,899										4,933,898.52
L5	Munster Recreation Facility	\$2,988,676	62.726	37.274	1,113,999										
L6	Banjup Playing Field - Complete	\$314,652	27.293	72.707	228,774										
L7	Banjup Community Centre - Complete	\$4,796,900	27.293	72.707	3,487,682										
L8	Cockburn Coast Oval	\$16,571,283	18.585	81.415	13,491,510			100.000	13,491,509.81						
Administration		81,114		100.00	81,114	0.146	118.43	23.938	19,417.07	2.578	2,091.12	7.145	5,795.60	10.834	8,787.89

Total cost	274,884,905			142,422,502	159,732.31	43,076,371.52	3,186,411.78	9,199,816.16	17,405,345.02
Less Funds received					17,469.31	4,212,443.28	1,370,434.14	2,115,075.94	2,808,881.98
					142,263.00	38,863,928.24	1,815,977.64	7,084,740.22	14,596,463.04
Future dwellings (as estimated 2009-2031)	31,531				46	7,548	813	2,253	3,416
Dwellings created					3	1,299	410	612	690
Remaining future dwellings					43	6,249	403	1,641	2,726
Cost per Dwelling					3,308.44	6,219.22	4,506.15	4,317.33	5,354.54

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

Ref No	Description	Est Cost \$	Du's	Du's	DCA Cont \$m	Jandakot		Leeming		Munster / Lake Coogee		North Lake		South Lake/ Cockburn Central	
			Existing %	DCA %		%	\$	%	\$	%	\$	%	\$	%	\$
Regional															
R1	Coogee Surf Club - Complete	\$7,626,000	51.052	48.948	3,732,774	0.368	13,736.61	0.135	5,039.25	2.620	97,798.69	0.117	4,367.35	15.340	572,607.61
R2	Wetlands Ed/Native Arc (CW4156) - Complete	\$5,985,945	51.052	48.948	2,930,000	0.368	10,782.40	0.135	3,955.50	2.620	76,766.01	0.117	3,428.10	15.340	449,462.06
R3	Cockburn Central Recn and Aquatic Centre) - Complete	\$85,562,657	51.052	48.948	41,881,209	0.368	154,122.85	0.135	56,539.63	2.620	1,097,287.68	0.117	49,001.01	15.340	6,424,577.51
R4	Cockburn Central Community Facilities	\$3,316,114	51.052	48.948	1,623,171	0.368	5,973.27	0.135	2,191.28	2.620	42,527.09	0.117	1,899.11	15.340	248,994.50
R5	Visko Park Bowling and Recreation club - Complete	\$4,085,970	51.052	48.948	2,000,001	0.368	7,360.00	0.135	2,700.00	2.620	52,400.02	0.117	2,340.00	15.340	306,800.09
R6	Coogee Golf Complex	\$10,147,537	51.052	48.948	4,967,016	0.368	18,278.62	0.135	6,705.47	2.620	130,135.83	0.117	5,811.41	15.340	761,940.32
R7	Bibra Lake Management Plan	\$21,687,809	51.052	48.948	10,615,749	0.368	39,065.96	0.135	14,331.26	2.620	278,132.62	0.117	12,420.43	15.340	1,628,455.87
R8	Atwell Oval - Complete	\$1,068,832	51.052	48.948	523,172	0.368	1,925.27	0.135	706.28	2.620	13,707.10	0.117	612.11	15.340	80,254.57
R9	Cockburn Coast Foreshore Management Plan	\$22,137,710	51.052	48.948	10,835,966	0.368	39,876.36	0.135	14,628.55	2.620	283,902.31	0.117	12,678.08	15.340	1,662,237.20
R10	Cockburn Coast Beach parking	\$221,300	51.052	48.948	108,322	0.368	398.62	0.135	146.23	2.620	2,838.03	0.117	126.74	15.340	16,616.58
Sub Regional															
SRE1	Cockburn Central Library and Community - Complete	\$15,844,500	44.958	55.042	8,721,130	0.715	62,356.08	0.258	22,500.51					29.807	2,599,507.13
SRE2	Cockburn Central Playing Fields	\$5,231,342	44.958	55.042	2,879,435	0.715	20,587.96	0.258	7,428.94					29.807	858,273.33
SRE3	Anning Park - Tennis	\$4,041,096	44.958	55.042	2,224,300	0.715	15,903.75	0.258	5,738.69					29.807	662,997.12
SRE4	Cockburn Heritage Park - Complete	\$82,660	44.958	55.042	45,498	0.715	325.31	0.258	117.38					29.807	13,561.50
SRE5	Bicycle Network East	\$3,019,459	44.958	55.042	1,661,971	0.715	11,883.09	0.258	4,287.88					29.807	495,383.58
SRW															
SRW1	North Coogee Foreshore Management Plan - Complete	\$1,490,000	56.195	43.805	652,695					5.399	35,238.98	0.242	1,579.52		
SRW2	Seniors & Life Long Learning Centre	\$27,032,680	56.195	43.805	11,841,666					5.399	639,331.53	0.242	28,656.83		
SRW3	Beale Park Sports Facilities	\$6,539,200	56.195	43.805	2,864,497					5.399	154,654.17	0.242	6,932.08		
SRW4	Western Suburbs Skate Park - Complete	\$316,400	56.195	43.805	138,599					5.399	7,482.96	0.242	335.41		
SRW5	Bicycle Network West	\$6,187,434	56.195	43.805	2,710,406					5.399	146,334.80	0.242	6,559.18		
SRW6	Dixon Reserve/Wally Hagen	\$7,506,914	56.195	43.805	3,288,404					5.399	177,540.92	0.242	7,957.94		
Local															
L1	Lakelands Reserve - Complete	\$2,829,900	34.280	65.720	1,859,810										1,859,810.28
L2	Southwell Community Centre	\$1,123,181	67.143	32.857	369,044										
L3	Hammond Park Recreation Facility - Complete	\$776,240	21.327	78.673	610,691										
L4	Frankland Park Rcn & Community (CW4676) - Complete	\$6,271,400	21.327	78.673	4,933,899										
L5	Munster Recreation Facility	\$2,988,676	62.726	37.274	1,113,999						1,113,998.94				
L6	Banjup Playing Field - Complete	\$314,652	27.293	72.707	228,774	4.341	9,931.07								
L7	Banjup Community Centre - Complete	\$4,796,900	27.293	72.707	3,487,682	4.341	151,400.28								
L8	Cockburn Coast Oval	\$16,571,283	18.585	81.415	13,491,510										
Administration															
		81,114		100.00	81,114	0.368	298.50	0.135	109.50	2.620	2,125.19	0.117	94.90	15.340	12,442.89

Total cost	274,884,905			142,422,502		564,205.99		147,126.39		4,352,202.88		144,800.20		18,653,922.13
Less Funds received						8,412.10		0.00		1,277,891.21		19,518.83		1,227,431.01
						555,793.89		147,126.39		3,074,311.67		125,281.37		17,426,491.12
Future dwellings (as estimated 2009-2031)	31,531					116		42		826		37		4,837
Dwellings created						2		0		348		6		349
Remaining future dwellings						114		42		478		31		4,488
Cost per Dwelling						4,875.39		3,503.01		6,431.61		4,041.33		3,882.91

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

Ref No	Description	Est Cost \$	Du's Existing %	Du's DCA %	DCA Cont \$m	Spearwood		Success		Yangebup	
						%	\$	%	\$	%	\$
Regional											
R1	Coogee Surf Club - Complete	\$7,626,000	51.052	48.948	3,732,774	4.852	181,114.22	9.603	358,458.33	2.077	77,529.73
R2	Wetlands Ed/Native Arc (CW4156) - Complete	\$5,985,945	51.052	48.948	2,930,000	4.852	142,163.62	9.603	281,367.93	2.077	60,856.11
R3	Cockburn Central Recn and Aquatic Centre) - Complete	\$85,562,657	51.052	48.948	41,881,209	4.852	2,032,076.28	9.603	4,021,852.53	2.077	869,872.72
R4	Cockburn Central Community Facilities	\$3,316,114	51.052	48.948	1,623,171	4.852	78,756.28	9.603	155,873.15	2.077	33,713.27
R5	Visko Park Bowling and Recreation club - Complete	\$4,085,970	51.052	48.948	2,000,001	4.852	97,040.03	9.603	192,060.06	2.077	41,540.01
R6	Coogee Golf Complex	\$10,147,537	51.052	48.948	4,967,016	4.852	240,999.64	9.603	476,982.59	2.077	103,164.93
R7	Bibra Lake Management Plan	\$21,687,809	51.052	48.948	10,615,749	4.852	515,076.13	9.603	1,019,430.36	2.077	220,489.10
R8	Atwell Oval - Complete	\$1,068,832	51.052	48.948	523,172	4.852	25,384.30	9.603	50,240.20	2.077	10,866.28
R9	Cockburn Coast Foreshore Management Plan	\$22,137,710	51.052	48.948	10,835,966	4.852	525,761.07	9.603	1,040,577.82	2.077	225,063.02
R10	Cockburn Coast Beach parking	\$221,300	51.052	48.948	108,322	4.852	5,255.78	9.603	10,402.15	2.077	2,249.85
Sub Regional											
SRE1	Cockburn Central Library and Community - Complete	\$15,844,500	44.958	55.042	8,721,130			18.659	1,627,275.59		
SRE2	Cockburn Central Playing Fields	\$5,231,342	44.958	55.042	2,879,435			18.659	537,273.86		
SRE3	Anning Park - Tennis	\$4,041,096	44.958	55.042	2,224,300			18.659	415,082.15		
SRE4	Cockburn Heritage Park - Complete	\$82,660	44.958	55.042	45,498			18.659	8,489.42		
SRE5	Bicycle Network East	\$3,019,459	44.958	55.042	1,661,971			18.659	310,107.10		
SRW1	North Coogee Foreshore Management Plan - Complete	\$1,490,000	56.195	43.805	652,695	9.998	65,256.40			4.28	27,935.32
SRW2	Seniors & Life Long Learning Centre	\$27,032,680	56.195	43.805	11,841,666	9.998	1,183,929.73			4.28	506,823.29
SRW3	Beale Park Sports Facilities	\$6,539,200	56.195	43.805	2,864,497	9.998	286,392.36			4.28	122,600.45
SRW4	Western Suburbs Skate Park - Complete	\$316,400	56.195	43.805	138,599	9.998	13,857.13			4.28	5,932.04
SRW5	Bicycle Network West	\$6,187,434	56.195	43.805	2,710,406	9.998	270,986.36			4.28	116,005.36
SRW6	Dixon Reserve/Wally Hagen	\$7,506,914	56.195	43.805	3,288,404	9.998	328,774.61			4.28	140,743.68
Local											
L1	Lakelands Reserve - Complete	\$2,829,900	34.280	65.720	1,859,810						
L2	Southwell Community Centre	\$1,123,181	67.143	32.857	369,044						
L3	Hammond Park Recreation Facility - Complete	\$776,240	21.327	78.673	610,691						
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L6	Banjup Playing Field - Complete	\$314,652	27.293	72.707	228,774						
L7	Banjup Community Centre - Complete	\$4,796,900	27.293	72.707	3,487,682						
L8	Cockburn Coast Oval	\$16,571,283	18.585	81.415	13,491,510						
Administration											
		81,114		100.00	81,114	4.852	3,935.65	9.603	7,789.38	2.077	1,684.74

Total cost	274,884,905		142,422,502	5,996,759.58	10,513,212.63	2,567,069.90
Less Funds received				3,661,653.77	2,175,427.21	307,013.37
				2,335,105.81	8,337,785.42	2,260,056.53
Future dwellings (as estimated 2009-2031)	31,531			1,530	3,028	655
Dwellings created				1,003	672	99
Remaining future dwellings				527	2,356	556
Cost per Dwelling				4,430.94	3,538.96	4,064.85

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

Table 2 Contribution rates per suburb

Suburbs	\$ per lot/dwelling rate as of October 23
Atwell	\$3,806.56
Aubin Grove/Banjup South	\$3,571.19
Banjup North / Treeby	\$5,009.57
Beeliar	\$4,501.86
Bibra Lake West	\$4,247.82
Bibra Lake East	\$3,308.44
Coogee / North Coogee	\$6,219.22
Coolbellup	\$4,506.15
Hamilton Hill	\$4,317.33
Hammond Park / Wattleup / Henderson	\$5,354.54
Jandakot	\$4,875.39
Leeming	\$3,503.01
Munster / Lake Coogee	\$6,431.61
North Lake	\$4,041.33
South Lake / Cockburn Central	\$3,882.91
Spearwood	\$4,430.94
Success	\$3,538.96
Yangebup	\$4,064.85

Annex 3 – Infrastructure Sheets

Regional Facilities - All Suburbs

R1 Coogee Beach Surf Club - Complete	
Description	This will be the sole facility to serve the needs of existing and future residents within the whole of the City of Cockburn.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>To develop an integrated surf club and community facility at Poore Grove Coogee that satisfies the needs of the Coogee Beach Surf Life Saving Club, provides for increased beach access and facilities for the growing population of the city and incorporates community facilities.</p> <p>The proposed development will be undertaken in stages and includes site works, servicing infrastructure extension, construction of a 2000 (m²) two (2) story building, a main car parking area and beach access ways, grassed areas with public facilities and an overflow car park area.</p>
Need and Nexus	<p>The Department of Sport and Recreation’s Decision-Making Guide 2007 cites an example from the North Metropolitan Region Recreation Advisory Committee (NMRRAC) for facility provision needs based on a population of 100,000. The ratio indicated for surf lifesaving clubs is 1.07.</p> <p>Translating this ratio to Cockburn’s projected growth; this would indicate at least one surf club is warranted at the regional level. It is also noteworthy that the Australian Sports Commission’s Participation in Exercise, Recreation and Sport Survey 2009 (WA) indicates participation rate of 2.9% for surf sports. To put this in context, AFL has a participation rate of 3.9%.</p> <p>Development of a new facility at Poor Grove will satisfy the current and future needs of the club enabling it to grow with the increase in population within the city. The development at Poore Grove will also include community facilities available to the wider community as well as providing</p>

	much needed beach access to relieve Coogee Beach and John Graham Reserve.
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R2 Wetlands Education Centre/Native Arc - Complete	
Description	This will be the sole environmental education and wildlife care facility to serve the needs of existing and future residents within the whole of the City of Cockburn.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The Wetlands Education Centre and Native Arc operate out of a few buildings located along Hope Road, Bibra Lake. The local scout group also uses the Wetland Education buildings. The building occupied by Native Arc is an old house which is inadequate and past its economic life.</p> <p>It is proposed to establish an integrated environmental facility at Bibra Lake which serves the environmental education and animal welfare needs of the City and is suitable for the ongoing use by the Scouts.</p> <p>The proposal includes buildings for Native Arc, a new shed to accommodate vehicles and equipment, an extension to the existing Wetlands Education Building, additional parking for 50 vehicles and new pathways.</p>
Need and Nexus	<p>There is a demonstrated need for both the Wetland Education Centre and Native Arc. Facilities for the Wetland Education Centre need to be expanded to cope with the additional use generated by the projected increased population within the city whilst the Native Arc building needs to be replaced with a purpose-built structure that is appropriate to the needs and requirements of the Native Arc group.</p> <p>Usage of the centre will increase as the population of the city grows. It is expected that membership of existing clubs and groups using the facilities will also increase requiring the increase in size and capacity of the centre.</p>

R3 Cockburn Central Recreation and Aquatic Centre - Complete	
Description	This will be the sole Recreation and Aquatic Centre to serve the needs of existing and future residents within the whole of the City of Cockburn.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>To construct a new multi-functional recreation facility that includes a suite of aquatic and related recreation facilities. The building would be approximately 10,000m² with parking for approx. 300 vehicles.</p> <p>The land is currently owned by the Western Australian Planning Commission and will need to be acquired or the subject of a long lease to the city.</p>
Need and Nexus	<p>The current site (South Lake Leisure Centre) on which the current facility is located is almost fully developed and is a major constraint for redevelopment/expansion. The fact that the city does not own the land on which the facility has been constructed further limits development potential and is a cause for uncertainty regarding the long-term access to the site by the City of Cockburn.</p> <p>It is proposed to construct a new multi-functional aquatic and recreational facility at Cockburn Central on land to the west of Midgegooroo Drive and south of North Lake Road. The site is only a short walk from the Cockburn Central train and bus interchange and is therefore readily accessible by public transport from the whole district thus making it easier and more convenient to access for students, elderly and persons who do not drive to access the facility. The site is also well served with road access being on the major arterial road network that conveniently connects to the whole district. A major advantage of the site is that it is located adjacent to the area being promoted by the city for a major sporting stadium which, if realised, could generate significant synergies.</p> <p>The new facility will include an expanded range of facilities including a larger gym, meeting facilities and indoor and outdoor pools required to meet the needs of the growing population and to meet user expectations.</p>

R4 Cockburn Central Community Facilities	
Description	This development will serve the needs of the whole of the city providing by either providing specific services not available elsewhere in the city or similar services in a location that is more convenient and easily accessible.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The development of a community facility in conjunction with the recreation and aquatic centre at Cockburn Central. The development will include the provision of specialised welfare offices, meeting rooms and function space. The provision of these services on the same site as the recreation facility will optimise parking and create a viable community hub.</p>
Need and Nexus	Continued residential development in the district requires the establishment of further core community facilities including welfare services and space for meetings and functions. Development of these facilities at Cockburn Central will provide a greater level of service to existing and future residents in the central and eastern portion of the district.

R5 Visko Park Bowling and Recreation Club - Complete	
Description	The proposed development has been located centrally so that it can serve the whole district. It is not planned to provide any further bowling facilities within the city.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>To relocate the Cockburn Bowling club from the old premises adjacent to the City's administration centre to a central location fronting Beeliar Drive Yangebup which can also serve the growing needs of the eastern side of the city.</p> <p>The proposal is for new 800m² club rooms with a mix of synthetic and grass greens and car parking. The balance of Visko Park will be upgraded with enhanced landscaping, walkways and public amenities including</p>

	<p>tennis courts. Acknowledging that the balance of Visko Park forms part of the local public open space for the surrounding residential area, upgrades which would ordinarily be part of local POS (play equipment, seating, barbeques, and pathways other than those connecting the bowling club, tennis courts and car parking) are not part of this DCP item.</p>
<p>Need and Nexus</p>	<p>The current Cockburn Bowling Club is accommodated in dated facilities adjacent to the City’s administration centre in the western part of the district. The facilities are in poor condition and in need of refurbishment. There is also a need for some of the greens to be provided with a synthetic surface.</p> <p>The existing bowling club is not well located to be able to serve the eastern portion of the district and whilst the growing residential areas will need such facilities, it is feasible to retain the existing club premises and develop a new facility in the eastern portion of the district. It is more appropriate to develop a new central facility that will serve the needs of the whole district providing for both the current and future needs of the community.</p> <p>Visko Park is centrally located to the whole district and is readily accessible by car and bus services which connect to both Cockburn Central and the Rockingham Road high frequency service.</p> <p>The proposal has the support of the bowling club and has been agreed to by the Council. The Western Australian Planning Commission has agreed to the use of a portion of Visko Park for this purpose and the structure plan has been amended accordingly.</p>

<p>R6 Coogee Golf Complex</p>	
<p>Description</p>	<p>The golf course will attract players from the whole district.</p>
<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>To construct a 9-hole public golf course, driving range together with associated buildings and infrastructure on Region Open Space land east of Cockburn Road Coogee. The complex will include club facilities,</p>

	<p>restaurant, pro shop, maintenance shed and a car park which will be accessed off Cockburn Road. Note the pro shop and restaurant are not part of the DCP and costs reflect this.</p>
<p>Need and Nexus</p>	<p>The Department of Sport and Recreation’s Decision-Making Guide (2007) cites an example from the North Metropolitan Region Recreation Advisory Committee (NMRRAC) for facility provision needs based on a population of 100,000. The ratio indicated for golf clubs (municipal) is 0.89. The ratio for golf clubs (private) is 1.96.</p> <p>Translating this ratio to Cockburn’s projected growth, this would indicate at least one municipal club is warranted at the regional level as well as two private clubs. It is also noteworthy that the Australian Sports Commission’s Participation in Exercise, Recreation and Sport Survey 2009 (WA) indicates participation rates of 6.3% for golf. To put this in context, AFL has a participation rate of 3.9%. This is consistent with the national results which indicated golf as having the highest club participation rate of club-based activities, with AFL as second.</p> <p>The only course available within the city is Glen Iris which is privately owned. The demand for golf facilities will increase with the increased development within the city. A general ratio for the provision of a golf course for every 30,000 persons. On that basis alone the forecast increase in population justifies a further 18 holes. The need is further justified because some time in the future, the Fremantle 9-hole public course will be adversely affected by the widening of High Street reducing that course to par 3 and reducing its capacity by some 25%.</p> <p>The above demonstrates the need for the golf course to service both the existing and future population within the district. Additionally, the course will provide local employment, increased visual amenity of a highly degraded area, provide much needed local restaurant facilities and make use of water from the Port Coogee intercept drain.</p>

<p>R7 Bibra Lake Management Plan Activities</p>	
<p>Description</p>	<p>Bibra Lake is located centrally within the city and, due to its attractions; it is visited by people from all suburbs, not just those in proximity. The</p>

	<p>planned works will expand the range of facilities available increasing the attractiveness of the area and thus reinforce the regional status of Bibra Lake.</p>
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>It is proposed to undertake a range of works which includes the upgrading of the existing picnic area and the provision of new and additional facilities such as playgrounds, table settings, shade structures, gazebos, BBQ, toilets, exercise circuit, skate park, dual use paths and tracks, board walks, lookouts, lake edge promenade, interpretive signage and artwork, entry statements, traffic calming and construction of a visitor centre.</p> <p>The works which are consistent with this DCP item are described in the Bibra Lake Landscape Plan, Recreation and Environmental Management Plan 2009.</p> <p>A revision to this plan has been undertaken since gazettal of DCP13 and items which have substantially changed are either:</p> <ul style="list-style-type: none"> ● excluded from what the DCP contributes to, or ● only fund to the extent of their original proposal.
Need and Nexus	<p>There is a need to provide for the passive needs of the existing and future community which includes walking, cycling, picnicking, and enjoying nature.</p> <p>Bibra Lake is recognised as one of the prime areas in the city for passive recreation and accordingly is well used. The proposed works build on and expand the existing infrastructure at Bibra Lake and will provide further capacity for the growing population to use the area without overcrowding or significant environmental impact. The environmental values of the area will be significantly enhanced through planned bushland and wetland rehabilitation, interpretive signage, and a visitor information centre.</p>

R8 Atwell Oval - Complete	
Description	With two senior size football ovals the reserve currently hosts the City's largest junior football club in the winter shared with softball, and during

	<p>the summer months accommodating T-ball and softball. Atwell Oval is one of the more heavily utilised reserves within the city.</p>									
<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The Sport and Recreation Strategic Plan 2009 discusses options for this site:</p> <p>Short term - current use of football, upgrading of clubrooms/car parking to include junior cricket</p> <p>Long term - either retain current use OR repurpose to a dedicated hockey facility</p> <p>Since the publication of the SRSP 2009 it has been confirmed this site will not be used for a dedicated hockey facility, the current use will be retained and the DCP costs will reflect this.</p> <p>The SRSP 2009 describes the following short-term upgrades to this existing facility:</p> <ul style="list-style-type: none"> • Extension of club room area to accommodate Senior Football Club and allow for Junior Cricket (this would involve extension to the existing club rooms, additional change rooms, cricket pitch, practice nets) • Parking upgrade to resolve existing issues. <p>It should be noted, as the parking is an existing problem (described as 'inadequate' in the SRSP 2009 the DCP will only contribute proportionally to the car parking created by the clubroom addition proposed. If additional parking is to be provided on the reserve, the car parking strategy should clearly establish the amount (shown as 'E' and 'F' below) as follows:</p> <table border="1" data-bbox="392 1630 1434 1933"> <thead> <tr> <th data-bbox="392 1630 1070 1720">Description of parking</th> <th data-bbox="1077 1630 1235 1720">Bays (bitumen)</th> <th data-bbox="1241 1630 1434 1720">Bays (overflow)</th> </tr> </thead> <tbody> <tr> <td data-bbox="392 1729 1070 1850">Current development (as at 2009) - underprovided</td> <td data-bbox="1077 1729 1235 1850">40</td> <td data-bbox="1241 1729 1434 1850">100</td> </tr> <tr> <td data-bbox="392 1859 1070 1933">Current development (as at 2009) to meet expectations</td> <td data-bbox="1077 1859 1235 1933">A</td> <td data-bbox="1241 1859 1434 1933">B</td> </tr> </tbody> </table>	Description of parking	Bays (bitumen)	Bays (overflow)	Current development (as at 2009) - underprovided	40	100	Current development (as at 2009) to meet expectations	A	B
Description of parking	Bays (bitumen)	Bays (overflow)								
Current development (as at 2009) - underprovided	40	100								
Current development (as at 2009) to meet expectations	A	B								

	Proposed development requirement (With clubhouse addition complete)	C	D
	DCP component	E = (C-A)	F = (D-B)
	<p>Noting there may be site constraints, there may be no option to construct additional parking on the reserve. If this is the case, then it should be assumed that when the clubroom upgrades are completed, this project (as far as it is considered a DCP13 item) is completed.</p>		
<p>Need and Nexus</p>	<p>The SRSP (2009) notes the WACA released a strategic plan for cricket in the Metro area and Cockburn had been identified to experience growth in the coming years. To ensure cricket is serviced according to growth, several actions were identified for the city, including:</p> <ul style="list-style-type: none"> • Introduction of junior club in central ward (2013-2015) • relocation of Jandakot Junior Cricket Club to Atwell Oval (2010) • allocation of multiple overflow facilities to suit cricket needs (2010) • introduction of senior club in east ward (2011-2013) <p>The SRSP 2009 also notes for Atwell Oval:</p> <ul style="list-style-type: none"> • Possible development of major Hockey Facility that would include both synthetics and grass fields with partnership approach with DET (depends on Cockburn Central Development). <p>As noted in the description of the proposal (section above) it has since been determined this site will not be repurposed to be a dedicated hockey facility, the current use will remain.</p> <p>The facility audit contained in the SRSP (2009) notes the existing facility is used for senior and junior level. It has inadequate car parking (40 bays bitumen, 100 bays overflow) it is floodlit (to standard) and the potential upgrades are described (these are included in the scope set out above).</p>		

R9 Cockburn Coast Foreshore Reserve (excluding coastal protection measures)															
Description	Enhancements to the Foreshore Reserve to activate the public open space and provide efficient and sustainable access to the beach.														
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The purpose of the foreshore enhancements is to activate the foreshore and beach and enhance the experience, quality, and safety of the foreshore area.</p> <p>The upgrades are proposed for the foreshore reserve area (shown in Figure 5). They are divided into two typologies: A and B, with the latter being a less intensive level of development. The conceptual areas of these are set out in the table below and these should inform costing estimates until such time as detailed plans are undertaken. Detailed plans should generally accord to the level of intensity intended for each foreshore reserve area (set out in the lists below). Embellishments which are beyond this will be outside the scope of this DCP item.</p> <p>There are also two pedestrian bridges over the railway line (located at Neighbourhood Park 1 and Local Park 5 respectively).</p> <p>This DCP item is unique, with the ability to ‘build to cost’ and in considering the inclusion of this item City officers required a ‘cap’ of the total costs of this item to be not more than \$18M (from 30 June 2016, this ‘cap’ may be indexed to CPI annually).</p> <table border="1" data-bbox="424 1473 1396 1944"> <thead> <tr> <th>Figure code</th> <th>Description</th> <th>Area (m²)</th> <th>Length (m)</th> </tr> </thead> <tbody> <tr> <td>FRA1</td> <td>Foreshore reserve (type A) 1 - Robb Jetty Plaza and parkland</td> <td>6,983</td> <td>-</td> </tr> <tr> <td></td> <td>Foreshore reserve (type A) 1 - prefabricated toilet block at Robb Jetty</td> <td colspan="2">(item)</td> </tr> </tbody> </table>			Figure code	Description	Area (m ²)	Length (m)	FRA1	Foreshore reserve (type A) 1 - Robb Jetty Plaza and parkland	6,983	-		Foreshore reserve (type A) 1 - prefabricated toilet block at Robb Jetty	(item)	
Figure code	Description	Area (m ²)	Length (m)												
FRA1	Foreshore reserve (type A) 1 - Robb Jetty Plaza and parkland	6,983	-												
	Foreshore reserve (type A) 1 - prefabricated toilet block at Robb Jetty	(item)													

FRA2	Foreshore reserve (type A) 2 – McTaggart Cove parkland	29,353	-
	pedestrian bridge over railway	(item)	
FRA3	Foreshore reserve (type A) 3 – Catherine Point foreshore park	5,751	-
	Foreshore reserve (type A) - lighting		560
	Foreshore reserve (type A) 2 – drainage (N1) rate/m ³	3,500	-
FRB1	Foreshore reserve (type B) 1 – low intensity areas	42,668	-
FRB	Foreshore reserve (type B) – high intensity areas (boardwalks and surrounds)	4,000	-
	Lighting for foreshore path	-	1,485
FRB2	Foreshore reserve (type B) 2 – medium intensity areas	10,718	-
	pedestrian bridge over railway	(item)	

Foreshore Type A

Robb Jetty Plaza & Parkland

- Minor earthworks and drainage
- Rehabilitative dunal planting works
- Irrigated planting and trees
- Irrigated turf
- Decking
- Paved areas (stone and concrete pavers)
- Footpaths (in-situ, concrete, stabilised gravel)
- Skateable landscape
- Furniture (benches, shelters, bins, bike racks, water fountains, outdoor

- showers, BBQ's)
- Plaza lighting
- Foreshore Reserve Path (shared path in red asphalt) and Lighting
- Toilets

McTaggart Cove Parkland

- Minor earthworks and drainage
- Rehabilitative dunal planting works
- Irrigated planting
- Irrigated turf
- Timber decks
- Paved areas (stone and concrete pavers)
- Footpaths (in-situ, concrete, stabilised gravel)
- Skateable landscape
- Furniture (benches, shelters, bins, bike racks, water fountains, outdoor
- showers, BBQs)
- Custom and proprietary play equipment
- Youth recreation area (half ball court)
- Lookouts
- Foreshore Reserve Path (shared path in red asphalt) and Lighting
- Pedestrian Bridge (over rail)

Catherine Point Foreshore Park

(In addition to the North Coogee Foreshore Management Plan)

- Irrigated planting
- Furniture (benches, shelters, bins)
- Foreshore Reserve Path (shared path in red asphalt) and Lighting
- Skateable landscape

Foreshore Type B

Low Intensity Landscape Areas

- Minor earthworks and drainage
- Minor clearing of weeds and vegetation
- Rehabilitative dunal planting works
- Footpaths (sand, in-situ concrete, stabilised gravel)
- Skateable landscape
- Foreshore Reserve Path (shared path in red asphalt) and Lighting

Medium Intensity Landscape Areas

	<ul style="list-style-type: none"> • Minor earthworks and drainage • Extensive unirrigated planting • Limited irrigated planting • Limited irrigated turf • Footpaths (in-situ concrete) • Skateable landscape • Furniture (benches, shelters, bins) • Foreshore Reserve Path (shared path in red asphalt) and Lighting • Pedestrian Bridge (over rail) <p><u>High Intensity Landscape Areas</u></p> <ul style="list-style-type: none"> • Minor earthworks and drainage • Minor clearing of weeds and vegetation • Irrigated planting • Decking • Lookouts • Footpaths (in-situ concrete, stabilised gravel) • Skateable landscape • Furniture (benches, shelters, bins, bike racks, water fountains) • Foreshore Reserve Path (shared path in red asphalt) and Lighting <p>The foreshore proposals exclude coastal intervention and protection measures.</p>
<p>Need and Nexus</p>	<p>The Community Development Plan (2012) prepared by Place Partners identifies that other additional community infrastructure is necessary to support the future Cockburn Coast population and wider community.</p> <p>The Cockburn Coast foreshore will be a popular beach and attraction within the City of Cockburn. There is limited coastal foreshore within the City of Cockburn and the Cockburn Coast Foreshore represents one of the best beaches in the municipality. Enhancing portions of the foreshore to enable recreational activity and provide a high-quality aesthetic on the beach will establish a key community focal point, particularly during the initial phases of development. The enhancement of foreshore areas will provide opportunities for the community to interact and encourage accessibility and activity on the coast. The level of enhancements to the foreshore will vary to provide passive and active recreational activities whilst maintaining the conservation value of the foreshore.</p>

The foreshore is currently reserved under the Metropolitan Region Scheme for Parks and Recreation given its regional importance. A central objective of WAPC's Liveable Neighbourhoods in the provision of public parkland is to ensure there is the provision of adequate land to protect and to provide public access to ocean foreshores. The Foreshore Reserve is fundamental in ensuring the access to the ocean is well designed and of a high level of amenity to service the recreational and social needs of the community. The circulation to and from the beach and movement north-south will be improved with an enhanced dual use path, decked boardwalks, and lookouts for views to the ocean.

The Cockburn Coast Foreshore Management Plan outlines that the success of the Cockburn Coast development will rely in part on the success of the foreshore as a focus of community activity and recreation. The foreshore needs to balance emphasis on the conservation of its natural elements with the provision of a vibrant and activated community space. It should be noted that the foreshore proposals exclude coastal intervention and protection measures.

Use of the facilities along the coastal strip will increase as population in the catchment grows. Current facilities such as Coogee Beach are already heavily used and there is a need to provide additional areas to ensure that aquatic and active uses such as cycling and passive needs including picnic areas are met.

The proposed development at Cockburn Coast is an integral and essential component of facilities required to satisfy the ultimate demand.

The foreshore area adjacent to the Robb Jetty remains and the Main Street location is proposed to be developed into a plaza. Robb Jetty will be a high quality flexible urban space catering for large community events such as outdoor performances and markets.

Community facilities focusing on multiple user needs will encourage diversity while retaining and enhancing the areas heritage, both Nyungar and European. The plaza will cater for activities such as markets, alfresco dining, concerts, outdoor cinema, performances, and seasonal festivals to attract people of all ages, ethnicities, and cultures.

McTaggart Cove builds on the existing recreational facilities to provide a key location for those wanting 'green space' facilities such as 'kick about'

	<p>areas, BBQs, picnic areas, car parking and playgrounds. A pedestrian bridge is proposed across the rail line to allow access from the existing activity node, and future primary school at McTaggart Cove to the Foreshore Reserve. A second pedestrian bridge will be located from the east-west public open space providing access across the rail line to the Foreshore Reserve in the northern portion of the project area.</p> <p>Additional foreshore enhancement is proposed at Catherine Point (beyond the North Coogee Foreshore Management Plan proposals). Further enhancement to this location (including irrigated planting, seats, shelter, lighting, and paths) is required in recognition of the scale and intensification of development proposed in this location. Given the project area's coastal location, mixture of uses and scale of redevelopment proposals, the Cockburn Coast project will attract visitors from outside of the project area. The enhanced accessibility to the foreshore and encouragement of passive and recreation opportunities will attract residents from eastern suburbs within the City of Cockburn and contribute to the health and wellbeing of all residents. Together with the scale of retail and other active uses planned within the Cockburn Coast, the foreshore and nearby activities will be an important recreational asset and focal point for the entire City of Cockburn community.</p>
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R9 Cockburn Coast Foreshore Reserve indicating foreshore types



R10 Cockburn Coast Beach Parking – Partially Complete (Area west of Bennett still required costings)	
Description	Beach parking to service the Foreshore Reserve and beach.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP</p> <p>Construct 90 degree on street parking along the northern side of the road running parallel with the linear east-west running public open space. A range of parking limits (up to 4 hours) is proposed to improve the activity and vitality of the area and to discourage long term parking.</p>
Need and Nexus	<p>The Foreshore Reserve and beach are a central element of the project area providing a focal point of community activity and recreation. Beach car parking is necessary at the site to ensure the Foreshore Reserve and beach can be accessed and used by the wider community. Further the local structure plans for Cockburn Coast promote alternative travel modes other than private vehicle use. Despite this, a number of parking areas are required for visitors to the area wishing to access the foreshore. These bays will be strictly for public use only and not for commercial patrons. These bays will allow for access to the many recreational amenities that span the coast.</p> <p>The quantity of beach parking is limited to promote active and public transport; to reduce greenhouse gas emission, reduce the amount of time spent travelling in private motor vehicles and to increase household affordability, which are central objectives of the projects' Integrated Transport Plan. The beach parking has been identified on the east side of the freight rail due to traffic management considerations associated with the signalised rail crossing(s) and resultant cueing impacts on the local road network.</p>

Sub Regional East

SRE1 Cockburn Central Library and Community Facilities - Complete	
Description	The proposed library and community facilities will service the population on the eastern side of the district.

<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP</p> <p>Construct a library and community facilities on Council owned land located at the intersection of Wentworth Parade and Beeliar Drive Success. The library will initially comprise 1500m² with an additional 500m² for community meeting rooms. As residential development in the catchment occurs and demand increases the library will be expanded to occupy the full 2000m².</p>
<p>Need and Nexus</p>	<p>Success Public Library the third branch of the City of Cockburn Public Library & Information Service is to be constructed on the public purpose site in Wentworth Avenue, Success. This site is adjacent to and near Cockburn Gateway Shopping City. It will share the site with a Commonwealth Government supported 'Super Clinic.' The library will replace the very small Success (shopfront) Public Library that is located within the shopping centre.</p> <p>The library is to serve the localities situated in the eastern part of the City of Cockburn. Existing library facilities except for the tiny Success shop front library (250m²) are situated in the western part of the city. These libraries are approximately six and ten kilometers away respectively and while accessible by private vehicle are not especially well linked by frequent public transport.</p> <p>In addition, the standard for library space for the community of the size that Cockburn will be by 2021 (approximately 116,000 inhabitants) suggests a total library floor space of not less than 28m² per one thousand people. Based on this conservative figure the floor space required for the whole of the city should be no less than about 3250 m².</p>

<p>SRE2 Cockburn Central Playing Fields</p>	
<p>Description</p>	<p>The proposed playing fields will service the population on the eastern side of the district.</p>
<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP</p>

	<p>To develop multipurpose playing fields and associated car parking and change rooms on land south of North Lake Road adjacent to the proposed recreation and aquatic centre. It is proposed to develop a football oval, soccer pitch, 6 multipurpose courts, change rooms and club room facilities (1000m²) with parking for approx. seven hundred cars.</p> <p>Provision is for junior and senior clubs.</p>
<p>Need and Nexus</p>	<p>AFL football and soccer are the most popular sports within the city. The Western Australian Football Commission predicts future membership on a percentage of approximately 25% of the male population aged between 5-17 playing for a local club whilst Football West expects a 7% increase in the membership of soccer clubs in the southwest zone of Fremantle, Melville, Cockburn, and Kwinana from now till 2031.</p> <p>Currently the provision of active reserves within the City is well below that of other local governments. Within Cockburn the provision is 1.14 ha/1000 persons compared to 1.38ha for Melville, 1.69ha for Joondalup and 1.66ha for Gosnells. This deficiency results in heavy utilisation of grounds particularly for football and soccer and accordingly there is a need for additional active sports grounds to meet the needs of the growing community. This is particularly the case in respect to the eastern portion of the district where major growth is forecast and the overall provision of area active sports per capita is lower than elsewhere within the City.</p> <p>The provision of the Cockburn Central complex is an integral and essential part of the overall strategy of meeting the projected sporting needs of the eastern portion of the district.</p>

<p>SRE3 Anning Park Tennis</p>	
<p>Description</p>	<p>Anning Park is in the suburb of South Lake and is approximately 6ha in total with active reserve space at approximately 2ha. The reserve currently provides senior football in the winter and is a cricket overflow ground for both junior and senior cricket in the summer.</p>
<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p>

	<p>To redevelop with appropriate change rooms and car parking on Anning Reserve, North Lake Road South Lake. The building will be approximately 700m² including facilities for sporting clubs (with possible alternate sport uses to current provision of football and soccer or conversion to more passive use).</p>
<p>Need and Nexus</p>	<p>The SRSP (2009) notes Anning Reserve is currently an active reserve which hosts Football in winter and soccer in summer. The reserve is predominantly owned by the State Government under Management Order, with a portion of land (1.4 hectares) owned as freehold land.</p> <p>It also acknowledges with the development of Cockburn Central and active reserve space less than five hundred meters from Anning Park, there is an opportunity to develop Anning Reserve for an alternative use (both bowls and tennis were discussed as possibilities).</p> <p>An important mention in the SRSP (2009) applies to Anning Park. Reserves that are small or near other active reserves should be identified and the future need and likely usage assessed. Those reserves that are unable to meet the needs of sport clubs into the future should be either developed for passive purposes, alternate sport purposes or alternate uses depending on the classification and zoning of the reserve.</p> <p>Development of current active reserve space to a major facility to service the Eastern Sub-region was provided for in the SRSP (2009) at that time a notional cost indicated was \$3 million.</p>

<p>SRE4 – Cockburn Central Heritage Park - Complete</p>	
<p>Description</p>	<p>Due to its size and location, the proposed heritage park will primarily serve the needs of residents in the eastern portion of the district and will complement the regional facilities at Bibra Lake and Manning Lake.</p>
<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>Located within the Cockburn Central West ('CCW') development area, a 'Memorial Walk' will reflect heritage values appropriate to the Eastern Sub-region (such as Australia's participation in various theatres of war, peacekeeping forces, United Nations representatives, Police, FESA and</p>

	<p>other endeavors deemed appropriate for recognition and/or reflecting Aboriginal heritage).</p> <p>This (universally accessible) walk trail may connect to other elements within the development area, such as the public open space and public art installations, however these are not covered by this DCP item.</p> <p>The walk trail may include the trail/pathway itself, interpretive signage of physical or manmade features along the trail, or visible from the trail where they recognise matters related to the trail's purpose. This does not include signage for commercial purposes, wayfinding to features which are not part of the trail (such as the aquatic centre). Consolidation of the interpretative signage is recommended where possible.</p> <p>An open grassed area where recognition ceremonies could be held, barbecue areas, and seating may also be provided for within the scope of this item. This should be in addition to those which would ordinarily be provided for as part of the embellishment of the local public open space.</p> <p>The proposal does not include land costs and it will make use of the public domain created by the development of CCW.</p>
<p>Need and Nexus</p>	<p>This project was discussed in the Plan for the District as recognising there were areas of high conservation and heritage value in the Cockburn Central reserve.</p> <p>This project seeks to preserve these areas as well as develop some of the POS for community use. The site's Aboriginal heritage would also be recognised. Reference was made to a 10ha site of landscaped POS with boardwalks and public amenities (e.g., BBQ and play equipment). Originally this was described as a \$3 million proposal.</p> <p>With the subsequent development of the Cockburn Central West structure plan, which has included an environmental assessment and POS analysis of the adjacent town centre development also, it has been established through the applicant's proposal and the WAPC's approval, that:</p> <ul style="list-style-type: none"> • The 10ha parcel originally deemed to be retained was not required, it would be reduced to 2.5ha (containing the wetland/drainage area)

	<ul style="list-style-type: none"> • The 2.5ha parcel forms part of the 10% POS requirement for both the CCW and town centre development to the east. • The 2.5ha parcel would be embellished as that area’s local open space. <p>Within the development area, there was still opportunity to provide this item (but at a reduced scope) still in line with the intent of the proposal in the form of a ‘Memorial Walk’ trail which could reflect heritage values such as Australia’s participation in various theatres of war.</p> <p>Whatever values are reflected they should draw an Eastern Sub-region catchment, not simply the suburb or development level catchment.</p>
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SRE5 Bicycle Network East										
Description	The proposed works are in the area east of the central wetland chain and will primarily serve residents in that area as opposed to the whole district.									
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>To construct a comprehensive and complete bicycle path network that connects to major attractors within the area and is suitable for both recreational and commuter cyclists. The location of the proposed works is in accordance with the adopted Strategic Bicycle and Footpath Plan and is shown on Plan 2 in Appendix 5. The scope and segments of the Plan are:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Segment</th> <th style="width: 35%;">Description</th> <th style="width: 50%;">Scope</th> </tr> </thead> <tbody> <tr> <td>B1-A</td> <td>Armadale Rd SUP</td> <td>Extension of a shared use path along southern side of Armadale Rd from Tapper Rd to the City’s boundary with the City of Armadale</td> </tr> <tr> <td>B5</td> <td>North Lake Rd</td> <td>Marking of the existing path as a SUP on the northern side of North Lake Rd from Semple Court to Berrigan Drive</td> </tr> </tbody> </table>	Segment	Description	Scope	B1-A	Armadale Rd SUP	Extension of a shared use path along southern side of Armadale Rd from Tapper Rd to the City’s boundary with the City of Armadale	B5	North Lake Rd	Marking of the existing path as a SUP on the northern side of North Lake Rd from Semple Court to Berrigan Drive
Segment	Description	Scope								
B1-A	Armadale Rd SUP	Extension of a shared use path along southern side of Armadale Rd from Tapper Rd to the City’s boundary with the City of Armadale								
B5	North Lake Rd	Marking of the existing path as a SUP on the northern side of North Lake Rd from Semple Court to Berrigan Drive								

	B6	Hammond Rd	Construction of a shared use path along the northeast side of Hammond Rd between Yangebup and Russell Rd, includes new bitumen seal path, signage, and line marking.
	B7	Berrigan Drive	Construction of a shared use path on Berrigan Drive between Mason Rd and Roe Highway, includes new bitumen seal path, signage, and line marking.
	B15	Extension of SW34	Extension (600m) of PBN route SW34 along North Lake Rd to the Lakes Shopping Centre
	B17	Realignment of SE41	Realignment of PBN route SE41
	<p>The works subject to the DCP exclude components of the project which are to be provided through other means: existing subdivisions approvals, other DCA, or have already been constructed (prior to DCP13's gazettal).</p>		
Need and Nexus	<p>Cycling is an important mode of transport which will increase over time due to population growth and the need to provide a viable alternative to car use for shorter trips.</p> <p>There is an identified need for an expanded and complete bicycle network throughout the eastern portion of the district to cater for the need of the cyclists. As the population grows there will be greater demand and use of the network. It also needs to be expanded into the developing areas.</p>		

Regional - Western Suburbs

SRW1 North Coogee Foreshore Management Plan - Complete	
Description	The proposed development will primarily benefit residents in the western coastal suburbs who, due to their proximity and reasons of convenience, are the major regular users of coastal facilities.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>This project covers approximately 9.5ha of coastal foreshore at North Coogee.</p> <p>Stage one of this project involving contaminated site remediation and revegetation of the dunes was completed in 2009. A further two stages are planned which includes rebuilding of the groyne for beach stabilisation and the creation of additional public open space along the foreshore and public amenities. Note: the rebuilding of the groyne does not form part of the DCP (and costs reflect this), although it is part of the proposed works.</p>
Need and Nexus	<p>Usage of the facilities along the coastal strip will increase as population in the catchment grows. Current facilities such as Coogee Beach are already heavily used and there is a need to provide additional areas to ensure that the aquatic, active uses such as cycling and passive needs, including picnic areas are met. The proposed development at North Coogee is an integral and essential component of facilities required to satisfy the ultimate demand.</p> <p>This was described in the Plan for the District as 9.5 ha of passive open space with minor recreation facilities, e.g., shelters and play equipment and included remediation of the dunes. The level of facilities provided will correspond to a western sub-region catchment, rather than be higher order items that would be required in a regional item.</p> <p>Coastal protection measures such as groynes are not considered 'community infrastructure' in line with the direction given by the Minister for Planning when considering approval of this DCP. Therefore, this component of the project must be excluded from the DCP item.</p>

SRW2 Seniors and Lifelong Learning Centre	
Description	<p>The proposed development will include uses that are required to satisfy the need of residents in the western portion of the district. Due to factors of access and distance, it is unlikely that the centre will attract many people from the eastern portion of the district.</p>
Proposal	<p>To construction of a multi-functional civic facility including library, welfare services, community hall, meeting rooms and childcare. These uses will occupy approximately 3000m². The permanent seniors centre to be develop as part of the complex will have an area of approximately 2000m².</p> <p>The proposal consolidates several civic facilities which will be part of the development of the Civic precinct.</p>
Need and Nexus	<p>The number of books and facilities is linked to the population and as the catchment population grows the library will need to expand to meet demand. The Library Strategic Plan clearly recognises the link between population growth and the size of library services and recommends expansion of the Spearwood library.</p> <p>The proposal has been sized to meet the needs of the ultimate population in the western portion of the city having regard to national standards.</p> <p>The provision and size of other uses within the development is also related to population size. The integration of these activities into single purpose designed and constructed complex will offer benefits in terms of levels of service and greater value in service provision.</p> <p>As noted in the City’s Sport and Recreation Strategic Plan (2009), an increase for Cockburn overall in the median age will create a bigger need for senior clubs and more emphasis placed on low intensity recreation activities such as bowls. The Plan notes significant growth in the west ward in the next ten years of persons over 45 years of age and acknowledges there is already an existing older population in this ward. Recommendations for the west ward include merging and/or relocation of senior clubs to address a current over supply and a change in facilities to reduce focus on club facilities and increase focus on facilities to cater for the wider community. An example of such a facility is the proposed seniors and lifelong learning centre for the west ward which would include</p>

	<p>a library, welfare services, community hall, meeting rooms and childcare comprising 3000m² and a 2000m² Senior's centre.</p> <p>The current Spearwood Library and Seniors Centre are now quite aged and investment in substantial renovation works to increase their lifespan to 2031 is not considered warranted. Money would be better invested in a new purpose-built facility, where better economies can also be achieved through collocation of facilities.</p>
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SRW3 Beale Park Sports Facilities	
Description	<p>Currently soccer is heavily concentrated in the West Ward with Beale Park being one of the largest and most used active reserves in the city. The Sport and Recreation Strategic Plan proposes to correct this imbalance by providing facilities for soccer at Aubin Grove. Beale Park would remain the main area for soccer in the western portion of the district.</p>
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The SRSP 2009 describes this proposal as:</p> <p>Upgrade and refurbishment of the existing club and change rooms as well as upgrades to reserve to accommodate premier league soccer matches.</p>
Need and Nexus	<p>Beale Park is in the suburb of Spearwood and is approximately 8ha in total with active reserve space at approximately 4ha. The reserve hosts junior and senior soccer in the winter (including a Premier League) and T-Ball & baseball in the summer. Beale Park is one of the City's largest reserves that is owned freehold and is one of few reserves that hold large annual sporting events and carnivals. The facilities were constructed in 1975 and have not been extended. They need upgrading and refurbishment to meet current requirements and expectations and to be able to accommodate premier league matches.</p> <p>Soccer is the second most popular sport within the city with some 906 players. Football West expects a 7% increase in the membership of soccer clubs in the southwest zone of Fremantle, Melville, Cockburn, and Kwinana from now till 2031 due to the increasing population and</p>

	<p>increasing popularity. Clearly facilities need to be suitable to accommodate that growth and provide for all levels of competition.</p> <p>The SRSP 2009 audit of the facility noted that the site's car parking is adequate. This establishes a suitable baseline for upgrading needs (i.e., parking provision does not need to be brought up to standard before the DCA component is proportioned).</p>
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SRW4 Western Suburbs Skate Park - Complete	
Description	Due to factors of access and distance, this facility will only satisfy the needs of the western portion of the district.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The Plan for the District described this proposal as:</p> <p>Construction of a 1,000m² skate park with adjacent amenities on a reserve readily accessible for young residents living in the western side of the city.</p> <p>A notional location of Dixon Reserve was indicated as a possible location, though it was not committed to, with the priority being the catchment and the accessibility of a site.</p>
Need and Nexus	<p>The Department of Sport and Recreation's Decision-Making Guide (2007) cites an example from the North Metropolitan Region Recreation Advisory Committee for facility provision needs based on a population of 100,000. The ratio indicated for skate parks is 3.57.</p> <p>Translating this ratio to Cockburn's projected growth, more than four skate parks would be required City wide. In 2006/07 skate parks were constructed in broad catchment areas across the City However no facility was provided for the suburbs of Coogee, Spearwood, Munster, and Hamilton Hill. The additional skate park is planned to fill this gap in provision.</p> <p>In 2008 it was estimated that there were upwards of 10,000 people under the age of twenty-five living in the western suburbs who did not have easy and convenient access to a permanent skate facility. That number will significantly increase as further development occurs within the catchment.</p>

	The size of the facility has regard to the future residential development and growth in the number of potential users.
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SRW5 Bicycle Network West

Description	The proposed works are in the area west of the central wetland chain and will primarily serve residents in that area as opposed to the whole district.
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Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>To construct a comprehensive and complete bicycle path network that connects to major attractors within the area and is suitable for both recreational and commuter cyclists. The location of the proposed works is in accordance with the adopted Strategic Bicycle and Footpath Plan and is shown on Plan 2 in Appendix 5. The scope and segments of the Plan are:</p>
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Segment	Description	Scope
B3	Stock Rd / Rockingham Rd Shared Use Path	Construction of a SUP along Stock/Rockingham Rd between Wattleup Rd and Winterfold (ultimately as part of a route that extends north to Canning Highway in Melville and south to Rockingham, includes new bitumen seal path, signage, and line marking, excludes allowances for grade separation.
B4	Rockingham Rd (North)	Construction of either an on-road or off-road facility on Rockingham Rd from Mayor Road to Cockburn Rd
B10	Russell Rd	Provision of a SUP on Russell Rd between Henderson Rd and Kwinana Freeway and on Gibbs Rd between Lyon Rd and Kwinana

			Freeway, includes new bitumen seal path, signage, and line marking.
	B13	Extension of Winterfold SUP	Provision of pavement markings for the SUP on the northern side of Winterfold Rd from Stock Rd through to Collick St
	<p>The works subject to the DCP exclude components of the project which are to be provided through other means: existing subdivisions approvals, other DCA, or have already been constructed.</p>		
Need and Nexus	<p>Cycling is an important mode of transport which will increase over time due to population growth and the need to provide a viable alternative to car use for shorter trips.</p> <p>There is an identified need for an expanded and complete bicycle network throughout the eastern portion of the district to cater for the need of the cyclists. As the population grows there will be greater demand and use of the network. It also needs to be expanded into the developing areas.</p>		

SRW6 Dixon Reserve/Wally Hagen Facility Development	
Description	The facility is the current home of the Cockburn Cougars which is a state-based team. While the facility houses a state basketball team, the demand for this sport has been in decline and the upgrades to the facility will refocus this facility toward district fitness needs.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>Upgrading and a 2500 m² extension of the existing Wally Hagen Basketball Stadium to include a café, dry side recreation and fitness and sporting club facilities to accommodate overflow sports and toilet/change room facilities.</p>

	<p>The proposal also includes two additional car park areas, totaling approximately 124 additional car bays.</p> <p>Note the café and its seating area does not form part of the DCP item and the costs reflect this.</p>
<p>Need and Nexus</p>	<p>SRSP 2009 discusses this item in some detail. Dixon Reserve is located next to the Wally Hagan Basketball stadium and is approximately 4 ha in total.</p> <p>According to the SRSP 2009, the reserve is currently not utilised during the summer or winter months as the playing surface is not up to an active reserve standard. The reserve used form part of a land fill site and investigations have taken place to the development the reserve for sporting purposes, however with the proposed extension of the Wally Hagan Basketball stadium to include gym facilities, the reserve size will be compromised and therefore would not be suitable as an active reserve. The reserve will only be used for passive purposes.</p> <p>The Wally Hagan Stadium was constructed in 1978 and is owned by the City of Cockburn and leased to the Cockburn Basketball Association. The facility features four Stadium Courts and offers basketball for men, women, and juniors. The facility is the home of the Cockburn Cougars, a State Basketball League team. Competition is offered on Monday and Tuesday nights for Men, Monday night for Women and Tuesday, Wednesday, Thursday, Friday, and Saturday for juniors.</p> <p>While the facility was heavily utilised through the 1980's, the development of Lakeside Recreation and the South Lake Leisure Centre combined with the decrease in popularity of basketball has significantly impacted on the utilisation of the stadium. Given the current structure and management of the facility, the Wally Hagan Stadium is unable to diversify the opportunities it offers to attract more people to the facility.</p> <p>The future of the facility lies in the development of alternative services including a full suite of fitness services to provide opportunities to the community on the western side of the city.</p>

	<p>Appendix 3 of the SRSP 2009 is a concept plan for the development of the facility. The items described in that plan as ‘proposed’ reflect the scope of the proposal set out above as far as it forms as DCP item.</p> <p>In line with the development plan, management of the facility should revert to the City of Cockburn, where synergies between the redeveloped facility and the facility on the eastern side of the city can be achieved. The Cockburn Basketball Association can remain as a tenant, with SBL to continue at the facility under conditions that best suit the wider community.</p>
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Local - Specific Suburbs

L1 Lakelands Reserve – Complete	
Description	This is a facility is aimed at providing for the needs of the suburbs of South Lake and Cockburn Central.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>Lakelands Reserve is located on the south side of South Lake Drive between the power lines and the current South Lake Leisure Centre. The reserve has been developed for cricket and football but has no facilities. It is a collocated reserve adjacent to a high school.</p> <p>As described in the SRSP 2009, it is proposed to construct new sport facilities (i.e., clubroom with associated car park) integrated with the recreational reserve for junior and senior club use. The SRSP (2009) also notes the City should identify and target alternate sport use on Lakelands’s reserve as this site is located on good transport routes. Sports may include Grid Iron, Lacrosse, ultimate frisbee and Gaelic football.</p>
Need and Nexus	The SRSP 2009 audit of this site indicates it is currently only used for junior sport (overflow), there are no sustainable clubs based here and only has overflow parking (30 bays). With the imminent closure of the South Lake Leisure Centre, this site will need its own facilities if the use of this well-located local site is to be maximised.

	<p>A significant increase in the number of dwellings is primarily due to development within the Muriel Court (DA19) Structure Plan Area and Cockburn Central and will result in a significant increase in the population and the demand for recreation services.</p> <p>The Muriel Court Structure Plan does not include any active open space reserves and accordingly residents in that area will rely on facilities developed at local reserves in the immediate vicinity. It is proposed to develop clubroom facilities on Lakelands’s reserve to satisfy the expected demand.</p>
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<h2 style="color: #0070C0;">L2 Southwell Community Centre</h2>	
<p>Description</p>	<p>This is a small local facility that will serve the needs of residents in the suburb of Hamilton Hill.</p>
<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The Plan for the District described the proposal to expand the current sporting clubrooms on Goodchild Reserve and relocate the community Centre into that facility.</p> <p>This Building extension is described as approximately 300m², including construction of additional parking for 300 vehicles. It will establish a multi-use community facility, with areas suitable for children’s activities meetings and community events.</p>
<p>Need and Nexus</p>	<p>The existing Community Centre is located at the end of residential cul-de-sac (Caffery Place) in Southwell. The land is owned by the Department of Housing and Works and is on lease to the city. The facility is old, of poor design and needs total replacement. As the facility is surrounded by residential development, use of the facility is limited.</p> <p>The proposed development recognises the current population and has regard to providing for the projected growth in the suburbs.</p> <p>Inclusion of this item is consistent with Section 5.1 of SPP 3.6 which provides that development contributions can be sought for the upgrade in</p>

	the standard of provision of an existing item of infrastructure and or it has reached the end of its economic life which is clearly the case.
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L3 Hammond Park Recreation Facility - Complete	
Description	This is a local facility comprising a single oval that is aimed at providing for the needs of the suburbs of Hammond Park/Wattleup/Henderson.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>To construct club and change rooms and a car park on a newly developed active reserve located in Macquarie Boulevard Hammond Park.</p> <p>The building will have an area of approximately 250m² and include change rooms, ablutions, and a small kitchen.</p>
Need and Nexus	<p>The estate developer has developed the playing field together with some play equipment in the northwest corner. It is proposed to provide club rooms so that the reserve can be used for its intended purpose of active sports.</p> <p>The resultant population will require the development of the Hammond Park Reserve</p> <p>Hammond Park is expected to have a significant population in the period 2010 to 2031 within the age groups of 0-14 years and 25-45 years. No other active reserve exists in the suburb and currently residents access the active reserve in Success, which caters for rugby and netball.</p> <p>The City of Cockburn’s Sport and Recreation Strategic Plan identifies the Hammond Park site to be used for junior AFL.</p>

L4 Frankland Reserve Recreation and Community Facility - Complete	
Description	This is a local facility comprising a single oval that is aimed at providing for the needs of the suburbs of Hammond Park/Wattleup/Henderson.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The Plan for the District described this proposal as:</p> <ul style="list-style-type: none"> • Construction of new community facilities integrated with the recreational reserve. • This includes a building approximately 450m², including facilities for sporting clubs and community activities, located on 4 ha of active reserve <p>The SRSP 2009 also mentions this proposal, as follows:</p> <p>The reserve is expected to be around 4ha in size that would include facilities to accommodate junior football in the winter and cricket overflow in the summer.</p>
Need and Nexus	<p>Frankland Reserve will be located in the suburb of Wattleup and will border the Town of Kwinana's suburb of Mandogalup. Frankland Reserve is not currently developed.</p> <p>The growing population will require the development of the Hammond Park Reserve and Frankland Avenue Reserve to satisfy the local active sporting and community needs of this area.</p> <p>The facilities will serve the population of Hammond Park. The suburb has a small active reserve identified (Hammond Park) which will be suitable for limited junior sport (AFL), complementing the activities at Frankland Reserve.</p>

L5 Munster Recreation Facility													
Description	This is a local facility aimed at providing for the needs of the suburb of Munster.												
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The proposal as described in the SRSP 2009 is to:</p> <ul style="list-style-type: none"> • Develop a recreation reserve with requisite change rooms. • Building approximately 1,000m², including facilities for sporting clubs <p>It is noted the land for the reserve will be as part of a relocation of the current South Coogee reserve as part of the Development WA development of Australian Marine Park – Technology Precinct.</p> <p>The new reserve will be a similar size (3.2ha) and as this will effectively be a 'land swap' there is no land component to this DCP item.</p> <p>The Council item (January 2005) which dealt with the above structure plan also noted the existing facilities would be replicated by Development WA at the new reserve, so this will provide for the rectangular field, parking, and tennis courts. Mention was also made of the clubroom; however, this building has nearly reached the end of its lifecycle.</p> <p>Noting the above, this DCP item only provides for a new building as described, along with associated car parking required (in addition to the amount which Development WA will replicate from South Coogee) If additional car parking is required, they should be calculated as per table below:</p> <table border="1"> <thead> <tr> <th>Description of parking</th> <th>Bays (bitumen)</th> <th>Bays (overflow)</th> </tr> </thead> <tbody> <tr> <td>Current development as of 2009</td> <td>50</td> <td>100</td> </tr> <tr> <td>Proposed development requirement</td> <td>A</td> <td>B</td> </tr> <tr> <td>DCP component</td> <td>C = (A-50)</td> <td>D = (B-100)</td> </tr> </tbody> </table>	Description of parking	Bays (bitumen)	Bays (overflow)	Current development as of 2009	50	100	Proposed development requirement	A	B	DCP component	C = (A-50)	D = (B-100)
Description of parking	Bays (bitumen)	Bays (overflow)											
Current development as of 2009	50	100											
Proposed development requirement	A	B											
DCP component	C = (A-50)	D = (B-100)											

<p>Need and Nexus</p>	<p>As part of the development of the Technology Park, Development WA proposes to relocate the existing oval which fronts Russell Road to this more northern position, so it is adjacent to the Munster residential area and for the former site to be developed as part of the Technology Park.</p> <p>This facility is the only active open space area within that portion of Munster bounded by Mayor Road, Stock Road, Frobisher Road, and Lake Coogee and is therefore essential to satisfy the local active sporting and community needs of this area.</p> <p>The existing Russell Road site is the subject of widening requirements for Russell Road and only has a small building of approximately 200m². The resultant playing area would have been smaller than that required for active sports and the building is significantly smaller than that required. Accordingly, the city would have faced significant difficulties and costs to provide an active recreation facility for the western Munster area. The proposed development, which is designed to cater for future growth in the catchment area, is a good planning outcome by providing a larger purpose-built facility in a better location.</p>
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<p>L6 Banjup Playing Field - Complete</p>	
<p>Description</p>	<p>This is a local facility comprising a single full-size oval that is aimed at providing for the needs of the suburb of Banjup North and Jandakot.</p>
<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>To develop a full-sized playing field containing one full sized senior AFL oval, one cricket oval and two senior soccer fields (multi-marked in the same space) and including a playground area and equipment, picnic furniture and BBQs on land within the Banjup Quarry Local Structure Plan area adjacent to the proposed primary school.</p> <p>The general intent is to provide playground equipment that caters all age groups of children. However, the playground within the playing field area will focus on lower and upper primary school aged children, on the basis</p>

that a playground catering for younger pre-school aged children is proposed to be provided within the adjacent community centre.

The land for the oval is not part of DCA 13, it is part of the local POS (this leads to other exclusions from the DCP item which are set out further below). A small area (maximum 0.6211ha) overlaps into the adjacent school site. A subdivision approval relates to this site and indicates the site will be 2.2788ha. Lighting of the oval is not included in this DCP item.

To ensure there is no ‘doubling up’ of costs, it is important to be clear that this DCP item must exclude the cost the developer of the Calleya Estate has to provide for a neighbourhood park under ordinary subdivision conditions. The developer has chosen to include this site as part of their minimum 10% POS calculation and therefore it attracts the normal embellishment condition, which in this case reads:

Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government.’

The following advice note follows:

Regarding Conditions ___, the development is to include full earthworks, basic reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.’

A breakdown of the elements which comprise the playing field is shown in the LSP appendix by CCS Strategic dated November 2012. Utilising this table, and noting the condition and advice note above, the following separation of these costs has informed the cost of this DCP item, under guidance from the City’s Parks and Environment Manager as to the reasonable inclusions as part of a Neighbourhood Park:

Playing field element	Covered by Calleya	Included in DCP13 cost
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Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

	subdivision condition	
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%
AFL goal posts		100%
Soccer nets		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%	
Need and Nexus	<p>The Banjup Quarry (Calleya) site has recently been rezoned under the Metropolitan Region Scheme for Urban purposes. The size and scale of the Banjup Quarry development will not increase the overall number of dwellings in the city to a level that would warrant additional regional or subregional facilities to be provided. However, the new local community needs to be serviced with a suite of local scale community facilities, outlined in the LSP appendix by CCS Strategic dated November 2012.</p>		

L7 Banjup Community Centre - Complete	
Description	This is a local facility comprising a community centre that is aimed at providing for the needs of the suburb of Banjup North and Jandakot.
Proposal	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>The aim of the community centre is to provide a multi-functional community space that offers a variety of independent and compatible uses including sporting club change rooms, multi-purpose clubhouse, food and beverage areas, separate multi-function community activity space, art and craft spaces, playground area, toilets, covered viewing</p>

	<p>areas for adjacent playing field and car parking areas for the community centre. The intent is to provide playground equipment that caters for young and pre- school aged children as this is the age group most likely to be using playground at the community centre as part of playgroups and other organised community activities. A playground focused on lower and upper primary school aged children is proposed to be provided in the adjacent playing field area.</p> <p>The total building area is 885m² with a further 400m² under verandah. It will be serviced by 50 car bays.</p> <p>The land for the community centre is not part of DCA13; it is part of the local 10% POS calculation (which can also include a civic/community use site). A subdivision approval relates to this site and indicates the site will be 7526m².</p>
<p>Need and Nexus</p>	<p>The Banjup Quarry site has recently been rezoned under the Metropolitan Region Scheme for Urban purposes. The size and scale of the Banjup Quarry development will not increase the overall number of dwellings in the city to a level that would warrant additional regional or subregional facilities to be provided. However, the expanding local community needs to be serviced with a suite of local scale community facilities outlined in the LSP appendix by CCS Strategic dated November 2012.</p>

<p>L8 Cockburn Coast Sport Oval and Clubroom</p>	
<p>Description</p>	<p>The Cockburn Coast district open space, comprising sports oval and clubroom will service the sport and recreation needs of the Coogee and North Coogee community.</p>
<p>Proposal</p>	<p>This is the original scope of works on gazettal of the item, scope of items might expand over time, but the expanded scope is not covered by DCP.</p> <p>A single storey dual use club house building with a gross floor area of 525m² located on the southern side of the sports oval. The club house will include the following:</p> <ul style="list-style-type: none"> • General change rooms, meeting hall and under croft 2 x 200m² • Kitchen 40m² • General Toilets & Showers 2 x 42.5m²

	<ul style="list-style-type: none"> • 34 car parking bays • External works & services <p>The 2.82-hectare facility comprises a 1.3-hectare sports oval and associated club house building and will allow for close interaction with the adjacent primary school. The oval will provide sports facilities such as goals and goal posts for a variety of sports and be floodlit to maximum usage. The surrounding open space will include irrigated turf and local native planting, paved areas in stone/concrete pavers, footpaths in in-situ concrete, boardwalks, custom and proprietary play equipment, furniture including benches, shelters, bins, bike racks, water fountains, BBQ's and exercise equipment and custom shade shelters for play areas.</p> <p>The land is included in this DCP item as it is in addition to the local public open space.</p>
<p>Need and Nexus</p>	<p>The City's Sports and Recreation Strategic Plan 2009 identifies the site as "future Cockburn Coast POS" required for active district open space to support active recreational needs of the locality for AFL and cricket overflow.</p> <p>The sport oval and clubroom are also identified by the Robb Jetty Precinct local structure plan as district open space. The oval and clubroom facilities will accommodate dual season (winter and summer) sports ground and club room.</p> <p>The proposed club house building will provide a high quality, well planned and sustainable facility and will be a catalyst for bringing the community from the Coogee and North Coogee catchment together for sport and recreation.</p>

Annex 4 – Capital Expenditure Plan (CEP)

DCP Reserve Balance as of 31/08/2023	Value of credits	Interest earned on DCP funds 2021/22
1,617,348	19,9M	26,819

Ref No	Details	Estimate Cost	Du's Existing	Du's DCA13	Muni share	DCP13 share	DCP13 Expenditure so far	2026/27	2027/28	2028/29	2029/30	2030/31
Remaining Infrastructure Items												
Regional Facilities - All Suburbs												
R4	Cockburn Central Communities Facilities	3,316,114	51.052	48.948	1,692,942	1,623,171	0					1,623,171
R6	Coogee Golf Complex	10,147,537	51.052	48.948	5,180,521	4,967,016	0					4,967,016
R7	Bibra Lake Management Plan	21,687,809	51.052	48.948	11,072,060	10,615,749	1,380,720					9,235,029
R9	Cockburn Coast Foreshore Management Plan	22,137,710	51.052	48.948	11,301,744	10,835,966	0					10,835,966
R10	Cockburn Coast Beach Parking	221,300	51.052	48.948	112,978	108,322	93,025					15,297
	Sub Total	57,510,470			29,360,245	28,150,224	1,473,745					

Ref No	Details	Estimate Cost	Du's Existing	Du's DCA13	Muni share	DCP13 share	DCP13 Expenditure so far	2026/27	2027/28	2028/29	2029/30	2030/31
Remaining Infrastructure Items												
Sub Regional - West												
SRW2	Senior & Life Long Learning Centre	27,032,680	56.195	43.805	15,191,015	11,841,666	0					11,841,666
SRW3	Beale Park Sport Facility	6,539,200	56.195	43.805	3,674,703	2,864,497	0					2,864,497
SRW5	Bicycle Network West	6,187,434	56.195	43.805	3,477,029	2,710,406	41,143					2,669,263
SRW6	Dixon Reserve / Wally Hagan	7,506,914	56.195	43.805	4,218,510	3,288,404	0					3,288,404
	Sub Total	47,266,228			26,561,257	20,704,973	41,143					

Ref No	Details	Estimate Cost	Du's Existing	Du's DCA13	Muni share	DCP13 share	DCP13 Expenditure so far	2026/27	2027/28	2028/29	2029/30	2030/31
Remaining Infrastructure Items												
Sub Regional - East												
SRE2	Cockburn Central Playing Fields	5,231,342	44.958	55.042	2,351,907	2,879,435	0					2,879,435
SRE3	Anning Park Tennis	4,041,096	44.958	55.042	1,887,853	2,153,243	0					2,153,243
SRE5	Bicycle Network East	2,923,000	44.958	55.042	1,314,122	1,608,878	95,114					1,513,764
	Sub Total	12,195,438			5,553,882	6,641,556	95,114					

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

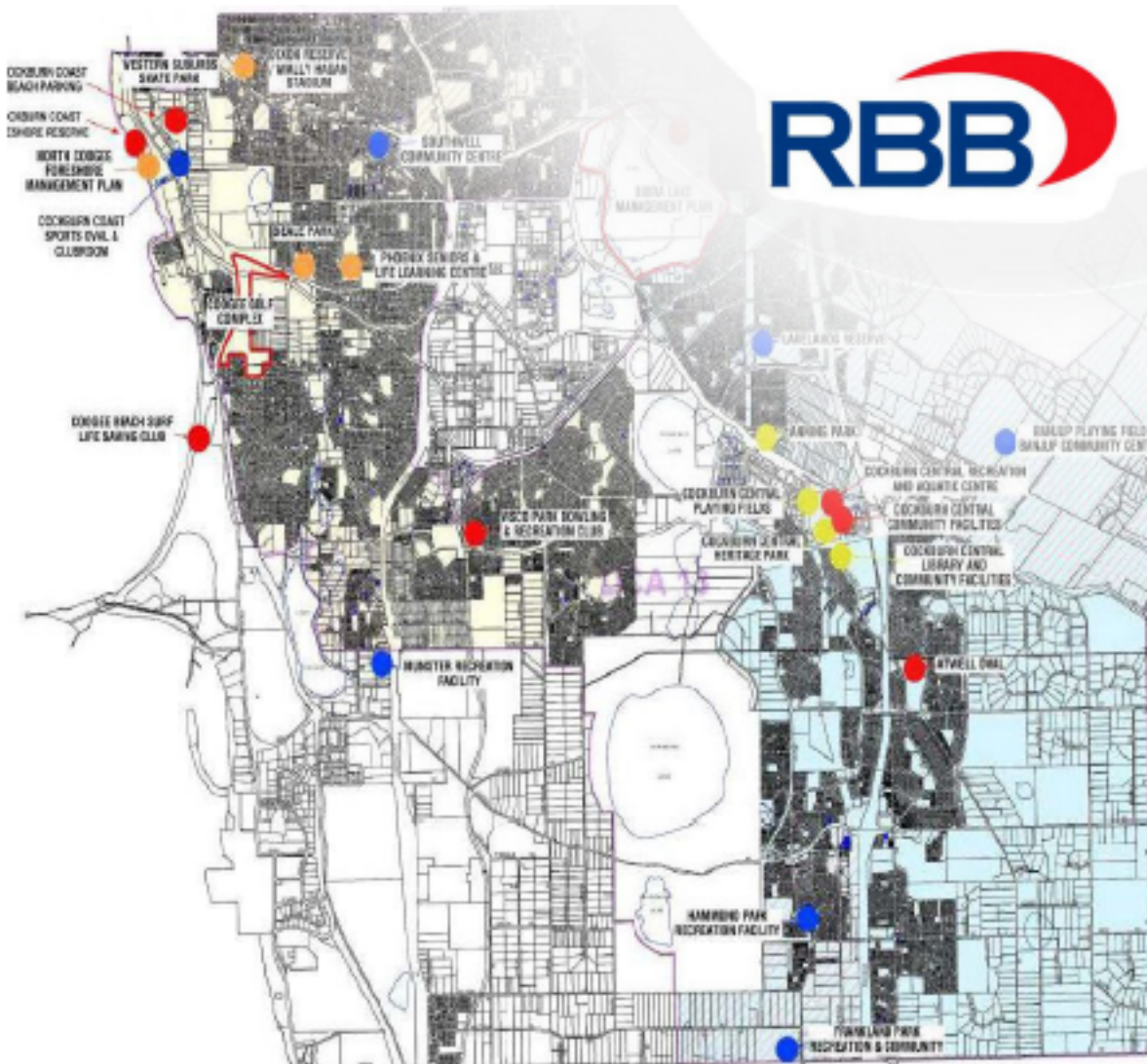
Ref No	Details	Estimate Cost	Du's Existing	Du's DCA13	Muni share	DCP13 share	DCP13 Expenditure so far	2026/27	2027/28	2028/29	2029/30	2030/31
Remaining Infrastructure Item												
Local												
L2	Southwell Community Centre	1,123,181	67.143	32.857	754,137	369,044			369,044			
L5	Munster Rereation Facility	2,988,676	62.726	37.274	1,874,677	1,113,999						1,113,999
L8	Cockburn Coast Oval & Land	16,571,283	18.585	81.415								
	Oval Land	11,590,204	18.585	81.415	2,154,039	9,436,164		9,436,164				
	Oval & Clubrooms	4,981,078	18.585	81.415	925,733	4,055,345						4,055,345
	Sub Total	20,683,139			5,708,586	14,974,552						

note: this timeframe is subject to change

The following recurring annual payment obligation for DCA13 is not included in the table below:

- costs to administer cost sharing arrangements,
- valuations, professional fees for infrastructure cost estimates
- annual audit and administration costs

Annex 5 – Schedule of Costs



CITY OF COCKBURN DCA13 COMMUNITY INFRASTRUCTURE

2023 INDICATIVE COST ESTIMATE - REV 0

7 August 2023

RBB PROJECT NUMBER 19480

Ralph & Beattie Research Pty Ltd
Construction Cost Consultants
ABN 58 260 932 881
www.rbb.com.au info@rbb.com.au

Perth
Level 8, 200 St Georges Terrace
PO Box 2708 Clifton Square WA 6000
Ph: (08) 9421 2777

MELBOURNE
7/54 Coppell St Richmond VIC 3121
Ph: (03) 8548 7868

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

ESTIMATE SUMMARY

Regional Facilities		
R1 Coogee Beach Surf Club - Completed		Completed
R2 Wetlands Education Centre/Native ARC		Completed
R3 Cockburn Central Recreation and Aquatic Centre		Completed
R4 Cockburn Central Community Facilities		5,665,000
R5 Visko Park Bowling and Recreation Club - Complete		Completed
R6 Coogee Golf Complex (excluding the pro-shop and restaurant component)		25,390,000
R7 Bibra Lake Management Plan Proposals		16,610,000
R8 Atwell Oval - Complete		Completed
R9 Cockburn Coast Foreshore Reserve (excluding coastal protection measures)		34,300,000
R10 Cockburn Coast Beach Parking		185,000
Sub-Total: Regional Facilities	\$	82,150,000
Sub-Regional Eastern Suburbs		
SRE1 Cockburn Central Library and Community Facilities - Complete		Completed
SRE2 Cockburn Central Playing Fields		6,388,400
SRE3 Anning Park Tennis		6,390,000
SRE4 Cockburn Central Heritage Park - Complete		Completed
SRE5 Bicycle Network - East		3,809,750
Sub-Total: Sub-Regional Eastern Suburbs	\$	16,588,150
Sub-Regional Western Suburbs		
SRW1 North Coogee Foreshore Management Plan Proposals (excluding rebuilding the groyne)		Completed
SRW2 Phoenix Seniors and Lifelong Learning Centre		35,370,000
SRW3 Beale Park Sports Facilities		13,849,700
SRW4 Western Suburbs Skate Park - Complete		Completed
SRW5 Bicycle Network – West		6,940,550
SRW6 Dixon Reserve/Wally Hagen Facility Development (excluding café component)		20,500,000
Sub-Total: Sub-Regional Western Suburbs	\$	76,660,250
Local - Specific Suburbs		
L1 Lakelands Reserve		Completed
L2 Southwell Community Centre		3,665,000
L3 Hammond Park Recreation Facility - Complete		Completed
L4 Frankland Reserve Recreation and Community Facility		Completed
L5 Munster Recreation Facility		5,495,000
L6 Banjup Playing Field		Completed
L7 Banjup Community Centre		Completed
L8 Cockburn Coast Sport Oval and Clubroom (excluding land cost)		10,843,000
Sub-Total: Local - Specific Suburbs	\$	20,003,000
ESTIMATED TOTAL FOR DCP13	\$	195,401,400

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R4 Cockburn Central Community Facilities				
Description	Unit	Quantity	Rate	TOTAL
<u>Building Works</u>				
Community Facility Building	m2	1,000	3,500.00	3,500,000
Sub-Total: Building Works				3,500,000
-				
<u>External Works</u>				
Carpark (160 bays)	No.	160	3,600.00	576,000
Cross over	No.	1	6,300.00	6,300
Landscaping allowance	Item	1	65,000.00	65,000
Bike racks	Item	1	6,300.00	6,300
Signage & sundries	Item	1	12,400.00	12,400
Preliminaries on external works	Item	1	84,000.00	84,000
Sub-Total: External Works				750,000
-				
<u>External Services</u>				
Hydraulic services	Item	1	40,000.00	40,000
Electrical services	Item	1	40,000.00	40,000
Communication services	Item	1	17,000.00	17,000
Preliminaries on external services	Item	1	13,000.00	13,000
Sub-Total: External services				110,000
ESTIMATED TOTAL CONSTRUCTION COST				4,360,000
Planning Contingency (5%)				220,000
Design Contingency (5%)				230,000
Construction Contingency (5%)				240,000
Project Management Fees (2%)				100,000
Design Consultant Fees (10%)				515,000
ESTIMATED TOTAL PROJECT COST				5,665,000
GST Excluded				

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

DCP Report: Appendix B

DCP Report: Appendix C

DCA13 Cost Cont Schedule - for building area

Clarifications:

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.

Infrastructure upgrades

Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R6 Coogee Golf Complex (excluding the pro-shop and restaurant component)

Description	Unit	Quantity	Rate	TOTAL
<u>Building Works</u>				
Clubhouse general areas	m2	46	4,000.00	184,000
Clubhouse kitchen	m2	40	5,100.00	204,000
Kitchen fitout equipment	Item	1	191,000.00	191,000
Clubhouse toilets, changerooms etc	m2	80	4,800.00	384,000
Clubhouse storage areas	m2	40	2,500.00	100,000
Clubhouse areas for tenant fitout - Excluded	m2		2,400.00	Excluded
Clubhouse verandahs & terraces - allowance	m2	25	960.00	24,000
Maintenance Building - allowance	m2	150	2,100.00	315,000
Driving range tee off area - covered area	m2	500	1,000.00	500,000
Sundry outbuildings - pump house, substation, chemical store etc.	Item	1	128,000.00	128,000
Equipment for driving range - allowance	Item	1	130,000.00	130,000
Sub-Total: Building Works				2,160,000
<u>External Works - Demolition</u>				
Demolish playground	Item	1	7,500.00	7,500
Demolish lookout point structures	Item	1	22,000.00	22,000
Demolition sundries	Item	1	14,000.00	14,000
<u>External Works - Siteworks</u>				
Site strip and clearance	m2	480,000	3.00	1,440,000
Extra for tree removal	Item	1	106,000.00	106,000
Mulching of cleared material - allowance	Item	1	27,000.00	27,000
Site earthworks - cut to fill - allowance for up to 0.5m adjustment	m3	180,000	15.00	2,700,000
Extra for rock - allowance	m3	24,000	43.00	1,032,000
Earthworks to form lake	m2	5,000	13.00	65,000
Spreading of topsoil	m2	170,000	8.00	1,360,000
Detailed shaping to fairways, greens, tees and bunkers	m2	137,000	4.00	548,000
Imported fill in layers and drainage for greens	m2	7,000	40.00	280,000
Imported fill in layers and drainage for bunkers	m2	9,000	45.00	405,000
Imported fill in layers and drainage for tees	m2	9,000	40.00	360,000
<u>External Works - Roadworks</u>				
Footpaths	m2	2,200	98.00	215,600
Feature footpaths	m2	200	170.00	34,000
Bridge crossing	Item	1	2,216,000.00	2,216,000
Carpark (120 bays)	No.	120	3,610.00	433,200
Access roads	m2	240	95.00	22,800
<u>External Works - Walls and Fencing</u>				
Perimeter fencing	m	4,800	160.00	768,000
Feature fencing and gates - allowance	Item	1	32,000.00	32,000
Retaining wall allowance	m2	800	530.00	424,000
Allow for sundry fencing and gates to compounds and the like	Item	1	15,900.00	15,900
<u>External Works - Landscaping & Irrigation</u>				
Lining to lake	Item	1	78,500.00	78,500
Bike racks	Item	1	2,700.00	2,700
Grass stolons to fairways	m2	135,000	3.00	405,000
Turf to tees, bunker faces and putting green surrounds	m2	20,000	11.00	220,000
Turf to putting greens	m2	7,000	15.00	105,000
Revegetation allowance	Item	1	195,900.00	195,900
Soft landscaping & planting allowance	Item	1	130,400.00	130,400
Bore	Item	1	97,600.00	97,600
Irrigation pumps and tanks	Item	1	260,000.00	260,000
Irrigation to golf course grounds	m2	480,000	3.00	1,440,000
Course furniture allowance	Item	1	65,800.00	65,800
Signage	Item	1	19,100.00	19,100
Preliminaries on external works	Item	1	1,582,000.00	1,582,000
Sub-Total: External Works				17,130,000

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R6 Coogee Golf Complex (excluding the pro-shop and restaurant component)				
Description	Unit	Quantity	Rate	TOTAL
External Services				
Stormwater drainage systems to greens, tees and bunkers	Item	1	365,000.00	365,000
Hydraulic services	Item	1	95,000.00	95,000
Electrical services	Item	1	65,000.00	65,000
Communication services	Item	1	25,000.00	25,000
Preliminaries on external services	Item	1	70,000.00	70,000
Sub-Total: External services				620,000
ESTIMATED TOTAL CONSTRUCTION COST				19,910,000
Planning Contingency (5%)				995,000
Design Contingency (5%)				1,045,000
Construction Contingency (5%)				1,100,000
Project Management Fees (2%)				460,000
Design Consultant Fees (8%)				1,880,000
ESTIMATED TOTAL PROJECT COST				25,390,000

GST Excluded

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023
DCA13 RFQ 2023 for review table
DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017
DCP Report: Appendix B
DCP Report: Appendix C
Michael Coate Golf Design 9 hole concept plan, dated August 2006
Western Suburbs Sporting Reserve Overview
DCA13 Cost Cont schedule 17-18

Clarifications:

Our estimate is based on the works being procured traditionally
Works to be conducted during normal working hours
No input from services, environmental or other consultants has been received

Exclusions:

Lounge, Bar & Pro Shop
Bridge over Railway
Abnormal subsoil conditions, bad ground etc.
Infrastructure upgrades
Staffing costs - ground staff and the like
Maintenance equipment
Ongoing material costs - fertilisers, chemicals and the like
Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R7 Bibra Lake Management Plan Proposals				
Description	Unit	Quantity	Rate	TOTAL
<u>PRIORITY 1 WORKS</u>				
<u>RETAIN AND ENHANCE NATURAL ENVIRONMENT</u>				
<u>Revegetation to A9 - South Education Zone</u>				
Weed eradication programme (90% of area)	m2	190,000		Completed
Tube stock planting (50% of area)	m2	105,000		Completed
Site mulch & plant guards (50% of area)	m2	105,000		Completed
Sub-Total: Revegetation to A9 - South Education Zone				Completed
Revegetation - South east edge				Completed
Revegetation - South west Conservation Zone				Completed
Revegetation - northern edge at Hope Road				Completed
Recommendation for water quality management				Completed
Re-contour southern bank				Completed
Dieback survey, signage & education				Completed
<u>CULTURAL AND HERITAGE VALUES</u>				
Aboriginal consultation for endorsement of MP				Completed
Aboriginal Cultural Awareness Plan				Completed
Interpretation Plan				Completed
<u>RECREATIONAL FACILITIES</u>				
Parkland upgrade - Bibra Lake picnic area				Completed
Parkland upgrade - design documentation				Completed
Playground facility upgrade				Completed
Lake edge treatment				Completed
New adventure playground				Completed
Table setting x 15				Completed
Shade structures				Completed
Upgrade irrigation to grass				Completed
<u>ACCESS NETWORK</u>				
Progress Drive - parking and traffic study				Completed
Dual use path - Progress Dr to Wetlands Centre				Completed
Dual use path - Education Zone				Completed
Dual use path - Education Zone				Completed
Dual use path - North east Conservation Zone				Completed
Dual use path - East side Conservation Zone				Completed
Dual use path - South west Conservation Zone				Completed
Dual use path - Central east Conservation zone				Completed
Dual use path - southern exercise area				Completed
Stabilised limestone paths - Education Zone				Completed
Stabilised limestone paths - North East Conservation				Completed
Boardwalk and bird hide reconstruction				Completed
Boardwalk to northern swamp				Completed
Promenade parallel to Progress Drive				Completed
Boardwalk parallel to Hope Road				Completed
<u>Parkland lake edge promenade C2 - Progress Drive</u>				
Erosion control				Completed
Footpath for promenade				Completed
Allowance for soft landscaping and reticulation				Completed
Allowance for lighting				Completed
Sub-Total: Parkland lake edge promenade C2 - Progress Drive				Completed

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R7 Bibra Lake Management Plan Proposals				
Description	Unit	Quantity	Rate	TOTAL
<u>EDUCATIONAL & CULTURAL VALUES</u>				
Heritage Pines Plaque - A7	Item	1	10,600	10,600
Interpretive signage along pathway - A9	Item	1	31,000	31,000
Interpretive signage - west Conservation zone - A12	Item	1	6,400	6,400
Interpretive signage - central Conservation zone - A13	Item	1	31,000	31,000
Interpretive signage - south east Conservation zone - A14	Item	1	31,000	31,000
TOTAL PRIORITY 1 WORKS				110,000
<u>PRIORITY 2 WORKS</u>				
<u>RETAIN AND ENHANCE NATURAL ENVIRONMENT</u>				
<u>Revegetation A6 - West Education zone</u>				
Weed eradication programme (90% of area)	m2	18,000		Completed
Tube stock planting (90% of area)	m2	18,000		Completed
Site mulch & plant guards (90% of area)	m2	18,000		Completed
Sub-Total: Revegetation A6 - West Education zone				Completed
<u>Revegetation A11 - Central conservation zone</u>				
Bond Swamp Zone Completed	m2	6,500		Completed
Weed eradication programme (90% of area)	m2	133,500	1.30	173,550
Tube stock planting (75% of area)	m2	113,500	4.80	544,800
Site mulch & plant guards (75% of area)	m2	113,500	5.30	601,550
Sub-Total: Revegetation A11 - Central conservation zone				1,319,900
Mulching C2 - Parkland zone	Item	1		Completed
<u>Revegetation B1 - Children's play node</u>				
Weed eradication programme (50% of area)	m2	30,000	1.30	39,000
Tube stock planting (50% of area)	m2	30,000	4.80	144,000
Site mulch & plant guards (50% of area)	m2	30,000	5.30	159,000
Sub-Total: Revegetation B1 - Children's play node				342,000
<u>Revegetation A8 - East Education zone</u>				
Weed eradication programme (75% of area)	m2	35,000	1.30	45,500
Tube stock planting (50% of area)	m2	24,000	4.80	115,200
Site mulch & plant guards (50% of area)	m2	24,000	5.30	127,200
Sub-Total: Revegetation A8 - East Education zone				287,900
<u>Rehabilitation A1 - Hope Road North</u>				
Weed eradication programme (75% of area)	m2	50,000	1.30	65,000
Tube stock planting (75% of area)	m2	35,000	4.80	168,000
Site mulch & plant guards (75% of area)	m2	35,000	5.30	185,500
Sub-Total: Rehabilitation A1 - Hope Road North				418,500
<u>Rehabilitation A2 - Hope Road North</u>				
Weed eradication programme (70% of area)	m2	90,000	1.30	117,000
Tube stock planting (50% of area)	m2	65,000	4.80	312,000
Site mulch & plant guards (50% of area)	m2	65,000	5.30	344,500
Sub-Total: Rehabilitation A2 - Hope Road North				773,500
<u>Rehabilitation A3 - Hope Road</u>				
Weed eradication programme (70% of area)	m2	46,000	1.30	59,800
Tube stock planting (50% of area)	m2	32,000	4.80	153,600
Site mulch & plant guards (50% of area)	m2	32,000	5.30	169,600
Sub-Total: Rehabilitation A3 - Hope Road				383,000

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R7 Bibra Lake Management Plan Proposals				
Description	Unit	Quantity	Rate	TOTAL
<u>RECREATIONAL FACILITIES</u>				
Bond Swamp A11 - Gazebo in open outdoor function area	Item	1	64,000.00	64,000
BBQ facilities x 12				Completed
New WC facility				Completed
Signage x 6 to C2 Parkland	Item	1	58,000.00	58,000
Drinking Fountain x 6				Completed
Bike Racks x 20				Completed
Rubbish Bin surround and wheelie bin x 6				Completed
Shade trees x 100				Completed
Tree surgery				Completed
Artwork x 6 to C2 Parkland	Item	1	196,000.00	196,000
Themed arbours x 4 to C2 Parkland	Item	1	265,000.00	265,000
Feature Lighting x 20 to C2 Parkland	Item	1	196,000.00	196,000
Adventure playground - opposite Primary School				Completed
BBQ facilities x 3 opposite Primary School				Completed
Table settings x 3 opposite Primary School				Completed
Upgrade WC facility opposite Primary School				Completed
Shade trees x 300 opposite Primary School				Completed
Irrigated lawn areas opposite Primary School				Completed
<u>ACCESS NETWORK</u>				
Stabilised limestone paths - central Education zone				Completed
Stabilised limestone paths A8 - East Education zone	Item	1		Completed
Lookout A11 - Central Conservation zone	Item	1	48,000.00	48,000
Artists node A11 - South Central Conservation zone	Item	1	69,000.00	69,000
Boardwalk steel C2 - Parkland zone	Item	1	197,000.00	197,000
Hope Road - traffic calming				Completed
Progress Drive upgrade				Completed
<u>EDUCATIONAL & CULTURAL INTERPRETATION</u>				
Interpretative signage x 4 to A11 - Central Education zone	Item	1	43,000.00	43,000
Education Centre Redevelopment A7 - Excluded (R2)				Excluded
Signage A1 & A2 - Hope Road north	Item	1	12,000.00	12,000
Entry Statements A3	Item	1	38,000.00	38,000
TOTAL PRIORITY 2 WORKS				4,710,800
<u>PRIORITY 3 WORKS</u>				
<u>RETAIN AND ENHANCE NATURAL ENVIRONMENT</u>				
<u>Revegetation A10 - north east Conservation zone</u>				
Cocky Oasis Complete	m2	19,000		Completed
Weed eradication programme (75% of area)	m2	231,000	1.30	300,300
Tube stock planting (50% of area)	m2	111,000	4.80	532,800
Site mulch & plant guards (50% of area)	m2	111,000	5.30	588,300
Sub-Total: Revegetation A10 - north east Conservation zone				1,421,400
<u>Revegetation A12 - central east Conservation zone</u>				
Weed eradication programme (90% of area)	m2	80,000	1.30	104,000
Tube stock planting (75% of area)	m2	68,000	4.80	326,400
Site mulch & plant guards (75% of area)	m2	68,000	5.30	360,400
Sub-Total: Revegetation A12 - central east Conservation zone				790,800
<u>Rehabilitation A17 - Progress Drive west</u>				
Weed eradication programme (75% of area)	m2	150,000	1.30	195,000
Tube stock planting (75% of area)	m2	150,000	4.80	720,000
Site mulch & plant guards (90% of area)	m2	180,000	5.30	954,000
Sub-Total: Rehabilitation A17 - Progress Drive west				1,869,000



Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R7 Bibra Lake Management Plan Proposals

Description	Unit	Quantity	Rate	TOTAL
RECREATIONAL FACILITIES				
Gazebo A17 - Progress Dr west	Item	1	100,000.00	100,000
Lookout Ave A17 - Progress Dr west	Item	1	60,000.00	60,000
Sub-Total: Recreational facilities				160,000
New visitors centre C2 - Parkland zone				
Visitor Centre Gross Floor Area (rated to make \$3,000,000 budget)	m2	2,700	1,190.00	3,213,000
Café @ 120 m2; Gallery @ 450 m2; Meeting Rooms @ 500 m2; Presentation Space @ 200 m2; Retail @ 100 m2; Administration & Storage @ 130 m2; Undercover areas				included
Carparking	m2	3,800	80.00	304,000
External works & services allowance (15%)	Item	1	530,000.00	530,000
Sub-Total: New visitors centre C2 - Parkland zone				4,047,000
Entry statements C2 - parkland zone	Item	1	30,000	30,000
B2 development				
BBQ Facilities	No.	4		Aborted
Table settings	No.	6		Aborted
Dog training equipment allowance - Excluded	Item			Aborted
Decomposed granite play surface	m2	7,000		Aborted
Fencing	m	500		Aborted
Weed eradication programme (75% of area)	m2	38,000		Aborted
Tube stock planting (25% of area)	m2	25,000		Aborted
Site mulch & plant guards (25% of area)	m2	25,000		Aborted
Remove and reinstate turf	m2	10,000		Aborted
Irrigation to turf	m2	10,000		Aborted
Irrigation tank and pump	Item	1		Aborted
Semi-mature shade trees	No.	25		Aborted
Feature lighting	No.	12		Aborted
Signage allowance	Item	1		Aborted
Allowance for preliminaries and margin	Item	1		Aborted
Sub-Total: Dog Park B2 development				Aborted
B2 - Toilet Facilities	Item	1		Aborted
B3 Exercise Circuit				
Toilet facilities (1 x UAT, 1 x male + change, 2 x female + change)	m2	90		Completed
External works allowance (10%)	Item	1		Completed
External services allowance (20%)	Item	1		Completed
Dual use bitumen pathway	m2	1,400	85.00	119,000
Exercise station	No.	12	16,000.00	192,000
BBQ Facilities	No.	1		Completed
Table settings	No.	4		Completed
Weed eradication programme (75% of area)	m2	53,000		Completed
Tube stock planting (25% of area)	m2	17,500		Completed
Site mulch & plant guards (25% of area)	m2	17,500		Completed
Remove and reinstate turf	m2	10,000		Completed
Irrigation to turf	m2	10,000		Completed
Irrigation tank and pump	Item	1		Completed
Semi-mature shade trees	No.	25		Completed
Feature lighting	No.	10		Completed
Signage allowance	Item	1		Completed
Allowance for preliminaries and margin	Item	1		39,000
Sub-Total: B3 Exercise Circuit				350,000



Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R7 Bibra Lake Management Plan Proposals				
Description	Unit	Quantity	Rate	TOTAL
Adolescent play node/skate park				Completed
ACCESS NETWORK				
Stabilised limestone paths - Progress Dr west				Completed
EDUCATIONAL & CULTURAL INTERPRETATION				
Interpretative signage - Progress Dr west				Completed
Interpretative signage - Aboriginal Heritage				Completed
TOTAL PRIORITY 3 WORKS				8,668,200
ESTIMATED TOTAL CONSTRUCTION COST				13,489,000
Planning Contingency (5%)				570,000
Design Contingency (5%)				590,000
Construction Contingency (5%)				630,000
Project Management Fees (2%)				265,000
Design Consultant Fees (8%)				1,066,000
ESTIMATED TOTAL PROJECT COST				16,610,000
GST Excluded				

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

DCP Report: Appendix B

DCP Report: Appendix C

Strategen Bibra Lake Landscape, Recreational and Environmental Management Plan, dated December 2009

Bibra Lake Reconciliation at 31 August 2018 V1

DCA13 Cost Cont schedule 17-18

Visitor Centre / Aboriginal Culture Centre email

Bibra Lake Management Plan Completion schedule, dated 26 September 2019

Clarifications:

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Revegetation comprises allowances for weed eradication, tube stock planting and mulching

Exclusions:

Abnormal subsoil conditions, bad ground etc.

Infrastructure upgrades

Ongoing material costs - fertilisers, chemicals and the like

Works noted as having been completed on Bibra Lake Reconciliation at 31 August 2018 V1

R7 Zone A7 Wetlands Education Centre / Native Animal Rehabilitation Centre - taken in R2 estimate

cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

7 August 2023

R9 Cockburn Coast Foreshore Reserve (excluding coastal protection measures)

Description	Unit	Quantity	Rate	TOTAL
FRA1 - Robb Jetty Plaza and Parkland				
Minor earthworks	m2	4,000	39.00	156,000
Rehabilitate dune area	m2	3,500	21.00	73,500
Toilet block	m2	90	4,710.00	423,900
Irrigated planting	m2	1,000	98.00	98,000
Irrigated turf	m2	2,000	54.00	108,000
Tree allowance	No.	25	1,100.00	27,500
Decking	m2	200	610.00	122,000
Paved areas - stone and concrete	m2	250	196.00	49,000
Footpaths - segmented concrete / stabilised earth	m2	250	85.00	21,250
Foreshore reserve path - bitumen	m2	200	90.00	18,000
Skateable landscape	m2	100	390.00	39,000
Extra for BBQs	No.	2	13,000.00	26,000
Extra for bins	Item	1	13,000.00	13,000
Furniture allowance	Item	1	100,000.00	100,000
Shade structure allowance	Item	1	490,000.00	490,000
Extra for showers / water fountains	Item	1	19,600.00	19,600
Feature lighting	No.	10	9,800.00	98,000
External services allowances	Item	1	196,000.00	196,000
Allow for preliminaries	Item	1	261,250.00	261,250
Sub-Total: FRA1 - Robb Jetty Plaza and Parkland	m2	7,000		2,340,000
FRA2 - McTaggart Cove Parkland				
Minor earthworks	m2	25,000	39.00	975,000
Rehabilitate dune area	m2	5,000	21.00	105,000
Irrigated planting	m2	3,750	98.00	367,500
Irrigated turf	m2	17,500	54.00	945,000
Tree allowance	No.	50	1,100.00	55,000
Decking	m2	625	610.00	381,250
Paved areas - stone and concrete	m2	1,250	196.00	245,000
Footpaths - segmented concrete / stabilised earth	m2	1,000	85.00	85,000
Foreshore reserve path - bitumen	m2	250	90.00	22,500
Lookout decks	m2	250	980.00	245,000
Skateable landscape	m2	250	390.00	97,500
Half court basketball area	m2	125	160.00	20,000
Equipment allowance to the above	Item	1	19,000.00	19,000
Extra for BBQs	No.	4	13,000.00	52,000
Extra for bins	Item	1	27,000.00	27,000
Furniture allowance	Item	1	130,000.00	130,000
Shade structure allowance	Item	1	1,960,000.00	1,960,000
Extra for showers / water fountains	Item	1	31,000.00	31,000
Feature lighting	No.	30	9,800.00	294,000
External services allowances	Item	1	570,000.00	570,000
Allow for preliminaries	Item	1	673,250.00	673,250
Sub-Total: FRA2 - McTaggart Cove Parkland	m2	30,000		7,300,000
FRA3 - Catherine Point Foreshore Park				
Minor earthworks	m2	5,700	33.00	188,100
Toilet block	m2	90	4,710.00	423,900
Irrigated planting	m2	1,500	98.00	147,000
Irrigated turf	m2	3,500	54.00	189,000
Tree allowance	No.	25	1,100.00	27,500
Foreshore reserve path - bitumen	m2	330	90.00	29,700
Skateable landscape	m2	280	390.00	109,200
Extra for BBQs	No.	2	13,000.00	26,000
Extra for bins	Item	1	13,000.00	13,000
Furniture allowance	Item	1	120,000.00	120,000
Extra for showers / water fountains	Item	1	19,600.00	19,600
Feature lighting	No.	10	9,800.00	98,000
External services allowances	Item	1	165,000.00	165,000
FRA3 - Foreshore lighting	m	560	1,300.00	728,000
FRA3 - Drainage	m2	3,500	91.00	318,500
Allow for preliminaries	Item	1	317,500.00	317,500
Sub-Total: FRA3 - Catherine Point Foreshore Park	m2	5,700		2,920,000

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

7 August 2023

R9 Cockburn Coast Foreshore Reserve (excluding coastal protection measures)				
Description	Unit	Quantity	Rate	TOTAL
FRB1 - Low Intensity				
Minor earthworks	m2	42,000	39.00	1,638,000
Weed eradication programme	m2	42,000	1.50	63,000
Tube stock planting	m2	42,000	3.00	126,000
Site mulch & plant guards	m2	42,000	5.00	210,000
Extra to rehabilitate dune area	m2	8,400	19.00	159,600
Footpaths - segmented concrete / stabilised earth	m2	300	90.00	27,000
Foreshore reserve path - bitumen	m2	300	90.00	27,000
Skateable landscape	m2	100	390.00	39,000
Allow for preliminaries	Item	1	280,400.00	280,400
Sub-Total: FRB1 - Low Intensity	m2	42,000		2,570,000
FRB1 - High Intensity				
Minor earthworks	m2	4,000	33.00	132,000
Toilet block	m2	90	4,710.00	423,900
Irrigated planting	m2	300	98.00	29,400
Irrigated turf	m2	2,000	54.00	108,000
Tree allowance	No.	25	1,100.00	27,500
Decking	m2	500	610.00	305,000
Lookout decks	m2	250	980.00	245,000
Paved areas - stone and concrete	m2	250	196.00	49,000
Footpaths - segmented concrete / stabilised earth	m2	100	85.00	8,500
Foreshore reserve path - bitumen	m2	350	90.00	31,500
Skateable landscape	m2	250	390.00	97,500
Extra for BBQs	No.	2	13,000.00	26,000
Extra for bins	Item	1	13,000.00	13,000
Furniture allowance	Item	1	95,000.00	95,000
Shade structure allowance	Item	1	64,000.00	64,000
Extra for showers / water fountains	Item	1	19,600.00	19,600
Feature lighting	No.	10	11,000.00	110,000
External services allowances	Item	1	98,000.00	98,000
Allow for preliminaries	Item	1	227,100.00	227,100
Sub-Total: FRB1 - High Intensity	m2	4,000		2,110,000
FRB1 - Lighting to foreshore	m	1,500	1,190	1,785,000
FRB2 - Medium Intensity Foreshore Reserve				
Minor earthworks	m2	10,500	34.00	357,000
Weed eradication programme	m2	10,500	2.00	21,000
Tube stock planting	m2	7,500	3.00	22,500
Site mulch & plant guards	m2	7,500	5.00	37,500
Irrigated turf	m2	1,000	54.00	54,000
Irrigated planting	m2	1,400	98.00	137,200
Footpaths - segmented concrete / stabilised earth	m2	300	85.00	25,500
Foreshore reserve path - bitumen	m2	2,400	90.00	216,000
Skateable landscape	m2	300	390.00	117,000
Furniture allowance	Item	1	65,300.00	65,300
Allow for preliminaries	Item	1	127,000.00	127,000
Sub-Total: FRB2 - Medium Intensity Foreshore Reserve	m2	10,500		1,180,000
FRB2 - Pedestrian footbridge over railway	Item	1		5,000,000
ESTIMATED TOTAL CONSTRUCTION COST				25,205,000
Planning Contingency (5%)				1,260,000
Design Contingency (10%)				2,645,000
Construction Contingency (5%)				1,455,000
Project Management Fees (2%)				610,000
Design Consultant Fees (10%)				3,125,000
ESTIMATED TOTAL PROJECT COST				34,300,000
GST Excluded				

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

7 August 2023

R9 Cockburn Coast Foreshore Reserve (excluding coastal protection measures)

Description	Unit	Quantity	Rate	TOTAL
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Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

Additional scope to be funded elsewhere

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

DCP Report: Appendix B

DCP Report: Appendix C

CoC Long Term Financial Plan 2016/17-2025/26

DCA13 Cost Cont schedule 17-18

Clarifications:

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.

Infrastructure upgrades

Ongoing material costs - fertilisers, chemicals and the like

North Coogee Foreshore Management Plan Estimate Works (SRW1)

Works to marine structures & coastal protection measures

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

R10 Cockburn Coast Beach Parking				
Description	Unit	Quantity	Rate	TOTAL
Embayments to Rollinson Road - West of Bennett Avenue				120,000.00
ESTIMATED TOTAL CONSTRUCTION COST				120,000.00
Planning Contingency (8%)				10,000.00
Design Contingency (10%)				13,000.00
Construction Contingency (10%)				15,000.00
Project Management Fees (5%)				7,000.00
Design Consultant Fees (15%)				20,000.00
ESTIMATED TOTAL PROJECT COST				185,000.00
GST Excluded				

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

DCP Report: Appendix B

DCP Report: Appendix C

DCA13 Cost Cont schedule 17-18

Clarifications:

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.

Infrastructure upgrades

Parking to proposed / future roads indicated in Appendix C

Parking works completed as part of this project (east of Bennett Ave)

North Coogee Foreshore Management Plan Estimate Works (SRW1)

Parking meters, street furniture & signage

Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRE2 Cockburn Central Playing Fields				
Description	Unit	Quantity	Rate	TOTAL
<u>Building Works</u>				
Air-conditioned Clubhouse	m2	1,000	4,300.00	4,300,000
Verandah (allowance 20% building area)	m2	200	800.00	160,000
Sub-Total: Building Works				4,460,000
<u>External Works</u>				
Site strip, clearance and ground preparation	m2	1,320	15.00	19,800
Earthworks allowance	m3	240	40.00	9,600
Footpath allowance	m2	200	85.00	17,000
Seating, bike racks, bins, drinking fountain, signage	Item	1	66,000.00	66,000
Allow for headworks fees and charges	Item	1	14,000.00	14,000
Sub-Total: External Works				126,400
<u>External Services</u>				
External water services	Item	1	23,000.00	23,000
External sewer	Item	1	36,000.00	36,000
External stormwater	Item	1	36,000.00	36,000
Industrial waste point	Item	1	18,000.00	18,000
External gas service	Item	1	23,000.00	23,000
External electrical services	Item	1	71,000.00	71,000
Allow for headworks fees and charges	Item	1	89,000.00	89,000
Preliminaries	Item	1	36,000.00	36,000
Sub-Total: External Services				332,000.00
ESTIMATED TOTAL CONSTRUCTION COST				4,918,400
Planning Contingency (5%)				245,000
Design Contingency (5%)				260,000
Construction Contingency (5%)				270,000
Project Management Fees (2%)				115,000
Design Consultant Fees (10%)				580,000
ESTIMATED TOTAL PROJECT COST				6,388,400
GST Excluded				

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023
DCA13 RFQ 2023 for review table
DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017
DCA13 cost schedule 17-18
DCP Report: Appendix C

Clarifications:

Our estimate is based on the works being procured traditionally
Works to be conducted during normal working hours
No input from services, environmental or other consultants has been received
Assume carpark works are complete
Assume playing fields are complete

Exclusions:

Abnormal subsoil conditions, bad ground etc.
Infrastructure upgrades
Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRE3 Anning Park Tennis				
Description	Unit	Quantity	Rate	TOTAL
<u>New Works</u>				
Changeroom facilities	m2	700	4,300.00	3,010,000
Verandah (allowance 20% building area)	m2	140	1,000.00	140,000
Sub-Total: New Works				3,150,000
<u>External Works</u>				
Site strip, clearance and ground preparation	m2	4,900	15.00	73,500
Earthworks allowance	m3	980	40.00	39,200
Demolish buildings	m2	1,035	110.00	113,850
Demolish carpark	m2	1,625	35.00	56,875
Allowance to remove trees	Item	1	6,000.00	6,000
Sundry demolition	Item	1	6,000.00	6,000
New tennis courts	No.	4	62,000.00	248,000
New carpark, lighting and drainage	m2	4,500	110.00	495,000
New crossover	No.	1	6,400.00	6,400
Seats bike racks, bins, signage	Item	1	62,000.00	62,000
Preliminaries	Item	1	133,175.00	133,175
Sub-Total: Allowance to remove trees				1,240,000
<u>External Services</u>				
External water services	Item	1	31,000.00	31,000
External sewer	Item	1	45,000.00	45,000
External stormwater	Item	1	54,000.00	54,000
Industrial waste point	Item	1	23,000.00	23,000
External gas service	Item	1	31,000.00	31,000
External electrical services	Item	1	62,000.00	62,000
Extra for tennis court LED lighting	Item	1	124,000.00	124,000
Allow for headworks fees and charges	Item	1	93,000.00	93,000
Preliminaries	Item	1	67,000.00	67,000
Sub-Total: External water services				530,000
ESTIMATED TOTAL CONSTRUCTION COST				4,920,000
Planning Contingency (5%)				245,000
Design Contingency (5%)				260,000
Construction Contingency (5%)				270,000
Project Management Fees (2%)				115,000
Design Consultant Fees (10%)				580,000
ESTIMATED TOTAL PROJECT COST				6,390,000

GST Excluded

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCA13 cost schedule 17-18

DCP Report: Appendix C

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

Extract: Anning Park Sports & Recreation strategic Plan 2018-2033, reducing scope to 6 tennis courts

Clarifications:

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.

Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRES Bicycle Network - East				
Description	Unit	Quantity	Rate	TOTAL
Section B1a	m2	7,000	106.00	742,000
Section B5	m2	2,125	106.00	225,250
Section B6	m2	10,500	106.00	1,113,000
Section B7	m2	4,500	106.00	477,000
Section B15a	m2	1,125		Complete
Section B15b	m2	2,500	106.00	265,000
Section B17	m2	1,250	106.00	132,500
ESTIMATED TOTAL CONSTRUCTION COST				2,954,750
Planning Contingency (5%)				150,000
Design Contingency (5%)				155,000
Construction Contingency (5%)				165,000
Project Management Fees (3%)				105,000
Design Consultant Fees (8%)				280,000
ESTIMATED TOTAL PROJECT COST				3,809,750
GST Excluded				

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023
 DCA13 RFQ 2023 for review table
 DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017
 DCP Report: Appendix B
 DCP Report: Appendix C
 Bicycle Network & Footpath Plan: Appendix D
 DCA13 Cost Cont schedule 17-18
 Email correspondence: Riekie Long, 4 September 2019

Clarifications:

Our estimate is based on the works being procured traditionally
 Works to be conducted during normal working hours
 No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.
 Tree removal
 Removal of deleted sections of cycle path route
 Cycle path lighting
 Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRW2 Phoenix Seniors and Lifelong Learning Centre				
Description	Unit	Quantity	Rate	TOTAL
Allowance to demolish existing structures	m2	1,400	130.00	182,000
Multi-functional facility including welfare services, community hall, meeting rooms, childcare centre & permanent seniors centre	m2	5,000	4,600.00	23,000,000
External works allowance (10%)	Item	1	2,300,000.00	2,300,000
External services allowance (7.5%)	Item	1	1,750,000.00	1,750,000
ESTIMATED TOTAL CONSTRUCTION COST				27,232,000
Planning Contingency (5%)				1,360,000
Design Contingency (5%)				1,430,000
Construction Contingency (5%)				1,500,000
Project Management Fees (2%)				630,000
Design Consultant Fees (10%)				3,218,000
ESTIMATED TOTAL PROJECT COST				35,370,000
GST Excluded				

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

DCP Report: Appendix B

DCP Report: Appendix C

Urbis Concept Study, dated 31 August 2018

Clarifications:

There are no design drawings or sketches

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Adjacent facilities: Performing Arts, Café, Library, Carpark, Retirement living, Residential, Youth outdoor space

Abnormal subsoil conditions, bad ground etc.

Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRW3 Beale Park Sports Facilities				
Description	Unit	Quantity	Rate	TOTAL
<u>New Works</u>				
Changeroom facilities	m2	446	4,300.00	1,917,800
Change store	m2	66	3,200.00	211,200
Function Room	m2	269	3,900.00	1,049,100
Function WCs	m2	52	4,800.00	249,600
Kiosk/bar	m2	46	4,300.00	197,800
Offices, passages, stores and first aid	m2	120	3,300.00	396,000
Verandah	m2	648	900.00	583,200
Sub-Total: New Works				4,604,700
<u>External Works</u>				
Site strip, clearance and ground preparation	m2	7,325	14.00	102,550
Earthworks allowance	m3	1,465	40.00	58,600
Demolish buildings	m2	1,750	106.00	185,500
Demolish existing play area	m2	193	22.00	4,246
Remove play equipment	Item	1	5,000.00	5,000
Remove trees	No	50	1,000.00	50,000
Demolish carpark	m2	3,480	34.00	118,320
Decommission crossovers	No	3	3,300.00	9,900
New carpark, lighting and drainage	m2	5,430	101.00	548,430
New crossover	No	2	7,000.00	14,000
New play ground	m2	245	361.00	88,445
Shade sails (50% area allowed)	m2	125	589.00	73,625
Allowance for outdoor play equipment	Item	1	62,000.00	62,000
Seats bike racks, bins, signage	Item	1	48,000.00	48,000
Minor alterations and levelling to existing pitches	m2	50,000	22.00	1,100,000
Tree relocations	Item	1	134,000.00	134,000
Semi mature trees	No.	45	3,300.00	148,500
200L trees	No.	175	1,100.00	192,500
Preliminaries	Item	1	356,384.00	356,384
Sub-Total: External Works				3,300,000
<u>External Services</u>				
External water services	Item	1	65,000	65,000
External sewer	Item	1	65,000	65,000
External stormwater	Item	1	95,000	95,000
Industrial waste point	Item	1	21,000	21,000
External gas service	Item	1	27,000	27,000
External electrical services	Item	1	95,000	95,000
Sports pitch lighting (100 Lux)	Item	1	1,961,000	1,961,000
Allow for headworks fees and charges	Item	1	128,000	128,000
Preliminaries	Item	1	298,000.00	298,000
Sub-Total: External Services				2,755,000
ESTIMATED TOTAL CONSTRUCTION COST				10,659,700
Planning Contingency (5%)				535,000
Design Contingency (5%)				560,000
Construction Contingency (5%)				590,000
Project Management Fees (2%)				245,000
Design Consultant Fees (10%)				1,260,000
ESTIMATED TOTAL PROJECT COST				13,849,700
GST Excluded				

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRW3 Beale Park Sports Facilities

Description	Unit	Quantity	Rate	TOTAL
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Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

Western Suburbs Sporting Precinct Study - PGA Dwg Site Plan - SK01 rev K

Western Suburbs Sporting Precinct Study - PGA Dwg Proposed floor Plan - SK02 rev B

DCP Report: Appendix B

DCP Report: Appendix C

Western Suburbs Sporting Precinct Study, dated October 2018

Clarifications:

Our estimate includes works to the playing fields

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.

Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRW5 Bicycle Network – West					
Description	Unit	TOTAL	Rate	TOTAL	
Section B3	m2	3,000,000	105.00	3,150,000	
Section B3 - Cyclist crossing point	No.	196,800	26,100.00	208,800	
Section B4	m2	1,010,000	105.00	1,060,500	
Section B10	m2	1,025,000	105.00	1,076,250	
Section B13 - Complete	m2	Complete		Complete	
ESTIMATED TOTAL CONSTRUCTION COST		5,231,800		5,495,550	
Planning Contingency (5%)		250,000		265,000	
Design Contingency (5%)		255,000		270,000	
Construction Contingency (5%)		285,000		300,000	
Project Management Fees (2%)		115,000		125,000	
Design Consultant Fees (7.5%)		462,000		485,000	
ESTIMATED TOTAL PROJECT COST		6,598,800		6,940,550	
GST Excluded					

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

DCP Report: Appendix B

DCP Report: Appendix C

Bicycle Network & Footpath Plan: Appendix D

DCA13 Cost Cont schedule 17-18

Email correspondence: Riekie Long, 4 September 2019

Clarifications:

B3 includes controlled crossings

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.

Tree removal

Removal of deleted sections of cycle path route

Cycle path lighting

Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRW6 Dixon Reserve/Wally Hagen Facility Development (excluding café component) - OPTION 3

Description	Unit	Quantity	2022		1.06 2023	
			Rate	TOTAL	Rate	TOTAL
Refurbishment Works						
Refurbish existing two storey facility	m2	754	2,600	1,960,400	2,800.00	2,111,200
Refurbish existing courts including new cladding to roof and walls, internal fitout and services	m2	2,650	1,600	4,240,000	1,700.00	4,505,000
Extra for score boards, court furniture etc	Item	1	50,000	50,000	53,800.00	53,800
Sub-Total: Refurbishment Works				6,250,400		6,670,000
New Works						
Group / crèche area	m2	214	3,000	642,000	3,200.00	684,800
Gym	m2	511	3,000	1,533,000	3,200.00	1,635,200
Kitchen / Cafe	m2	177	4,000	excluded	4,300.00	761,100
Meeting rooms	m2	59	3,200	188,800	3,400.00	200,600
Office and reception	m2	86	3,200	275,200	3,400.00	292,400
Player and umpire change	m2	238	3,700	880,600	4,000.00	952,000
Social/Function area	m2	319	3,600	1,148,400	3,900.00	1,244,100
WC area	m2	116	4,500	522,000	4,800.00	556,800
Circulation	m2	200	3,000	600,000	3,200.00	640,000
Terrace /verandah	m2	420	800	336,000	900.00	378,000
Outdoor play area	m2	160	1,100	176,000	1,200.00	192,000
Allowance for outdoor play equipment	Item	1	50,000	50,000	53,000.00	53,000
Sub-Total: New Works				6,352,000		7,590,000
External Works						
Site strip, clearance and ground preparation	m2	4,780	13	62,140	15.00	71,700
Earthworks allowance	m3	1,000	37	37,000	40.00	40,000
Fill in existing drainage swale	m3	1,700	44	74,800	50.00	85,000
Demolish carpark	m2	305	35	10,675	40.00	12,200
Resurface carpark, upgrade lighting and drainage	m2	1,135	65	73,775	70.00	79,450
New carpark, lighting and drainage	m2	3,215	100	321,500	105.00	337,575
New drainage swale	m2	550	70	38,500	75.00	41,250
Fence surround to last	m	100	150	15,000	160.00	16,000
Planting to drainage swale	m2	550	30	16,500	35.00	19,250
Bin enclosure 7m x 5m on plan	Item	1	15,400	15,400	16,300.00	16,300
Seats bike racks, signage	Item	1	43,000	43,000	46,000.00	46,000
Sundry landscaping allowance	Item	1	123,000	123,000	130,000.00	130,000
Preliminaries	Item	1	100,000	100,000	115,275.00	115,275
Sub-Total: External Works				931,290		1,010,000
External Services						
External water services	Item	1	50,000	50,000	55,000.00	55,000
External sewer	Item	1	75,000	75,000	80,000.00	80,000
External stormwater	Item	1	63,000	63,000	70,000.00	70,000
Industrial waste point	Item	1	18,000	18,000	20,000.00	20,000
External gas service	Item	1	30,000	30,000	35,000.00	35,000
External electrical services	Item	1	90,000	90,000	95,000.00	95,000
Allow for headworks fees and charges	Item	1	90,000	90,000	95,000.00	95,000
Preliminaries	Item	1	54,000	54,000	60,000.00	60,000
Sub-Total: External Services				470,000		510,000

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

SRW6 Dixon Reserve/Wally Hagen Facility Development (excluding café component) - OPTION 3

Description	Unit	Quantity	2022 Rate	TOTAL	1.06	
					2023 Rate	TOTAL
ESTIMATED TOTAL CONSTRUCTION COST				14,003,690		15,780,000
Planning Contingency (5%)				700,000		790,000
Design Contingency (5%)				735,000		830,000
Construction Contingency (5%)				770,000		870,000
Project Management Fees (2%)				325,000		365,000
Design Consultant Fees (10%)				1,635,000		1,865,000
ESTIMATED TOTAL PROJECT COST				18,188,690		20,500,000
GST Excluded						

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

DCP Report: Appendix B

DCP Report: Appendix C

Clarifications:

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.

Kitchen & cafe

Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

L2 Southwell Community Centre						
Description	Unit	Quantity	Rate	TOTAL	Rate	TOTAL
Extend existing building (FECA)	m2	300	4,000	1,200,000	4,500.00	1,350,000
Extend existing building (UCA)	m2	100	900	90,000	1,000.00	100,000
Carpark (100 bays)	m2	3,500	200	700,000	300.00	1,050,000
External works allowance	Item	1	150,000	150,000	160,000.00	160,000
External services allowance	Item	1	150,000	150,000	160,000.00	160,000
ESTIMATED TOTAL CONSTRUCTION COST				2,290,000		2,820,000
Planning Contingency (5%)				115,000		140,000
Design Contingency (5%)				120,000		150,000
Construction Contingency (5%)				125,000		155,000
Project Management Fees (2%)				55,000		65,000
Design Consultant Fees (10%)				270,000		335,000
ESTIMATED TOTAL PROJECT COST				2,975,000		3,665,000
GST Excluded						

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023
 DCA13 RFQ 2023 for review table
 DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017
 DCP Report: Appendix B
 DCP Report: Appendix C

Clarifications:

There are no design drawings or sketches
 Our estimate is based on the works being procured traditionally
 Works to be conducted during normal working hours
 No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bad ground etc.
 Works to existing playing fields
 Refurbishment of existing building
 Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

L5 Munster Recreation Facility

Description	Unit	Quantity	2022		1.06 2023	
			Rate	TOTAL	Rate	TOTAL
Clubhouse facility (GFA)	m2	1,000	3,400	3,400,000	3,700.00	3,700,000
External works allowance (10%)	Item	1	250,000	250,000	265,000.00	265,000
External services allowance (10%)	Item	1	250,000	250,000	265,000.00	265,000
ESTIMATED TOTAL CONSTRUCTION COST				3,900,000	4,230,000	
Planning Contingency (5%)				195,000		210,000
Design Contingency (5%)				205,000		220,000
Construction Contingency (5%)				215,000		235,000
Project Management Fees (2%)				90,000		100,000
Design Consultant Fees (10%)				460,000		500,000

ESTIMATED TOTAL PROJECT COST **5,065,000** **5,495,000**

GST Excluded

Basis of the Estimate:

Estimate revised to include cost escalation from 2022 to 2023

DCA13 RFQ 2023 for review table

DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017

DCP Report: Appendix B

DCP Report: Appendix C

Clarifications:

There are no design drawings or sketches

Our estimate is based on the works being procured traditionally

Works to be conducted during normal working hours

No input from services, environmental or other consultants has been received

Exclusions:

Abnormal subsoil conditions, bed ground etc.

Carparking has been excluded

The reserve development costs have been excluded - Landcorp cost

Cost escalation

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

L8 Cockburn Coast Sport Oval and Clubroom (excluding land cost)

Description	Unit	Quantity	2022 Rate	TOTAL	1.06 2023 Rate	TOTAL
New Works						
Changerooms	m2	400	3,900	1,560,000	4,200.00	1,680,000
Kitchen	m2	40	4,320	172,800	4,600.00	184,000
Kitchen equipment	Item	1	155,000	155,000	166,000.00	166,000
Toilets / showers	m2	95	4,450	422,750	4,800.00	456,000
Terrace / verandah	m2	200	810	162,000	860.00	172,000
Sub-Total: New Works				2,472,550		2,658,000
External Works						
Site strip, clearance and ground preparation	m2	29,000	13	377,000	14.00	406,000
Earthworks allowance	m3	5,950	37	220,150	40.00	238,000
New carpark, lighting and drainage (34 bays)	m2	1,200	106	127,200	113.00	135,600
Irrigated planting	m2	3,250	93	302,250	99.00	321,750
Irrigated turf to oval	m2	23,000	62	1,426,000	66.00	1,518,000
Tree allowance	No.	25	1,000	25,000	1,060.00	26,500
Decking / boardwalk	m2	1,000	573	573,000	608.00	608,000
Paved areas - stone and concrete	m2	1,000	185	185,000	197.00	197,000
Footpaths - segmented concrete / stabilised earth	m2	750	86	64,500	92.00	69,000
Extra for BBQs	No.	4	12,300	49,200	13,038.00	52,132
Extra for bins	Item	1	18,500	18,500	19,610.00	19,610
Furniture allowance	Item	1	92,000	92,000	97,520.00	97,520
Shade structure allowance (4 no. x 10 m x 10 m)	Item	1	500,000	500,000	530,000.00	530,000
Preliminaries	Item	1	480,200	480,200	510,868.00	510,868
Sub-Total: External Works				4,440,000		4,730,000
External Services						
External water services	Item	1	50,000	50,000	55,000.00	55,000
External sewer	Item	1	74,000	74,000	80,000.00	80,000
External stormwater	Item	1	62,000	62,000	70,000.00	70,000
Industrial waste point	Item	1	18,000	18,000	20,000.00	20,000
External gas service	Item	1	30,000	30,000	35,000.00	35,000
External electrical services	Item	1	93,000	93,000	100,000.00	100,000
Sports lighting	Item	1	370,000	370,000	395,000.00	395,000
Allow for headworks fees and charges	Item	1	93,000	93,000	100,000.00	100,000
Preliminaries	Item	1	100,000	100,000	105,000.00	105,000
Sub-Total: External Services				890,000		960,000
ESTIMATED TOTAL CONSTRUCTION COST				7,802,550		8,348,000
Planning Contingency (5%)				390,000		415,000
Design Contingency (5%)				410,000		440,000
Construction Contingency (5%)				430,000		460,000
Project Management Fees (2%)				180,000		195,000
Design Consultant Fees (10%)				920,000		985,000
ESTIMATED TOTAL PROJECT COST				10,132,550		10,843,000
GST Excluded						

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

CITY OF COCKBURN - DCA13
INDICATIVE COST ESTIMATE

07-Aug-23

LB Cockburn Coast Sport Oval and Clubroom (excluding land cost)

Description	Unit	Quantity	2022	TOTAL	1.06	TOTAL
			Rate		2023	
Basis of the Estimate:						
Estimate revised to include cost escalation from 2022 to 2023						
Additional scope to be funded elsewhere						
DCA13 RFQ 2023 for review table						
DCP Report: Development Contribution Plan 13 (Community Infrastructure), dated 15 August 2017						
Western Suburbs Sporting Precinct Study - PGA Dwg Site Plan						
DCP Report: Appendix B						
DCP Report: Appendix C						
Clarifications:						
No drawing or sketch has been provided for the built structures						
Our estimate is based on the works being procured traditionally						
Works to be conducted during normal working hours						
No input from services, environmental or other consultants has been received						
Exclusions:						
Abnormal subsoil conditions, bad ground etc.						
Land cost						
Cost escalation						

Annex 6 – Dwelling Forecast

Suburb	2009	2011	2016	2021	2026	2031
Atwell	2,657	2950	3102	3140	3145	3150
Aubin Grove / Banjup (South)	1,175	1939	2519	2730	2854	2869
Banjup (North)	99	92	95	390	1560	2655
Beeliar	1,708	2074	2548	2967	3226	3264
Bibra Lake (West)	753	762	778	800	812	838
Bibra Lake (East)	1,672	1632	1644	1654	1680	1718
Coogee / North Coogee	1,723	2088	3036	5189	7341	9271
Coolbellup	2,403	2390	2604	3001	3091	3216
Hamilton Hill	4,604	4688	4850	5441	6157	6857
Hammond Park / Wattleup / Henderson	926	1213	1944	2799	3842	4342
Jandakot	904	939	965	1004	1014	1020
Leeming	737	747	760	765	770	779
Munster	1,390	1275	1841	2092	2199	2216
North Lake	478	479	487	493	503	515
South Lake / Cockburn Central	2,523	2698	3340	4549	6031	7360
Spearwood	3,998	3972	4358	5012	5278	5528
Success	2,562	3219	3817	5135	5554	5590
Yangebup	2,574	2780	3058	3153	3179	3229
TOTAL	32,886	35,937	41,746	50,314	58,236	64,417

Note: the columns highlighted grey provide input into the tables below to assess dwellings/lots as a proportion of catchment areas

Assessment of dwellings/lots by catchment areas

Regional

Suburbs	Dwellings 2009*	Dwellings 2031	Increase	% Of Total Inc
Atwell	2,657	3,150	493	1.564
Aubin Grove / Banjup South	1,175	2,869	1,694	5.372
Banjup North	99	2,655	2,556	8.106
Beeliar	1,708	3,264	1,556	4.935
Bibra Lake (West)	753	838	85	0.270
Bibra Lake (East)	1,672	1,718	46	0.146
Coogee / North Coogee	1,723	9,271	7,548	23.938
Coolbellup	2,403	3,216	813	2.578
Hamilton Hill	4,604	6,857	2,253	7.145
Hammond Park/Wattleup/Henderson	926	4,342	3,416	10.834
Jandakot	904	1,020	116	0.368
Leeming	737	779	42	0.133
Munster	1,390	2,216	826	2.620
North Lake	478	515	37	0.117
South Lake / Cockburn Central	2,523	7,360	4,837	15.340
Spearwood	3,998	5,528	1,530	4.852
Success	2,562	5,590	3,028	9.603
Yangebup	2,574	3,229	655	2.077
Totals	32,886	64,417	31,531	100.000
Percent	51.052	48.948		

Sub-Regional West

Suburbs	Dwellings 2009*	Dwellings 2031	Increase	% Of Total Inc
Beeliar	1,708	3,264	1,556	10.168
Bibra Lake (West)	753	838	85	0.555
Coogee / North Coogee	1,723	9,271	7,548	49.322
Coolbellup	2,403	3,216	813	5.313
Hamilton Hill	4,604	6,857	2,253	14.723
Munster	1,390	2,216	826	5.399
North Lake	478	515	37	0.242
Spearwood	3,998	5,528	1,530	9.998
Yangebup	2,574	3,229	655	4.280

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

Totals	19,631	34,934	15,303	100.000
Percent	56.195		43.805	

Sub-Regional East

Suburbs

	Dwellings 2009*	Dwellings 2031	Increase	% Of Total Inc
Atwell	2,657	3,150	493	3.038
Aubin Grove / Banjup South	1,175	2,869	1,694	10.439
Banjup North	99	2,655	2,556	15.751
Bibra Lake (East)	1,672	1,718	46	0.283
Hammond Park / Wattleup / Henderson	926	4,342	3,416	21.050
Jandakot	904	1,020	116	0.715
Leeming	737	779	42	0.259
South Lake / Cockburn Central	2,523	7,360	4,837	29.807
Success	2,562	5,590	3,028	18.659
Totals	13,255	29,483	16,228	100.000
Percent	44.958		55.042	

Local

Suburbs

	Dwellings 2009*	Dwellings 2031	Increase	% Of Total Inc
South Lake/Cockburn Central	2,523	7,360	4,837	
Percent	34.280		65.720	
Hamilton Hill	4,604	6,857	2,253	
Percent	67.143		32.857	
Hammond Park / Wattleup/ Henderson	926	4,342	3,416	
Percent	21.327		78.673	
Munster	1,390	2,216	826	
Percent	62.726		37.274	
Jandakot	904	1,020	116	4.341
Banjup North	99	2,655	2,556	95.659
Total	1,003	3,675	2,672	
Percent	27.293		72.707	
Coogee / North Coogee	1,723	9,271	7,548	100.000
Percent	18.585		81.415	

Community Infrastructure Development Contribution Plan 13 (DCP 13) Report

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

** 2009 dwelling figures as per original set up of DCA13 - this starting point must not change - 5 yearly updates to 2031 figures should be only new input*

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 suburb's 'share' at each category (note different between Regional, Subregional and Local) Use the Regional % for the admin component

Contact Us

City of Cockburn

9 Coleville Crescent, Spearwood WA 6193

PO Box 1215, Bibra Lake DC Western Australia 6965

Telephone: 08 9411 3428 Fax: 08 9411 3444

Email: rlong@cockburn.wa.gov.au

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

