

Description	Ref	DCA	Land Valuation	Landscaping/Improvements	Drains	Road Construction	Street Trees	Total		
Sunrise Boulevard - Internal collector	1.3(a)	DCA 2		25,948		402,491	4,719	433,158	Urban Valuat	470,000
Sunrise Boulevard - Internal collector	1.3(b)	DCA 2		25,520		395,838	4,356	425,714		
Sunrise Boulevard - Internal collector	1.3(c)	DCA 2	78,960	33,966		169,000	-	281,926		
Peel Sub N Drain	2.1	DCA 2			1,235,307			1,235,307		
Peel Sub N1 Drain	2.2	DCA 2			309,084			309,084		
Peel Sub N2 Drain	2.3	DCA 2			199,634			199,634		
Millar Road	1.1	DCA 2		123,052		1,086,343		1,209,395		
Peel Sub P Drain	2.1	DCA 3			1,173,352			1,173,352	Urban Valuat	570,000
Peel Sub P1 Drain	2.2	DCA 3			1,030,094			1,030,094		
Peel Sub P1A Drain	2.3	DCA 3			564,155			564,155		
Peel Sub O Drain	2.4	DCA 3			943,263			943,263		
Casuarina Public Open Space	3	DCA 3	11,927,763	24,749,905				36,677,668		
Treeby Road - Internal collector	1.3	DCA 4				759,761		759,761	Urban Valuat	800,000
Anketell North Public Open Space	2	DCA 4	8,157,200	7,337,598				15,494,798		
Lyon Road	1.2	DCA 5		496,070		4,391,780		4,887,850	Rural Valuat	180,000
Honeywood Avenue Internal collector	1.3	DCA 5		1,662,709		9,680,732		11,343,441	Urban Valuat	1,090,000
Wandi Public open space	2	DCA 5	14,145,738	11,312,018				25,457,756		
Wandi playing fields	2.3	DCA 5		1,787,504				6,705,482		
Mandogalup Public Open Space	2	DCA 6	9,262,550.00	10,781,613				20,044,163	Rural Valuat	180,000
Hammond Road extension	1.1	DCA 6		638,502		1,545,000		2,183,502	Urban Valuat	950,000
Internal collector road	1.2	DCA 6	213,012	461,923		1,576,000		2,250,935		
District Sporting Ground	Various - refer to below		1,710,000	1,829,025				3,539,025		
Mortimer Road Calculation	Various - refer to below		77,577	170,101		5,179,000		5,426,678		
Thomas Road Calculation	Various - refer to below			775,930		8,489,000		9,264,930		
Anketell Road Calculation	Various - refer to below			517,860		8,982,000		9,499,860		
Branch Library Land Calculation	Various - refer to below		610,400					610,400		
District Youth Centre Land Calculation	Various - refer to below		763,000					763,000		
Local Community Centre Land Calculation	Various - refer to below		381,500					381,500		

\$ 163,095,832.23

Constructed	Actual Cost to Date by Kwinana	Actual Cost to Date by Developer	Balance Remaining
Not commenced	\$ -	\$ -	433,158.00
Not commenced	\$ -	\$ -	425,714.00
Not commenced	\$ -	\$ -	281,926.00
Not commenced	\$ 758,717.82	\$ -	476,589.51
Not commenced	\$ -	\$ -	309,084.00
Not commenced	\$ -	\$ 193,306.35	6,327.65
Partial	\$ 98,245.20	\$ 861,255.18	249,895.10
Not commenced	\$ -	\$ -	1,173,352.00
Not commenced	\$ -	\$ -	1,030,094.00
Not commenced	\$ -	\$ -	564,155.00
Not commenced	\$ -	\$ -	943,262.95
Not commenced	\$ -	\$ -	36,677,668.00
Complete	\$ 759,760.97	\$ -	-
Not commenced	\$ -	\$ -	15,494,798.00
Partial	\$ 4,887,850.03	\$ -	-
Partial	\$ 9,029,697.00	\$ -	2,313,744.00
Partial	\$ 25,424,944.47	\$ -	32,812.00
Partial	\$ 6,551,572.00	\$ -	153,910.00
Not commenced	\$ -	\$ 2,336,733.00	17,707,430.00
Not commenced	\$ -	\$ -	2,183,502.00
Not commenced	\$ -	\$ -	2,250,935.00
Not commenced	\$ -	\$ -	3,539,025.00
Not commenced	\$ -	\$ -	5,426,678.00
Not commenced	\$ -	\$ -	9,264,930.00
Not commenced	\$ -	\$ -	9,499,860.00
Not commenced	\$ -	\$ -	610,400.00
Not commenced	\$ -	\$ -	763,000.00
Not commenced	\$ -	\$ -	381,500.00
	\$ 856,963.02	\$ 50,045,119.00	\$ 112,193,750.21

District Sporting Ground - POS Land (3 hectares)							
TOTAL Estimated cost of item							3,539,025
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	District Sporting Ground for DCA	
DCA 2 - Wellard East	134.506	47.522	86.985	47.522	86.985	\$ 321,130.03	9.07%
DCA 3 - Casuarina**	267.63	120.46	147.17	82.73	184.9001	\$ 543,311.61	15.35%
DCA 4 - Anketell	143.072	39.740	103.652	32.383	110.689	\$ 382,661.68	10.81%
DCA 5 - Wandl	186.130	60.231	125.899	59.680	126.450	\$ 464,794.74	13.13%
DCA 6 - Mandogalup	182.997	92.432	90.565			\$ 334,348.16	9.45%
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350			\$ 1,492,778.79	42.18%
	1,419.77	461.47	958.62	222.31	509.02	\$ 3,539,025.01	100.00%

** estimated figures only as no local structure plan for Casuarina has been adopted

Mortimer Road Calculation							
TOTAL Estimated cost of item							\$ 5,426,678
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Mortimer Road Cost for DCA	
DCA 2 - Wellard East	134.506	47.522	86.985	47.522	86.985	\$ 1,736,167.63	31.99%
DCA 3 - Casuarina**	267.63	120.46	147.17	82.73	184.9001	\$ 3,690,510.37	68.01%
	402.13	167.98	234.15	130.25	271.8847	\$ 5,426,678.00	100.00%

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Thomas Road Calculation							
TOTAL Estimated cost of item							\$ 9,264,930
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA	
DCA 3 - Casuarina**	267.625	120.458	147.167	82.725	184.9001	\$ 5,795,499.51	62.55%
DCA 4 - Anketell	143.07	39.74	103.65	32.38	110.69	\$ 3,469,430.49	37.45%
	410.70	160.20	250.82	115.11	295.5891	\$ 9,264,930.00	100.00%

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Anketell Road Calculation							
TOTAL Estimated cost of item							9,499,860
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA	
DCA 4 - Anketell	143.07	39.74	103.65	32.38	110.69	\$ 4,434,238.36	46.68%
DCA 5 - Wandl	186.13	60.23	125.90	59.68	126.45	\$ 5,065,621.64	53.32%
	329.20	99.97	229.55	92.06	237.1388	\$ 9,499,860.00	100.00%

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Community Facilities - POS

Branch Library Land Calculation (0.56hectares)					
TOTAL Estimated cost of item					610,400
	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA	
DCA 2 - Wellard East	134.506	47.522	86.985	\$ 55,387.51	9.07%
DCA 3 - Casuarina**	267.63	120.46	147.17	\$ 93,708.69	15.35%
DCA 4 - Anketell	143.072	39.740	103.652	\$ 66,000.29	10.81%
DCA 5 - Wandl	186.130	60.231	125.899	\$ 80,166.35	13.13%
DCA 6 - Mandogalup	182.997	92.432	90.565	\$ 57,667.33	9.45%
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$ 257,469.83	42.18%
	1,419.77	461.47	958.62	\$ 610,400.00	100.00%

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District Youth Centre Land Calculation (0.49 hectares)					
TOTAL Estimated cost of item					763,000
	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA	
DCA 4 - Anketell	115.515	33.450	82.384	\$ 210,338.33	27.57%
DCA 5 - Wandl	186.130	60.231	125.899	\$ 321,437.17	42.13%
DCA 6 - Mandogalup	182.997	92.432	90.565	\$ 231,224.49	30.30%
	484.64	186.11	298.85	\$ 762,999.99	100.00%

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Local Community Centre Land Calculation (0.35hectares)					
TOTAL Estimated cost of item					381,500
	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA	
DCA 4 - Anketell	115.515	33.450	82.384	\$ 150,898.40	39.55%
DCA 5 - Wandl	186.130	60.231	125.899	\$ 230,601.60	60.45%
	301.64	93.68	208.28	\$ 381,500.00	100.00%