

Infrastructure costings - updated 14 May 2025 (DCA 2 - 7)

Description	Ref	DCA	Land Valuation	Landscaping/ Improvements	Drains	Road Construction	Total
Sumrise Boulevard - Internal collector	1.3(a)	DCA 2		71,658		586,601	658,259
Sumrise Boulevard - Internal collector	1.3(b)	DCA 2		70,473		576,906	647,379
Sumrise Boulevard - Internal collector	1.3(c)	DCA 2	112,560	66,312		81,998	260,871
Peel Sub N Drain	2.1	DCA 2			1,370,353		1,370,353
Peel Sub N1 Drain	2.2	DCA 2			274,274		274,274
Peel Sub N2 Drain	2.3	DCA 2			324,052		324,052
Miller Road	1.1	DCA 2		78,157		1,027,416	1,105,573
Peel Sub P Drain	2.1	DCA 3			976,922		976,922
Peel Sub P1 Drain	2.2	DCA 3			1,740,595		1,740,595
Peel Sub P1A Drain	2.3	DCA 3			948,512		948,512
Peel Sub O Drain	2.4	DCA 3			1,595,270		1,595,270
Casuarina Public Open Space	3		15,694,425	50,039,103			65,733,528
Finley Road - Internal collector	1.3	DCA 4				759,761	759,761
Anketell North Public Open Space	2	DCA 4	8,702,760	12,672,787			21,375,547
Lygon Road	1.2	DCA 5		496,070		4,391,780	4,887,850
Internal collector (Honeywood & Cordata)	1.3	DCA 5		1,887,862		10,257,547	12,145,409
Ward - Public open space	2	DCA 5	14,345,738	11,312,018			25,657,756
Ward playing fields	2.3	DCA 5	2,046,001	4,956,331			7,002,332
Mandagalap Public Open Space	2	DCA 6	8,000,967	15,569,784			23,570,751
Hammond Road extension	1.1	DCA 6		1,242,745		2,264,460	3,507,205
Internal collector road	1.2	DCA 6		486,942		2,412,660	3,558,116
District Sporting Ground	Various - refer to below		2,250,000	3,350,285			5,600,285
Mortimer Road Calculation	Various - refer to below		102,075	339,819		7,309,935	7,751,829
Thomas Road Calculation	Various - refer to below			1,387,890		9,990,149	11,378,039
Anketell Road Calculation	Various - refer to below			1,038,122		12,934,529	13,972,651
Branch Library Land Calculation	Various - refer to below		739,200				739,200
District Youth Centre Land Calculation	Various - refer to below		924,000				924,000
Local Community Centre Land Calculation	Various - refer to below		462,000				462,000
			\$ 53,428,239.57				\$ 218,728,320.85

*below as per Angllobo Valuation reports

DCA 2 Urban Valuation per ha	670,000
DCA 3 Urban Valuation per ha	750,000
DCA 4 Urban Valuation per ha	950,000
DCA 5 Rural Valuation per ha	210,000
DCA 5 Urban Valuation per ha	1,320,000
DCA 6 Rural Valuation per ha	210,000
DCA 6 Urban Valuation per ha	1,170,000

Constructed	Actual Cost to Date by Kwiana	Actual Cost to Date by Developer	Balance Remaining
Not commenced	\$ -	\$ -	658,259.28
Not commenced	\$ -	\$ -	647,378.96
Not commenced	\$ -	\$ -	260,871.42
Partial	\$ 772,217.82	\$ -	598,135.60
Partial		\$ 87,087.96	187,186.29
Partial		\$ 194,317.76	129,134.13
Partial	\$ 98,245.20	\$ 861,255.18	346,073.04
Partial		\$ 550,916.00	426,006.04
Not commenced	\$ -	\$ -	1,740,595.00
Not commenced	\$ -	\$ -	948,512.00
Not commenced	\$ -	\$ -	1,595,269.85
Not commenced	\$ -	\$ -	65,733,528.31
Complete	\$ 759,760.97	\$ -	-
Partial		\$ -	21,375,546.81
Complete		\$ 4,887,850.03	-
Partial		\$ 9,029,697.00	3,115,112.27
Complete	\$ 25,624,944.47	\$ -	32,812.00
Partial	\$ 296,116.57	\$ 6,551,572.00	154,643.23
Partial		\$ 2,648,457.00	20,922,294.34
Not commenced	\$ -	\$ -	3,507,205.48
Not commenced	\$ -	\$ -	3,558,115.54
Not commenced	\$ -	\$ 0.02	5,600,284.85
Not commenced	\$ -	\$ -	7,751,828.83
Not commenced	\$ 421,942.95	\$ 9,568,206.05	1,387,889.61
Not commenced	\$ -	\$ -	13,972,651.20
Not commenced	\$ -	\$ -	739,200.00
Not commenced	\$ -	\$ -	924,000.00
Not commenced	\$ -	\$ -	462,000.00
	\$ 1,588,522.54	\$ 60,564,064.44	\$ 156,175,733.87

District Sporting Ground - POS Land (3 hectares)		5,600,285				
TOTAL Estimated cost of item						
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	District Sporting Ground for DCA
DCA 2 - Welland East	134,862	51,038	83,824	51,038	83,824	\$ 488,161.32
DCA 3 - Casuarina**	266,98	122.28	144.70	80.69	186.30	\$ 844,082.84
DCA 4 - Anketell	141,840	42,245	99,595	35,476	106,364	\$ 580,956.40
DCA 5 - Wandl	204,852	66,912	124,363	53,000	118,273	\$ 725,480.25
DCA 6 - Mandagalap	111,390	18,662	92,729	17,717	93,678	\$ 540,901.73
DCA 7 - Welland West/ Bertram	524,222	109,362	414,860	0.000	0.000	\$ 2,419,952.28
	1,384.15	410.50	960.07	237.92	608.43	\$ 5,600,284.87

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

Mortimer Road Calculation						
TOTAL Estimated cost of item	\$ 7,751,829					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Mortimer Road Cost for DCA
DCA 2 - Welland East	134,862	51,038	83,824	51,038	83,820	\$ 2,405,552.06
DCA 3 - Casuarina**	266.98	122.28	144.70	80.69	186.30	\$ 5,346,276.77
	401.84	173.32	228.53	131.72	270.1213	\$ 7,751,828.83

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

Thomas Road Calculation						
TOTAL Estimated cost of item	\$ 11,378,039					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA
DCA 3 - Casuarina**	266,983	122.279	144.704	80.685	186.297	\$ 7,242,835.90
DCA 4 - Anketell	141,84	42.25	99.60	35.48	106.36	\$ 4,135,202.71
	408.823	164.523	244.303	116.16	292.6610	\$ 11,378,038.61

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Anketell Road Calculation						
TOTAL Estimated cost of item		13,972,651				
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA
DCA 4 - Anketell	141.84	42.25	99.60	35.48	106.36	\$ 6,075,082.10
DCA 5 - Wandl	204.85	66.91	124.36	53.00	118.27	\$ 7,897,569.10
	346.69	109.16	223.96	88.48	244.6363	\$ 13,972,651.20
** estimated figures only as no local structure plan for Casuarina has been adopted						

Community Facilities - POS

Branch Library Land Calculation (0.36hectares)		739,200			
TOTAL Estimated cost of item					
	Total site area (ha)	Deductions for GSA	GSA	Branch Library for	
DCA 2 - Welland East	134,862	51,038	83,824	\$ 64,539.62	
DCA 3 - Casuarina**	266,98	122.28	144.70	\$ 111,413.27	
DCA 4 - Anketell	141,840	42,245	99,595	\$ 76,082.34	
DCA 5 - Wandl	204,852	66,912	124,363	\$ 85,713.82	
DCA 6 - Mandagalap	111,390	18,662	92,729	\$ 71,395.40	
DCA 7 - Welland West/ Bertram	524,222	109,362	414,860	\$ 319,417.45	
1,384.15		410.50	960.07	\$ 739,200.00	

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

District Youth Centre Land Calculation (0.49 hectares)				
TOTAL Estimated cost of item		924,000		
	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 - Anketell	115.610	36.260	79.351	\$ 247,333.25
DCA 5 - Wandl	204.852	66.912	124.363	\$ 387,634.92
DCA 6 - Mandagalup	111.390	18.662	92.729	\$ 289,031.78
	431.85	121.83	296.44	\$ 923,999.99

Local Community Centre Land Calculation (0.33hectares)		462,000		
TOTAL Estimated cost of item				
	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
DCA 4 - Anketell	115.610	36.260	79.351	\$ 179,958.59
DCA 5 - Wandl	204.852	66.912	124.363	\$ 282,043.41
	320.46	103.17	203.71	\$ 462,000.00