

| Description | Ref | DCA | Land Valuation | Landscaping/Improvements | Drains | Road Construction | Total |
|--|--------------------------|-------|------------------|--------------------------|-----------|-------------------|-------------------|
| Sunrise Boulevard - Internal collector | 1.3(a) | DCA 2 | 276,125 | 52,171 | | 670,925 | 999,220 |
| Sunrise Boulevard - Internal collector | 1.3(b) | DCA 2 | 217,750 | 51,309 | | 659,835 | 928,893 |
| Sunrise Boulevard - Internal collector | 1.3(c) | DCA 2 | 105,125 | 68,498 | | 106,158 | 279,781 |
| Peel Sub N Drain | 2.1 | DCA 2 | | | 1,387,726 | | 1,387,726 |
| Peel Sub N1 Drain | 2.2 | DCA 2 | | | 280,462 | | 280,462 |
| Peel Sub N2 Drain | 2.3 | DCA 2 | | | 328,165 | | 328,165 |
| Millar Road | 1.1 | DCA 2 | | 126,982.42 | | 1,039,771 | 1,166,753 |
| Peel Sub P Drain | 2.1 | DCA 3 | | | 990,993 | | 990,993 |
| Peel Sub P1 Drain | 2.2 | DCA 3 | | | 1,301,853 | | 1,301,853 |
| Peel Sub P1A Drain | 2.3 | DCA 3 | | | 725,083 | | 725,083 |
| Peel Sub O Drain | 2.4 | DCA 3 | | | 1,647,915 | | 1,647,915 |
| Casuarina Public Open Space | 3 | DCA 3 | 26,157,375 | 52,259,027 | | | 78,416,402 |
| Treeby Road - Internal collector | 1.3 | DCA 4 | | | | 759,761 | 759,761 |
| Anketell North Public Open Space | 2 | DCA 4 | 10,277,726 | 13,213,369 | | | 23,491,095 |
| Lyon Road | 1.2 | DCA 5 | | 496,070 | | 4,391,780 | 4,887,850 |
| Internal collector (Honeywood & Cordata) | 1.3 | DCA 5 | | 1,902,173 | | 10,576,381 | 12,478,554 |
| Wandi Public open space | 2 | DCA 5 | 14,145,738 | 11,312,018 | | | 25,457,756 |
| Wandi playing fields | 2.3 | DCA 5 | 2,046,001 | 4,966,766 | | | 7,012,767 |
| Mandagalup Public Open Space | 2 | DCA 6 | | | | | - |
| Hammond Road extension | 1.1 | DCA 6 | | 1,283,691 | | 2,993,246 | 4,276,937 |
| Internal collector road | 1.2 | DCA 6 | 2,130,120 | 926,490 | | 3,253,155 | 6,309,765 |
| District Sporting Ground | Various - refer to below | | 3,750,000 | 3,516,742 | | | 7,266,742 |
| Mortimer Road Calculation | Various - refer to below | | 170,125 | 351,013 | | 7,824,540 | 8,345,678 |
| Thomas Road Calculation | Various - refer to below | | | 1,387,890 | | 9,990,149 | 11,378,039 |
| Anketell Road Calculation | Various - refer to below | | | 1,072,324 | | 13,927,665 | 14,999,989 |
| Branch Library Land Calculation | Various - refer to below | | 1,008,000 | | | | 1,008,000 |
| District Youth Centre Land Calculation | Various - refer to below | | 1,260,000 | | | | 1,260,000 |
| Local Community Centre Land Calculation | Various - refer to below | | 630,000 | | | | 630,000 |
| | | | \$ 62,174,084.57 | | | | \$ 218,016,179.71 |

*below as per McGees Valuation reports

| | |
|------------------------------|-----------|
| DCA 2 Urban Valuation per ha | 1,250,000 |
| DCA 3 Urban Valuation per ha | 1,250,000 |
| DCA 4 Urban Valuation per ha | 1,300,000 |
| DCA 5 Urban Valuation per ha | 1,800,000 |
| DCA 6 Urban Valuation per ha | 1,800,000 |

Notes

includes actuals
includes actuals

Wandi playing fields includes Galati land actual cost \$296,116.57 paid 25/11/24

| | |
|---------------------|---------------|
| 606,144.00 | |
| 713,920.00 | |
| 429,820.00 | |
| 296,116.57 | triangle land |
| 2,046,000.57 | |

Landscaping not completed. Check with Main Roads
Note supporting document for \$9.9m for next review.
Only document provided was for \$9.2m. See Ruban's email 15/4/25

| Constructed | Actual Cost to Date by Kwinana | Actual Cost to Date by Developer | Balance Remaining |
|---------------|--------------------------------|----------------------------------|-------------------|
| Not commenced | | \$ - | 999,220.42 |
| Not commenced | | \$ - | 928,893.44 |
| Not commenced | | \$ - | 279,780.60 |
| Partial | \$ 772,217.82 | | 615,508.65 |
| Partial | | \$ 87,087.96 | 193,373.81 |
| Partial | | \$ 194,317.76 | 133,846.79 |
| Partial | \$ 98,245.20 | \$ 861,255.18 | 207,253.04 |
| Partial | | \$ 550,916.00 | 440,077.41 |
| Not commenced | | \$ - | 1,301,853.21 |
| Not commenced | | \$ - | 725,082.80 |
| Not commenced | | \$ - | 1,647,915.45 |
| Not commenced | | \$ - | 78,416,402.12 |
| Complete | \$ 759,760.97 | | - |
| Partial | \$ 400,958.14 | | 23,090,136.62 |
| Complete | \$ 4,887,850.03 | | - |
| Partial | | \$ 9,029,697.00 | 3,448,857.00 |
| Complete | | \$ 25,424,944.47 | 32,812.00 |
| Partial | \$ 296,116.57 | \$ 6,551,572.00 | 165,078.00 |
| Partial | | \$ 4,362,535.42 | 4,362,535.42 |
| Not commenced | | \$ - | 4,276,937.08 |
| Not commenced | | \$ - | 6,309,764.67 |
| Not commenced | | \$ 0.02 | 7,266,741.90 |
| Not commenced | | \$ - | 8,345,677.67 |
| Not commenced | \$ 421,942.95 | \$ 9,568,206.05 | 1,387,889.61 |
| Not commenced | | \$ - | 14,999,989.35 |
| Not commenced | | \$ - | 1,008,000.00 |
| Not commenced | | \$ - | 1,260,000.00 |
| Not commenced | | \$ - | 630,000.00 |
| | \$ 1,989,480.68 | \$ 62,278,142.82 | \$ 153,748,556.21 |

| District Sporting Ground - POS Land (3 hectares) | | | | | | |
|--|----------------------|--------------------|---------|-------------------------|------------------|----------------------------------|
| 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 - Wellard East | 134.862 | 51.038 | 83.824 | 51.038 | 83.824 | \$ 962,478.26 |
| DCA 3 - Casuarina** | 266.98 | 145.42 | 121.56 | 103.83 | 163.16 | \$ 1,395,808.31 |
| DCA 4 - Anketell | 132.253 | 36.669 | 95.584 | 29.979 | 102.274 | \$ 1,097,502.07 |
| DCA 5 - Wandl | 209.796 | 66.912 | 129.307 | 53.003 | 143.217 | \$ 1,484,717.82 |
| DCA 6 - Mandagalup | 111.390 | 18.662 | 92.729 | 17.717 | 93.673 | \$ 1,064,718.37 |
| DCA 7 - Wellard West/ Bertram | 209.666 | 99.798 | 109.868 | 0.000 | 0.000 | \$ 1,261,517.05 |
| | 1,064.95 | 418.50 | 632.88 | 255.56 | 586.14 | \$ 7,266,741.88 |

13.24%
19.21%
15.10%
20.43%
14.65%
17.36%
100.00%

| Mortimer Road Calculation | | | | | | |
|------------------------------|----------------------|--------------------|--------|-------------------------|------------------|----------------------------|
| TOTAL Estimated cost of item | | | | | | |
| | Total site area (ha) | Deductions for GSA | GSA | Deductions for Dev Area | Developable Area | Mortimer Road Cost for DCA |
| DCA 2 - Wellard East | 134.862 | 51.038 | 83.824 | 51.038 | 83.824 | \$ 2,832,480.65 |
| DCA 3 - Casuarina** | 266.98 | 145.42 | 121.56 | 103.83 | 163.16 | \$ 5,513,197.01 |
| | 401.84 | 196.46 | 205.39 | 154.86 | 246.9813 | \$ 8,345,677.66 |

33.94%
66.06%
100.00%

| Thomas Road Calculation | | | | | | |
|------------------------------|----------------------|--------------------|---------|-------------------------|------------------|--------------------------|
| TOTAL Estimated cost of item | | | | | | |
| | Total site area (ha) | Deductions for GSA | GSA | Deductions for Dev Area | Developable Area | Thomas Road Cost for DCA |
| DCA 3 - Casuarina** | 266.983 | 145.419 | 121.564 | 103.825 | 163.157 | \$ 6,993,947.88 |
| DCA 4 - Anketell | 132.25 | 36.67 | 95.58 | 29.98 | 102.27 | \$ 4,384,090.73 |
| | 399.24 | 182.09 | 217.15 | 133.80 | 265.4306 | \$ 11,378,038.61 |

61.47%
38.53%
100.00%

| Anketell Road Calculation | | | | | | |
|------------------------------|----------------------|--------------------|--------|-------------------------|------------------|--------------------------|
| TOTAL Estimated cost of item | | | | | | |
| | Total site area (ha) | Deductions for GSA | GSA | Deductions for Dev Area | Developable Area | Thomas Road Cost for DCA |
| DCA 4 - Anketell | 132.25 | 36.67 | 95.58 | 29.98 | 102.27 | \$ 6,249,134.76 |
| DCA 5 - Wandl | 209.80 | 66.91 | 129.31 | 53.00 | 143.22 | \$ 8,750,854.59 |
| | 342.05 | 103.58 | 224.89 | 82.98 | 245.4902 | \$ 14,999,989.35 |

41.66%
58.34%
100.00%

Community Facilities - POS

| Branch Library Land Calculation (0.56 hectares) | | | | |
|---|----------------------|--------------------|---------|------------------------|
| TOTAL Estimated cost of item | | | | |
| | Total site area (ha) | Deductions for GSA | GSA | Branch Library for DCA |
| DCA 2 - Wellard East | 134.862 | 51.038 | 83.824 | \$ 133,509.36 |
| DCA 3 - Casuarina** | 266.98 | 145.42 | 121.56 | \$ 193,618.38 |
| DCA 4 - Anketell | 132.253 | 36.669 | 95.584 | \$ 152,239.08 |
| DCA 5 - Wandl | 209.796 | 66.912 | 129.307 | \$ 205,951.39 |
| DCA 6 - Mandagalup | 111.390 | 18.662 | 92.729 | \$ 147,691.51 |
| DCA 7 - Wellard West/ Bertram | 209.666 | 99.798 | 109.868 | \$ 174,990.28 |
| | 1,064.95 | 418.50 | 632.88 | \$ 1,008,000.00 |

13.24%
19.21%
15.10%
20.43%
14.65%
17.36%
100.00%

| District Youth Centre Land Calculation (0.49 hectares) | | | | |
|--|----------------------|--------------------|---------|-------------------------------|
| TOTAL Estimated cost of item | | | | |
| | Total site area (ha) | Deductions for GSA | GSA | District Youth Centre for DCA |
| DCA 4 - Anketell | 106.043 | 31.184 | 74.860 | \$ 317,698.91 |
| DCA 5 - Wandl | 209.796 | 66.912 | 129.307 | \$ 548,768.87 |
| DCA 6 - Mandagalup | 111.390 | 18.662 | 92.729 | \$ 393,532.22 |
| | 427.23 | 116.76 | 296.90 | \$ 1,260,000.00 |

25.21%
43.55%
31.23%
100.00%

| Local Community Centre Land Calculation (0.35 hectares) | | | | |
|---|----------------------|--------------------|---------|--------------------------------|
| TOTAL Estimated cost of item | | | | |
| | Total site area (ha) | Deductions for GSA | GSA | Local Community Centre for DCA |
| DCA 4 - Anketell | 106.043 | 31.184 | 74.860 | \$ 230,995.68 |
| DCA 5 - Wandl | 209.796 | 66.912 | 129.307 | \$ 399,004.32 |
| | 315.84 | 98.10 | 204.17 | \$ 630,000.00 |

36.67%
63.33%
100.00%