

jf:18250.2.0.ES-Rpts.Request for SEARs.Letter

15th November 2023ESR Australia
88 Phillip Street,
Sydney NSW 2000Attention: Grace Macdonald
Email: grace.macdonald@goodman.com

Dear Sir

**49 STEPHEN ROAD, BANKSMEADOW
REQUEST FOR SEARS – QUANTITY SURVEYOR'S INITIAL COST ADVICE**

This letter has been prepared to accompany a request for Secretary's Environmental Assessment Requirements.

The development of a warehouse and distribution centre is identified under Schedule 1, Clause 12(1) of State Environmental Planning Policy (Planning Systems) 2021 as being state significant development:

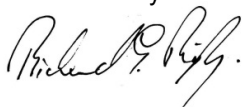
12 Warehouses or distribution centres

- (1) Development that has a capital investment value of more than the relevant amount for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.*
- (2) This section does not apply to development for the purposes of warehouses or distribution centres to which section 18 or 19 applies.*
- (3) In this section—*
 - relevant amount means—*
 - (a) for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023—\$30 million, or*
 - (b) for any other development—\$50 million.*

At this stage, based on the information provided and the scale of the development, the CIV is estimated to exceed \$30 million. Initial estimates carried out formed on benchmark costings forecasts a cost of \$280,000,000 excluding any works associated with a future tenant fitout which is believed to be subject to a separate application. RLB will further review and confirm the CIV as part of the final SSDA submission.

We trust this is of assistance and will be pleased to provide any further information, which you may require upon request.

Yours faithfully

**Richard Rigby**
Director
Rider Levett Bucknallrichard.rigby@au.rlb.com

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