

Project Maverick, Bradfield NSW

Request for SEARs - Quantity Surveyor's Initial Cost Advice

17 OCTOBER 2025



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Lachlan O'Reilly
Goodman Property Services (Aust) Pty Ltd
1-11 Hayes Road
Roseberry NSW 2018
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Dear Lachlan

PROJECT MAVERICK, BRADFIELD NSW

REQUEST FOR SEARS - QUANTITY SURVEYOR'S INITIAL COST ADVICE

We submit this letter as part of the formal request for the Secretary's Environmental Assessment Requirements.

The proposed warehouse and distribution estate is located within the Western Sydney Aerotropolis and classified as State Significant Development under Schedule 1, Clause 29 of the State Environmental Planning Policy (Planning Systems) 2021:

29 Development in the Western Sydney Aerotropolis

Development on land shown on the Land Application Map under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Chapter 4 if the proposed development—

- (a) has an estimated development cost of more than \$30 million, and*
- (b) does not involve development—*
 - (i) prohibited under the Chapter, or*
 - (ii) to which that Policy, section 4.13A applies.*

WT have calculated the Estimated Development Cost (EDC) from the current Civil Works Package issued by Arcadis Australia Pacific issued June 2025. The Estimated Development Cost (EDC) of **\$79,959,179 excluding GST** will exceed the \$30 million threshold referred to above for **Bulk Earthworks, Contamination Remediation, Existing Services Relocation and Associated Site Works**, as part of Project Maverick.



SUMMARY OF COST

PROPOSED DEVELOPMENT EXCLUDING EASTERN RING ROAD	Cost
Internal Earthworks, Contamination Remediation, Services Relocation and Associated Site Works	\$79,959,179
Warehouse and Office Developments	Separate Application
Internal Infrastructure	Separate Application
Sydney Water Infrastructure	Separate Application
TOTAL EDC	\$79,959,179

Should you have any queries regarding our report or require any further information, please do not hesitate to contact us.

Yours sincerely

Peter Taylor-Hill
State Director (MAIQS CQS)
WT

PR-030558 Project Maverick Internal Site Works - Request for SEARs 2025.10.17





Contact

Detail	Description
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Appendix A

Estimated Development Cost (EDC)





1. Project Maverick

Site Works Indicative Order of Cost

Internal Site Works

Item	Qty	Unit	Rate	Cost
Preliminaries and Site Establishment	1	item	\$5,220,000	\$5,220,000
Clearing, Demolition & Contamination	1	item	\$1,000,000	\$1,000,000
Erosion & Sediment Control	1	item	\$450,000	\$450,000
Topsoil and Site Stabilisation	1	item	\$2,540,000	\$2,540,000
Earthworks	1	item	\$58,920,000	\$58,920,000
Services Relocations & Decommissioning	1	item	\$2,300,000	\$2,300,000
Construction				\$70,430,000
Consultants Fees	4.00	%	\$70,430,000	\$2,817,200
Authority Fees (LSLL)	0.25	%	\$70,430,000	\$176,075
Contingency	5.00	%	\$70,430,000	\$3,521,500
Escalation	4.28	%	\$70,430,000	\$3,014,404
Total EDC				\$79,959,179



Appendix B

Site Plan



