Northcroft

Construction Consultants

Department of Planning, Housing and Infrastructure

Proposed Wallgrove Business Hub

97-151 Wallgrove Road Cecil Park NSW

Estimated Development Cost (EDC) Report

23rd April 2025

Northcroft KGCB
Northcroft (Australia) Pty Ltd
ABN 37 058 439 455

T +61 (02) 9909 0000
F +61 (02) 9908 8800
E sydney@northcroft.au

PO BOX 1747,
Neutral Bay NSW, 2089
Australia

northcroft.au

Table of Contents

1.0 Executive Summary 1

2.0 Basis of Preparation 2

3.0 Scope of The Calculation of EDC 3

4.0 Detailed Calculation Schedule that supports the EDC 4

Appendix A - Cost Calculation Details 5

1.0 Executive Summary

This report has been prepared to support the development of the estimated development cost (EDC) for the proposed Wallgrove Business Hub comprising clearing of vegetation, minor demolition works, bulk earthworks, bio remediation basins, retaining walls, acoustic barriers, roadworks, infrastructure, services, warehouses, associated internal roads, carparks and driveways, in accordance with the definition contained in the Environmental Planning Assessment Regulation 2021.

The objective calculation of the total EDC for the proposed Wallgrove Business Hub project is $86,689,000 (GST exclusive).

The following table outlines the current forecast costs (GST exclusive) based on the information provided to us at the time of estimate preparation.

PROJECT DESCRIPTION	Proposed Wallgrove Business Hub
PROJECT LOCATION	97-151 Wallgrove Road, Cecil Park NSW
PROPONENT	Western Sydney Parklands Trust
CASE ID	SSD-50972718
DATE OF ASSESSMENT	23rd April 2025

No.	Description	Total ($)
1	CONSTRUCTION COST	69,418,000
2	CONSULTANTS FEES	3,475,000
3	AUTHORITY FEES (LSLL)	191,000
4	CONTINGENCY	7,308,000
5	ESCALATION	4,824,000
6	BIODIVERSITY ECOSYSTEM CREDITS	1,473,000
	TOTAL FORECAST COSTS	**86,689,000**

Areas and Rates	
Warehouse Area (m2)	36,475
Construction Cost Only $/m2	2,236

The calculation of the above costs is accurate and covers the full scope of works in the identified development proposal.

2.0 Basis of Preparation

The EDC has been assessed based on NSW Government Planning circular PS24-002 dated 27 February 2024.

The calculation of costs is prepared in accordance with the AIQS Australian Cost Management Manual including detailed measurement and pricing of the detailed items.

The issued SEARS dated 16.12.2022 (SSD-50972718) has been reviewed and considered in the EDC report.

The calculation has been based on information provided at the date of the lodgement of the Environmental Impact Statement (EIS), April 2025.

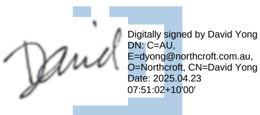
The calculation may vary considerably due to variables such as contamination, unsuitable ground conditions, existing infrastructures/services, and DA conditions.

The EDC excludes the following:

- Finance costs
- Local authority contribution charges
- Latent site conditions
- Out of hours work
- Services diversions

The Quantity Surveyor signing the report is a Certified Quantity Surveyor, membership no.3153.

1. Signature

Date:	23rd April 2025
Signed for the Consultant by: *(Authorised Officer)*	 David Yong
In the Office Bearer capacity of:	AIQS Certified Quantity Surveyor 3153

This report has been prepared for the consent authority only and is not to be used for any other purpose.

3.0 Scope of The Calculation of EDC

The project is located at 97-151 Wallgrove Road, Cecil Park NSW.

The site area is 70,298 m2 (excluding vegetation area).

The warehouse area is 36,475 m2.

The component activities generally comprise the following:

- Clearing vegetation
- Minor demolition works
- Bulk earthworks
- Bio remediation basins
- Retaining walls
- Acoustic barriers
- Roadworks
- Infrastructure
- Services
- Single storey industrial warehouses, offices and external awnings
- Associated internal roads, carparks and driveways

4.0 Detailed Calculation Schedule that supports the EDC

Detailed calculation of component activities as listed in Section 3.0 is carried out based on the following methodologies:

- Measurement of quantities and applying rates to arrive costs of component activities
- Industrial cost publications such as Rawlinsons Edition 43, 2025 and past project cost data have been used as a guide for the calculation of costs
- Professional fees have been included
- Long service leave levy has been included
- Contingency sum has been calculated at 10% of construction cost to cover site conditions, market conditions and contract conditions
- Anticipated escalation cost over two years has been calculated at forecasted 6%

Refer to Appendix A for detailed calculation of EDC.

Appendix A - Cost Calculation Details

Full Estimate Summary

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Project:	Western Sydeny Parklands Trust	**Details:**	S23077_DY_ESTIMATE_06
Building:	97-151 Wallgrove Rd Cecil Park NSW		Cost Estimate for EDC

Code	Trade Description	Quantity	Unit	Rate	Trade Total
	BULK EARTHWORKS	70,298	m2	123.25	8,663,934
	ROADWORKS	70,298	m2	30.88	2,170,897
	INFRASTRUCTURE	70,298	m2	90.86	6,387,050
	WAREHOUSES AND OFFICES	36,475	m2	1,212.07	44,210,153
	CONTRACTORS PRELIMINARIES, OVERHEADS AND MARGIN	36,475	m2	218.95	7,986,164
	PROFESSIONAL FEES	36,475	m2	95.27	3,475,000
	AUTHORITY FEES	36,475	m2	5.23	190,900
	CONTINGENCY	36,475	m2	200.37	7,308,400
	ESCALATION	36,475	m2	132.24	4,823,520
	BIODIVERSITY ECOSYSTEM CREDITS	36,475	m2	40.38	1,473,000
	TOTAL ESTIMATED COST EXCL GST	36,475	m2	2,376.67	**86,689,018**

GFA: 36,475.00 m2 **86,689,018**

Estimate Details

Northcroft

Project:	Western Sydeny Parklands Trust	**Details:**	S23077_DY_ESTIMATE_06
Building:	97-151 Wallgrove Rd Cecil Park NSW		Cost Estimate for EDC

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
BULK EARTHWORKS						
	SITE BENCHING:					
	Site establishment	1	item	55,000.00		55,000
	Potholing to locate existing services	1	item	12,000.00		12,000
	Demolition of existing site improvements	1	item	31,000.00		31,000
	Site clearance	76,430	m2	0.80		61,144
	Decontamination works	1	item	155,000.00		155,000
	Site stripping	7,850	m3	13.50		105,975
	Respread topsoil from stockpile	3,822	m3	3.00		11,466
	Remove excess topsoil	4,028	m3	31.00		124,868
	Cut to fill operation	61,360	m3	6.60		404,976
	Imported fill	122,329	m3	30.00		3,669,870
	Dust control	1	item	55,000.00		55,000
	Seeding	76,430	m2	0.58		44,329
	Sediment basins	1	item	19,000.00		19,000
	Retaining walls	3,982	m2	983.00		3,914,306
	BULK EARTHWORKS					**8,663,934**
ROADWORKS						
	ROADWORKS:					
	Traffic management	1	item	150,000.00		150,000
	Deceleration lane left turn into estate off Wallgrove Road	788	m2	1,370.00		1,079,560
	Aceleration lane left turn from estate into Wallgrove Road	422	m2	1,370.00		578,140
	INTERNAL ROAD:					
	13.0m internal road	189	m	1,473.00		278,397.00
	1500 wide concrete footpath	200	m	196.00		39,200.00
	Landscaping and maintenance to road verge	380	m	120.00		45,600.00
	ROADWORKS					**2,170,897**
INFRASTRUCTURE						
	INFRASTRUCTURE:					
	Stormwater:					
	375 RCP drain	425	m	233.00		99,025
	450 RCP drain	38	m	295.00		11,210
	525 RCP drain	7	m	335.00		2,345
	600 RCP drain	114	m	385.00		43,890
	Headwall	7	no	2,925.00		20,475
	Stormwater pit	30	no	5,460.00		163,800

Estimate Details

Project:	Western Sydeny Parklands Trust	Details:	S23077_DY_ESTIMATE_06
Building:	97-151 Wallgrove Rd Cecil Park NSW		Cost Estimate for EDC

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
INFRASTRUCTURE						*(Continued)*
	Culvert	38	m	1,570.00		59,660
	Bio remediation basins	2,855	m3	59.00		168,445
	Sewer:					
	Onsite sewerage treatment	1	item	875,000.00		875,000
	225 dia sewer reticulation	300	m	465.00		139,500
	Water:					
	Connection to main	1	item	229,000.00		229,000
	150 dia water reticulation	200	m	323.00		64,600
	Gas:					
	Connection to main	1	item	33,000.00		33,000
	Gas line reticulation	200	m	260.00		52,000
	Electrical:					
	Substations	1	item	4,303,000.00		4,303,000
	Consumer main reticulation	200	m	470.00		94,000
	Street light	180	m	55.00		9,900
	Telecommunication:					
	Conduits	200	m	91.00		18,200
	INFRASTRUCTURE					**6,387,050**
WAREHOUSES AND OFFICES						
	WAREHOUSE 1:					
	Site preparation	20,031	m2	10.00		200,310
	External works	9,696	m2	239.00		2,317,344
	Site services	9,696	m2	235.00		2,278,560
	Warehouse	9,835	m2	685.00		6,736,975
	Office	500	m2	3,366.00		1,683,000
	Awning	901	m2	422.00		380,222
	WAREHOUSE 2:					
	Site preparation	45,094	m2	10.00		450,940
	External works	19,054	m2	207.00		3,944,178
	Site services	19,054	m2	235.00		4,477,690
	Warehouses	25,040	m2	685.00		17,152,400
	Offices	1,000	m2	3,366.00		3,366,000
	Awnings	2,897	m2	422.00		1,222,534
	WAREHOUSES AND OFFICES					**44,210,153**

Estimate Details

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Project:	Western Sydeny Parklands Trust	**Details:**	S23077_DY_ESTIMATE_06
Building:	97-151 Wallgrove Rd Cecil Park NSW		Cost Estimate for EDC

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
CONTRACTORS PRELIMINARIES, OVERHEADS AND MARGIN						
	Contractors preliminaries, overheads and margin	1	item	7,986,164.00		7,986,164
	CONTRACTORS PRELIMINARIES, OVERHEADS AND MARGIN					**7,986,164**
PROFESSIONAL FEES						
	Professional fees	69,500,000	item	0.05		3,475,000
	PROFESSIONAL FEES					**3,475,000**
AUTHORITY FEES						
	Long service leave levy	76,360,000	item	0.0025		190,900
	AUTHORITY FEES					**190,900**
CONTINGENCY						
	Contingency	73,084,000	item	0.10		7,308,400
	CONTINGENCY					**7,308,400**
ESCALATION						
	Escalation	80,392,000	item	0.06		4,823,520
	ESCALATION					**4,823,520**
BIODIVERSITY ECOSYSTEM CREDITS						
	PCT850 - Shale Hills Woodland as advised	38	credits	37,500.00		1,425,000
	Fauna - Southern Myotis as advised	30	credits	1,600.00		48,000
	BIODIVERSITY ECOSYSTEM CREDITS					**1,473,000**