



Project Silverback - Oakdale East Industrial Estate

SSD-120888992

EDC Report

3 JULY 2026

Empowering
growth.



3 July 2026

Department of Planning, Housing, and Infrastructure
NSW State Government
C/- Guy Smith
Goodman Property Services (Aust) Pty Limited
1-11 Hayes Road
Roseberry NSW 2018
guy.smith@goodman.com

Dear Guy

PROJECT SILVERBACK - OAKDALE EAST INDUSTRIAL ESTATE

SSD-120888992 EDC REPORT

This Estimated Development Cost has been prepared by WT Partnership to address the industry-specific Secretary's Environmental Assessment Requirements (SEARs) received in respect of the proposed State Significant Development Application (SSDA) No. 120888992. The proposed development is being undertaken by Goodman Property Services (Aust) Pty Ltd (Applicant) on behalf of BGMG 14 Pty Ltd (ACN 661 888 884) as trustee of BGMG 1 Oakdale East Trust No.2 (Owner). The development is located within Lot 109 in DP 1293112, formally referred to as 2-10 Old Wallgrove Road, Horsley Park (the Site).

The SSDA, inclusive of the amendments to the Concept Plan under SSD 37486043, seeks approval for the construction, fit-out, operation and use of 2 warehouse buildings and associated internal site infrastructure works to accommodate the proposed building layouts.

We confirm the estimated development cost is **\$ 633,697,216 Excluding GST and \$ 697,066,936 Including GST**. The estimated development cost comprises:

- Base Building **\$333,289,332 excluding GST**
- Tenant Specific Fitout and Equipment **\$300,407,884 excluding GST**

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular PS-24-002.
- The AIQS practice standard for calculating EDC in NSW.
- The Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-12088899

WT confirms EDC calculation is accurate and covers the full scope of works in the identified development proposal, at the date of lodgement of the Environmental Impact Statement dated 03 July 2026.

This report captures the following:

1. Executive summary and including EDC definition.
2. Basis of report preparation.
3. Scope of the calculation of the EDC.
4. Detailed calculation schedule that supports the EDC (Appendix 1).





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

Yours sincerely

A handwritten signature in black ink, appearing to read 'PTH', positioned below the text 'Yours sincerely'.

Peter Taylor-Hill (MAIQS CQS)

State Director

WT

PR-033967 Project Silverback Oakdale East Industrial Estate (SSD-120888992) EDC - Part 1





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WT acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their Elders, past and present.



Contact

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E-Signature Approved	Peter Taylor-Hill	03/07/2026

Revision No.	Revision Date	Draft.Final
00	15/05/2026	Draft
01	16/05/2026	Revised Draft
02	29/05/2026	Final TOA
03	03/07/2026	Final EDC



1. Executive Summary

2-10 OLD WALLGROVE ROAD, HORSLEY PARK (SSD-120888992)

1.1 ESTIMATED DEVELOPMENT COST CALCULATION REPORT

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular PS-24-002.
- The estimate has been prepared by an appropriately qualified Quantity Surveyor in accordance with the SEARs.

WT confirms EDC calculation is accurate and covers the full scope of works in the identified development proposal, at the date of lodgement of the Environmental Impact Statement dated 3rd July 2026.

PROJECT DESCRIPTION	Construction, fit-out, operation and use of 2 warehouse buildings and associated internal site infrastructure works to accommodate the proposed building layouts.
PROJECT LOCATION	2-10 Old Wallgrove Road, Horsley Park NSW 2175
DATE OF ASSESSMENT	03 July 2026

ITEM	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition (Including Remediation)	N/A	Remediation and Site Preparation previously approved in SSD 37486043.
Construction (Item A)	\$ 298,723,022	Elemental measure and rates build up.
Mitigation of Impact Items	Included	
Consultant Fees	\$ 12,230,000	
Authorities Fees (LSLL)	\$ 794,310	0.25%
Plant & Equipment (Item B)	Included	To maximize operational and/or extraction capacity.
Tenant Fit Out	\$300,407,884	Includes standardised warehouse racking, tenant specific equipment and general fitout.
Contingency	\$15,062,000	~5% of Demolition, Construction, Consultant Fees, LSLL, FF&E
Escalation	\$6,480,000	Escalation to the proposed commencement date of construction.
TOTAL EDC (EXCL. GST)	\$ 633,697,216	
GST	\$ 63,369,720	10%
TOTAL EDC (INCL. GST)	\$ 697,066,936	



GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY – PRACTICE NOTE
GFA m ² (AIQS)	186,001 m ²	Ground and Upper Levels.
Construction Cost Only \$/m ² GFA (AIQS)	\$1,606 /m ²	Assessed based on Construction Cost and Plant and Equipment only – Items A & B above

2. Basis of Report

This Estimated Development Cost report has been prepared for the Department of Planning, Housing, and Infrastructure in accordance with the following:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular and SEARS).
- The AIQS practice standard for calculating the EDC for State Significant projects in NSW.
- AIQS Australian Cost Management Manual (ACMM).
- SEARS (SSD-120888992)
- Environmental Impact Statement (EIS) dated 03 July 2026.

2.1 THE SITE

The development is located at 2-10 Old Wallgrove Road, Horsley Park (the Site). The folio identifier number is Lot 109 of Deposited Plan 1293112.

Siter Plans are provided at Figure 1.1 and Figure 1.2

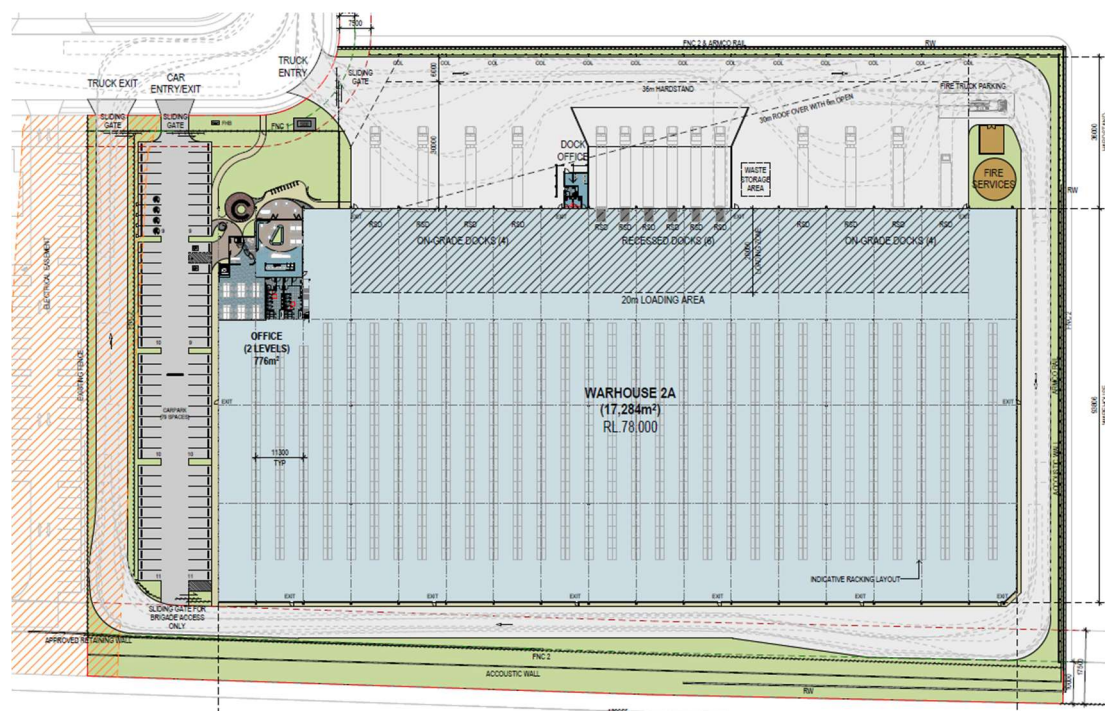


Figure 1.1 – Building 2A

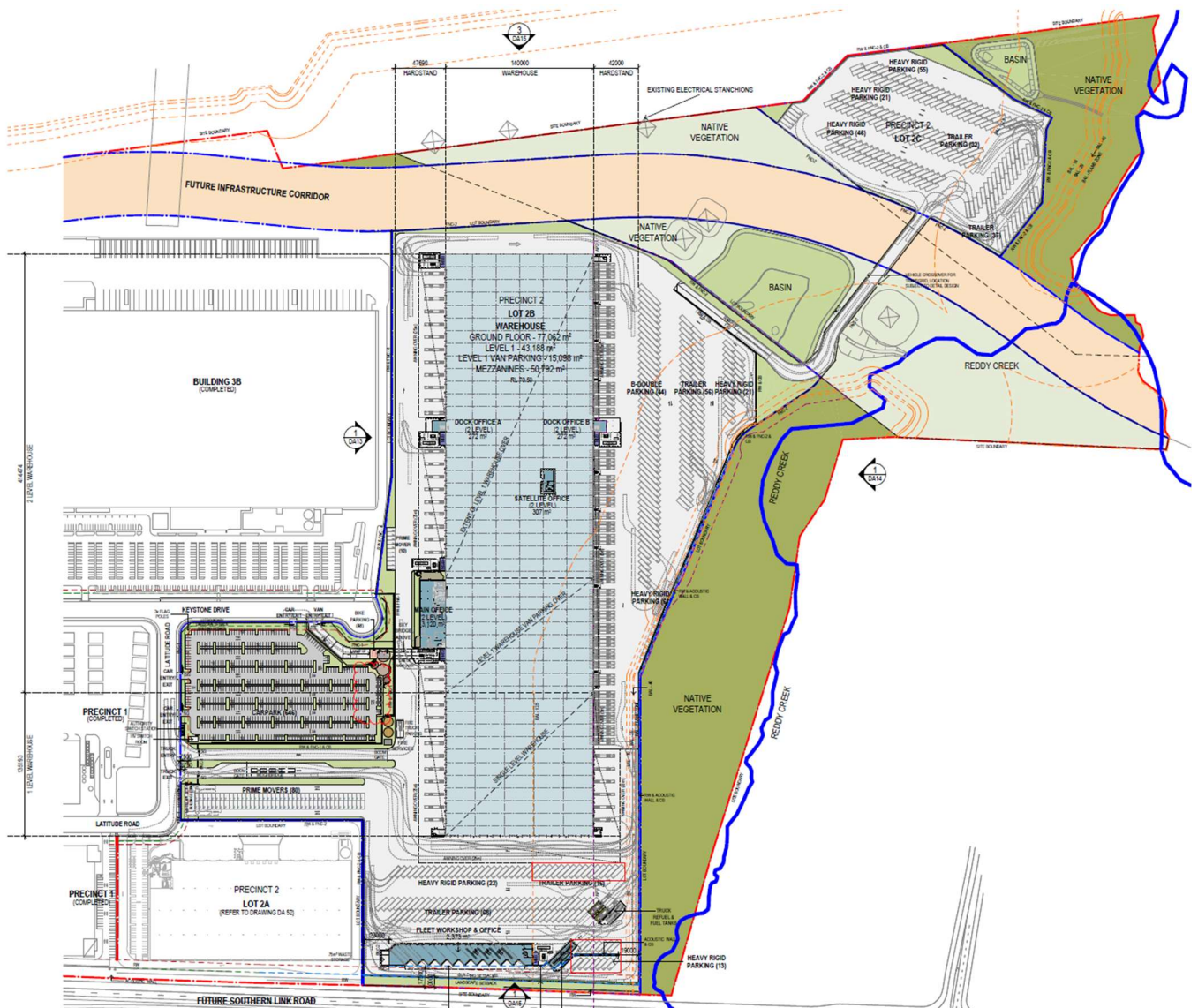


Figure 1.2 – Building 2B and Lot 2C

2.2 DOCUMENTATION

The following is a list of the development proposal documents upon which the calculation has been based:

ITEM	REPORT	CONSULTANT
1	Statutory Context + EIS	Keylan Consulting
2	Estimated Development Cost	WT Partnership
3	Architectural Documentation	SBA Architects
4	Civil Engineering	Costin Roe Consulting
5	Traffic and Transport	ASON



ITEM	REPORT	CONSULTANT
6	Fire Engineer	Innova Services
7	Geotechnical	Douglas Partners
8	Structural Engineering	Costin Roe Consulting
9	Landscaping	Scape Design
10	Environmental	JBS&G
11	Flood Impact	Colliers International Engineering
12	Flooding	Colliers
13	Visual Impact	Urbis Ltd
14	Bushfire Assessment	Blackash
15	Building Certification	BM Plus G
16	Risk Engineering	Riskcon Engineering
17	Air Quality and Odour	SLR Consulting
18	Waste Management	SLR Consulting
19	Heritage	Artefact

2.3 LIMITATIONS

WT note the following statements and cost considerations that could influence the accuracy of the calculation of the EDC:

- WT have based this EDC on design information and is still in development. There is a certain level of cost risk and uncertainty associated with this estimate based upon the level of the design information.
- Existing services relocation
- Working in a live environment
- Price escalation fluctuation due to global economic changes.
- Currency fluctuation changes.
- Global economic volatility impacting supply chain availability.
- WT confirm they have read and understood the scope of the project as defined in the EIS documentation.
- WT advise there are currently no foreseeable matters impairing the objectivity of the calculation.

2.4 STATEMENT OF QUALIFICATIONS

I, Pete Taylor-Hill (State Director), MAIQS CQS have proficient experience in project construction costs in NSW.



3. Scope of the Calculation of the EDC

We confirm the following:

- The development proposal proponent is Goodman Property Services (Aust) Pty Ltd (Applicant) on behalf of BGMG 14 Pty Ltd (ACN 661 888 884) as trustee of BGMG 1 Oakdale East Trust No.2 (Owner).
- The EDC includes all activities, staging and scope of work scheduled.

3.1 SCHEDULE OF KEY EXCLUSIONS

The estimate excludes allowances for the following main items in relation to the EDC calculation:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2, or a planning agreement.
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval.
- Land costs, including costs of marketing and selling land.
- Costs of the ongoing maintenance or use of the development.
- GST.
- Escalation has been calculated for the included works being constructed from Q1 2027.

