



Department of Planning, Housing and Infrastructure (DPHI)
12 Darcey Street
PARRAMATTA NSW 2150

21 February 2025

Dear Sir

**UNIVERSITY OF SYDNEY - AO1 ROSS STREET TEACHING & LEARNING HUB
ESTIMATED DEVELOPMENT COST CALCULATION REPORT
APPLICATION NUMBER: SSD-57838709**

This Estimated Development Cost (EDC) Report has been prepared by WT Partnership (WT) on behalf of the Department of Planning, Housing and Infrastructure.

We confirm the estimated development cost is **\$70,197,624 (Seventy Million, One Hundred and Seventy-Seven Thousand, Six Hundred and Twenty Four Dollars) Excluding GST (\$77,217,386 Including GST).**

The Estimated Development Cost has been prepared in accordance with:

- The planning circular (PS-24-02)
- The legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPP's and the Planning Circular).
- The AIQS Practice Standard - Construction Cost Assessments for NSW Estimated Development Cost (EDC) Reports, 1st Edition – March 2024.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181 – 1982 Australian Standard Method of Measurement of civil engineering works and associated building works/ICMS method

WT confirms EDC calculation is accurate and address all works in the identified development proposal, at the date of lodgement of the Environmental Impact Statement (dated ???).

The attached report addresses the following:

- Executive Summary.
- Basis of Preparation.
- Scope of the calculation of the EDC.
- Detailed calculation schedule that supports the EDC (Appendix 1)

WT estimate that approximately 93 FTE construction jobs per annum because of the development.



Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully

WT PARTNERSHIP

A handwritten signature in blue ink, appearing to read 'D Lambert', with a stylized flourish at the end.

DAVID LAMBERT

Associate

MRICS, MAIQS, CQS