



**Mapletree SR Australia Management Pty Ltd (“Mapletree”)**

**Project Marvel - 20 Kelso Crescent, Moorebank**

**Estimated Development Cost (“EDC”)  
504920**

17 May 2024

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## Estimated Development Cost (“EDC”)

**Client name:** Mapletree SR Australia Management Pty Ltd (“Mapletree”)  
**Project name:** Project Marvel - 20 Kelso Crescent, Moorebank  
**Client reference:** TBC **Project no:** 504920  
**Document no:** CB-OP-505401 **Project manager:** Rob Watkins  
**Revision no:** 3 **Prepared by:** William Xie/ Adam Sutton  
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1	30/04/2024	UPDATED FORMAT	WX	AS	RW	RW
2	09/05/2024	UPDATED WITH COMMENTS INCLUDED	WX	AS	RW	RW
3	17/05/2024	FINAL COMMENTS INCLUDED	WX	AS	RW	RW

## Distribution of copies

Revision	Issue approved	Date issued	Issued to	Comments
0	10/04/2024	10/04/2024	Mapletree	FINAL ISSUE
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3	17/05/2024	17/05/2024	Mapletree	FINAL COMMENTS INCLUDED

## 1) Executive Summary

*In the guidance notes provided by Department of Planning, Housing and Infrastructure we note the items in each section.*

*Estimated Development Cost Report shall include:*

- a) *A title that clearly indicates the report is an object calculation of the EDC of the identified development proposal.*
- b) *A summary of the value of EDC, using PS-24-002 Changes to how development cost are calculated for planning purposes (the Planning Circular).*
- c) *A statement certifying that the calculation is accurate and covers the full scope of works in the identified development proposal, at the date of EIS lodgement.*

*An Estimate Development Cost Report shall be:*

- a) *Signed by an RICS Chartered Quantity Surveyor with recent experience regarding State significant projects in NSW.*
- b) *Dated no earlier than 30 days prior to EIS submission.*

Currie & Brown (Australia) Pty Ltd has reviewed information provided by Mapletree SR Australia Management Pty Ltd (“**Mapletree**”) to determine an objective calculation of the “**Estimated Development Cost (“EDC”)**” for the works at **20 Kelso Crescent, Moorebank**.

The EDC value determined herein is **\$94,500,000 ex GST** and is accurate to and covers all the intended scope, subject to the assumptions and limitations within this report.

It is prepared in accordance with the following:

- Planning Circular PS-24-002;
- AIQS practice standard 1<sup>st</sup> edition guidance; and
- EP&A Act, EP&A reg, SEPPs, SEARs, AIQS Australian Cost Management Manual such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works.

Further details on calculations are provided, see section 2.2 Planning Circulars for relevant EDC definition, which is responding to the SEARs, **EIS for Ref SSD-58978472** dated **27 March 2024** for 20 Kelso Crescent, Moorebank for the relevant Consent Authority review, Department of Planning, Housing and Infrastructure.

A summary of the value of the EDC, using the Planning Circular PS-24-002 is shown in the following table below.

### 1.1 EDC Report Summary

Project Description:

- Construction of a multi-level warehouse comprising of warehouse leasing area with foyer/ office space, landscaping at ground and multi-level carparking; and
- The proposal comprises the redevelopment of the site as summarised below:

- Construction of a two-storey warehouse facility suitable for warehousing; and
- Provision of end-of-trip spaces and car parking spaces.

Project Location:

- 20 Kelso Crescent, Moorebank

Project Stage:

- The calculation addresses all stages and activities identified in the development proposed.

Date of assessment

- 17 May 2024

Item	Cost (Exl GST)	Methodology
Demolition and Remediation	N/A	Demolition and remediation included within Complying Development application undertaken by Mapletree outside of this State Significant Development Application (“SSDA”)
Construction (Item A)	\$81,300,239.78	Amalgamated method adopting utilising: <ul style="list-style-type: none"> <li>•Elemental measures;</li> <li>•First principles estimating; and</li> <li>•Market quotes.</li> </ul>
Mitigation of Impact Items	N/A	Nil.
Consultant Fees	\$1,712,556.75	2% of Construction
Authority Fees (LSLL)	\$214,069.59	0.25% of Construction
Plant & Equipment (Item B)	N/A	Nil.
Furniture, Fittings & Equipment	\$2,449,063.35	Where applicable to carry out the development of the project as described.
Contingency	\$4,281,391.87	5% of Construction
Escalation	\$4,327,597.66	Escalation to the proposed commencement date of construction as defined by the EIS.
<b>Total EDC (Excl GST) for SSD / SSI</b>	<b>\$94,284,919</b>	
<b>Say</b>	<b>\$94,500,000</b>	
<b>Total EDC (INCL GST)</b>	<b>\$103,950,000</b>	

## 2) Basis of preparation

*In the guidance notes provided by Department of Planning, Housing and Infrastructure we note the items in each section.*

*An Estimated Development Cost Report shall include:*

- a) *A statement that the report has been prepared for the consent authority.*
- b) *A statement identifying the document requiring the report:*
- c) *A statement that the report has been prepared in accordance with:*
  - *Legislative and regulatory requirements of the consent authority for calculating the EDC.*
  - *The AIQS practice standard for calculating the EDC for State significant projects in NSW.*
- d) *A list of the development proposal documents (such as EIS) upon which the calculation has been based, and the date of those documents.*
- e) *A statement of any limitation in the preparation of the report including:*
  - *Information that forms part of the application and EIS that has not been made available to the Quantity Surveyor that could influence the accuracy of calculation of EDC.*
  - *Any inherent uncertainty in the estimation process that has not been able to be incorporated into the detailed calculation schedule.*
- f) *A statement that the Quantity Surveyor signing the report is an RICS Chartered Quantity Surveyor with relevant experience.*
- g) *A statement identifying any matters that may impair the objectivity of the calculation:*

## Important Note About This Report

### 2.1 Limitation

All information listed in Appendix A is considered and included in the costing of the project.

There are no other limitations that have been identified in the preparation of the report other than these listed in this section.

To note: There are no matters that have been identified that could impair the preparation of this report.

### 2.2 Limitation in pricing

Any costs noted are intended to be a guide only and subject to change due to changing legislation, design development, prevailing market conditions, changes in design and scope of works, and the limitations contained herein this Estimated Cost of Development (EDC).

## 2.3 Estimated Development Cost (“EDC”)

The planning circular PS 24-002 outlines changes to the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) to replace the methodology for ‘estimated cost of development’ and ‘capital investment value’ with a new, single methodology for ‘estimated development cost’ (EDC) and related changes to other regulatory provisions and environmental planning instruments (EPIs).

## 2.4 Market Pricing

Currie & Browns’ pricing has been normalised to 2024 and in Australian Dollars (AUD) and relies on specific project pricing, and benchmark data sets up to the date of this report with any historical rates adjusted to reflect construction constraints and other additional costs relating to the constructability and design of the proposed development.

## 2.5 COVID-19 Impact

The assessment has been prepared based on the current economic and industry circumstances. The future impact of COVID-19 is unknown at this stage. Our assessment makes no provision for future impacts of the COVID-19 virus.

## 2.6 Currie & Brown Benchmarking Database (“Currie & Brown Benchmarking Database”)

The review and costing of the works was undertaken in conjunction with the Currie & Brown Benchmark Estimating Database (“Currie & Brown Benchmark Database”).

The Currie & Brown Benchmark Database includes:

- Commercial-in-Confidence people /plant / equipment / material rates (directly from plant-hire companies, and indirectly from Tier 1/ Tier 2 contractor pricing on other current or past projects and material suppliers);
- Commercial-in-Confidence materials rates (directly suppliers and indirectly from Tier 1/ Tier 2 contractor pricing on current or past projects projects);
- Commercial-in-Confidence sub-contractor rates (directly subcontractors and indirectly from Tier 1/ Tier 2 contractor pricing on current or past projects; and
- Currie & Brown benchmarking rates (Currie & Brown benchmarking rates being a Commercial-in-Confidence amalgamation of: first principles estimating for owners/ clients to determine capital and operational costs; first principles estimating for tendering purposes for contractors; market quotes from multiple contractors’ programs of works; actual costs and productivities (contractor / subcontractor/clients); actual costs and productivities (client / owner side); and actual costs and productivities (suppliers / contractors / others).

This project, specifically, utilises the following information:

- Preliminaries and margin: these are made up of percentage allowances based on let design and construction contracts for delivery from 2024 to 2026, as follows:
  - Insurance: 0.5% of cost;
  - Public Liability insurances: 0.17% cost;
  - Professional Indemnity Insurances: 0.13% cost;

- Long Service Levy: 0.25% of cost as per Building and Construction Industry Long Service Payments Act 1986;
- Managing contractor’s inherent risk: 2.5% of cost;
- Managing contractor’s direct site costs: 6.45%; and
- Managing contractor’s offsite overheads and margin: 6%.
- Design and approval costs: these have been sourced from this project specific let design and approval contracts;
- Trade costs: people, plant, equipment, materials costs sourced from let design and construction contracts for delivery from 2024 to 2026;
- Trade cost preliminaries: these have been based on a percentage basis, checked against a cost-basis, which is commensurate to current let design and construction contracts for delivery from 2024 to 2026;
- Trade cost inherent risk: these have been based on a percentage basis, checked against a cost-basis, which is commensurate to current let design and construction contracts for delivery from 2024 to 2026; and
- Trade cost profit and margins: these have been based on a percentage basis, checked against a cost-basis, which is commensurate to current let design and construction contracts for delivery from 2024 to 2026.

## **2.7 Quantum Meruit (“Quantum Meruit”)**

This assessment explicitly excludes a Quantum Meruit Assessment.

## **2.8 General Note About This Report (“EDC”)**

The sole purpose of the EDC report herein is to determine reasonably the estimate for the estimated development cost of the project for Mapletree. This covers the full scope of works as identified in the development application and current date.

The passage of time, the manifestation of latent conditions or impacts of future events may require further examination of the project and subsequent data analysis, and re-evaluation of the data, findings, observations, and conclusions expressed in this EDC. Currie & Brown has prepared this EDC in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable planning circular, standards, guidelines, procedures, and practices at the date of issue of this EDC. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this EDC, to the extent permitted by law. This EDC should be read in full, and no excerpts are to be taken as representative of the findings. No responsibility is accepted by Currie & Brown for use of any part of this EDC in any other context.

## Introduction

### 2.9 Overall Project Background

Currie & Brown (Australia) Pty Ltd has been engaged by Mapletree SR Australia Management Pty Ltd (“Mapletree”) to determine the “Estimated Development Cost (“EDC”)” for the works at 20 Kelso Crescent, Moorebank.

The project is defined in the Concept Design Report (source: Nettletontribe, June 2023), and consists of the following:

- Construction of a multi-level warehouse comprising of warehouse leasing area with foyer/ office space, landscaping at ground and multi-level carparking; and
- The proposal comprises the redevelopment of the site as summarised below:
  - Construction of a two-storey warehouse facility suitable for warehousing, and
  - Provision of end-of-trip spaces and car parking spaces.

All component activities listed, including staging of the works and comprising the full scope of works for the development, have been included in the EDC.

### 2.10 Planning Circulars

#### 2.10.1 Current – Circular: PS 24-002 Estimated Development Cost

The EDC report has been developed to the PS 24-002 Planning Circular.

A single definition for cost. Per section 6 of the EP&A Regulation, the EDC, of proposed development means:

*the estimated cost of carrying out the development, including the following:*

- *the design and erection of a building and associated infrastructure*
- *the carrying out of a work*
- *the demolition of a building or work*
- *fixed or mobile plant and equipment.*

*but does not include:*

- *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.*

### 3) Scope of the calculation

*In the guidance notes provided by Department of Planning, Housing and Infrastructure we note the items in each section.*

*An Estimated Development Cost Report shall include:*

- a) A statement identifying the development proposed and proponent.*
- b) A statement identifying the planning reference identifier/ number for the development proposal.*
- c) A statement describing the component activities, including staging, comprising the full scope of works of the development proposal.*

## Project Details

### 3.1 Overview

The project includes the development of multi-level industrial development located at 20 Kelso Crescent, Moorebank, NSW for Mapletree SR Australia Management Pty Ltd.

Features include, but not limited to:

- Development of a facility suitable for warehousing;
- Foyer / Office space for the management of the warehousing facility; and
- Carparking / landscaping servicing the warehousing facility.



*Figure 1 Indicative Figure (Source: Work-In-Progress Architectural plans developed by Nettletontribe)*

The project is indicated in Figure 1 Indicative Figure (Source: Work-In-Progress Architectural plans developed by Nettletontribe). The project plans in **Annexure A** should be reviewed for further details on the basis of the pricing included in the EDC.

#### **4) Detailed Calculation - Estimated Development Cost**

*In the guidance notes provided by Department of Planning, Housing and Infrastructure we note the items in each section.*

*Detailed calculation schedule that supports the EDC*

*An Estimated Development Cost Report shall include a detailed calculation schedule that supports the summary of calculation of EDC, to an appropriate level of detail that allows direct reference to individual cost component (at a minimum):*

- a) The cost of that component.*
- b) The basis (such as quantities and rates) and assumption made in calculating that cost (such as location, site conditions, construction methods, project complexity and market conditions).*
- c) The guidance documents and documents underpinning.*
- d) The extent of uncertainty in the calculation, and the value of provisions for uncertainty.*

#### 4.1 Calculation schedule

Description	Qty	UOM	Rate	Total (\$AUD)
<b>MAIN CONSTRUCTION WORK</b>				
BULK EXCAVATION *	1	Item	\$7,380,809.21	\$6,936,016.01
CARPARK (Basement- UG)	2,800	m2	\$732.45	\$1,927,151.15
WAREHOUSE	34,690	m2	\$1,065.46	\$34,738,838.03
OFFICE (OF.2, OF.3, OF. 4b & OF.5., REC)	1,240	m2	\$2,895.56	\$3,374,442.34
OFFICE (OF.1 & OF.4a)	1,160	m2	\$2,677.82	\$2,918,970.33
LOBBY	710	m2		Included throughout estimate
HARDSTAND **	19,750	m2	\$402.86	\$7,475,472.45
CARPARK (LG, UG, UG2)	4,500	m2	\$742.12	\$3,138,192.78
LANDSCAPING ***	3,560	m2	\$257.18	\$861,361.26
STORMWATER DRAINAGE	1	Item	\$974,551.86	\$974,551.86
ELECTRICAL & COMMS	1	Item	\$1,129,899.20	\$1,129,899.20
ELECTRICAL (ENDEAVOUR ENERGY) ****	1	Item	\$2,705,430.00	\$2,705,430.00
SITE HYDRAULICS	1	Item	\$519,292.00	\$519,292.00
SITE FIRE	1	Item	\$1,134,095.15	\$1,134,095.15
<b>SUBTOTAL</b>				<b>\$67,833,712.56</b>
<b>PRELIMINARIES 9.75%</b>	9.75	%	\$72,161,310.21	\$7,035,727.75
<b>MARGIN 6%</b>	6	%	\$79,197,037.96	\$4,751,822.28
<b>D&amp;C CONSULTANTS 2%</b>	2	%	\$83,948,860.23	\$1,678,977.20
<b>TOTAL CONSTRUCTION COST (MAIN CONSTRUCTION WORKS)</b>				<b>\$81,300,239.78</b>
<b>LONG SERVICE LEVY 0.25%</b>	0.25	%	\$85,627,837.44	\$214,069.59
<b>PROJECT CONTINGENCY</b>	5.0	%	\$85,627,837.44	\$4,281,391.87
<b>CONSULTANT FEE ALLOWANCE</b>	2.0	%	\$85,627,837.44	\$1,712,556.75
<b>ESCALATION</b>	5.05%	%	\$85,627,837.44	\$4,327,597.66
<b>ESTIMATED CONSTRUCTION COST (MAIN CONSTRUCTION WORKS)</b>				<b>\$ 91,835,855.65</b>
<b>PROVISION ALLOWANCE – TENANT FIT OUT COST</b>				<b>\$ 2,449,063.35</b>
<b>TOTAL PROJECT COST (EARLY WORKS+ MAIN CONSTRUCTION WORKS)</b>	<b>37,800</b>	<b>m2</b>	<b>\$2,494</b>	<b>\$ 94,284,919.00</b>
			<b>Say,</b>	<b>\$94,500,000.00</b>

\* Bulk Excavation breakdown as requested by Department of Planning, Housing and Infrastructure in Section 4.3.

\*\* , \*\*\* , \*\*\*\* Department of Planning, Housing and Infrastructure request on change in cost narrative on these items, viz: landscaping, hardstand, and addition of electrical (endeavour energy): for the avoidance of doubt, the costs within the EDC were redistributed within these areas due to further costing development in the packaging of the delivery for the project.

Full costing schedule provided in Annexure B. This detailed calculation schedule is prepared with the AIQS Australian Cost Management Manual, including detail measurement and pricing of the elemental detailed items identified in Section 1.8 'Definition of Elements'.

## 4.2 Scope of project - Gross Floor Area (GFA)

The gross floor area (GFA) have been developed based on the architectural planset provided and are for the following construction of five (5) warehouse buildings, split over two (2) storeys with ramp-up access, comprising:

- Warehouse 1 at ground level – 5,700m2 (FECA\*)
- Warehouse 2 at ground level – 5,820m2 (FECA)
- Warehouse 3 at ground level – 5,820m2 (FECA)
- Warehouse 4 at first floor – 11,530m2 (FECA)
- Warehouse 5 at first floor – 5,820m2 (FECA)
- Total Warehousing – 34,690m2 (FECA)
- Ancillary office accommodation totalling - 2,400m2 (FECA)
- Carpark – 2,800 m2 (FECA)
- Carpark – 4,500 m2 (UCA\*\*)
- Lobby – 710 (FECA)
- Hardstand – 19,750 m2 (UCA)

The GFA has been measured as the fully enclosed covered area (FECA\*) and unenclosed covered area (UCA\*\*) pursuant to Australian Institute of Quantity Surveyors definition of GFA.

## 4.3 Basis of calculations

### 4.3.1 Escalation

The project utilises the following escalation allowances within the project as tabulated.

Year	Trade Costs – in Main Construction Work Costs	Trade Costs – Inherent	Managing Contractor – Inherent	Mapletree- Contingent	Total
2024	5.0	0.8	0.8	0.8	7.5
2025	4.5	0.8	0.8	0.8	7.0
2026	3.0	0.8	0.8	0.8	5.5

#### **4.3.2 Project Contingency and Escalation**

The overall Mapletree project contingency includes an allowance for the overall project which is in addition to the managing contractor, and trades cost contingency allowances (including risk for any over and above escalation amount).

#### **4.3.3 Consultant Fee Allowance**

The consultant fee allowances are based on the let project specific allowances for the development of the project until handover to the Managing Design and Construction Contractor.

#### **4.3.4 Managing Design and Construction Contractor Costs**

The managing design and construction contractor costs are broken down into the following primary cost-components:

- Preliminaries: these are made up of percentage allowances based on let design and construction contracts for delivery from 2024 to 2026, as follows and include the following sub-items:
  - Insurance: 0.5% of cost;
  - Public Liability insurances: 0.17% cost;
  - Professional Indemnity Insurances: 0.13% cost;
  - Managing contractor's inherent risk: 2.5% of cost; and
  - Managing contractor's direct site costs: 6.45%.
- Long Service Levy: 0.25% of cost as per Building and Construction Industry Long Service Payments Act 1986;
- Managing contractors' offsite overheads and margin: 6%; and
- Design and approval costs: these have been sourced from this project specific let design and approval contracts.

#### **4.3.5 Fit-out Costs**

An allowance has been made being in-line with the proposed project plans, which include fit-out to provide a flexible space suitable for a warehousing tenant. The tenant will take over a lease and undertake a bespoke goods and office specific fit-out for their purposes. Also, a provisional allowance has been made for the final tenant fit out of the leased areas – including potential racking costs.

#### **4.3.6 Trade Costs**

The trade costs have been developed based on the following process:

- Quantification of the works quantum through measurements utilising the project specific design plans developed by the Mapletree project development team;
- Allowances for items not indicated on plans but known items of scope ordinarily required for a warehouse project utilising detailed Mapletree warehouse projects;
- Trade Costs – based on let values for projects for delivery 2024 – 2026 incorporated at a unit-rate elemental level. These let trade cost packages included anticipated escalation

for the period between 2024 and 2026 which was forecast at letting as: 5% (2023-2024) | 4.5% (2024-2025) | 3.0% (2025-2026);

- Trade Costs - Preliminaries – these being percentage of Trade Costs based on let projects for delivery 2024 – 2026;
- Trade Costs – Inherent contingency and escalation @ 2.5%. This 2.5% allowance at Trade Cost level accounting for inherent quantum variance, and escalation above and beyond anticipated values factored into the Trade Costs; and
- Trade Costs - Profit and margins - these being percentage of Trade Costs based on let projects for delivery 2024 – 2026.

#### **4.3.7 Bulk Excavation**

Bulk excavation is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the Bulk Excavation Trade Costs:

- Protection, clearing, grubbing, and tree removal at the existing site;
- Removal of five (5) subterranean fuel tanks and a subterranean oil/ water separator;
- Removal, replacement of soft-spots post tree removal with suitable imported material;
- Testing, and excavation of materials for re-use on site where suitable;
- Testing, and excavation of materials for taking off site where unsuitable;
- Rip and recompact subgrade; and
- Import and placement of suitable materials to underside of proposed concrete works.

#### **4.3.8 Carpark (Basement- UG & LG, UG, UG2)**

The carpark basement is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the Carpark Basement Trade Costs:

- Substructure;
- Columns;

- Roof;
- External Walls and Façade;
- External Doors;
- Internal Walls;
- Internal Screens;
- Internal Doors;
- Wall Finishes;
- Floor Finishes;
- Ceiling Finishes;
- Fitments;
- Lifts;
- Mechanical Services;
- Electrical Services;
- Hydraulics Services;
- Fire Protection;
- Communications; and
- Furniture, Fittings, & Loose Equipment.

#### **4.3.9 Warehouse**

The warehouse is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the Warehouse Trade Costs:

- Substructure;
- Columns;
- Roof;
- External Walls and Façade;

- External Doors;
- Internal Walls;
- Internal Screens;
- Internal Doors;
- Wall Finishes;
- Floor Finishes;
- Ceiling Finishes;
- Fitments;
- Lifts;
- Mechanical Services;
- Electrical Services;
- Hydraulics Services;
- Fire Protection;
- Communications; and
- Furniture, Fittings, & Loose Equipment

#### **4.3.10 Offices (OFFICE (OF.2, OF.3, OF. 4b & OF.5., REC & OF.1 & OF.4a & Lobby)**

The office portion is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the Office portion Trade Costs:

- Substructure;
- Columns;
- Roof;
- External Walls and Façade;
- External Doors;

- Internal Walls;
- Internal Screens;
- Internal Doors;
- Wall Finishes;
- Floor Finishes;
- Ceiling Finishes;
- Fitments;
- Lifts;
- Mechanical Services;
- Electrical Services;
- Hydraulics Services;
- Fire Protection;
- Communications; and
- Furniture, Fittings, & Loose Equipment.

#### **4.3.11 Hardstand**

The hardstand portion is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the hardstand portion Trade Costs:

- Substructure;
- Columns;
- Roof;
- Electrical Services;
- Fire Protection;
- Communications; and
- Civil works.

#### **4.3.12 Landscaping**

The landscaping portion is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the landscape portion Trade Costs:

- Garden beds;
- Planting tree, shrubs, trees;
- Lawn;
- Irrigation systems;
- Stairs, ramps footpaths;
- Screens;
- Artwork;
- Signage;
- Recreational area furniture, shade cloth, amenities; and
- Wayfinding signage.

#### **4.3.13 Stormwater**

The landscaping portion is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the stormwater portion Trade Costs:

- Inground pipes;
- Pits;
- Tanks; and
- OSD devices.

#### **4.3.14 Electrical & Communications**

The Electrical & Communications portion is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the Electrical & Communications portion, site-wide services, Trade Costs:

- Transformers;
- Switchboards;
- Cabling; and
- Pits.

#### **4.3.15 Electrical (Endeavour Energy)**

The Electrical (Endeavour Energy) portion is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the Electrical (Endeavour Energy), site-wide services, Trade Costs:

- ASP3 design and approvals; and
- HV Connections.

#### **4.3.16 Site Hydraulics**

The Site Hydraulics portion is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the Site Hydraulics portion, site-wide services, Trade Costs based the total let costs from current similar warehouse project.

#### **4.3.17 Site Fire**

The Site Fire portion is broken down into four (4) primary cost-components as follows:

- Trade Costs – Based on let values for projects for delivery 2024 – 2026;
- Trade Costs – Preliminaries;
- Trade Costs – Inherent contingency and escalation @ 2.5%; and
- Trade Costs - Profit and margins.

The following elements are included in the Site Fire Trade Costs:

- Fire sprinkler tank;
- Fire sprinkler line;
- Fire hydrant main;
- Pit;
- Hydrants;
- Pump rooms; and
- Controls system.

## **5) Employment**

The project is due to commence construction early 2024, with an initial Early Works Package, followed by the Main Construction Contract, scheduled mid 2024 – end 2025. Based on benchmarking comparable projects of similar size and complexity during construction, it is anticipated that 120 – 160 jobs will be created at the height of construction activities.

This calculation is based on benchmarking against similar size and complexity projects (project details are commercially sensitive):

Project A: \$80m Jobs during height of construction ~150

Project B: \$70m Jobs during height of construction ~120

Project C: \$90m Jobs during height of construction ~160

This will be followed by an anticipated 200 – 240 jobs created for the ongoing operation of the facility from 2025 onwards. This is calculated on the FTE roles required for managing the calculated m2 offices and warehouse space as currently designed.

The calculation is based on all roles at the facility will need office space and applying NCC compliance of 1 FTE per 10m2 to the office space only. Since the development is categorised as a distribution centre, the staff numbers are between 35 – 50 per office. Providing the overall upper figure ~240 FTE.

See calculation table below:

		Office (CLASS 5) m2	Office Population (NCC2022 - Table D2D18 - 1 person per 10m2)	Office Population (Similar Mapletree Precedent - 1 person per 10m2)
Office	Office 1	500	50	50
	Office 2	350	35	35
	Office 3	350	35	35
	Office 4a	500	50	50
	Office 4b	350	35	35
	Office 5	350	35	35

## 6) Exclusions

In accordance with the EDC definition in the Planning Circular PS 24-002, the main exclusions from the EDC summary determined are as follows:

- 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.

## 7) Certification

Pursuant to the guidelines for creating an EDC estimate within the Department of Planning, Housing and Infrastructure – Planning Circular PS 24-002 and having reviewed all the documentation, Currie & Brown (Australia) Pty Ltd consider that an EDC estimate with a value of **\$94,500,000** is suitable for the EIS application. This also reflects current market rates for the scope of works outlined, based on the information supplied.

Rob Watkins: Director: MRICS 5608515 (2014)

Current Role: **Head of Cost Management Services NSW – Currie & Brown**

Above signatory has relevant recent experience in providing costings for State Significant projects in NSW.

**17 May 2024**

## 8) **Annexure A**

[EIS documents forming the submission] - See EIS submission for further information:

- Appendix A Secretary's Environmental Assessment Requirements table – 27.03.2024
- Appendix B Site Specific Maps and Information – 27.03.2024
- Appendix C Statutory Compliance Table - 27.03.2024
- Appendix D Community Engagement Table – 27.03.2024
- Appendix E Mitigation Measures Table – 27.04.2024
- Appendix 1 Secretary's Environmental Assessment Requirements – 08.06.2023
- Appendix 2 Cost Summary Report – 09.05.24
- Appendix 3 Title Documents – 14.07.2023
- Appendix 4 Architectural Drawings – 12.12.2023
- Appendix 5 Design Report – September 2023
- Appendix 6 Detail Survey Plan – 15.08.2022
- Appendix 7 Regulatory Compliance and Accessibility Report – 02.08.2023
- Appendix 8 Visual Analysis – 13.09.2023
- Appendix 9 Transport Assessment (inc. CTMP and Green Travel Plan) – 14.09.2023
- Appendix 10 Landscape Plan – 13.09.2023
- Appendix 11 Arboricultural Impact Assessment – 13.09.2023
- Appendix 12 ESD Report (including Net Zero Statement) – 27.03.2024
- Appendix 13 BDAR Waiver – 14.09.2023
- Appendix 14 Air Quality Assessment – 07.09.2023
- Appendix 15 Noise and Vibration Impact Assessment – 19.02.2024
- Appendix 16 Construction Noise and Vibration Management Plan – 11.12.2023
- Appendix 17 Geotechnical Investigation – 15.09.2023
- Appendix 18 Detailed Site Investigation Report – 02.09.2022
- Appendix 19 Fire Safety Engineering Design Review – 15.09.2023
- Appendix 20 Civil Engineering Report – 12.09.2023
- Appendix 21 Flood Risk Assessment – 13.09.2023
- Appendix 22 Phase 1 Environmental Site Assessment – 11.12.2023
- Appendix 23 Hazardous Building Materials Register – 16.08.2023
- Appendix 24 Hazardous Building Materials Work Plan – 23.08.2023
- Appendix 25 Remedial Action Plan – 07.09.2023
- Appendix 26 Waste Management Plan – 07.09.2023
- Appendix 27 Aboriginal Cultural Heritage Assessment Report – 13.12.2023
- Appendix 28 Statement of Heritage Impact – 28.08.2023

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- Appendix 29 Social Impact Assessment – 13.09.2023
  - Appendix 30 Service Infrastructure Assessment – 15.08.2023
  - Appendix 31 Stakeholder Engagement Report – 13.09.2023
  - Appendix 32 Endeavour Energy Technical Review – 07.08.2023
  - Appendix 33 Plan of Consolidation – 14.07.2023
  - Appendix 34 Schedule 5 – Industry and Employment SEPP Assessment – 27.03.2024
  - Appendix 35 NABERS Energy Agreement – 22.04.2024
  - Appendix 36 Embodied Emissions Materials Form – 22.04.2024

## 9) **Annexure B**

[Detailed Costing schedule] – Confidential

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