

jf:18015.2.ES-Rpts.EDC.01

9th August 2024

Department of Planning, Housing & Infrastructure
c/o Gateway Capital Holdings Pty Ltd
Level 6, 10 Spring Street
SYDNEY, NSW 2000

Attention: Riley Sampson
Email: riley.sampson@gatewaycapital.com.au

Dear Sir

**MILPERRA MULTI LEVEL WAREHOUSE
ESTIMATED DEVELOPMENT COST (EDC) REPORT
NON STATE SIGNIFICANT DEVELOPMENT - OVER \$3 MILLION**

As requested, we have prepared an Estimated Development Cost Report for the above project.

Our EDC amounts to \$148,500,000 excluding GST.

The proposed development comprises the following general scope of works which is detailed in the Commercial-in-Confidence report.

Specifically, development consent is sought for:

- Demolition of all existing structures and buildings on site.
- Removal of 63 trees on site.
- Site remediation works.
- Bulk earthworks including 'cut and fill' to level the site
- Design, construction and operation of a two-storey warehouse and distribution centre including:
 - Approximately 44,003m² of total GFA comprising:
 - 38,591m² of warehouse and distribution GFA;
 - 4,944m² GFA of ancillary office space; and
 - 468m² GFA of lobby space.
 - Maximum building height of RL 46 (24.2m height from proposed ground level)
 - Operation 24 hours per day seven days per week.
- Provision of internal vehicle access routes, two-level central breezeway and loading docks.
- New access driveways to Mons Street for truck and car access.
- Provision of 222 car parking spaces and 32 bicycle parking spaces in an at grade car park around the perimeter of the site. Provision of end-of-trip facilities including showers, lockers and change rooms.

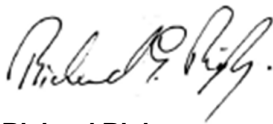


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- Site landscaping works total approximately 3,657m² (or 7.26% of the site), including a 10m landscape setback to the Milperra Road frontage and a 3m landscape setback to Mons Street, and the following provisions:
 - 3,214 sqm or 6.4% of deep soil landscaping; and
 - 3,637 or 7.2% tree canopy coverage.
- Provision of building/business identification signage.

We confirm that this EDC has been prepared in accordance with the requirements of the Planning Circular PS24-002 and the AIQS Practice Standard 1st Edition.

Yours faithfully



Richard Rigby

Director

Rider Levett Bucknall

MRICS (77082)

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