

WSU Indigenous Centre of Excellence

Estimated Development Cost

Ref 23339 - WSU ICoE EDC

05th August 2025

Division of Infrastructure and Commercial
Western Sydney University
Hawkesbury

Via email t.klobucar@westernsydney.edu.au

Attention Thomas Klobucar

Dear Thomas,

Western Sydney University Indigenous Centre of Excellence Estimated Development Cost Report

Please find enclosed Estimated Development Cost report for the above-mentioned project.

We trust the enclosed meets with your requirements. Should you require any clarifications or further information please do not hesitate to contact us.

Yours faithfully,
Slattery Australia Pty Ltd



Anna Morris
Senior Quantity Surveyor
MRICS
encl.

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1. Executive Summary

This report is prepared for calculation of Estimated Development Cost (EDC) for submission of a State Significant Development Application to the Department of Planning, Housing and Infrastructure for a new Indigenous Centre of Excellence development located at 171 Victoria Road, Parramatta, on behalf of Western Sydney University.

The calculation of EDC is based on the full scope of works of the development proposal.

The EDC is based on the SSDA drawings; however, the costs presented have been further refined using additional tender drawings, which do not materially alter the scope of the proposed development.

We confirm that the calculation of EDC is accurate and addresses all stages and activities in the identified development proposal at the date of the submissions and amendment report lodgment dated 26th June 2025.

The Estimated Development Costs for the Indigenous Centre of Excellence and new parking areas include the following:

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

but does not include the following:

- amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- costs relating to a part of the development 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

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Please refer table below for EDC Report Summary:

Project Description	Construction of a new 7,216m ² purpose built Indigenous Centre of Excellence. The building consists of a lightweight timber structure with a Theatre, Gallery, teaching and learning spaces as well as outdoor landscaped areas.
Project Location	Western Sydney University, Parramatta Campus
Project Stage	SSDA Application
Date of Assessment	31 January 2025

ITEM	COST (EXCL. GST)	METHODOLOGY - PRACTICE NOTE
Construction (item A)	\$ 65,456,800	Elemental measure and rates build-up
Mitigation of Impact Items	Included	
Consultant Fees	\$ 8,700,000	11% of Construction
Authority Fees (LSL)	\$ 183,000	0.25% of Construction
Plant & Equipment (item B)	Included	
Furniture, Fittings & Equipment	\$ 4,000,000	Including ICT and AV. Costs based on benchmark projects of similar size and nature
Contingency	\$ 3,272,840	5% Contingency
Escalation	\$ 3,162,400	4.2%pa escalation to construction
TOTAL EDC (Excl. GST)	\$ 84,775,040	
GST	\$ 8,477,504	
TOTAL EDC (Incl. GST)	\$ 93,252,544	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY - PRACTICE NOTE
GFA m ² (AIQS)	7,216m ²	
Construction Cost Only \$/m ² GFA (AIQS)	\$ 9,071/m ²	Assessed based on Construction Cost and Plant and Equipment Only - items A & B above

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Please refer to table below for summary of car park:

Project Description	Construction of a new 7,684m ² car park across two locations, totalling 288 no. parking bays.
Project Location	Western Sydney University, Parramatta Campus
Project Stage	SSDA Application
Date of Assessment	23 May 2025

ITEM	COST (EXCL. GST)	METHODOLOGY - PRACTICE NOTE
Construction Car Park (item A)	\$ 3,202,312	
Contingency	\$ 160,000	5% Contingency
Consultant Fees	\$ 250,000	7% of Total Building Cost
Authority Fees (LSL)	\$ 8,800	0.25% of Total Building Cost
Plant and Equipment (item B)	N/A	
TOTAL EDC (Excl. GST)	\$ 3,621,112	
GST	\$ 362,111	
TOTAL EDC (Incl. GST)	\$ 3,983,223	

EXTERNAL AREA	ITEM	METHODOLOGY - PRACTICE NOTE
External Area m ²	7,684m ²	
Construction Cost Only \$/m ² External Area	\$ 417/m ²	Assessed based on Construction Cost Only- item A above

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2. Basis of Report Preparation

This report has been prepared for the Department of Planning, Housing and Infrastructure on behalf of Western Sydney University.

This report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular PS-24-002 and SEARs Requirement Number 2.
- The AIQS Australian Cost Management Manual and Practice Standard – Construction Cost Assessments for NSW Estimated Development Cost Reports

This report has been reviewed and signed off by Anna Morris, RICS member.

3. Scope of the Calculations of the EDC

The Applicant seeks development consent for the construction of a new state-of-the-art Indigenous Centre of Excellence as a new tertiary education facility on campus. The Indigenous Centre of Excellence project is funded by the NSW Government's Western Sydney Infrastructure Grants Program in association with Western Sydney University. The new Indigenous Centre of Excellence will be an important asset for both the University and local community alike, providing a space for the commitment to advancing Indigenous education, leadership, and reconciliation. The Indigenous Centre of Excellence will stand as a symbol of recognition of Indigenous land and the University's relationship with Indigenous communities. The Indigenous Centre of Excellence will represent a celebration of tens of thousands of years of Indigenous knowledges and histories, a legacy that the University is honored to nurture and promote through further education opportunities for students and communities.

Through the Indigenous Centre of Excellence, the University will aim to drive positive change, increase Indigenous participation in higher education, and contribute to the preservation and sharing of Indigenous cultures.

This State Significant Development Application (SSDA) ref. SSD-64916225 specifically seeks detailed approval for the following works:

- Site preparation including demolition of the existing car park, tree removal and installation of inground utility infrastructure services.
- Construction of a four-story Indigenous Centre of Excellence encompassing:
 - o Ground level facilities, including but not limited to; a dedicated arrival area, outdoor amphitheater, cinema and lecture theatre, performance space, artist studios and exhibition space. Associated workspaces, meeting areas, lounge areas and other amenities are to be provided throughout the ground floor.
 - o First floor level upwards comprising dedicated educational facilities including library facilities, learning areas and teaching spaces.
 - o Second floor level comprising staff / student foyer, offices, meeting rooms and collaboration spaces.
 - o Third level comprising a multi-functional recreational sports court, with associated ancillary amenities, alongside an astronomy garden and BBQ area.
 - o Roof level plant and services.
- Construction of internal driveway with hardstand area to provide 13 car parking spaces.
- Construction of two new car parks totaling 288 no. parking bays.
- Landscaping works to provide outdoor educational and recreational spaces.

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The EDC Cost Plan is based on preliminary design documentation and therefore indicative only of the possible order of cost. All components of the Cost Plan will require confirmation once further documentation is available.

The following documentation, as prepared by JCB, formed the basis for the Cost Plan:

- 80% Design Development Tender Drawings pack received 28/10/25
- 80% Design Development Tender Specification pack received 28/10/25
- 001 25-10-2024 JCB WSU ICoE 80_DD Tender Spec Rev T1

The suite of SSDA drawings used for this EDC are listed below:

- DA 0-000 Cover Page – REV 5
- DA 0-101 Site Plan - Existing – REV 3
- DA 0-102 Site Plan - Proposed – REV 4
- DA 0-103 Existing Conditions and Demolition Plan – REV 4
- DA 0-201 Site Analysis– REV 3
- DA 1-102 Proposed Floor Plan Level G – Rev 3
- DA 1-103 Proposed Floor Plan Level 01 – Rev 3
- DA 1-104 Proposed Floor Plan Level 02 – Rev 3
- DA 1-105 Proposed Floor Plan Level 03 – Rev 3
- DA 1-106 Proposed Roof Plan – Rev 4
- DA 2-101 North and East Elevation – Rev 4
- DA 2-102 South and West Elevation – Rev 4
- DA 3-101 Sections – Rev 3
- DA 3-102 Sections – Rev 2
- DA 3-103 Sections – Rev 2
- DA 3-104 Sections – Rev 2
- DA 3-105 Sections – Rev 2
- DA 3-106 Typical Façade Section – Rev 1
- DA 9-102 External finishes Schedule – Rev 3
- DA 10-101 Shadow Diagrams – 21st June Winter Solstice – Rev 2
- DA 10-102 Shadow Diagrams – 21st June Winter Solstice – Rev 2
- DA 10-103 Shadow Diagrams – 22nd December Summer Solstice – Rev 2
- DA 10-104 Shadow Diagrams – 22nd December Summer Solstice – Rev 2
- DA 10-105 Shadow Diagrams – 21st March Autumn Equinox – Rev 2
- DA 10-106 Shadow Diagrams – 21st March Autumn Equinox – Rev 2
- DA 10-107 Shadow Diagrams – 23rd September Spring Equinox – Rev 2
- DA 10-108 Shadow Diagrams – 23rd September Spring Equinox – Rev 2
- DA 10-109 Area Plans GFA – Rev 2
- DA 10-110 Site Plan – Proposed Carpark Materials – Rev 1

The following documentation, as prepared by TTW Engineers, formed the basis of the cost plan for the car park

- 234338-TTW-01-DR-CI-00001-T4 - GENERAL COVER SHEET, DRAWING INDEX AND LOCALITY PLAN
- 234338-TTW-01-DR-CI-00002-T4 - GENERAL NOTES AND LEGEND SHEET 1
- 234338-TTW-01-DR-CI-00003-T4 - GENERAL NOTES AND LEGEND SHEET 2
- 234338-TTW-01-DR-CI-00011-T4 - GENERAL ARRANGEMENT PLAN
- 234338-TTW-01-DR-CI-00012-T3 - GENERAL SURVEY AND SERVICES PLAN
- 234338-TTW-01-DR-CI-01011-T4 - GEOMETRY SITE PLAN SHEET 1

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- 234338-TTW-01-DR-CI-01012-T4 -GEOMETRY SITE PLAN SHEET 2
- 234338-TTW-01-DR-CI-02011-T3 - EARTHWORKS CUT AND FILL VOLUMES PLAN
- 234338-TTW-01-DR-CI-02021-T1 - EARTHWORKS SITE SECTIONS
- 234338-TTW-01-DR-CI-03011-T5 - PAVEMENT AND JOINTING PLAN SHEET 1
- 234338-TTW-01-DR-CI-03012-T5 -PAVEMENT AND JOINTING PLAN SHEET 2
- 234338-TTW-01-DR-CI-04011-T4 - STORMWATER DRAINAGE PLAN SHEET 1
- 234338-TTW-01-DR-CI-04012-T4 - STORMWATER DRAINAGE PLAN SHEET 2
- 234338-TTW-01-DR-CI-04021-T4 - STORMWATER PIT SCHEDULE
- 234338-TTW-01-DR-CI-04041-T4 - STORMWATER DETAILS
- 234338-TTW-01-DR-CI-07011-T4 - TRAFFIC CONTROL SIGNAGE AND LINEMARKING SHEET 1
- 234338-TTW-01-DR-CI-07012-T4 - TRAFFIC CONTROL SIGNAGE AND LINEMARKING SHEET 2

4. Contingency

The Cost Plan includes a combined Contingency of 5% of the construction costs as per the AIQS practice standard.

This contingency is intended for minor planning and design documentation issues and is not for changes in scope.

5. Cost Escalation

An indicative program has been developed which shows a potential start-on-site date, construction activities and the expected construction completion date. Cost escalation has been calculated based on this program and these provisional allowances have been included within the Cost Plans.

The following potential dates and escalation rates have been used to calculate the cost provisions for escalation included within this SSDA Design Cost Plan:

- An escalation rate of 4.2% p.a has been applied from this cost plan base date.
- Escalation allowance has been excluded from the Car Park Cost Plan.

6. Other Development Costs

The following other development cost allowances have been included in the Cost Plan:

- Consultants Fees – Allowance of \$8,700,000 or 11% of construction costs and includes consultant fees, design competition fees and internal project management fees
- Authority Fees – Allowance of \$183,000 for Long Service Leave Levy
- Loose FF&E – Allowance of \$2,100,000
- Audio Visual / IT Equipment & Infrastructure – Allowance of \$1,900,000

The following other development cost allowances have been included in the Cost Plan for the Temporary Car Park:

- Consultants Fees – Allowance of \$250,000 or 7% of construction costs and includes consultant fees, design competition fees and internal project management fees.
- Authority Fees – Allowance of \$8,800 for Long Service Leave Levy

7. Assumptions

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We note the following assumptions have been made with regards to the Cost Plan:

- We have allowed for a provisional sum of \$337k for a roof net over the basketball court
- We have made no allowance for concrete slabs to the outdoor amphitheatre or outdoor care clinic
- We have allowed a provisional sum of \$75,000 for Design Development & Event Kitchen Joinery.
- We have allowed a provisional sum of \$200,000 for Discovery Space Fitout.
- Clay bricks tile rate based on a \$350/m2 supply rate
- We have made a provisional allowance of \$250k for the Theatre Catwalk / Walkway
- We have made a provisional allowance of \$100k/nr for the two bleacher seating on the roof
- We have made a provisional allowance of \$850k for the Theatre Telescopic Retractable seating
- We have included in the Construction Cost the following provisional sums totalling \$500k Trade Cost (\$900k Project Cost) for Darug specialist commissioned items and loose furniture:
 - JO.F.01 - Custom dining Table with Table Lamps - \$40k Trade Cost
 - JO.F.02 - Custom Meeting Table - \$25k Trade Cost
 - JO.F.03 – 30P Boardroom Table with Natural Custom Clay Finish - \$80k Trade Cost
 - JO.F.04 - DVCIL Woven Screen - \$20k Trade Cost
 - JO.F.05 - Woven Wall Light - \$32k Trade Cost
 - JO.F.06 - Custom ' Acoustic Baffle pods' - \$180k Trade Cost
 - JO.F.07 - Lectern Large - Custom by commissioned Artist (Darug) - \$100k Trade Cost
 - JO.F.08 - Lectern Small - Custom by commissioned Artist (Darug) - \$30k Trade Cost
- We have priced the current Council drain design which retains the existing pipe in its current position. We have allowed for connections into this drain and the associated piling to protect this drain from the load of the building.
- For the services, we have priced these based on applying rates to the main mechanical plant and electrical equipment and applied electrical m2 allowances into the categorised areas based on our current understanding of market tested return rates.
- We have allowed for preliminaries at 18% and builders margin at 5%.
- We have made no allowance for contamination in ground
- We have made an allowance of \$1,000,000 for Authority Fees, Long Service Levy and Development Fees – we understand this project may be exempt from some contributions and these will be reviewed upon receipt of advice
- Other project costs are as advised by WSU:
 - Design Competition Consultant Fees - \$440k
 - Consultants Fees - \$8.7m
 - Internal Management Costs - as advised by WSU - \$2.85m
 - Project Operational Costs - as advised by WSU - \$50k
 - Loose Furniture, Fittings and Equipment - \$2.1m
 - ICT / AV - \$1.9m

8. Clarifications

Costs are based on the assumption that the project will be competitively tendered to a select list of appropriate and interested builders. No allowance has been made for other forms of procurement.

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The Cost Plan assumes that a structured cost planning / value engineering process will be followed throughout the design process and that the project will be appropriately documented prior to tender.

9. Exclusions

Please note that the Cost Plan specifically excludes any allowances for the following:

- Asbestos / hazardous material removal
- Staging of the works
- Works outside site boundary, etc.
- Sewer diversion works
- Client overhead costs
- Client management / direct costs
- Allowances for ESD over and above business as usual
- Finance, Legal Costs, etc.
- Goods and Services Tax

10. Main Risk Areas

The main risk areas associated with cost are:

- Alignment of Cost Plan with project budget
- Scope creep
- Sewer diversion
- Existing services capacity and infrastructure
- Exclusions (as noted above)

11. Employment

The project is anticipated to provide approximately 354 (direct and indirect) full-time equivalent (FTR) jobs during the construction phase and approximately 156 full-time equivalent (FTR) jobs during the operational phase. These figures have been benchmarked against planning advice from projects of similar size and nature.

12. Limitations

The conclusions presented herein are based on the information made available to us during the current design phase and may be subject to change should the information upon which they are based is determined to be false, inaccurate or incomplete.

The purpose and contents of this document are intended solely for the recipient, Department of Planning, Housing and Infrastructure and the applicant, Western Sydney University. If you are not the intended recipient or applicant, you are hereby notified that you must not disseminate, copy or take any action in reliance on it.

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