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13 February 2025

Department of Planning, Housing and Infrastructure  
C/- ESR Australia Pty Ltd  
Level 12, 135 King Street  
SYDNEY, NSW 2000

Attention: Olivia Ridgewell (ESR)  
Email: [Olivia.ridgewell@esr.com](mailto:Olivia.ridgewell@esr.com)

Dear Olivia,

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

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

Our EDC amounts to \$282,410,000 Excluding GST

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

- Demolition of all existing built form.
- Site preparation works, bulk earthworks and infrastructure/service provisions and/or augmentation.
- Removal of 90 trees on site.
- Extensive remediation of the site.
- Construction and operation of two three-storey warehouse and distribution centre buildings including the following key components:
  - Approximately 57,034m<sup>2</sup> of total GFA comprising:
    - 51,195m<sup>2</sup> of warehouse area.
    - 4,775m<sup>2</sup> of office area.
    - 964m<sup>2</sup> of lobby space.
    - 100m<sup>2</sup> café.
  - Two warehouse buildings of three storeys containing:
    - Twelve (12) units within Warehouse A (3 levels).
    - Twelve (12) units within Warehouse B (3 levels).
- 243 car spaces provided on the ground floor mezzanine carparking area.
- 50 ground floor carpark spaces off Coal Pier Road.
- 20 motorbike parking spaces.
- End of trip facilities.
- Site landscaping works totalling 5,000m<sup>2</sup> (10.38% of the site), and
- 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 1<sup>st</sup> Edition.

Yours faithfully



Richard Rigby  
Director  
Rider Levett Bucknall  
MRICS (77082)  
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