

20 March 2026

Department of Planning, Housing and Infrastructure
C/- ESR Australia Pty Ltd
Level 13, 39 Martin Place
SYDNEY, NSW 2000

Attention: Grace Macdonald (ESR)
Email: Grace.Macdonald@esr.com

Dear Grace,

**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 \$182,810,001 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.
- Extensive remediation of the site.
- Construction and operation of two two-storey warehouse and distribution centre buildings including the following key components:
 - 41,702m² of warehouse area.
 - 4,024m² of office area.
- Two warehouse buildings of three storeys containing:
 - Six (6) units within Warehouse 1 (2 levels).
 - Four (4) units within Warehouse 2 (2 levels).
- 240 car spaces
- 16 motorbike parking spaces.
- End of trip facilities.
- Site landscaping works totalling 5,566m² (10.2% 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 1st Edition.

Yours faithfully



Richard Rigby
Director
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