

Ref 21542-Estimated Development Cost

03 April 2024

Infrastructure NSW
Level 27, 201 Kent St
Sydney NSW 2000

Via email andrej.stevanovic@infrastructure.nsw.gov.au

Attention Andrej Stevanovic

Dear Andrej,

**Powerhouse Ultimo Revitalisation
SSDA Design – Estimated Development Cost**

Please find enclosed our Estimated Development Cost (EDC) Report for the above project for submission to the Department of Planning, Housing and Infrastructure on behalf of Infrastructure NSW.

In accordance with the Environmental Planning & Assessment Regulation 2021 (EP&A), and Planning Circular PS 24-002, the EDC for the above proposed development is \$297,819,000.

The SSDA seeks consent for the design, construction and operation of the revitalisation of Powerhouse Ultimo at 500 Harris, Ultimo. The application seeks approval for the following development scope:

- Site preparation works, including site services and infrastructure works, tree removal, earthworks, remediation and the erection of site protection hoardings and fencing.
- Demolition of existing buildings on the site, including:
 - Harris Street forecourt.
 - Structures in the forecourt entrance at The Goods Line, including the café.
 - Internal demolition of non-heritage elements of the Ultimo Powerhouse building.
- Construction and use of new museum spaces along the Harris Street frontage and the Macarthur Street frontage, including the following uses:
 - Loading dock and ancillary back of house amenities.
 - Creative industry studios.
- Alterations to the Wran building including an auditorium upgrade and upgrade of exhibition spaces

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- Conservation and adaptive reuse of the existing Ultimo Power House and Ultimo Post Office heritage items for museum purposes
- Construction of new public open spaces including:
 - At the south-eastern corner of the site to connect with the Ultimo Goods Line.
 - An internal courtyard garden wrapped by the building alterations fronting Harris Street.
 - A courtyard between the Post Office and Wran Bulling

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



James Doolan
Director
jd.
encl.