

5 September 2024

NSW Government - Department of Planning, Housing & Infrastructure

Dear Department of Planning, Housing and Infrastructure,

**RE: SSD-68721962 ASTRA AEROLAB – DEVELOPMENT B
PROPOSED HIGH TECHNOLOGY INDUSTRIAL DEVELOPMENT
ESTIMATED DEVELOPMENT COST REPORT (EDC)**

The Estimated Development Cost Report has been prepared by Muller Partnership on behalf of Astra Aerolab to accompany a State Significant Development Application (SSDA). This report has been prepared in accordance with PS-24-002 Changes to how development costs are calculated for planning purposes and is based on the preliminary documentation provided in order to calculate the Estimated Development Cost of the proposed project.

Muller Partnership's Estimated Development Cost (EDC) for the above development totals **\$102,995,000 excl GST** (including unallocated contingency, escalation, authorities fees and consultant fees).

This Estimated Development Cost (EDC) Report has been prepared for submission to the NSW Department of Planning, Housing & Infrastructure (consent authority) for planning purposes, as required by the Planning Secretary's Environmental Assessment Requirements issued 15th April 2024 for the application number SSD-68721962.

This Estimated Development Cost (EDC) Report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for calculating the EDC
- AIQS practice standard for calculating the EDC for State significant projects in NSW

Muller Partnership confirms the EDC report is accurate and addresses all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement and based on the information provided.

This report captures the following:

1. Executive summary including EDC definition
2. Basis of report preparation
3. Scope of the calculation of the EDC
4. Assumptions / Inclusions and Exclusions
5. Estimated Development Cost Breakdown

Please note the attached Estimated Development Cost Report has been prepared based on the currently available information and should be updated when additional information becomes available.

Should you have any queries or require any further information please do not hesitate to contact *Lachlan Hanlon* or the undersigned.

Yours faithfully

MULLER PARTNERSHIP



LUKE BROOKS MAIOS, CQS – Director

LB:LH -24119 – Astra Aerolab – Development B, EDC