



13 May 2026

Department of Planning, Housing and Infrastructure (DPHI)
12 Darcey Street
PARRAMATTA NSW 2150

Dear Sir

**NEWINGTON COLLEGE SEVINGTON COURTS - 200 STANMORE ROAD, STANMORE, NSW
ESTIMATED DEVELOPMENT COST REPORT**

This Estimated Development Cost (EDC) Report has been prepared by WT Partnership (WT) on behalf of Newington College.

We confirm the estimated development cost is **\$173,476,129 (One Hundred and Seventy Three Million Four Hundred and Seventy Six Thousand and One Hundred and Twenty Nine Dollars) Excluding GST (\$190,823,742 Including GST).**

The Stage 1 component of the above development cost is **\$80,184,949.00 (Eighty Million One Hundred and Eighty Four Thousand Nine Hundred and Forty Nine Dollars) excluding GST (\$88,203,444.00 including GST).**

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular (PS-24-002).
- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- The AIQS practice standard for calculating EDC in NSW.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

WT confirms that the EDC calculation is accurate and address all stages and activities identified in the development proposal at the date of lodgement (February 2026).

This report captures the following:

1. Executive summary including EDC definition.
2. Basis of report preparation.
3. Scope of calculation of the EDC.
4. Detailed calculation schedule that supports the EDC (Appendix A).

As requested, the 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would support approximately 444 FTE construction jobs over the development period.





Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Lambert', with a stylized flourish at the end.

DAVID LAMBERT MRICS MAIQS CQS

Associate

WT

PR-030659 Newington College Servington Courts - EDC Letterv1