

23 July 2025  
File Ref.: 2748082343/AA-EDC

Industry Assessments Team  
NSW Department of Planning Housing and Infrastructure  
C/- HB+B Property  
55 – 59 Regent Street  
CHIPPENDALE NSW 2008

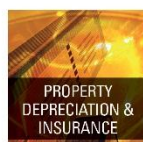
Dear Sir

**Alspec Industrial Business Park - Storage and Distribution Warehouse  
Lot 1 DP 1293805, 221-235 Luddenham Road, Orchard Hills  
Registered Quantity Surveyor's Estimated Development Cost (EDC) Report for NSW  
Department of Planning Housing and Infrastructure**

**Executive Summary**

We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the Construction of a new warehouse with a two-level ancillary office. The warehouse is predominantly 14.7 metres in height, with a high-bay warehouse component at the western portion of the building which achieves a maximum height of 39 metres. No demolition or earthworks required.

Our **Estimated Development Cost (EDC)** is **\$171,807,325 (Excl GST)**.



Sydney

Adelaide

Melbourne

Perth

Brisbane

Singapore



An analysis of the estimated costs is summarised below for works:

ITEM		COST (EXCL. GST)
Demolition and Remediation		-
Construction Cost		\$ 77,921,783
Fixed & Mobile Plant & Equipment (If applicable)		-
Carrying Out of Works (If applicable)		-
Mitigation of Impact Items (If applicable)		-
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)		\$ 66,079,295
Fitout costs (Where forming part of the application)		\$ 5,573,060
<b>Sub-total - 1</b>		<b>\$ 149,574,138</b>
Add: Professional Fees	(5.0%)	\$ 7,478,707
Add: Contingency	(5.0%)	\$ 7,478,707
Add: Escalation	(4.5%)	\$ 6,804,599
<b>Sub-total - 2</b>		<b>\$ 171,336,151</b>
Add: Authority Fees (LSLL)	(0.25%)	\$ 471,174
<b>TOTAL EDC (Excl GST) for SSD/SSI</b>		<b>\$ 171,807,325</b>
Add: GST - <i>Calculated on Sub-total - 2 Amount only</i>		\$ 17,133,615
<b>TOTAL DEVELOPMENT COST (Plus GST) for NON-SSD/SSI</b>		<b>\$ 188,940,940</b>
<b>GROSS FLOOR AREA</b>		
Total Gross Floor Area (AIQS Definition)		57,293m <sup>2</sup>
Construction Cost Only \$/m <sup>2</sup> GFA (AIQS Definition)		\$1,360/m <sup>2</sup>

This calculation of the EDC is an objective and accurate assessment and covers the full scope of works in the identified development proposal, at the date of Environmental Impact Statement (EIS) submission.

In addition, we have prepared an estimate of the labour work force to be engaged on the project and operational jobs will be created as below:

<b>Site Labour Estimate</b>	
Construction Cost	\$ 149,574,138
Labour Component - say 50% @ \$75/hr (rounded)	997,000 man hrs
Construction duration 17 months, average 22 days per month	3,080 ave man hrs/day
Workers per day (peak) (@ 60% mean point)	560 workers/day
Average including on site & offsite labour	370 workers/day
Estimate of total number of worker days over construction period	124,600 work days

<b>Operational Jobs Estimate</b>	
Office floor area	1,864 m <sup>2</sup>
Warehouse floor area	43,240 m <sup>2</sup>
Office workers rate of 50sqm per worker	
Office floor area 1,864m <sup>2</sup> / 50	37 workers
Warehouse/light works/freight & logistics – rate of 100 to 120 sqm per worker	
Warehouse floor area 43,240m <sup>2</sup> / 110 (Avg. adopted)	393 workers
Estimated total workers	429 workers



## Basis of Report Preparation

- We have prepared this estimate for Industry Assessments Team, NSW Department of Planning Housing and Infrastructure
- We have prepared this estimate in response to Secretary's Environmental Assessment Requirements (SEARS) issued for State Significant Developments in NSW (SSD) or State Significant Infrastructure in NSW (SSI)
- We have prepared the estimate based on the legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPS, and the Planning Circular)
- We have prepared this estimate generally in accordance with the AIQS Practice Standard (1st Edition 1 published March 2024) for calculating EDC in NSW
- We have measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- We have included works as indicated on the drawings and within the site boundary
- We have excluded GST in the calculation of the Estimated Development Cost
- We have calculated the development costs including price escalation to intended commencement date of construction on site in June 2026
- We have separately shown the estimated development costs plus GST, for use by the Approval Authority where relevant in calculating certain other fees and charges
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate
- List of the development proposal documents used:
  - Architectural drawings DA000, DA001, DA003, DA010, DA011, DA015, DA016, DA021, DA025, DA031, DA080, DA081, DA090 & DA091 dated 23 May 2025 as prepared by Nettleton Tribe Partnership Pty Ltd
  - Civil drawings DA C000, C100, C101, C102, C110, C111, C200, C201, C202, C210, C211, C250, BE01, SE01, SE02 dated 10 April 2025 as prepared by Henry & Hymas Engineers
  - Contamination Report dated 23 May 2025 as prepared by Development Risk Management Pty Ltd
  - Environmental Impact Statement dated 6 June 2025 as prepared by Urbis
  - Principal Project Requirements (Revision 3) dated 6 June 2025



## Scope of Calculation of EDC

- We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the Construction of a new warehouse with a two-level ancillary office. The warehouse is predominantly 14.7 metres in height, with a high-bay warehouse component at the western portion of the building which achieves a maximum height of 39 metres. No demolition or earthworks required.
- The Proponent for this development proposal is HB+B Property
- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.
- We confirm that we are not aware of any obvious limitations encountered in the preparation of the report.
- This estimate has been prepared in response to Planning Reference Identifier/ Case ID SSD-81434988 for State Significant Developments in NSW relating to this development proposal
- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.
- We confirm that we are not aware of any obvious limitations encountered in the preparation of the report.
- Refer to Annexure A for our Elemental Cost estimate which has been prepared generally in accordance with the Australian Cost Management Manual issued by the Australian Institute of Quantity Surveyors (AIQS).

## List of Exclusions

The below items of cost are specifically excluded in line with Section 6 of the EP&A Regulation:

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing holding and marketing
- Ongoing maintenance or use of the development
- GST, and
- Finance Cost

This EDC report has been prepared by:

Peter Hammond MCIQB FRICS AAIQS No. 9898

**Director**

**Napier & Blakeley Pty Ltd**

ENCL – ANNEXURE A – ELEMENTAL COST ESTIMATE



## Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

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PROJECT:		221-235 Ludenham Rd, Orchard Hills		Description: The construction of a new warehouse with a two-level ancillary office. This includes a high-bay warehouse component at the western portion of the warehouse with loading areas at the north and south sides of the warehouse. The works also include all associated fit out works and external works.									
JOB NUMBER:		2748082343											
DATE:		23-Jul-25											
		10.0%	PRELIMINARIES	10.0%	Insert	ALL INSERT CELLS =		This colour					
		0.0%	UNMEASURED WORKS ALLOWANCE	0.0%	Insert								
		4.0%	PROFIT & OVERHEADS	4.0%	Insert								
		5.0%	PROFESSIONAL FEES	5.0%	Insert								
													AREA NOT IN TOTAL
FUNCTIONAL AREA =		Warehouse - FECA (m2)		Office + Amenities (Warm - Shell) - FECA		Awning - UCA (m2)		External Works (m2)		TOTAL WORKS			
		Area sqm = 43,240		Area sqm = 1,864		Area sqm = 12,100		Area sqm = 48,759		Area sqm = 57,293			
		\$/SQM		\$/SQM		\$/SQM		\$/SQM		\$/SQM			
		\$		\$		\$		\$		\$			
01	SB	SUBSTRUCTURE		\$ 252.49	\$10,917,825	\$ 122.22	\$227,824	-	-	-	-	\$ 194.90	\$11,166,355
02	CL	Columns	\$ 69.77	\$3,016,900	\$ 30.00	\$55,920	-	-	-	-	-	\$ 53.66	\$3,074,605
03	UF	Upper Floors	\$ 22.53	\$974,000	\$ 165.61	\$308,700	-	-	-	-	-	\$ 22.39	\$1,282,700
04	SC	Staircase	\$ 1.50	\$64,800	\$ 12.36	\$23,040	-	-	-	-	-	\$ 1.53	\$87,840
05	RF	Roof	\$ 226.00	\$9,772,240	\$ 379.10	\$706,850	\$ 380.00	\$4,598,000	-	-	-	\$ 263.15	\$15,076,890
06	EW	External Walls	\$ 212.61	\$9,193,356	\$ 295.09	\$50,053	-	-	-	-	-	\$ 170.37	\$9,761,229
07	WW	Windows	-	-	-	-	-	-	-	-	-	-	-
08	ED	External Doors	\$ 8.78	\$379,750	-	-	-	-	-	-	-	\$ 6.63	\$379,750
09	NW	Internal Walls	\$ 49.29	\$2,131,500	\$ 150.00	\$279,600	-	-	-	-	-	\$ 42.08	\$2,411,100
10	NS	Internal Screens & B/L	\$ 2.65	\$114,450	\$ 25.00	\$46,600	-	-	-	-	-	\$ 2.81	\$161,050
11	ND	Internal Doors	-	-	\$ 50.00	\$93,200	-	-	-	-	-	\$ 1.63	\$93,200
TOTAL		SUPERSTRUCTURE		\$ 593.13	\$25,646,996	\$ 1,107.17	\$2,063,763	\$ 380.00	\$4,598,000	-	-	\$ 564.26	\$32,328,364
12	WF	Wall Finishes	-	-	\$ 175.00	\$326,200	-	-	-	-	-	\$ 5.69	\$326,200
13	FF	Floor Finishes	\$ 23.34	\$1,009,280	\$ 175.00	\$326,200	\$ 2.00	\$24,200	-	-	-	\$ 23.97	\$1,373,068
14	CF	Ceiling Finishes	-	-	\$ 101.61	\$189,400	-	-	-	-	-	\$ 3.34	\$191,631
TOTAL		FINISHES		\$ 23.34	\$1,009,280	\$ 451.61	\$841,800	\$ 2.00	\$24,200	-	-	\$ 33.00	\$1,890,899
15	FT	Fitments	\$ 1,343.93	\$58,111,622	\$ 1,936.89	\$3,610,356	\$ 5.00	\$60,500	-	-	-	\$ 1,078.37	\$61,783,370
16	SE	Special Equipment	-	-	-	-	-	-	-	-	-	-	-
TOTAL		FITTINGS		\$ 1,343.93	\$58,111,622	\$ 1,936.89	\$3,610,356	\$ 5.00	\$60,500	-	-	\$ 1,078.37	\$61,783,370
17	SF	Sanitary Fixtures	-	-	-	-	-	-	-	-	-	-	-
18	PD	Sanitary Plumbing	\$ 15.00	\$648,600	\$ 125.00	\$233,000	\$ 25.00	\$302,500	-	-	-	\$ 20.71	\$1,186,331
19	WS	Water Supply	-	-	-	-	-	-	-	-	-	-	-
20	GS	Gas Service	-	-	-	-	-	-	-	-	-	-	-
21	SH	Space Heating	-	-	-	-	-	-	-	-	-	-	-
22	VE	Ventilation	\$ 5.00	\$216,200	\$ 25.00	\$46,600	-	-	-	-	-	\$ 4.59	\$262,800
23	EC	Evaporative Cooling	-	-	-	-	-	-	-	-	-	-	-
24	AC	Air Conditioning	-	-	\$ 100.00	\$186,400	-	-	-	-	-	\$ 3.25	\$186,400
25	FP	Fire Protection	\$ 85.59	\$3,701,100	\$ 65.00	\$121,160	\$ 35.00	\$423,500	-	-	-	\$ 74.11	\$4,245,760
26	LP	Electric Light & Power	\$ 81.60	\$3,528,200	\$ 285.94	\$533,000	\$ 35.00	\$423,500	-	-	-	\$ 78.33	\$4,487,824
27	CM	Communications	-	-	-	-	-	-	-	-	-	-	-
28	TS	Transportation Systems	\$ 13.88	\$600,000	\$ 48.28	\$90,000	-	-	-	-	-	\$ 12.04	\$690,000
29	SS	Special Services	-	-	-	-	-	-	-	-	-	-	-
TOTAL		SERVICES		\$ 201.07	\$8,694,100	\$ 649.23	\$1,210,160	\$ 95.00	\$1,149,500	-	-	\$ 193.03	\$11,059,115
30	CE	CENTRALISED ENERGY SYSTEMS	-	-	-	-	-	-	-	-	-	-	-
31	AR	DEMOLITION	-	-	-	-	-	-	-	-	-	-	-
		SUB-TOTAL - BUILDING		\$ 2,413.96	\$104,379,823	\$ 4,267.12	\$7,953,903	\$ 482.00	\$5,832,200	-	-	\$ 2,063.56	\$118,228,103
		PRELIMINARIES - BUILDING		\$ 241.40	\$10,437,982	\$ 426.71	\$795,390	\$ 48.20	\$583,220	-	-	\$ 206.36	\$11,822,810
		UNMEASURED WORKS ALLOWANCE - BUILDING		\$ 2,655.36	\$114,817,805	\$ 4,693.83	\$8,749,293	\$ 530.20	\$6,415,420	-	-	\$ 2,269.92	\$130,050,913
32	XP	Site Preparation incl. excavation	-	-	-	-	-	-	\$ 5.82	\$283,959	-	\$ 4.96	\$283,959
33	XR	Roads, Footpaths & Paved Areas	-	-	-	-	-	-	\$ 149.48	\$7,288,550	-	\$ 127.21	\$7,288,550
34	XN	Boundary Walls, Fencing & Gates	-	-	-	-	-	-	\$ 28.85	\$1,406,500	-	\$ 24.55	\$1,406,500
35	XB	Pool, Outbuilding & Covered Ways	-	-	-	-	-	-	-	-	-	-	-
36	XL	Landscaping & Improvements	-	-	-	-	-	-	\$ 11.32	\$551,750	-	\$ 9.63	\$551,750
TOTAL		SITE WORKS		-	-	-	-	-	\$ 195.47	\$9,530,759	-	\$ 166.35	\$9,530,759
37	XK	Ext Stormwater Drainage	-	-	-	-	-	-	\$ 39.23	\$1,912,763	-	\$ 33.39	\$1,912,763
38	XD	Ext Sewer Drainage	-	-	-	-	-	-	\$ 0.62	\$30,000	-	\$ 0.52	\$30,000
39	XW	Ext Water Supply	-	-	-	-	-	-	\$ 0.31	\$15,000	-	\$ 0.26	\$15,000
40	XG	Ext Gas	-	-	-	-	-	-	\$ 0.31	\$15,000	-	\$ 0.26	\$15,000
41	XF	Ext Fire Protection	-	-	-	-	-	-	\$ 7.18	\$350,000	-	\$ 6.11	\$350,000
42	XE	Ext Electrical	-	-	-	-	-	-	\$ 12.61	\$615,000	-	\$ 10.73	\$615,000
43	XC	Ext Communications	-	-	-	-	-	-	\$ 1.03	\$50,000	-	\$ 0.87	\$50,000
44	XS	Ext Special Services	-	-	-	-	-	-	-	-	-	-	-
TOTAL		EXTERNAL SERVICES		-	-	-	-	-	\$ 61.28	\$2,987,763	-	\$ 52.15	\$2,987,763
45	XX	EXTERNAL ALTERATIONS	-	-	-	-	-	-	-	-	-	-	-
		SUB-TOTAL - EXTERNAL WORKS		-	-	-	-	-	\$ 256.74	\$12,518,522	-	\$ 218.50	\$12,518,522
		PRELIMINARIES - EXTERNAL		-	-	-	-	-	\$ 25.67	\$1,251,852	-	\$ 21.85	\$1,251,852
		UNMEASURED WORKS ALLOWANCE - EXTERNAL		-	-	-	-	-	-	-	-	-	-
TOTAL		EXTERNAL WORKS		-	-	-	-	-	\$ 282.42	\$13,770,374	-	\$ 240.35	\$13,770,374
46	YY	PROFIT & OVERHEADS	\$ 106.21	\$4,592,712	\$ 187.75	\$349,972	\$ 21.21	\$256,617	\$ 11.30	\$550,815	-	\$ 100.41	\$5,752,851
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS		\$ 2,761.58	\$119,410,517	\$ 4,881.58	\$9,099,265	\$ 551.41	\$6,672,037	\$ 293.72	\$14,321,189	\$ 2,610.68	\$149,574,138
		PROFESSIONAL FEES		\$ 138.08	\$5,970,526	\$ 244.08	\$454,963	\$ 27.57	\$333,602	\$ 14.69	\$716,059	\$ 130.53	\$7,478,707
TOTAL		GROSS WORKS		\$ 2,899.65	\$125,381,043	\$ 5,125.66	\$9,554,228	\$ 578.98	\$7,005,639	\$ 308.40	\$15,037,248	\$ 2,741.21	\$157,052,845