ESTIMATED DEVELOPMENT COST (EDC) REPORT
STATE SIGNIFICANT PROJECT OVER $3M

JUNE 2026

GLENFIELD INDUSTRIAL PRECINCT – PRECINCT 1

2 CAMBRIDGE AVE, GLENFIELD; LOT 14 DP 1256895

Prepared For

Department of Planning, Housing and Infrastructure c/o
Tactical Group
Level 15
124 Walker Street
North Sydney NSW 2060

Prepared By

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RLB.com

Our Ref

18887.2.ES.Rpts

Project number

18887

Submitted on

5 June 2026

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5 June 2026

Department of Planning, Housing and Infrastructure
c/o Tactical Group Pty Ltd
Level 15
124 Walker Street
North Sydney NSW 2060

Attention: Tasgall Rae
Email: trae@tacticalgroup.com.au

Dear Sir

GLENFIELD INDUSTRIAL PRECINCT – PRECINCT 1
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. This EDC Report Part provides the supporting detailed calculations for the EDC and should be read in conjunction with our EDC Report Part 1.

Our EDC amounts to $180,139,964 Excluding GST

Project Details
Glenfield Industrial Precinct – Precinct 1
2 Cambridge Ave, Glenfield; Lot 14 DP 1256895
SSDA Application
22 October 2025

The project comprises the following:

- Site preparation works, including demolition of all existing structures, removal of legacy stockpiles (non-waste related) and clearance of existing vegetation within the Precinct 1 development footprint area
- Ground improvement works to enhance ground bearing capacity including civil engineering works (during and post ground improvement works) across both Warehouse 1 and 2, including bulk earthworks, pad establishment and construction of retaining walls
- Upgrade to existing and the establishment of new onsite infrastructure, including stormwater management services and site servicing infrastructure
- Construction, fitout and operation of two single storey warehouse and distribution centres comprising:
    - Warehouse 1 located on the eastern portion of the site indicatively comprising a total GFA of 39,095m2, including 38,128m2 of warehouse GFA and 967m2 of ancillary office GFA

- Warehouse 2 located on the western portion of the site indicatively comprising a total GFA of 40,247 m2, including 39,276m2 of warehouse GFA and 971m2 of ancillary office GFA
- Site Office / Café on the south-west corner of Warehouse 1 comprising a total GFA of 288 m2

- Provision of 144 and 147 car parking spaces at ground level for Warehouse 1 and 2 respectively;
- Soft landscaping at ground level surrounding the Warehouse 1 and 2 development site areas;
- Retention, protection and rehabilitation of existing vegetation in the Cambridge Avenue frontage of the Warehouse 1 and 2 development site areas and the existing vegetation east of Warehouse 1 fronting the Georges River riparian corridor
- Construction of new intersection in alignment with both the estate masterplan and in consultation with the TfNSW Cambridge Avenue Upgrade project team
- Provision of internal vehicle access roads, hardstand areas and loading docks
- Building identification signage and estate identification signage at the new intersection on Cambridge Avenue
- Hours of operation of 24 hours, 7 days a week.

LIST OF DEVELOPMENT PROPOSAL DOCUMENTS

- Refer to EDC Report Part 1 of 2

STATEMENT IDENTIFYING ANY MATTERS THAT MAY IMPAIR THE OBJECTIVITY OF THE CALCULATION

- Refer to EDC Report Part 1 of 2

We confirm that this EDC has been prepared in accordance with the requirements of the Planning Circular PS24-002 and the AIQS Practice Standard 2nd Edition.

Yours faithfully

Richard Rigby
Rider Levett Bucknall
Director / MRICS (77082)

Richard.rigby@au.rlb.com

REPORTS ISSUED

Revision	Date	Title Description	Released By
001	24 October 2025	EDC Report	Mark Brasher
002	10 March 2026	EDC Report	Mark Brasher
003	5 June 2026	EDC Report	Mark Brasher

Prepared by:	Reviewed by:	Project Director:
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APPENDICES

1 EXECUTIVE SUMMARY

A summary of the EDC is tabled below and we refer to Appendix A of this report for the supporting detailed calculations for the EDC.

Item	Cost (Excl GST)
Demolition	302,738
Construction (item A)	161,666,604
Mitigation of Impact Items	Excl.
Consultants Fees	3,436,440
Authorities Fees (LSLL)	481,978
Plant & Equipment (Item B)	Incl.
Furniture, Fittings & Equipment	Incl.
Contingency	8,441,548
Escalation	5,810,656
TOTAL EDC (excl GST) for SSD	**180,139,964**
GST	**Excl.**
TOTAL EDC (incl GST) for Non SSD	**180,139,964**

GROSS FLOOR AREA (AIQS)	79,630	m2
Construction Cost Only $/m2 GFA (AIQS)	$2,262	

Rates used in the formulation of this estimate are current as at October 2025. Our estimate is based upon an indicative a construction period of 16 months and assumes procurement through a competitive tender process.

In accordance with the Planning Circular PS-24-002 dated 27 February 2024, the Estimated Development Cost (EDC) is defined as:

the estimated cost of carrying out the development, including the following;

- the design and erection of a building and associated infrastructure;
- the carrying out of a work;
- the demolition of a building or work; and
  fixed or mobile plant and equipment.

but excludes the following:

- amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement;
- costs relating to a part of the development or project that is the subject of a separate development consent or approval;
- land costs, including costs of marketing and selling land;
- costs of the ongoing maintenance or use of the development
- GST and
- Finance costs

APPENDIX A:
EDC Elemental Estimate

GWS MOOREBANK

EDC ESTIMATE - PRECINCT 1

RLB Rider Levett Bucknall

GFA: Gross Floor Area
Rates Current At October 2025

LOCATION SUMMARY

Ref	Location		GFA m²	GFA $/m²	Total Cost $
S	**SOUTHERN LOTS**				
S1	**Precinct 1**				
S1SP	Demolition & Site Preparation				11,040,685
S1GI	Ground Improvement Works				37,901,913
S1IB	Sitewide Infrastructure				28,992,190
S1WH	**Warehouses**				
S1WH1	**Warehouse 1**				
W1	Warehouse 1		38,128	800	30,519,803
OF1	Office 1		967	3,924	3,794,569
E1	External Works				3,337,163
EU1	End User Requirements				3,244,851
		S1WH1 - Warehouse 1	39,095	1,046	40,896,386
S1WH2	**Warehouse 2**				
W2	Warehouse 2		39,276	801	31,448,440
OF2	Office 2		971	3,916	3,802,757
C2	Site Office / Cafe		288	3,741	1,077,550
E2	External Works				3,512,898
EU2	End User Requirements				3,211,149
		S1WH2 - Warehouse 2	40,535	1,062	43,052,794
		S1WH - Warehouses	79,630	1,054	83,949,180
S1BL	Biodiversity & Landscaping				85,374
		S1 - Precinct 1	79,630	2,034	161,969,342
		S - SOUTHERN LOTS	**79,630**	**2,034**	**161,969,342**
ESTIMATED NET COST			**79,630**	**2,034**	**161,969,342**
MARGINS & ADJUSTMENTS					
Design phase contingency		2.5%			4,049,231
TOTAL CONSTRUCTION COST			**79,630**	**2,085**	**166,018,573**
Warehouse racking					Excl.
Escalation from October 2025 to commencement (assumed Q4 2026)		3.5%			5,810,656
Design & project management fees		2.0%			3,436,440
LS Levy (0.25% on the GST inclusive cost)		0.3%			481,978
Authority fees incl Section 7.11/12 contributions					Excl.
Construction phase contingency		2.5%			4,392,317
Carbon reduction provisions					Excl.
Goods & services tax					Excl.
Biodiversity Credits					Excl.
ESTIMATED TOTAL COST			**79,630**	**2,262**	**180,139,964**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1SP Demolition & Site Preparation

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
XP	**SITE PREPARATION**				
29	Allow for demolition of existing weighbridge and gate house	Item			50,000
30	Allow for site clearance and demolition of existing pavement	m²	172,738.0	1.00	172,738
31	Allow for demolition of existing workshop and amenities building	Item			80,000
35	Site set up & establishment to existing landfill zones	m²	172,738.0	1.00	172,738
144	Establishment of stockpiling areas	Lot	1.0	4,500.00	4,500
145	Construction and ongoing maintenance of temporary haul roads	Lot	1.0	19,440.00	19,440
146	Supply and install temporary safety fencing, barriers and flagging , etc.	Lot	1.0	3,250.00	3,250
147	Allowance for costs associated with services investigation using hand excavation, potholing and non-destructive methods	Lot	1.0	15,500.00	15,500
148	Provide dust suppression as required for the duration of works	Lot	1.0	28,600.00	28,600
149	Allow for stabilized site access with a temporary truck-shaker (Cattle Grid) 2m wide	Item			8,000
150	Supply and install silt fence along the boundaries and to toe of batters or as required; including star pickets and self supporting geotextile	Lot	1.0	13,000.00	13,000
151	Allow for initial site survey, detailed inspection of existing facilities	Lot	1.0	10,000.00	10,000
198	Additional soil investigation, including CPTs and laboratory tests, is mandatory to address the soil heterogeneity as requested by Civil Engineer	Lot	1.0	10,000.00	10,000
152	Allow for setting out, surveying and levelling for the duration of works	Week	20.0	5,400.00	108,000
153	Allow for As-Built survey	Lot	1.0	15,000.00	15,000
154	Allow for Traffic Management	Week	20.0	5,500.00	110,000
155	Clearing and grubbing (allowed for 100% of total Site Area)	m²	172,738.0	2.00	345,476
156	Cut down trees, grub up stumps, roots and cart away - Provisional	Lot	1.0	7,500.00	7,500
	XP - SITE PREPARATION				**1,173,742**
BE	**BULK EARTHWORKS**				
164	Trim to battered edges at a 1:2 slope	m²	43,185.0	3.00	129,555
165	Supply and spread hydromulch to batters	m²	43,185.0	4.00	172,740
166	Apply approved polymer spray seal to site finished surface	m²	172,738.0	1.00	172,738
167	Allowance for off-site disposal of unsuitable material: allowed for total topsoil volume - Excluded	t			Excl.
168	Allowance for material testing and reporting / compaction and moisture testing in accordance with specification	Item			50,000
169	Allowance for daily geotechnical supervision, documentation and material inspections	Item			24,000

Rider Levett Bucknall

LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1SP Demolition & Site Preparation (continued)

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
227	Stage 1 bulk earthworks - strip topsoil at 200mm depth - quantity as noted on Costin Roe drawing no.C014497.06-SSDA310	m³	23,500.0	12.00	282,000
228	Stage 1 bulk earthworks - cut/excavate, load and haul to temporary stockpile - quantity as noted on Costin Roe drawing no.C014497.06-SSDA310	m³	115,600.0	23.00	2,658,800
230	Stage 1 bulk earthworks - push-out, place and compact fill - quantity as noted on Costin Roe drawing no.C014497.06-SSDA310	m³	27,800.0	7.00	194,600
232	Stage 2 bulk earthworks - push-out, place and compact fill - quantity as noted on Costin Roe drawing no.C014497.06-SSDA320	m³	49,100.0	7.00	343,700
234	Final Stage bulk earthworks - cut/excavate, load and haul to temporary stockpile - quantity as noted on Costin Roe drawing no.C014497.06-SSDA320 (assumed incorrect reference on document and is instead drawing no.C014497.06-SSDA320)	m³	20,600.0	23.00	473,800
235	Final Stage bulk earthworks - strip topsoil at 200mm depth - quantity as noted on Costin Roe drawing no.C014497.06-SSDA320 (assumed incorrect reference on document and is instead drawing no.C014497.06-SSDA320)	m³	11,000.0	12.00	132,000
236	Final Stage bulk earthworks - detailed excavation incl. load and haul to temporary stockpile - quantity as noted on Costin Roe drawing no.C014497.06-SSDA320 (assumed incorrect reference on document and is instead drawing no.C014497.06-SSDA320)	m³	21,600.0	23.00	496,800
237	Final Stage bulk earthworks - receive imported fill to stockpile and manage stockpile to fill specification (assumed density 2t/m3 - shale and sandstone)	t	245,400.000	2.00	490,800
239	Final Stage bulk earthworks - process material to fill specification by segregating, sorting, screening and mixing - quantity as noted on Costin Roe drawing no.C014497.06-SSDA320 (assumed incorrect reference on document and is instead drawing no.C014497.06-SSDA320)	m³	21,600.0	24.00	518,400
240	Final Stage bulk earthworks - push-out, place and compact fill - quantity as noted on Costin Roe drawing no.C014497.06-SSDA320 (assumed incorrect reference on document and is instead drawing no.C014497.06-SSDA320)	m³	238,100.0	7.00	1,666,700
241	Proof rolling to bottom of bulk earthworks - (allowed for 100% of total Site Area)	m²	172,738.0	1.00	172,738
242	Final trim to top of Finished Surface Level (B.E. Level)	m²	172,738.0	2.00	345,476
	BE - BULK EARTHWORKS				**8,324,847**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			759,887
	PR - PRELIMINARIES				**759,887**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1SP Demolition & Site Preparation (continued)

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			512,924
	MA - BUILDERS MARGIN & OVERHEAD				**512,924**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			269,285
	FE - FEES				**269,285**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
DEMOLITION & SITE PREPARATION					**11,040,685**

Rider Levett Bucknall

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1GI Ground Improvement Works

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SB	**SUBSTRUCTURE**				
199	Install working platform and/or load transfer platform (LTP)	m²	77,404.0	50.00	3,870,200
200	Piling system (CMSs), to all landfill zones, with displacement method (minimal spoil generation) as per Menard's quote refer Glenfield Industrial Precinct (CRC - Menard)_RevA	m²	77,404.0	99.00	7,662,996
202	Compacting working platform and/or load transfer platform (LTP)	m²	77,404.0	2.00	154,808
	SB - SUBSTRUCTURE				**11,688,004**
XP	**SITE PREPARATION**				
221	Allowance for membrane and gravel (300mm thick) for gas ventilation system - Provisional Sum	Item			8,565,000
222	Allowance for membrane and void former (30mm thick) for gas ventilation system - Provisional Sum	Item			9,600,000
223	Allowance for boundary interception (passive) for gas ventilation system - Provisional Sum	Item			1,260,000
224	Allowance for boundary interception (active) for gas ventilation system - Provisional Sum	Item			560,000
225	Allowance for central gas collection (active) for gas ventilation system - Provisional Sum	Item			450,000
226	Allowance for gas treatment as part of gas ventilation system - Provisional Sum	Item			485,000
	XP - SITE PREPARATION				**20,920,000**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			2,608,641
	PR - PRELIMINARIES				**2,608,641**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			1,760,831
	MA - BUILDERS MARGIN & OVERHEAD				**1,760,831**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			924,437
	FE - FEES				**924,437**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
GROUND IMPROVEMENT WORKS					**37,901,913**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1IB Sitewide Infrastructure

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
170	Pavement construction including underpass: allowed for Full Depth Asphalt on Granular (assumed 750mm thick.)	m²	18,670.0	169.00	3,155,230
171	Footpath / Shared Path Construction including underpass: allowed for 150mm Reinforced Concrete Paving (assumed 40MPa)	m²	4,107.0	135.00	554,445
172	Supply and install kerb and gutter to Council standards (assumed SA type kerb)	m	3,112.0	138.00	429,456
173	Supply and install ø100mm slotted uPVC subsoil drain with approved filter wrap to edge of roads; laid central to K&G	m	3,112.0	113.00	351,656
174	Linemarking to pavement - Allowance	Item			5,000
175	Supply and install road furniture including traffic signs, pavement markers, fixtures, etc. - Allowance	Item			7,500
	XR - ROADS, FOOTPATHS AND PAVED AREAS				**4,503,287**
XN	**BOUNDARY WALLS, FENCING AND GATES**				
176	Retaining walls: allow for reinforced concrete earth wall with variable height (max. 12.7m high) - Item with Provisional Quantity	m²	6,677.0	850.00	5,675,450
	XN - BOUNDARY WALLS, FENCING AND GATES				**5,675,450**
XK	**EXTERNAL STORMWATER DRAINAGE**				
182	Allow for supply and installation of class 2 RC pipes with rubber ring joints and variable depth - Item with Provisional Quantity	m	550.0	2,670.00	1,468,500
183	Allowance for headwalls and inlet/outlet scour protection	Item			30,000
184	Allowance for supply and installation of drainage pits - Item with Provisional Quantity	No	11.0	15,000.00	165,000
	XK - EXTERNAL STORMWATER DRAINAGE				**1,663,500**
XD	**EXTERNAL SEWER DRAINAGE**				
185	Sewer services, including excavation, bedding, pipe laying, backfilling and testing; complete	m	807.0	500.00	403,500
186	Allow for sewer connection, authority supervision, make good, etc.	Item			25,000
207	Allowance for installation of a sewer pump station (or establishment of a low pressure sewer system - tbc by Engineer)	No	1.0	55,000.00	55,000
	XD - EXTERNAL SEWER DRAINAGE				**483,500**
XW	**EXTERNAL WATER SUPPLY**				
187	Potable water services	m	1,507.0	770.00	1,160,390
188	Recycled water services	m	807.0	462.00	372,834
189	Allow for potable water connection, authority supervision, make good, etc.	Item			50,000
	XW - EXTERNAL WATER SUPPLY				**1,583,224**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1IB Sitewide Infrastructure (continued)

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
XE	**EXTERNAL ELECTRIC LIGHT AND POWER**				
190	HV reticulation	m	1,507.0	2,025.00	3,051,675
191	Zone substation (by Authority) - EXCLUDED	Note			Excl.
208	Allowance for 2no. new 11kv feeders installed from Casula Zone Substation, including feeders cross-connections, cable run (approx. 3.8km), etc. all to Engineer's specification - PROVISIONAL	Item			7,500,000
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				**10,551,675**
XC	**EXTERNAL COMMUNICATIONS**				
192	Telecom and data	m	1,507.0	300.00	452,100
193	Allow for telecom connection, authority supervision, make good, etc.	Item			30,000
	XC - EXTERNAL COMMUNICATIONS				**482,100**
XG	**EXTERNAL GAS**				
194	Gas services - EXCLUDED	Note			Excl.
	XG - EXTERNAL GAS				**Excl.**
YY	**SPECIAL PROVISIONS**				
206	Potential future east-west cycle path connection under powerlines and connection to road - EXCLUDED (outside of boundary)	Item			Excl.
	YY - SPECIAL PROVISIONS				**Excl.**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			1,995,419
	PR - PRELIMINARIES				**1,995,419**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			1,346,908
	MA - BUILDERS MARGIN & OVERHEAD				**1,346,908**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			707,127
	FE - FEES				**707,127**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
SITEWIDE INFRASTRUCTURE					**28,992,190**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH1 Warehouse 1

W1 Warehouse 1

GFA: 38,128 m² Cost/m²: 800
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SB	**SUBSTRUCTURE**				
1	40MPa Concrete slab on ground to warehouse & dock office, assumed fibre reinforced at 35kg/m3, including amoured joints, burnished floor finish	m²	38,128.000	150.00	5,719,200
7	Strip footing including excavation to warehouses (at 1-2m ctrs) - EXCLUDED	m²	38,128.000		Excl.
139	E/O to form conventional recessed docks, including formwork to fold, reinforcement & additional concrete	m²	40,917.540	2.00	81,836
	SB - SUBSTRUCTURE			**152/m²**	**5,801,036**
RF	**ROOF**				
16	Structural steel framing & internal columns, including purlins & wall girts to the main warehouse - 14500mm high, assumed 19kg/m2	t	724.43400	5,000.00	3,622,170
17	0.48mm BMT Trimdek Zincalume roof sheeting to warehouse laid at 2.5 deg pitch, including insulation, safety mesh, capping, expansion joints, flashing, eaves gutter, & syphonic outlets	m²	38,128.000	90.00	3,431,520
18	Ampelite Wonderglass 3050gsm flame retardant transluscent roof to warehouse (10% allowance)	m²	3,813.100		Incl.
20	Galvanised structural steel framing including purlins to cantilevered awning, assumed 25kg/m2	t	70.70630	6,200.00	438,379
51	Bird-proof netting to awning	m²	2,828.250	15.00	42,423
52	Roof access system including ladders with handrails, metal rung ladder, ladder cage, lockable ladder guard, access hatches, static line, etc.	m²	38,128.000	3.00	114,384
137	0.48mm BMT Trimdek Zincalume roof sheeting to awning laid at 2.5 deg pitch, including skylights to 10%, insulation, safety mesh, expansion joints, capping, flashings, box gutter & overflow outlet [Assumed 10m length to hardstand]	m²	2,828.250	105.00	296,966
	RF - ROOF			**208/m²**	**7,945,842**
EW	**EXTERNAL WALLS**				
12	2400mm high x 150mm thick Precast wall	m²	1,934.860	315.00	609,480
13	External Warehouse Cladding - 0.42BMT Trimdek Colorbond metal cladding	m²	7,577.020	55.00	416,736
	EW - EXTERNAL WALLS			**27/m²**	**1,026,216**
ED	**EXTERNAL DOORS**				
126	Allowance for auto roller shutter door (RSD) including sealer, powercoat to external face [GFA benchmark rate]	m²	40,917.540	9.00	368,258

LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH1 Warehouse 1

W1 Warehouse 1 (continued)

GFA: 38,128 m² Cost/m²: 800
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
127	Allowance for heavy duty clad exit doors to warehouse with steel frame and hardware (shields, hoods, closers, exit latch sets), including seals [GFA benchmark rate]	m²	40,917.540	2.00	81,836
	ED - EXTERNAL DOORS			**12/m²**	**450,094**
NW	**INTERNAL WALLS**				
140	Allowance for internal intertenancy walls to warehouse [GFA benchmark rate]	m²	40,917.540	3.00	122,753
	NW - INTERNAL WALLS			**3/m²**	**122,753**
WF	**WALL FINISHES**				
96	Internal & external painting to warehouse	m²	40,917.540	2.00	81,836
	WF - WALL FINISHES			**2/m²**	**81,836**
FT	**FITMENTS**				
67	Allowance for misc. metalworks to warehouse, including guardrails, statutory signage, balustrades & hand rails	m²	38,128.000	5.00	190,640
128	Allowance for galvanised steel bollard to RSD, including breakaway base, joint, concrete fill [GFA benchmark rate]	m²	40,917.540	3.00	122,753
	FT - FITMENTS			**8/m²**	**313,393**
SE	**SPECIAL EQUIPMENT**				
138	HL710 Dock leveller or equivalent, including including dock commander bollard station, interlocking with RSD & pair of bumpers [GFA benchmark rate]	m²	40,917.540	5.00	204,588
	SE - SPECIAL EQUIPMENT			**5/m²**	**204,588**
HS	**HYDRAULIC SERVICES**				
69	Hydraulic service installation including water tapping, sewer connection, rainwater reuse & fire service connection	m²	40,917.540	35.00	1,432,114
75	Design, supply & installation of syphonic drainage to eaves gutter	m²	40,917.540	10.00	409,176
	HS - HYDRAULIC SERVICES			**48/m²**	**1,841,290**
MS	**MECHANICAL SERVICES**				
70	Mechanical services including smoke clearance fans, ventilation, & additional support steel to roof	m²	40,917.540	10.00	409,176
	MS - MECHANICAL SERVICES			**11/m²**	**409,176**
FP	**FIRE PROTECTION**				
71	Wet fire services including sprinkler, pumpset & storage tank	m²	40,917.540	65.00	2,659,641
72	Dry fire services including occ warning system, FIP & smoke clearance controls	m²	40,917.540	5.00	204,588
	FP - FIRE PROTECTION			**75/m²**	**2,864,229**

Rider Levett Bucknall

LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH1 Warehouse 1

W1 Warehouse 1 (continued)

GFA: 38,128 m² Cost/m²: 800
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
LP	**ELECTRIC LIGHT AND POWER**				
73	Lighting, power & security including mains, submains, distribution boards, exit & emergency lighting, CCTV	m²	40,917.540	80.00	3,273,404
77	Solar PV system [GFA benchmark rate]	m²	40,917.540	14.00	572,846
	LP - ELECTRIC LIGHT AND POWER			**101/m²**	**3,846,250**
YY	**SPECIAL PROVISIONS**				
125	Warehouse amenities, kitchenette & cleaners closet construction, including partitions, waterproofing, flooring & wall finishes, joinery & fittings [GFA benchmark rate]	m²	40,917.540	33.00	1,350,279
	YY - SPECIAL PROVISIONS			**35/m²**	**1,350,279**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			2,100,560
	PR - PRELIMINARIES			**55/m²**	**2,100,560**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			1,417,876
	MA - BUILDERS MARGIN & OVERHEAD			**37/m²**	**1,417,876**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			744,385
	FE - FEES			**20/m²**	**744,385**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
WAREHOUSE 1				**800/m²**	**30,519,803**

Rider Levett Bucknall

LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH1 Warehouse 1

OF1 Office 1

GFA: 967 m² Cost/m²: 3,924
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SB	**SUBSTRUCTURE**				
78	Allow for foundations & slab on ground to office	m²	376.730	181.00	67,812
80	Lift pit	No	1.000	25,000.00	25,000
	SB - SUBSTRUCTURE			**96/m²**	**92,812**
UF	**UPPER FLOORS**				
79	Allow for suspended slab to office	m²	649.030	450.00	292,063
81	Allow for structural steel framing & internal columns to office suspended slab, assumed 65kg/m2	t	42.16950	9,500.00	400,610
	UF - UPPER FLOORS			**716/m²**	**692,673**
SC	**STAIRCASES**				
94	Internal access s to office	M/R	4.000	9,000.00	36,000
	SC - STAIRCASES			**37/m²**	**36,000**
RF	**ROOF**				
82	Allow for structural steel framing & internal columns to office roof, assumed 35kg/m2	t	25.03710	6,500.00	162,741
83	Allow for metal deck roof to office	m²	715.400	190.00	135,926
	RF - ROOF			**309/m²**	**298,667**
EW	**EXTERNAL WALLS**				
84	Allow for external office wall precast [GFA benchmark rate]	m²	483.500	105.00	50,768
87	Allow for office wall facade cladding [GFA benchmark rate]	m²	967.000	70.00	67,690
89	Louvres & sunshades [GFA benchmark rate]	m²	967.000	50.00	48,350
	EW - EXTERNAL WALLS			**173/m²**	**166,808**
WW	**WINDOWS**				
86	Allow for office windows & glazing [GFA benchmark rate]	m²	967.000	350.00	338,450
	WW - WINDOWS			**350/m²**	**338,450**
ED	**EXTERNAL DOORS**				
130	Allowance for external doors to office [GFA benchmark rate]	m²	967.000	3.00	2,901
	ED - EXTERNAL DOORS			**3/m²**	**2,901**
NW	**INTERNAL WALLS**				
215	Allow for internal partition office walls [GFA benchmark rate]	m²	967.000	50.00	48,350
220	Allow for internal office wall precast [GFA benchmark rate]	m²	483.500	450.00	217,575
	NW - INTERNAL WALLS			**275/m²**	**265,925**
ND	**INTERNAL DOORS**				
91	Doors, frames & hardware [GFA benchmark rate]	m²	967.000	10.00	9,670
	ND - INTERNAL DOORS			**10/m²**	**9,670**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS
S1 Precinct 1
S1WH Warehouses
S1WH1 Warehouse 1
OF1 Office 1 (continued)

GFA: 967 m² Cost/m²: 3,924
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
WF	**WALL FINISHES**				
97	Painting to internal office walls & doors [GFA benchmark rate]	m²	967.000	25.00	24,175
	WF - WALL FINISHES			**25/m²**	**24,175**
FF	**FLOOR FINISHES**				
92	Tile, carpet & vinyl finishes [GFA benchmark rate]	m²	967.000	160.00	154,720
	FF - FLOOR FINISHES			**160/m²**	**154,720**
CF	**CEILING FINISHES**				
90	Suspended ceilings [GFA benchmark rate]	m²	967.000	180.00	174,060
	CF - CEILING FINISHES			**180/m²**	**174,060**
FT	**FITMENTS**				
88	Office joinery, partitions & hardware to amenities & kitchenette [GFA benchmark rate]	m²	967.000	250.00	241,750
	FT - FITMENTS			**250/m²**	**241,750**
HS	**HYDRAULIC SERVICES**				
107	Hydraulic service installation including sanitary fixtures, sewer & water connections	m²	967.000	120.00	116,040
	HS - HYDRAULIC SERVICES			**120/m²**	**116,040**
MS	**MECHANICAL SERVICES**				
108	Mechanical services including AC & toilet exhaust system	m²	967.000	185.00	178,895
	MS - MECHANICAL SERVICES			**185/m²**	**178,895**
FP	**FIRE PROTECTION**				
109	Wet fire services including sprinkler	m²	967.000	65.00	62,855
110	Dry fire services including occ warning system, FIP & smoke clearance controls	m²	967.000	15.00	14,505
	FP - FIRE PROTECTION			**80/m²**	**77,360**
LP	**ELECTRIC LIGHT AND POWER**				
111	Lighting, power & security including GPOs, lighting controls, distribution boards, submains, exit & emergency lighting, CCTV	m²	967.000	190.00	183,730
	LP - ELECTRIC LIGHT AND POWER			**190/m²**	**183,730**
TS	**TRANSPORTATION SYSTEMS**				
95	Passenger lifts servicing ground and level 1	No	1.000	120,000.00	120,000
	TS - TRANSPORTATION SYSTEMS			**124/m²**	**120,000**

Rider Levett Bucknall

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH1 Warehouse 1

OF1 Office 1 (continued)

GFA: 967 m² Cost/m²: 3,924
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
YY	**SPECIAL PROVISIONS**				
129	Office amenities, kitchenette & cleaners closet construction, including partitions, waterproofing, flooring & wall finishes, joinery & fittings [GFA benchmark rate]	m²	967.000	93.00	89,931
	YY - SPECIAL PROVISIONS			**93/m²**	**89,931**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			261,165
	PR - PRELIMINARIES			**270/m²**	**261,165**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			176,287
	MA - BUILDERS MARGIN & OVERHEAD			**182/m²**	**176,287**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			92,550
	FE - FEES			**96/m²**	**92,550**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
OFFICE 1				**3,924/m²**	**3,794,569**

Rider Levett Bucknall

LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH1 Warehouse 1

E1 External Works

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SB	**SUBSTRUCTURE**				
63	Slab on ground, strip footings & plinths to pump room & sprinkler tanks	m²	217.660	400.00	87,064
	SB - SUBSTRUCTURE				**87,064**
RF	**ROOF**				
66	0.48mm BMT Trimdek Zincalume roof sheeting to bin & pump rooms laid at 2.5 deg pitch, including safety mesh, capping, eaves gutter, & downpipes	m²	42.710	275.00	11,745
	RF - ROOF				**11,745**
FT	**FITMENTS**				
11	1650mm wide low profile concrete wheel stops	No	141.000	220.00	31,020
57	Signage pylon (average rate)	No	1.000	15,000.00	15,000
	FT - FITMENTS				**46,020**
XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
3	32MPa reinforced concrete hardstand paving, including mesh & joints	m²	10,791.420	125.00	1,348,927
8	Asphalt pavement to carpark area, including final trim & grade, tack coat	m²	4,071.010	42.00	170,982
9	20MPa Reinforced pedestrian paving assumed 75mm thick, including mesh, curing, surface finish, butt joints, caulking & formwork	m²	1,002.260	110.00	110,248
28	Concrete kerbs, gutter & subsoil drainage	m	659.820	120.00	79,178
99	Linemarking & signs to external area	m²	15,863.720	2.00	31,727
	XR - ROADS, FOOTPATHS AND PAVED AREAS				**1,741,062**
XN	**BOUNDARY WALLS, FENCING AND GATES**				
59	min. 7m gate to car entry	No	1.000	18,000.00	18,000
211	12m double swing truck gates	No	1.000	26,000.00	26,000
212	5m double swing truck gates	No	1.000	12,000.00	12,000
219	External concrete stairs 1500mm wide incl. balustrade and pedestrian paving finish	M/R	12.000	6,000.00	72,000
	XN - BOUNDARY WALLS, FENCING AND GATES				**128,000**
XL	**LANDSCAPING AND IMPROVEMENTS**				
121	Allowance for water sensitive urban design (WSUD) along large hardstand areas and car parks (Provisional)	Item			50,000
177	Landscaping works, including topsoil (imported), hydroseeding and irrigation	m²	7,898.650	80.00	631,892

Rider Levett Bucknall

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH1 Warehouse 1

E1 External Works (continued)

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
179	Mature trees; assumed 6m high @1ea. per 200sqm density (100L pot size) including planting	Each	39.590	421.00	16,628
	XL - LANDSCAPING AND IMPROVEMENTS				**698,520**
XE	**EXTERNAL ELECTRIC LIGHT AND POWER**				
74	External lighting & power, including LED lighting to awnings, carpark & hardstand, power to sliding gates, pumps & tanks	m²	15,863.720	10.00	158,637
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				**158,637**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			229,684
	PR - PRELIMINARIES				**229,684**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			155,037
	MA - BUILDERS MARGIN & OVERHEAD				**155,037**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			81,394
	FE - FEES				**81,394**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
EXTERNAL WORKS					**3,337,163**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH1 Warehouse 1

EU1 End User Requirements

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
FT	**FITMENTS**				
141	Racking to warehouses	m^2	32,448.510	100.00	3,244,851
142	Loose FF&E - EXCLUDED	Item			Excl.
	FT - FITMENTS				**3,244,851**
SE	**SPECIAL EQUIPMENT**				
143	Dock accessories - EXCLUDED	Item			Excl.
	SE - SPECIAL EQUIPMENT				**Excl.**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
END USER REQUIREMENTS					**3,244,851**

Rider Levett Bucknall

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

W2 Warehouse 2

GFA: 39,276 m² Cost/m²: 801
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SB	**SUBSTRUCTURE**				
1	40MPa Concrete slab on ground to warehouse & dock office, assumed fibre reinforced at 35kg/m3, including amoured joints, burnished floor finish	m²	39,276.000	150.00	5,891,400
7	Strip footing including excavation to warehouses (at 1-2m ctrs) - EXCLUDED	m²	39,276.000		Excl.
139	E/O to form conventional recessed docks, including formwork to fold, reinforcement & additional concrete	m²	42,213.460	2.00	84,426
	SB - SUBSTRUCTURE			**152/m²**	**5,975,826**
RF	**ROOF**				
16	Structural steel framing & internal columns, including purlins & wall girts to the main warehouse - 14500mm high, assumed 19kg/m2	t	746.24600	5,000.00	3,731,230
17	0.48mm BMT Trimdek Zincalume roof sheeting to warehouse laid at 2.5 deg pitch, including insulation, safety mesh, capping, expansion joints, flashing, eaves gutter, & syphonic outlets	m²	39,276.000	90.00	3,534,840
18	Ampelite Wonderglass 3050gsm flame retardant transluscent roof to warehouse (10% allowance)	m²	3,927.900		Incl.
20	Galvanised structural steel framing including purlins to cantilevered awning, assumed 25kg/m2	t	72.94370	6,200.00	452,250
51	Bird-proof netting to awning	m²	2,917.750	15.00	43,766
52	Roof access system including ladders with handrails, metal rung ladder, ladder cage, lockable ladder guard, access hatches, static line, etc.	m²	39,276.000	3.00	117,828
137	0.48mm BMT Trimdek Zincalume roof sheeting to awning laid at 2.5 deg pitch, including skylights to 10%, insulation, safety mesh, expansion joints, capping, flashings, box gutter & overflow outlet [Assumed 10m length to hardstand]	m²	2,917.750	105.00	306,363
	RF - ROOF			**208/m²**	**8,186,277**
EW	**EXTERNAL WALLS**				
12	2400mm high x 150mm thick Precast wall	m²	1,973.140	315.00	621,539
13	External Warehouse Cladding - 0.42BMT Trimdek Colorbond metal cladding	m²	7,726.980	55.00	424,983
	EW - EXTERNAL WALLS			**27/m²**	**1,046,522**
ED	**EXTERNAL DOORS**				
126	Allowance for auto roller shutter door (RSD) including sealer, powercoat to external face [GFA benchmark rate]	m²	42,213.460	9.00	379,921

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

W2 Warehouse 2 (continued)

GFA: 39,276 m² Cost/m²: 801
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
127	Allowance for heavy duty clad exit doors to warehouse with steel frame and hardware (shields, hoods, closers, exit latch sets), including seals [GFA benchmark rate]	m²	42,213.460	2.00	84,426
	ED - EXTERNAL DOORS			**12/m²**	**464,347**
NW	**INTERNAL WALLS**				
140	Allowance for internal intertenancy walls to warehouse [GFA benchmark rate]	m²	42,213.460	3.00	126,640
	NW - INTERNAL WALLS			**3/m²**	**126,640**
WF	**WALL FINISHES**				
96	Internal & external painting to warehouse	m²	42,213.460	2.00	84,426
	WF - WALL FINISHES			**2/m²**	**84,426**
FT	**FITMENTS**				
67	Allowance for misc. metalworks to warehouse, including guardrails, statutory signage, balustrades & hand rails	m²	39,276.000	5.00	196,380
128	Allowance for galvanised steel bollard to RSD, including breakaway base, joint, concrete fill [GFA benchmark rate]	m²	42,213.460	3.00	126,640
	FT - FITMENTS			**8/m²**	**323,020**
SE	**SPECIAL EQUIPMENT**				
138	HL710 Dock leveller or equivalent, including including dock commander bollard station, interlocking with RSD & pair of bumpers [GFA benchmark rate]	m²	42,213.460	5.00	211,067
	SE - SPECIAL EQUIPMENT			**5/m²**	**211,067**
HS	**HYDRAULIC SERVICES**				
69	Hydraulic service installation including water tapping, sewer connection, rainwater reuse & fire service connection	m²	42,213.460	35.00	1,477,471
75	Design, supply & installation of syphonic drainage to eaves gutter	m²	42,213.460	10.00	422,134
	HS - HYDRAULIC SERVICES			**48/m²**	**1,899,605**
MS	**MECHANICAL SERVICES**				
70	Mechanical services including smoke clearance fans, ventilation, & additional support steel to roof	m²	42,213.460	10.00	422,134
	MS - MECHANICAL SERVICES			**11/m²**	**422,134**
FP	**FIRE PROTECTION**				
71	Wet fire services including sprinkler, pumpset & storage tank	m²	42,213.460	65.00	2,743,874
72	Dry fire services including occ warning system, FIP & smoke clearance controls	m²	42,213.460	5.00	211,067
	FP - FIRE PROTECTION			**75/m²**	**2,954,941**

Rider Levett Bucknall

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

W2 Warehouse 2 (continued)

GFA: 39,276 m² Cost/m²: 801
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
LP	**ELECTRIC LIGHT AND POWER**				
73	Lighting, power & security including mains, submains, distribution boards, exit & emergency lighting, CCTV	m²	42,213.460	80.00	3,377,076
77	Solar PV system [GFA benchmark rate]	m²	42,213.460	14.00	590,988
	LP - ELECTRIC LIGHT AND POWER			**101/m²**	**3,968,064**
YY	**SPECIAL PROVISIONS**				
125	Warehouse amenities, kitchenette & cleaners closet construction, including partitions, waterproofing, flooring & wall finishes, joinery & fittings [GFA benchmark rate]	m²	42,213.460	33.00	1,393,044
	YY - SPECIAL PROVISIONS			**35/m²**	**1,393,044**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			2,164,473
	PR - PRELIMINARIES			**55/m²**	**2,164,473**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			1,461,019
	MA - BUILDERS MARGIN & OVERHEAD			**37/m²**	**1,461,019**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			767,035
	FE - FEES			**20/m²**	**767,035**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
WAREHOUSE 2				**801/m²**	**31,448,440**

Rider Levett Bucknall

LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

OF2 Office 2

GFA: 971 m² Cost/m²: 3,916
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SB	**SUBSTRUCTURE**				
78	Allow for foundations & slab on ground to office	m²	377.688	181.00	67,984
80	Lift pit	No	1.000	25,000.00	25,000
	SB - SUBSTRUCTURE			**96/m²**	**92,984**
UF	**UPPER FLOORS**				
79	Allow for suspended slab to office	m²	645.970	450.00	290,686
81	Allow for structural steel framing & internal columns to office suspended slab, assumed 65kg/m2	t	41.97050	9,500.00	398,719
	UF - UPPER FLOORS			**710/m²**	**689,405**
SC	**STAIRCASES**				
94	Internal access s to office	M/R	4.000	9,000.00	36,000
	SC - STAIRCASES			**37/m²**	**36,000**
RF	**ROOF**				
82	Allow for structural steel framing & internal columns to office roof, assumed 35kg/m2	t	25.18536	6,500.00	163,704
83	Allow for metal deck roof to office	m²	719.635	190.00	136,730
	RF - ROOF			**309/m²**	**300,434**
EW	**EXTERNAL WALLS**				
84	Allow for external office wall precast [GFA benchmark rate]	m²	485.500	105.00	50,977
87	Allow for office wall facade cladding [GFA benchmark rate]	m²	971.000	70.00	67,970
89	Louvres & sunshades [GFA benchmark rate]	m²	971.000	50.00	48,550
	EW - EXTERNAL WALLS			**172/m²**	**167,497**
WW	**WINDOWS**				
86	Allow for office windows & glazing [GFA benchmark rate]	m²	971.000	350.00	339,850
	WW - WINDOWS			**350/m²**	**339,850**
ED	**EXTERNAL DOORS**				
130	Allowance for external doors to office [GFA benchmark rate]	m²	971.000	3.00	2,913
	ED - EXTERNAL DOORS			**3/m²**	**2,913**
NW	**INTERNAL WALLS**				
215	Allow for internal partition office walls [GFA benchmark rate]	m²	971.000	50.00	48,550
220	Allow for internal office wall precast [GFA benchmark rate]	m²	485.500	450.00	218,475
	NW - INTERNAL WALLS			**275/m²**	**267,025**
ND	**INTERNAL DOORS**				
91	Doors, frames & hardware [GFA benchmark rate]	m²	971.000	10.00	9,710
	ND - INTERNAL DOORS			**10/m²**	**9,710**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

OF2 Office 2 (continued)

GFA: 971 m² Cost/m²: 3,916
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
WF	**WALL FINISHES**				
97	Painting to internal office walls & doors [GFA benchmark rate]	m²	971.000	25.00	24,275
	WF - WALL FINISHES			**25/m²**	**24,275**
FF	**FLOOR FINISHES**				
92	Tile, carpet & vinyl finishes [GFA benchmark rate]	m²	971.000	160.00	155,360
	FF - FLOOR FINISHES			**160/m²**	**155,360**
CF	**CEILING FINISHES**				
90	Suspended ceilings [GFA benchmark rate]	m²	971.000	180.00	174,780
	CF - CEILING FINISHES			**180/m²**	**174,780**
FT	**FITMENTS**				
88	Office joinery, partitions & hardware to amenities & kitchenette [GFA benchmark rate]	m²	971.000	250.00	242,750
	FT - FITMENTS			**250/m²**	**242,750**
HS	**HYDRAULIC SERVICES**				
107	Hydraulic service installation including sanitary fixtures, sewer & water connections	m²	971.000	120.00	116,520
	HS - HYDRAULIC SERVICES			**120/m²**	**116,520**
MS	**MECHANICAL SERVICES**				
108	Mechanical services including AC & toilet exhaust system	m²	971.000	185.00	179,635
	MS - MECHANICAL SERVICES			**185/m²**	**179,635**
FP	**FIRE PROTECTION**				
109	Wet fire services including sprinkler	m²	971.000	65.00	63,115
110	Dry fire services including occ warning system, FIP & smoke clearance controls	m²	971.000	15.00	14,565
	FP - FIRE PROTECTION			**80/m²**	**77,680**
LP	**ELECTRIC LIGHT AND POWER**				
111	Lighting, power & security including GPOs, lighting controls, distribution boards, submains, exit & emergency lighting, CCTV	m²	971.000	190.00	184,490
	LP - ELECTRIC LIGHT AND POWER			**190/m²**	**184,490**
TS	**TRANSPORTATION SYSTEMS**				
95	Passenger lifts servicing ground and level 1	No	1.000	120,000.00	120,000
	TS - TRANSPORTATION SYSTEMS			**124/m²**	**120,000**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

OF2 Office 2 (continued)

GFA: 971 m² Cost/m²: 3,916
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
YY	**SPECIAL PROVISIONS**				
129	Office amenities, kitchenette & cleaners closet construction, including partitions, waterproofing, flooring & wall finishes, joinery & fittings [GFA benchmark rate]	m²	971.000	93.00	90,303
	YY - SPECIAL PROVISIONS			**93/m²**	**90,303**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			261,729
	PR - PRELIMINARIES			**270/m²**	**261,729**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			176,667
	MA - BUILDERS MARGIN & OVERHEAD			**182/m²**	**176,667**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			92,750
	FE - FEES			**96/m²**	**92,750**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
OFFICE 2				**3,916/m²**	**3,802,757**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

C2 Site Office / Cafe

GFA: 288 m² Cost/m²: 3,741
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SB	**SUBSTRUCTURE**				
78	Allow for foundations & slab on ground to office	m²	303.582	181.00	54,645
	SB - SUBSTRUCTURE			**190/m²**	**54,645**
RF	**ROOF**				
82	Allow for structural steel framing & internal columns to office roof, assumed 35kg/m2	t	16.51754	6,500.00	107,365
83	Allow for metal deck roof to office	m²	471.965	190.00	89,674
	RF - ROOF			**684/m²**	**197,039**
EW	**EXTERNAL WALLS**				
84	Allow for external office wall precast [GFA benchmark rate]	m²	288.000	105.00	30,240
87	Allow for office wall facade cladding [GFA benchmark rate]	m²	288.000	70.00	20,160
89	Louvres & sunshades [GFA benchmark rate]	m²	288.000	50.00	14,400
	EW - EXTERNAL WALLS			**225/m²**	**64,800**
WW	**WINDOWS**				
86	Allow for office windows & glazing [GFA benchmark rate]	m²	288.000	350.00	100,800
	WW - WINDOWS			**350/m²**	**100,800**
ED	**EXTERNAL DOORS**				
214	Allowance for external doors [GFA benchmark rate]	m²	288.000	20.00	5,760
	ED - EXTERNAL DOORS			**20/m²**	**5,760**
NW	**INTERNAL WALLS**				
85	Allow for internal office wall precast [GFA benchmark rate]	m²	288.000	550.00	158,400
	NW - INTERNAL WALLS			**550/m²**	**158,400**
ND	**INTERNAL DOORS**				
91	Doors, frames & hardware [GFA benchmark rate]	m²	288.000	10.00	2,880
	ND - INTERNAL DOORS			**10/m²**	**2,880**
WF	**WALL FINISHES**				
97	Painting to internal office walls & doors [GFA benchmark rate]	m²	288.000	25.00	7,200
	WF - WALL FINISHES			**25/m²**	**7,200**
FF	**FLOOR FINISHES**				
92	Tile, carpet & vinyl finishes [GFA benchmark rate]	m²	288.000	160.00	46,080
	FF - FLOOR FINISHES			**160/m²**	**46,080**
CF	**CEILING FINISHES**				
90	Suspended ceilings [GFA benchmark rate]	m²	288.000	180.00	51,840
	CF - CEILING FINISHES			**180/m²**	**51,840**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS
S1 Precinct 1
S1WH Warehouses
S1WH2 Warehouse 2
C2 Site Office / Cafe (continued)

GFA: 288 m² Cost/m²: 3,741
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
FT	**FITMENTS**				
88	Office joinery, partitions & hardware to amenities & kitchenette [GFA benchmark rate]	m²	288.000	250.00	72,000
	FT - FITMENTS			**250/m²**	**72,000**
HS	**HYDRAULIC SERVICES**				
107	Hydraulic service installation including sanitary fixtures, sewer & water connections	m²	288.000	120.00	34,560
	HS - HYDRAULIC SERVICES			**120/m²**	**34,560**
MS	**MECHANICAL SERVICES**				
108	Mechanical services including AC & toilet exhaust system	m²	288.000	185.00	53,280
	MS - MECHANICAL SERVICES			**185/m²**	**53,280**
FP	**FIRE PROTECTION**				
109	Wet fire services including sprinkler	m²	288.000	65.00	18,720
110	Dry fire services including occ warning system, FIP & smoke clearance controls	m²	288.000	15.00	4,320
	FP - FIRE PROTECTION			**80/m²**	**23,040**
LP	**ELECTRIC LIGHT AND POWER**				
111	Lighting, power & security including GPOs, lighting controls, distribution boards, submains, exit & emergency lighting, CCTV	m²	288.000	190.00	54,720
	LP - ELECTRIC LIGHT AND POWER			**190/m²**	**54,720**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			74,164
	PR - PRELIMINARIES			**258/m²**	**74,164**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			50,060
	MA - BUILDERS MARGIN & OVERHEAD			**174/m²**	**50,060**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			26,282
	FE - FEES			**91/m²**	**26,282**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
SITE OFFICE / CAFE				**3,741/m²**	**1,077,550**

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LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

E2 External Works

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
SB	**SUBSTRUCTURE**				
63	Slab on ground, strip footings & plinths to pump room & sprinkler tanks	m²	217.340	400.00	86,936
	SB - SUBSTRUCTURE				**86,936**
RF	**ROOF**				
66	0.48mm BMT Trimdek Zincalume roof sheeting to bin & pump rooms laid at 2.5 deg pitch, including safety mesh, capping, eaves gutter, & downpipes	m²	42.290	275.00	11,630
	RF - ROOF				**11,630**
FT	**FITMENTS**				
11	1650mm wide low profile concrete wheel stops	No	155.000	220.00	34,100
57	Signage pylon (average rate)	No	1.000	15,000.00	15,000
	FT - FITMENTS				**49,100**
XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
3	32MPa reinforced concrete hardstand paving, including mesh & joints	m²	11,148.580	125.00	1,393,572
8	Asphalt pavement to carpark area, including final trim & grade, tack coat	m²	5,535.990	42.00	232,511
9	20MPa Reinforced pedestrian paving assumed 75mm thick, including mesh, curing, surface finish, butt joints, caulking & formwork	m²	938.740	110.00	103,261
28	Concrete kerbs, gutter & subsoil drainage	m	1,169.180	120.00	140,301
99	Linemarking & signs to external area	m²	17,622.280	2.00	35,244
	XR - ROADS, FOOTPATHS AND PAVED AREAS				**1,904,889**
XN	**BOUNDARY WALLS, FENCING AND GATES**				
59	min. 7m gate to car entry	No	4.000	18,000.00	72,000
211	12m double swing truck gates	No	1.000	26,000.00	26,000
	XN - BOUNDARY WALLS, FENCING AND GATES				**98,000**
XL	**LANDSCAPING AND IMPROVEMENTS**				
121	Allowance for water sensitive urban design (WSUD) along large hardstand areas and car parks (Provisional)	Item			50,000
177	Landscaping works, including topsoil (imported), hydroseeding and irrigation	m²	7,861.350	80.00	628,908
179	Mature trees; assumed 6m high @1ea. per 200sqm density (100L pot size) including planting	Each	39.410	421.00	16,553
	XL - LANDSCAPING AND IMPROVEMENTS				**695,461**

LOCATION ELEMENT ITEM
S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

E2 External Works (continued)

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
XE	**EXTERNAL ELECTRIC LIGHT AND POWER**				
74	External lighting & power, including LED lighting to awnings, carpark & hardstand, power to sliding gates, pumps & tanks	m²	17,622.280	10.00	176,222
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				**176,222**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			241,779
	PR - PRELIMINARIES				**241,779**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			163,201
	MA - BUILDERS MARGIN & OVERHEAD				**163,201**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			85,680
	FE - FEES				**85,680**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
EXTERNAL WORKS					**3,512,898**

LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1WH Warehouses

S1WH2 Warehouse 2

EU2 End User Requirements

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
FT	**FITMENTS**				
141	Racking to warehouses	m²	32,111.490	100.00	3,211,149
142	Loose FF&E - EXCLUDED	Item			Excl.
	FT - FITMENTS				**3,211,149**
SE	**SPECIAL EQUIPMENT**				
143	Dock accessories - EXCLUDED	Item			Excl.
	SE - SPECIAL EQUIPMENT				**Excl.**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
END USER REQUIREMENTS					**3,211,149**

LOCATION ELEMENT ITEM

S SOUTHERN LOTS

S1 Precinct 1

S1BL Biodiversity & Landscaping

Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
XL	**LANDSCAPING AND IMPROVEMENTS**				
178	Turfs, laid. rolled and watered for two weeks, couch, including topsoil 150mm thick. (imported) spread and levelled	m²	2,550.0	26.00	66,300
180	Allowance for reticulation and maintenance for 6 months	Week	13.0	550.00	7,150
	XL - LANDSCAPING AND IMPROVEMENTS				**73,450**
PR	**PRELIMINARIES**				
195	Builder's preliminaries (8%)	Item			5,876
	PR - PRELIMINARIES				**5,876**
MA	**BUILDERS MARGIN & OVERHEAD**				
196	Builder's margin (5%)	Item			3,966
	MA - BUILDERS MARGIN & OVERHEAD				**3,966**
FE	**FEES**				
210	Contractor's D&C Fees (2.5%)	Item			2,082
	FE - FEES				**2,082**
ES	**FUTURE COST INCREASES**				
209	Staging Escalation - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				**Excl.**
BIODIVERSITY & LANDSCAPING					**85,374**

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