



ESTIMATED DEVELOPMENT COST REPORT



Project: Kemps Creek - Lot 0
Client: Stockland Fife Kemps Creek Pty Ltd
Date: Wednesday, 1 April 2026



QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
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Date: 01 April 2026

Ref: MBM 0038-0129

Department of Planning, Housing and Infrastructure

4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150

Copy to: **Stockland Fife Kemps Creek Pty Ltd**

Attn: Natalie Bahi

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Estimated Development Cost (EDC) Report

MBM has been requested to provide an independent and objective calculation of the Estimated Development Cost of the development proposal as detailed in Table 1 and 2 below.

1. Summary of EDC

Project Description	Kemps Creek - Lot 0
Project Location	200 Aldington road, Kemps Creek NSW
Project Stage	SSA-96107226
Date of Assessment	01 April 2026
Name of Quantity Surveyor	Edward Robins
Development Proponent	Stockland Fife Kemps Creek Pty Ltd
Other Beneficial Owner	N/A
Case ID	PP-2023-1445
Project Scope	The project scope comprises the construction of a warehouse building including 2 offices, dock office and amenities, onsite carparking and associated external site works and services. The scope excludes all demolition, earthwork and connections to services' mains to be completed by

Table 1: Project Details

Item	Cost (excl. GST)
Demolition and Remediation	\$ -
Construction (item A)	\$ 32,998,411
Mitigation of Impact Items	\$ -
Consultant Fees	\$ 989,952
Authorities Fees (LSLL)	\$ 445,479
Plant & Equipment (item B)	\$ 16,508,340
Furniture, Fittings & Equipment	\$ 2,525,100
Contingency	\$ 1,649,921
Escalation	\$ 610,882
TOTAL EDC (EXCL. GST) for SSD/SSI	\$ 55,728,085
GST	\$ 5,572,808
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$ 61,300,893

Table 2: EDC Report Summary

* Estimated development cost excludes GST, pursuant to Section 6 of the *Environmental Planning and Assessment Regulation 2021*

MBM hereby certifies that the EDC addresses all stages and activities, and covers the full scope of works in the development proposal at the date of lodgement.

The definition and calculation of this Estimated Development Cost is as per Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and amended by Planning Circular *PS-24-002 Changes to how development costs are calculated for planning purposes (The Planning Circular)* issued 27th February 2024.

2. Basis of Report Preparation

2.1 Purpose of Report

This report has been prepared for the consent authority.

This report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs
- The AIQS Practice Standard – *Construction Cost Assessments for NSW Estimated Development Cost Reports for State Significant projects*.

We note that it is not our role to verify whether the design contains all the legislative design requirements.

This report has been prepared in accordance with the AIQS Practice Standard – Construction Cost Assessments for NSW Estimated Development Cost Reports – 2nd Edition for State Significant projects. The detailed calculation schedule, provided in Part 2 of this report, has been prepared in accordance with the AIQS Australian Cost Management Manual, including detailed measurement and pricing of the elemental detailed items.

2.2 Documentation

The documents for the development proposal upon which the EDC has been based are listed in the attached cost plan. All base documents are dated within 30 days of EIS lodgement for Major Projects in NSW.

2.3 Statement of Limitations

We have considered all the information received and have included all relevant financial aspects that could influence the accuracy of the calculation of the EDC, however should any additional information become available we reserve the right to amend this EDC report.

We have considered all information provided and all financial implications and made sufficient reasonable allowances for potential uncertainties within the pricing of the total project scope in accordance with our professional opinion.

2.3 Statement of Qualifications

The Quantity Surveyor signing this report is a Chartered Quantity Surveyor with the RICS, and a Fellow of the AIQS, and has recent experience of State significant projects in NSW.

3. Scope of the Calculation

Refer to Table 1 above for project details relating to the development proposal and proponent, the planning reference and Case ID (for State significant project), and description of the project.

4. Detailed Calculation Schedule that Supports the EDC

The attachment 1 is the detailed elemental calculation schedule that supports the summary of calculation of EDC.

We confirm the detailed calculation attached is in accordance with the AIQS methodology with regard to the elemental breakdown of the AIQS Australian Cost Management Manual.

5. Estimate of Job Creation during construction:

MBM estimate a total of 195 jobs will be created by the future development during construction.

The MBM methodology to calculate the number of jobs created during the construction period considers the labour component of the development costs expressed as a value which is then converted to the total amount of labour hours by using an average labour cost per hour. The total amount of labour hours is then converted to number of jobs by dividing the total labour hours by the average time one person would typically spend on site per annum.

6. Estimate of Job Creation during the operational phase:

MBMpl estimate a total of 70 operational jobs will be created by the future development.

MBM methodology to calculate the number of jobs created during the operational phase considers the total area of the project split between warehouse and office areas. The total area is converted to labour demand by applying an average number of operational jobs per square metre. This is then used to estimate the total number of ongoing jobs supported by the project once operational.

Yours faithfully,

MBMpl Pty Ltd



Edward Robins

BCPM (Hons) MAIQS CQS. AIQS Member No. 15691

Director



ATTACHMENT 1 - EDC Cost Plan

Commercial-in-Confidence