

23<sup>rd</sup> September 2024

Department of Planning & Environment  
c/o Tactical Group  
Level 15/124 Walker Street  
North Sydney NSW 2060

Attention: Eva Wang  
Email: [ewang@tacticalgroup.com.au](mailto:ewang@tacticalgroup.com.au)

Dear Madam

**LIGHT HORSE INTERCHANGE BUSINESS HUB - WAREHOUSE FACILITY LOT 3 BIDFOOD REDESIGN  
ESTIMATED DEVELOPMENT COST (EDC) REPORT  
NON STATE SIGNIFICANT DEVELOPMENT - OVER \$3 MILLION**

As requested, we have prepared an Estimated Development Cost Report for the above project.

Our EDC amounts to \$48,170,000 excluding GST.

The proposed development comprises the following general scope of works which is detailed in the Commercial-in-Confidence report.

Specifically, development consent is sought for:

- Construction of warehouse or distribution centres on Proposed Lot 3, including:
  - A total building area of 19,490 m2 comprising:
    - 10,520 m2 warehouse 3A floorspace.
    - 7,983 m2 warehouse 3B and dock office floorspace.
    - 987 m2 total ancillary office floorspace.
- On-site parking and associated works comprising excavation, landscaping and site rehabilitation works
- Provision of 119 car parking spaces

We confirm that this EDC has been prepared in accordance with the requirements of the Planning Circular PS24-002 and the AIQS Practice Standard 1<sup>st</sup> Edition.

Yours faithfully



**Richard Rigby**

Director

Rider Levett Bucknall

MRICS (77082)

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