Internal Works 225-245 Martin Road, Bradfield 2556

SSD-97688711

EDC Report

12 MAY 2026

Empowering growth.

12 May 2026

Department of Planning, Housing, and Infrastructure
NSW State Government
C/- Lachlan O'Reilly
Goodman Property Services (Aust) Pty Limited
1-11 Hayes Road
Roseberry NSW 2018
Lachlan.OReilly@goodman.com

Dear Lachlan

INTERNAL WORKS 225-245 MARTIN ROAD, BRADFIELD 2556
SSD-97688711 EDC REPORT

This Estimated Development Cost has been prepared by WT Partnership address the site-specific Secretary's Environmental Assessment Requirements (SEARs) received in respect of the proposed State Significant Development Application (SSDA) No. 97688711. The proposed development is being undertaken by Goodman Property Services (Aust) Pty Ltd (Applicant) on behalf of Goodman Western Sydney Pty Limited as trustee for the Goodman Western Sydney Trust (Owner). The development is located at 225 – 245 Martin Road, Bradfield, 2556 (the Site).

The SSDA seeks approval for the construction, fit-out (including office and warehouse racking) and operation of 14 warehouse buildings, Active Open Space & amenities precinct (including a café) and internal site infrastructure works.

We confirm the estimated development cost is **$970,923,398 Excluding GST and $1,068,015,738 Including GST.**

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

- The Planning Circular PS-24-002.
- The AIQS practice standard for calculating EDC in NSW.
- The Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-97688711

WT confirms EDC calculation is accurate and covers the full scope of works in the identified development proposal, at the date of lodgement of the Environmental Impact Statement dated 27 March 2026.

This report captures the following:

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

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

Yours sincerely

Peter Taylor-Hill (MAIQS, CQS)

State Director

WT

PR-030558 225-245 Martin Road, Bradfield (SSD-97688711) EDC Report

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Appendices

WT acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their Elders, past and present.

Contact

Detail	Description
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Document Status	Name	Date
Prepared By	Peter Taylor-Hill/Amelia Lu	12/05/2026
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E-Signature Approved	Peter Taylor-Hill	12/05/2026

Revision No.	Revision Date	Draft.Final
0	22/01/2026	Draft
1	23/02/2026	Draft
2	12/05/2026	Final

1. Executive Summary

225 – 245 MARTIN ROAD, BRADFIELD (SSD-97688711)

1.1 ESTIMATED DEVELOPMENT COST CALCULATION REPORT

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

- The Planning Circular PS-24-002.
- The estimate has been prepared by an appropriately qualified Quantity Surveyor in accordance with the SEARs per the first page.

WT confirms EDC calculation is accurate and covers the full scope of works in the identified development proposal, at the date of lodgment of the Environmental Impact Statement dated 12 May 2026.

PROJECT DESCRIPTION	Construction, fit-out (including office and warehouse racking) and operation of 14 warehouse buildings, Active Open Space & amenities precinct (including a café) and internal site infrastructure works.
PROJECT LOCATION	225-245 Martin Road, Bradfield NSW 2555
DATE OF ASSESSMENT	12 May 2026

ITEM	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition (Including Remediation)	N/A	Remediation and Site Preparation included in SSD-97711727.
Construction (Item A)	$ 674,441,660	Elemental measure and rates build up.
Mitigation of Impact Items	Included	
Consultant Fees	$ 34,268,000	
Authorities Fees (LSLL)	$ 2,087,082	0.25%
Plant & Equipment (Item B)	Included	To maximize operational and/or extraction capacity.
Tenant Fit Out	$ 84,370,656	Includes standardised warehouse racking only. Loose furniture by others.
Contingency	$ 39,759,000	5% of Demolition, Construction, Consultant Fees, LSLL, FF&E
Escalation	$ 135,997,000	Escalation to the proposed commencement date of construction.
TOTAL EDC (EXCL. GST)	**$ 970,923,398**	
GST	**$ 97,092,340**	10%
TOTAL EDC (INCL. GST)	**$ 1,068,015,738**	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY – PRACTICE NOTE
GFA m^2 (AIQS)	663,048 m2	Ground and Upper Levels.
Construction Cost Only $/m^2$ GFA (AIQS)	$1,017/m2	Assessed based on Construction Cost and Plant and Equipment only – Items A & B above

2. Basis of Report

This Estimated Development Cost report has been prepared for the Department of Planning, Housing, and Infrastructure in accordance with the following:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular and SEARS).
- The AIQS practice standard for calculating the EDC for State Significant projects in NSW.
- AIQS Australian Cost Management Manual (ACMM).
- SEARS (SSD-97688711)
- Environmental Impact Statement (EIS) dated 12 May 2026.

2.1 THE SITE

The site is located at 225-245 Martin Road, Bradfield, NSW, 2556.

An aerial photograph of the site is provided at Figure 1.1,

Figure 1.1 Aerial photograph of site

2.2 DOCUMENTATION

The following is a list of the development proposal documents upon which the calculation has been based:

ITEM	REPORT	CONSULTANT
1	Statutory Context + EIS	Urbis
2	Estimated Development Cost	WT Partnership
3	Community and Stakeholder Engagement	Urbis
4	Traffic and Transport	ASON
5	Design Quality	Urbis/Ngurra Advisory
6	Built Form and Urban Design	SBA/Lahznimmo/Urbis/BM+G/ Affinity Fire/LTS
7	Visual Impact	Urbis
8	Landscaping	Scape
9	Water Management	Colliers/Arcadis
10	Soils	Arcadis
11	Flooding	Colliers
12	Civil Engineering	Arcadis
13	Noise and Vibration	SLR
14	Airport Safeguarding	SLR/L&R
15	Aboriginal Cultural Heritage	Artefact
16	Non-Aboriginal Cultural Heritage	Artefact
17	Contamination	JBS&G
18	Infrastructure Requirements	Urbis/Arcadis
19	Air Quality and Odour	SLR
20	Waste	SLR
21	Hazards and Risk	Sherpa Consulting
22	Bush Fire	Blacklash
23	Biodiversity	SLR
24	Social Impact	Urbis
25	Ecologically Sustainable Development	Urbis
26	Smart Cities	Urbis
28	Agricultural Land	Edge Land Planning

2.3 LIMITATIONS

WT note the following statements and cost considerations that could influence the accuracy of the calculation of the ESD:

- WT have based this EDC on design information and is still in development. There is a certain level of cost risk and uncertainty associated with this estimate based upon the level of the design information.
- Existing services relocation
- Working in a live environment
- Price escalation fluctuation due to global economic changes.
- Currency fluctuation changes.
- Global economic volatility impacting supply chain availability.
- WT confirm they have read and understood the scope of the project as defined in the EIS documentation.
- WT advise there are currently no foreseeable matters impairing the objectivity of the calculation.

2.4 STATEMENT OF QUALIFICATIONS

I, Peter Taylor-Hill (State Director), MAIQS CQS have proficient experience in project construction costs in NSW.

3. Scope of the Calculation of the EDC

We confirm the following:

- The development proposal proponent is Goodman Property Services (Aust) Pty Ltd (Applicant) on behalf of Goodman Western Sydney Pty Limited as trustee for the Goodman Western Sydney Trust (Owner).
- The EDC includes all activities, staging and scope of work scheduled.

3.1 SCHEDULE OF KEY EXCLUSIONS

The estimate excludes allowances for the following main items in relation to the EDC calculation:

- 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.
- Escalation has been calculated for the included works being constructed from 2028 through to 2030.

WT