



16 Sep 2025

Department of Planning, Housing and Infrastructure (DPHI)
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Attention: Nick Hearfield, Senior Planner
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PORT BOTANY QUAYLINE EQUALISATION ESTIMATED DEVELOPMENT COST CALCULATION REPORT

This Estimated Development Cost Calculation Report has been prepared by WT for Department of Planning, Housing and Infrastructure (DPHI).

We confirm the estimated development cost is **\$760,917,439 (Seven hundred sixty million, nine hundred seventeen thousand, four hundred thirty-nine dollars) Excluding GST (\$836,862,738 including GST).**

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

- The Planning Circular PS-24-002
- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARs)
- The AIQS practice standard for calculating EDC in NSW

WT confirms EDC calculation is accurate and covers the full scope of works in the identified development proposal and the Environmental Impact Statement.

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 A)

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

Yours Faithfully

WT PARTNERSHIP

SAHAR KHALEDI, MRICS
Membership number: 6923647
ASSOCIATE DIRECTOR
WT REF: PR-027955





PORT BOTANY QUAYLINE
EQUALISATION
ESTIMATED DEVELOPMENT COST
CALCULATION REPORT

16 Sep 2025

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CONTACT

DETAIL	DESCRIPTION
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DOCUMENT STATUS	NAME	DATE
PREPARED BY	Amy Navarro	16 Sep 2025
REVIEWED BY	Sahar Khaledi/ Sam Mendoza	16 Sep 2025
APPROVED BY	Sahar Khaledi	16 Sep 2025

REVISION NO.	REVISION DATE	DRAFT.FINAL
0	05 June 2025	Draft
1	19 June 2025	Draft
2	27 June 2025	Final
3	03 July 2025	Final
4	16 Sep 2025	Final

1 EXECUTIVE SUMMARY

This report is an objective calculation of the Estimated Development Cost (EDC) of the identified development proposal.

We confirm the estimated development cost is **\$760,917,439 (Seven hundred sixty million, nine hundred seventeen thousand, four hundred thirty-nine dollars) Excluding GST (\$836,862,738 including GST).**

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

This Estimated Development Cost Calculation 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

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.

PROJECT DESCRIPTION	Port Botany Quayline Equalisation
PROJECT LOCATION	Port Botany, NSW, 2036 The project would be located on land within the Port Botany Lease Area, Port Botany, within Lot 3 DP 1165618; Lot 50 and Lot 52 DP1182618; Lot 21 DP 1126332; and Lot 200, Lot 201 and Lot 202 DP 1183399.
DATE OF ASSESSMENT	15 th September 2025

ITEM	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition and Remediation		Elemental measure and rates build up
Construction (item A)		Elemental measure and rates build up
Mitigation of Impact Items		
Consultant Fees		Ref. AIQS EDC Practice Standard-section 5.1 Consultant design and project management fees
Authorities Fees (LSLL)		0.25% of Construction Costs (Direct & Indirect)
Plant & Equipment (item B)		To maximise operational and/or extraction capacity
Furniture, Fittings & Equipment		Where applicable to carry out the development.
Contingency		5% of Construction Costs for Non-Government
Escalation		Escalation to the proposed commencement date of construction up until March 2027
TOTAL EDC (EXCL. GST)	\$760,917,439	
GST	\$75,945,299	10% on the total less LSLL
TOTAL EDC (INCL. GST)	\$836,862,738	
TOTAL BUILT AREA m ² GFA (AIQS)	66,940	GFA measured is inclusive of: ▪ BD12: wharf (60,032m²), ▪ BLB3: loading platform (2,851m²), jetty (1,457m²), footbridge (469m²), dolphin headstocks (600m²), carpark (781m²), buildings (750m²)
Construction Cost Only \$/m ² GFA(AIQS)	\$	Assessed based on Construction Cost and Plant and Equipment only – Items A & B above

2 BASIS OF PREPARATION

This Estimated Development Cost report has been prepared for the Department of Planning, Housing, and Infrastructure.

This report has been prepared to address the requirements set out in the Secretary's Environmental Assessment Requirements (SEARs) issued for the Port Botany Quayline Equalisation Project.

This report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for calculating (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARs).
- The AIQS practice standard for calculating the EDC for Development Applications in NSW
- AIQS Australian Cost Management Manual (ACMM)
- Documentation as noted in 2.2 of this report

2.1 THE SITE

Port Botany is New South Wales's primary container port and Australia's largest common user bulk liquids facility, playing a critical role in both state and national economies, as well as domestic fuel security. It handles 99.6% of NSW's container volume, around 2.7 million TEU annually, facilitating imports such as machinery and consumer goods, and exports including agricultural products and manufactured items. Three stevedores, Hutchison, Patrick, and DP World operate across Brotherson and Hayes Docks. The port also manages about 5.5 billion litres of bulk liquids and gas annually, including refined petroleum, which makes up a third of NSW's fuel supply. Around 1,500 vessels visit each year. As global trade drives demand for larger ships (up to 15,000 TEU), Port Botany intend to invest in additional berthing infrastructure. Currently, the quayline capacity varies between stevedores, limiting DP World's ability to berth larger vessels and creating a competitive imbalance that must be addressed to support future growth.

The project includes construction of an extended quayline (BD12) on the southern side of Brotherson Dock, including dredging of the Brotherson Dock channel and berths to provide material for reclamation of land. This would provide extension of the southern side of the Brotherson Dock quayline by around 314 metres to provide a combined quayline length on the southern side of Brotherson Dock of around 1,250 metres to accommodate up to three longer container vessels, commensurate with the quayline length available to stevedore operators in other parts of the port.

Consequential changes to the bulk liquids berths at the port, including demolition of the existing Bulk Liquids Berth 1 (BLB1), construction and operation of a new Bulk Liquids Berth (BLB3) in a more southerly location, and associated changes to pipework and bulk liquids handling infrastructure within the port. The types and volumes of bulk liquids would remain unchanged. An image of the proposed subject site is provided at Figure 1.

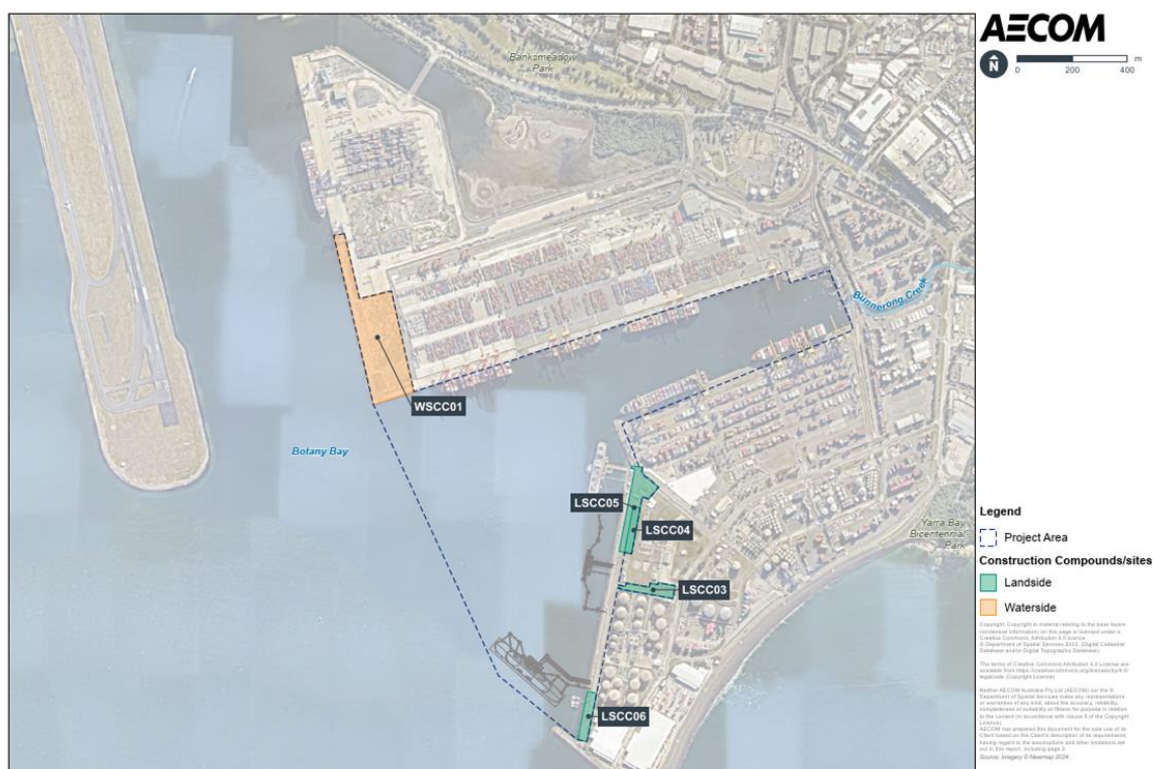


Figure 1: Project overview (from AECOM EIS report)

2.2 DOCUMENTATION

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

ITEM	REPORT	CONSULTANT
1	527800-W00001-REP-MP-0001[0] – Port Botany Quayline Equalisation Project Feed Study Report prepared by Aurecon for NSW Ports 527800-W00001-REP-MP-0001[1] dated 27 March 2025 527800-W00001-EST-MC-0001 523195-W00001-REP-MM-0001 Revision C – Brotherson Dock Expansion Project Pipeline Feed Study report prepared by Aurecon for NSW Ports	Aurecon
2	Environmental Impact Statement (EIS) developed by AECOM dated 15/09/25 and signed by William Miles (registration number: R80018)	AECOM
3	20250408 - PBQE TBH Preliminary Programme v0.5 – Program in Microsoft Project format 20250408 - PBQE TBH Preliminary Programme v0.5 – Program in PDF Format - PBQEP Project Risk Register (1) – Risk Register in Excel format	TBH

2.3 LIMITATIONS

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

- 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
- 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 supporting documentation
- WT advise there are currently no foreseeable matters impairing the objectivity of the calculation

2.5 STATEMENT OF QUALIFICATIONS

I, Sahar Khaledi (Associate Director), MRICS, have proficient experience in estimating Development Application costs in NSW.

3 SCOPE OF CALCULATION OF THE EDC

We confirm the following:

- The development proposal proponent is The Port Botany Operations Pty Ltd as Trustee for Port Botany Unit Trust (referred herein as NSW Ports).
- The planning reference identifier for this development proposal is Case ID SSI-79878464, as assigned to the Port Botany Quayline Equalisation Project.
- The EDC includes all activities, staging and scope of work as scheduled

3.1 SCHEDULE OF KEY EXCLUSIONS

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

- Finance Costs
- Escalation is included up until construction commencement date noted as March 2027
- 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

4 JOB CREATION

We confirm the following:

- The proposed Development will require **143 FTE** during the Construction Phase of the Project



APPENDIX A

DETAILED COST SUMMARY REPORT

ESTIMATE SUMMARY - Port Botany Quayline Equalisation Project
[Dock extension and new Bulk Liquid Berth]

Summary by WBS	Total (AUD)	%DC	%TCC	%BE	%TPC
1000_Brotherson Dock Extension	\$	71%	47%	42%	41%
1200_Reclamation	\$	38.6%	25.8%	23%	22%
1200_A_Dredging	\$	1.2%	0.8%	1%	1%
1200_B_Bund	\$	30.4%	20.3%	18%	17%
1200_C_Dredging & Reclamation	\$	7.0%	4.7%	4%	4%
1300_Wharf extension	\$	25.6%	17.1%	15%	15%
1400_Wharf modification (Existing)	\$	0.3%	0.2%	0%	0%
1500_Bulk Liquid Berth 1 (Existing)	\$	3.7%	2.5%	2%	2%
1600_Product Pipelines - BLB1	\$	1.1%	0.7%	1%	1%
1700_Product Pipelines - BLB2	\$	0.0%	0.0%	0%	0%
Sustainability Strategy	\$	1%	1%	1%	1%
Low carbon concrete (30% replacement)	\$	1%	1%	0%	0%
Water use optimisation strategies	\$	0%	0%	0%	0%
Living sea wall	\$	1%	0%	0%	0%
Rooftop solar installation	\$	0%	0%	0%	0%
2000_Bulk Liquid Berth 3 (New)	\$	29%	20%	17%	17%
2100_Jetty	\$	7%	5%	4%	4%
2200>Loading Platform	\$	6%	4%	4%	4%
2300_Berthing Dolphins	\$	2%	2%	1%	1%
2400_Mooring Dolphins	\$	4%	3%	2%	2%
2600_Sitewide	\$	2%	1%	1%	1%
2700_Onshore	\$	3%	2%	2%	2%
2800_Product Pipelines - BLB3	\$	1%	1%	1%	1%
Tenant expense reimbursed by Client	\$	3%	2%	2%	2%
DIRECT COSTS	\$	100%	67%	60%	57%
INDIRECT COSTS					
Contractor's Engineering & Design costs	\$	7%	5%	4%	4%
Preliminaries	\$	30%	20%	18%	17%
Construction Management and Supervision	\$	15.15%			
Site Set up, Facilities	\$	2.50%			
Temporary Works	\$	0.70%			
Contractors Plant and Equipment (prelim related)	\$	0.00%			
Contractor Security	\$	0.25%			
Staging & Traffic Management	\$	0.20%			
Environmental Management	\$	0.20%			
OHS Management	\$	0.10%			
QA Documentation	\$	0.02%			
Insurance - 3.5% direct cost	\$	3.50%			
Warranties	\$	0.50%			
As Built Drawings - Provision of all documentation in accordance with the Scope of Works document including but not limited to test reports, final Contractor's Data Report, pre-construction and as-constructed surveys and as-constructed marked-up drawings.	\$	0.10%			
Delay Allowances (2 days wet weather per month)	\$	3.07%			
Inductions & Trainings	\$	0.05%			
Preparation and implementation of management plans	\$	0.01%			
Cost of all flights and travel expenses for traveling personnel	\$	0.00%			
Contractor Surveys	\$	0.30%			
Cleanup of construction site at completion of the Works.	\$	0.30%			
Materials Transportation, storage and handling	\$	0.30%			
Contractor's Risk	\$	3.00%			
Contractor's Overhead & Margin	\$				
INDIRECT COSTS	\$	50%	33%	30%	28%
TOTAL CONTRACTOR'S COST (D&C MODEL)	\$	150%	100%	89%	86%
OWNER'S COST					
Owner's Cost - Community Offsets					
Delivery Phase	\$	8%	5%	5%	5%
Financing Costs - One off					
DP2	\$	8%	5%	5%	5%
Owner's sunk cost - DP1 (actual)	\$	2%	1%	1%	1%
OWNER'S COST	\$	18%	12%	11%	10%
BASE ESTIMATE	\$	167%	112%	100%	96%
Contingency 5% of construction cost	\$	7%	4%	4%	4%
Contingency	\$	7%	4%	4%	4%
TOTAL PROJECT COST - Excluding Escalation (Excl GST)	\$	174%	116%	104%	100%
ESCALATION					
ESCALATION	\$	18%	12%	11%	10.1%
TOTAL PROJECT COST (Excl GST)	\$	192%	128%	115%	110%



APPENDIX B

SUMMARY OF JOB CREATION

JOB CREATION DURING CONSTRUCTION

Demolition and Remediation

Construction (item A)

Plant & Equipment (item B)

Furniture, Fittings & Equipment

TOTAL CONSTRUCTION COSTS (a)

Percentage of Labour (b)

35%

Average Labour Cost per hour (c)

\$130 per hour

Total number of Labour Hours (a * b / c = d)

1,523,797 hours

Working Day = 7.5hrs (d / 7.5 = e)

203,173 days

Duration of project (f)

60 months

Labour Days 4.3 weeks per months x 5.5 days a week (f * 4.3 * 5.5 = g)

1,419 days

FULL TIME EQUIVALENTS

143