

Bulk Liquid Terminal

EDC report

For GrainCorp Pty Ltd

12th February 2026

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Quality System

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BULK LIQUID TERMINAL

Estimate Development Cost (EDC) calculation report for submission of Bulk Liquid Terminal

Dear DPHI's Case Officer,

Please find attached our Estimate Development Cost (EDC) report, which is prepared on behalf of the Applicant, GrainCorp Pty Ltd.

We confirm that the EDC value is **\$17,607,210** excluding GST.

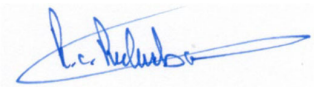
This EDC value has been calculated in accordance with:

- The Planning Circular PS24-002 issued on 27th February 2024.
- AIQS Practice Standard 2nd Edition published in July 2025.

We confirm the EDC calculations reflect the costs of the development and have been achieved objectively and impartially to cover the full scope of works in the identified development proposal, at the date of 12/02/2026, lodgement of the Statement of Environmental Effects V5 Updated Final.

If you require any additional information or have any questions, please advise.

Yours faithfully,



Bob Richardson *FAIQS, FRICS*

Director

A. EXECUTIVE SUMMARY

Estimate Development Cost (EDC) calculation report for Bulk Liquid Terminal

This EDC is using the Planning Circular PS24-002, issued on 27th February 2024, to prepare the cost of development for the above-mentioned development and the value of which is **\$17,607,210** excluding GST.

Project name:	Bulk Liquid Terminal (BLT)
Project location:	Port Kembla Shipping Terminal, at Tom Thumb Road, Port Kembla NSW 2505 • Lot 20 in DP 1046295 (the BLT) • Lot 2001 in DP 1030233 and Lot 12 in DP 1182111 (pipeline connection between the BLT and berth 104) • Lot 70 in DP 1182824 (berth 104)
Date of assessment:	12/02/2026
Scope of project:	Port Kembla serves as an international trade gateway as well as the State's largest grain export terminal. The proposed development seeks consent for alterations and additions to the existing BLT at Graincorp's Port Kembla Shipping Terminal, not Designated Development, nor is SSDA. The part of the GrainCorp Shipping Terminal that comprises the BLT has an area of approximately 1.9ha and is irregular in configuration (refer to Figure 2). The existing BLT accommodates 10 bulk liquid storage tanks, 2 truck loadout gantries, a slops tank, a diesel tank, a triple interceptor oil and water separator as well as a small steam boiler. A shipping line extends between the BLT and Berth 104 and is used to import liquids from incoming ships. The site's primary vehicular access point is provided from the intersection of Farrer Road and Tom Thumb Road and facilitates both outbound and inbound truck movements. A staff parking area is located to the south of Tom Thumb Road. No increase in the existing (Stage 1) and approved (Stage 2) storage capacity of the BLT facility is proposed.

BULK LIQUID TERMINAL (BLT) ESTIMATED DEVELOPMENT COST (EDC)

Tom Thumb Road, Port Kembla NSW 2505

AREA SCHEDULE

REF	Description	Quantity	UOM
1	Project site area	1.90	ha
2	Project disturbed area (approximately)	4,250	m2
	Stage 1 modification area	2,270	m2
	Stage 1 repurposed area	270	m2
	Stage 2 new tanks area	1,120	m2
	Subtotal - Stage 1 & 2	3,660	m2
	Other areas (no works involves)	590	m2
3	Project non-disturbed area (approximately and no work involves)	-	4,248 m2

BULK LIQUID TERMINAL (BLT) ESTIMATED DEVELOPMENT COST (EDC)

Tom Thumb Road, Port Kembla NSW 2505

SUMMARY OF ESTIMATE - Stage 1 & Stage 2

Description	Stage 1	Subtotal	Stage 2	Subtotal	Total Stage 1 & 2
Indicative of Construction Cost (excluding GST)	2,540 m2	\$ 9,305,600	1,120 m2	\$ 4,317,040	\$ 13,622,640
Preliminaries	2,540 m2	\$ 1,023,616	1,120 m2	\$ 474,874	\$ 1,498,490
Oncosts & Adjustment	2,540 m2	\$ 1,777,858	1,120 m2	\$ 708,221	\$ 2,486,079
INDICATIVE COST ESTIMATE (excluding GST):	2,540 m2	\$ 12,107,074	1,120 m2	\$ 5,500,136	\$ 17,607,210

Gross floor area (AIQS)	Item	Methodology-practice note
GFA (m2) (AIQS)		Not applicable
Construction Cost Only (\$/GFA m2) (AIQS)		Assessed based on Construction Cost and Plant and Equipment only. Not applicable

- We confirm that the calculations reflect the costs of the development and has been achieved objectively and impartially to cover the full scope of works in the identified development proposal, at the date of Statement of Environmental Effects (SEE) V5 Updated Final lodgement 12/02/2026.
- This EDC report is issued on 12/02/2026, reviewed and signed by Bob Richardson, an FAIQS Certified Quantity Surveyor and a FRICS Chartered Quantity Surveyor.

B. BASIS OF REPORT

B1. Guidance, Legislative and Regulatory requirements

This Estimated Development Cost report has been prepared in accordance with legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular).

Apart from the Planning Circular mentioned above, this EDC report has been prepared in accordance with:

- The EP&A Regulation, the Environmental Planning and Assessment Regulation (Development Certificate and Fire Safety) 2021 (DCFS Regulation)
- AIQS Practice Standard 2nd Edition published July 2025
- AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works
- Australian Standard method of measurement of building works – 2018 edition
- Standard Form of Estimated Development Cost Report (Project over \$3 million excluding State Significant projects) from DPHI – March 2024.

B2. Documentation

The EDC has been calculated based on the list of documents as follows:

Description	Version	Issued Date
Noise and Vibration Impact Assessment	6	09/02/2026
P0566r2v3 Traffic Assessment	7	09/02/2026
Soil Water Management Plan	C	28/1/2026
Air Quality Impact Assessment	3	17 October 2025
Letter Re: GrainCorp Bulk Liquid Terminal, Port Kembla Oil and Tallow Storage	2	29 September 2025
RCE-25357 Consultants Advice Note Re: Resilience and Hazards SEPP Assessment and Gas Pipeline Risk Review	Rev.2 Final	10/02/2026
20240704-SK001	G	29/01/2026
20240704-SK002	B	10/10/2025
20240704-SK003	B	10/10/2025
20240704-SK004	B	10/10/2025
20240704-SK005	A	23/09/2025
PT-PK00-99002	8	29/01/2026
20260129-PKT-SK01	B	12/02/2026
20260129-PKT-SK02	B	12/02/2026
20240704-SK005	A	23/09/2025
Statement of Environment Effect	V5 Final	10/02/2026

B3. Limitation

There are limitations noted below in preparing the EDC that could impact the accuracy of the calculation of the report, including:

- This EDC has been based on design information which 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. Refer to comments on contingencies and escalation below.
- Refer to the list of exclusions that could influence the cost accuracy, and which have not been allowed in the scope of EDC calculations.
- Information that forms part of the application and SEE that has not been made available to the Quantity Surveyor that could influence the accuracy of the calculation of EDC.
- Hardstand: assume minor surface upgrade works after the upgrade works to both stages.
- Project commencement: assume stage 1 is June 2026 and stage 2 is determined by market demand.
- Project duration: 5 months for stage 1 and 8 months for stage 2.

B4. Qualifications

The preparation of this EDC Report for the relevant Consent Authority has been undertaken by a member of the:

- Australian Institute of Quantity Surveyors (AIQS), holding the Certified Quantity Surveyor (CQS) designation, residing in the State of New South Wales, and a
- Chartered Quantity Surveyor member of the Royal Institution of Chartered Surveyors (RICS), residing in the State of New South Wales.

The employees undertaking or participating in the provision of this service have been supervised by a suitably experienced Certified Quantity Surveyor or Chartered Quantity Surveyor.

C. SCOPE OF THE CALCULATION

This EDC report has been prepared acknowledging the following:

- The development proposal proponent is GrainCorp Pty Ltd (The Applicant).
- The scope of project alterations and additions comprises:

The Stage 1 works generally include:

- Provision of new 2.5 MW hot water boiler
- Provision of one x 21 metre high emission stack.
- Upgrade the existing truck gantries to allow truck unloading (to facilitate export functionality) – loading arms and pumps.
- Addition of pumps to the shipping line to also allow export functionality, including minor upgrades to some internal pipework.
- Existing shipping line to be modified at berth manifold to enable export and tallow handling. Modifications include removal of non-return valve and modification of compressed air system to support line cleaning.
- Upgrades to the ten existing 1.25 ML tanks (Tanks TK-01 to TK-10) to allow for storage of both tallow and UCO by adding infrastructure such as:
 - heating coils;
 - external insulation and extending the cladding (splash guarding) all the way around to cover the insulation on all vertical surfaces; and
 - tank agitators.
- Establishment of heat tracing around pipework in proximity to tanks.
- Provision of three x 100 kL pre-receival tanks (Tanks DW-20 to DW-22) and provision of ancillary bunding.
- Addition of a 20kL hot water tank.
- Repurposing of an existing slops tank for use as a diesel storage tank containing boiler fuel.
- Repurposing of an existing diesel storage tank for use as a slops tank.
- Construction of a new laboratory and sample storage facility.
- Minor site preparatory work / excavation is required to facilitate the construction of the pre-receival tanks and the construction of a new hot water tank, and a site laboratory.

The Stage 2 works generally include:

- Construction of five previously approved 1.25 ML bulk storage tanks including the design modifications (the subject of this DA) required to allow for storage of tallow and UCO and associated pipework and bunding.
- Construction of one x 100 kL pre-receival tank (DW-23) – the subject of this DA.
- Provision of new 1.3 MW hot water boiler – the subject of this DA.

- Provision of one x 21 metre high emission stack.
- Provision of second previously approved shipping line including the design modifications (the subject of this DA) to have import and export functionality.
- Design of the second previously approved shipping line to be modified at berth manifold to enable export and tallow handling (as proposed in this DA). Modifications include removal of non-return valve and modification of compressed air system to support line cleaning.
- Construction of third previously approved truck gantry (modified to facilitate truck unloading as proposed in this DA), pumps and associated pipework.
- Site specific fire equipment.

D. CALCULATION SCHEDULE SUPPORTS EDC

D1. Details of Estimate

Refer to Appendix A attached.

D2. The Basis and Assumptions

The rates in the EDC Elemental Summary above are escalated to quarter 3 2026, as further outlined within the items description and summarised in the above mentioned Executive Summary.

D3. Guidance and Documentation

The detailed calculation schedule has been prepared and measured in accordance with the base documents and guidelines that has been mentioned in Basis of Report B.1 above.

D4. Extent of Uncertainty

The following uncertainties and provisions which have been allowed in this EDC report are shown in the assumptions/calculation, construction method, and uncertainty features, escalation, programme and contingency noted in the details of the estimate.

D5. Schedule of key exclusions

As per section 6 of the EP&A Regulation, the **EDC**, of proposed development, does not include:

- 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; and
- GST.

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