

19 September 2024
File Ref.: 2748082343/AA-EDC-R1

Penrith City Council
C/- HB+B Property
55-59 Regent Street
CHIPPINGDALE NSW 2008

Dear Sir

AIBP Estate

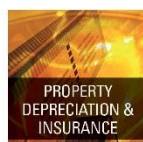
221-227 Luddenham Road, Orchard Hills (Lot 1 in Deposited Plan 1293805)
Registered Quantity Surveyor's Estimated Development Cost (EDC) Report for Penrith City Council

Executive Summary

We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the construction and operation of a single warehouse building with associated site preparation works, hardstand areas. The warehouse and distribution building is proposed for COPE Sensitive Freight on a single landholding within the Alspec Industrial Business Park (AIBP) development and is intended to be operated as a storage facility for bulky goods and fragile products.

Our **Estimated Development Cost (EDC)** is **\$47,465,142 (Excl GST)**.

This calculation of the EDC is an objective and accurate assessment and covers the full scope of works in the identified development proposal, at the date of the development application submission.



Sydney
Melbourne
Brisbane

Adelaide
Perth
Singapore



An analysis of the estimated costs is summarised below for works:

ITEM		COST (EXCL. GST)
Demolition and Remediation		-
Construction Cost		\$ 41,530,593
Fixed & Mobile Plant & Equipment (If applicable)		-
Carrying Out of Works (If applicable)		-
Mitigation of Impact Items (If applicable)		-
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)		-
Fitout costs (Where forming part of the application)		\$ 1,110,367
Sub-total - 1		\$ 42,640,960
Add: Professional Fees	(3.0%)	\$ 1,279,229
Add: Contingency	(5.0%)	\$ 2,132,048
Add: Escalation	(3.0%)	\$ 1,282,734
Sub-total - 2		\$ 47,334,971
Add: Authority Fees (LSLL) - GST Exempt	(0.25%)	\$ 130,171
TOTAL EDC (Excl GST) for SSD/SSI		\$ 47,465,142
Add: GST - Calculated on Sub-total - 2 amount only		\$ 4,733,497
TOTAL DEVELOPMENT COST (Plus GST) for NON-SSD/SSI		\$ 52,198,639
GROSS FLOOR AREA		
Total Gross Floor Area (AIQS Definition)		46,146m2
Construction Cost Only \$/m2 GFA (AIQS Definition)		\$900/m2

Basis of Report Preparation

- We have prepared this estimate for Penrith City Council.
- We have prepared the estimate based on the legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPS, the Planning Circular and SEARs).
- We have prepared this estimate generally in accordance with the AIQS Practice Standard (1st Edition 1 published March 2024) for calculating EDC in NSW
- We have measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- We have included works as indicated on the drawings and within the site boundary
- We have excluded GST in the calculation of the Estimated Development Cost
- We have calculated the development costs including price escalation to intended commencement date of construction on site on December 2024
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.



- List of the development proposal documents used:
 - Architectural drawings DA000, DA001, DA002, DA03, DA005, DA010, DA011, DA015, DA016, DA021, DA022, DA023, DA024, DA031, DA080, DA081 & DA097 dated 15 February 2024 as prepared by Nettleton Tribe Partnership Pty Ltd
 - Statement of Environmental Effect report (EIS) dated 13 February 2024 as prepared by URBIS

Scope of Calculation of EDC

- We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the construction and operation of a single warehouse building with associated site preparation works, hardstand areas. The warehouse and distribution building is proposed for COPE Sensitive Freight on a single landholding within the Alspec Industrial Business Park (AIBP) development and is intended to be operated as a storage facility for bulky goods and fragile products.
- The Proponent for this development application is COPE Sensitive
- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.
- We confirm that we are not aware of any obvious limitations encountered in the preparation of the report.
- As per the Section 6 of the EP&A Regulation the EDC does not include GST.
- Refer to Annexure A for our Elemental Cost estimate which has been prepared generally in accordance with the Australian Cost Management Manual issued by the Australian Institute of Quantity Surveyors (AIQS).

List of Exclusions

The below items of cost are specifically excluded in line with Section 6 of the EP&A Regulation:

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing holding and marketing
- Ongoing maintenance or use of the development
- GST, and
- Finance Cost

This EDC report has been issued by:

Peter Hammond MCIOB FRICS AAIQS No. 9898
Director
Napier & Blakeley Pty Ltd

ENCL – ANNEXURE A – ELEMENTAL COST ESTIMATE



Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

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PROJECT:	221-227 Ludenham Rd, Orchard H		Description: The construction and operation of a single warehouse building with associated site preparation works, hardstand areas. The warehouse and distribution building is proposed for COPE Sensitive Freight on a single landholding within the Alspec Industrial Business Park (AIBP) development and is intended to be operated as a storage facility for bulky goods and fragile products.										
JOB NUMBER:	2748082343												
DATE:	3-Apr-24												
	5.0%	PRELIMINARIES	5.0%	Insert	ALL INSERT CELLS =	This colour							
	0.3%	UNMEASURED WORKS ALLOWANCE	0.3%	Insert									
	4.0%	PROFIT & OVERHEADS	4.0%	Insert						AREA NOT IN TOTAL			
	3.0%	PROFESSIONAL FEES	3.0%	Insert									
		FUNCTIONAL AREA	=										
				Warehouse - FECA (m2)	Office (Warm - Shell) - FECA (m2)			Awning - UCA (m2)		External Works (m2)			TOTAL WORKS
				Area sqm = 36,785	Area sqm = 1,446			Area sqm = 7,915		Area sqm = 33,000			Area sqm = 46,146
				\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$
O1	SB	SUBSTRUCTURE	\$ 232.41	\$8,549,150	\$ 103.64	\$149,870	-	-	-	-	-	\$ 188.51	\$8,699,020
O2	CL	Columns	\$ 60.00	\$2,207,100	\$ 45.00	\$65,070	-	-	-	-	-	\$ 49.24	\$2,272,170
O3	UF	Upper Floors	-	-	\$ 175.00	\$253,050	-	-	-	-	-	\$ 5.48	\$253,050
O4	SC	Staircase	\$ 0.29	\$10,800	-	-	-	-	-	-	-	\$ 0.23	\$10,800
O5	RF	Roof	\$ 192.50	\$7,081,113	\$ 130.32	\$188,438	\$ 350.00	\$2,770,250	-	-	-	\$ 217.57	\$10,039,800
O6	EW	External Walls	\$ 75.71	\$2,784,845	\$ 319.35	\$461,776	-	-	-	-	-	\$ 70.36	\$3,246,621
O7	WW	Windows	-	-	-	-	-	-	-	-	-	-	-
O8	ED	External Doors	\$ 9.35	\$343,800	\$ 2.07	\$3,000	-	-	-	-	-	\$ 7.52	\$346,800
O9	NW	Internal Walls	\$ 2.56	\$94,200	\$ 101.27	\$146,434	-	-	-	-	-	\$ 5.21	\$240,634
10	NS	Internal Screens & B/L	\$ 0.49	\$18,000	-	-	-	-	-	-	-	\$ 0.39	\$18,000
11	ND	Internal Doors	\$ 0.24	\$8,700	\$ 26.63	\$38,500	-	-	-	-	-	\$ 1.02	\$47,200
TOTAL		SUPERSTRUCTURE	\$ 341.13	\$12,548,557	\$ 799.63	\$1,156,267	\$ 350.00	\$2,770,250	-	-	-	\$357.02	\$16,475,074
12	WF	Wall Finishes	\$ 1.14	\$41,766	\$ 55.12	\$79,704	-	-	-	-	-	\$ 2.63	\$121,470
13	FF	Floor Finishes	\$ 10.33	\$379,810	\$ 49.12	\$71,028	\$ 2.00	\$15,830	-	-	-	\$ 10.11	\$466,668
14	CF	Ceiling Finishes	\$ 0.24	\$8,840	\$ 106.62	\$154,176	-	-	-	-	-	\$ 3.53	\$163,016
TOTAL		FINISHES	\$ 11.70	\$430,416	\$ 210.86	\$304,908	\$ 2.00	\$15,830	-	-	-	\$16.28	\$751,154
15	FT	Fittings	\$ 27.42	\$1,008,500	\$ 4.00	\$5,784	-	-	-	-	-	\$ 21.98	\$1,014,284
16	SE	Special Equipment	-	-	-	-	-	-	-	-	-	-	-
TOTAL		FITTINGS	\$ 27.42	\$1,008,500	\$ 4.00	\$5,784	-	-	-	-	-	\$21.98	\$1,014,284
17	SF	Sanitary Fixtures	-	-	-	-	-	-	-	-	-	-	-
18	PD	Sanitary Plumbing	\$ 0.68	\$25,100	\$ 40.32	\$58,300	-	-	-	-	-	\$ 1.81	\$83,400
19	WS	Water Supply	-	-	-	-	-	-	-	-	-	-	-
20	GS	Gas Service	-	-	-	-	-	-	-	-	-	-	-
21	SH	Space Heating	-	-	-	-	-	-	-	-	-	-	-
22	VE	Ventilation	\$ 0.05	\$2,000	\$ 4.36	\$6,300	-	-	-	-	-	\$ 0.18	\$8,300
23	EC	Evaporative Cooling	-	-	-	-	-	-	-	-	-	-	-
24	AC	Air Conditioning	-	-	\$ 85.00	\$122,910	-	-	-	-	-	\$ 2.66	\$122,910
25	FP	Fire Protection	\$ 55.00	\$2,023,175	\$ 52.00	\$75,192	\$ 50.00	\$395,750	-	-	-	\$ 54.05	\$2,494,117
26	LP	Electric Light & Power	\$ 35.00	\$1,287,475	\$ 65.00	\$93,990	\$ 20.00	\$158,300	-	-	-	\$ 33.37	\$1,539,765
27	CM	Communications	-	-	-	-	-	-	-	-	-	-	-
28	TS	Transportation Systems	-	-	\$ 55.33	\$80,000	-	-	-	-	-	\$ 1.73	\$80,000
29	SS	Special Services	-	-	-	-	-	-	-	-	-	-	-
TOTAL		SERVICES	\$ 90.74	\$3,337,750	\$ 302.00	\$436,692	\$ 70.00	\$554,050	-	-	-	\$93.80	\$4,328,492
30	CE	CENTRALISED ENERGY SYSTEMS	-	-	-	-	-	-	-	-	-	-	-
31	AR	DEMOLITION	-	-	-	-	-	-	-	-	-	-	-
		SUB-TOTAL - BUILDING	\$ 703.39	\$25,874,373	\$ 1,420.14	\$2,053,521	\$ 422.00	\$3,340,130	-	-	-	\$ 677.59	\$31,268,024
		PRELIMINARIES - BUILDING	\$ 35.17	\$1,293,719	\$ 71.01	\$102,676	\$ 21.10	\$167,007	-	-	-	\$ 33.88	\$1,563,401
		UNMEASURED WORKS ALLOWANCE -	\$ 1.85	\$67,920	\$ 3.73	\$5,390	\$ 1.11	\$8,768	-	-	-	\$ 1.78	\$82,079
		SUB-TOTAL - BUILDING	\$ 740.41	\$27,236,012	\$ 1,494.87	\$2,161,588	\$ 444.21	\$3,515,904	-	-	-	\$ 713.25	\$32,913,504
32	XP	Site Preparation incl. excavation	-	-	-	-	-	-	-	-	-	-	-
33	XR	Roads, Footpaths & Paved Areas	-	-	-	-	-	-	\$ 133.39	\$4,402,015	-	\$ 95.39	\$4,402,015
34	XN	Boundary Walls, Fencing & Gates	-	-	-	-	-	-	\$ 38.91	\$1,284,032	-	\$ 27.83	\$1,284,032
35	XB	Pool, Outbuilding & Covered Ways	-	-	-	-	-	-	-	-	-	-	-
36	XL	Landscaping & Improvements	-	-	-	-	-	-	\$ 6.36	\$209,800	-	\$ 4.55	\$209,800
TOTAL		SITE WORKS	-	-	-	-	-	-	\$ 178.66	\$5,895,847	-	\$127.77	\$5,895,847
37	XK	Ext Stormwater Drainage	-	-	-	-	-	-	\$ 40.37	\$1,332,250	-	\$ 28.87	\$1,332,250
38	XD	Ext Sewer Drainage	-	-	-	-	-	-	\$ 1.52	\$50,000	-	\$ 1.08	\$50,000
39	XW	Ext Water Supply	-	-	-	-	-	-	\$ 0.45	\$15,000	-	\$ 0.33	\$15,000
40	XG	Ext Gas	-	-	-	-	-	-	\$ 0.45	\$15,000	-	\$ 0.33	\$15,000
41	XF	Ext Fire Protection	-	-	-	-	-	-	\$ 6.82	\$225,000	-	\$ 4.88	\$225,000
42	XE	Ext Electrical	-	-	-	-	-	-	\$ 3.03	\$100,000	-	\$ 2.17	\$100,000
43	XC	Ext Communications	-	-	-	-	-	-	\$ 1.52	\$50,000	-	\$ 1.08	\$50,000
44	XS	Ext Special Services	-	-	-	-	-	-	-	-	-	-	-
TOTAL		EXTERNAL SERVICES	-	-	-	-	-	-	\$ 54.16	\$1,787,250	-	\$38.73	\$1,787,250
45	XX	EXTERNAL ALTERATIONS	-	-	-	-	-	-	-	-	-	-	-
		SUB-TOTAL - EXTERNAL WORKS	-	-	-	-	-	-	\$ 232.82	\$7,683,097	-	\$ 166.50	\$7,683,097
		PRELIMINARIES - EXTERNAL	-	-	-	-	-	-	\$ 11.64	\$384,155	-	\$ 8.32	\$384,155
		UNMEASURED WORKS ALLOWANCE -	-	-	-	-	-	-	\$ 0.61	\$20,168	-	\$ 0.44	\$20,168
TOTAL		EXTERNAL WORKS	-	-	-	-	-	-	\$ 245.07	\$8,087,419	-	\$ 175.26	\$8,087,419
46	YY	PROFIT & OVERHEADS	\$ 29.62	\$1,089,440	\$ 59.79	\$86,464	\$ 17.77	\$140,636	\$ 9.80	\$323,497	-	\$ 35.54	\$1,640,037
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 770.03	\$28,325,453	\$ 1,554.67	\$2,248,051	\$ 461.98	\$3,656,541	\$ 254.88	\$8,410,916	-	\$ 924.04	\$42,640,960
		PROFESSIONAL FEES	\$ 23.10	\$849,764	\$ 46.64	\$67,442	\$ 13.86	\$109,696	\$ 7.65	\$252,327	-	\$ 27.72	\$1,279,229
TOTAL		GROSS WORKS	\$ 793.13	\$29,175,216	\$ 1,601.31	\$2,315,493	\$ 475.84	\$3,766,237	\$ 262.52	\$8,663,244	-	\$ 951.77	\$43,920,189