



**Mitchell
Brandtman**
Expert cost management

EDC Report - SSD-78996460

Part 1

16-24 Lord Street & 21-27 Roseville Avenue
ROSEVILLE NSW 2069

Prepared for: NSW Department of Planning and Environment (DPE).
LGA: Ku-ring-gai Council
Proponent: HPG GENERAL PTY LTD

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| Date: | 8 April 2026 |
| Issue: | 2.0 |
| Job No: | 41762 |

1. Executive Summary

As requested, we have prepared an Estimated Development Cost (EDC) estimate for the proposed works based upon the available documentation. This estimate has been prepared for the consent authority in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), SEPP, SEARs EDC requirements and as per the Planning Circular PS 24-002 titled "Changes to how development costs are calculated for planning purposes" issued by the NSW Government dated 27 February 2024 and the AIQS practice standard.

The proposal will seek consent for redevelopment of the subject site for including:

- Demolition of existing buildings, structures and trees.
- Partial excavation of the site for basement.
- Construction of a residential flat building up to 9 storeys in height to provide 249 apartments including affordable housing, residential amenities and services.
- Provision of 344 car parking spaces at basement level and bicycle parking.
- Provision of hard and soft landscaping.
- Associated works for the provision of infrastructure and servicing.

2. Estimate Summary

Based on current market rates and the documentation provided, the estimated cost for the works is \$148,596,689 (\$163,456,358 inclusive of \$14,859,669 GST).

The costs are inclusive of builders work, labour, materials and plant, preliminaries, contingency, escalation, profit and overheads and consultant's fees.

The Estimated Development Cost (EDC) is prepared through a structured methodology, ensuring accuracy and compliance with regulatory standards. It includes a review of project documents, including the Environmental Impact Statement (EIS), drawings, and specifications. Costs are measured per AS1181-1982 and AIQS standards where applicable, with estimates based on unit rates, project benchmarking, market conditions, and historical data, including contingencies and escalation.

The Gross Floor Area (GFA) referred to within this report has been calculated in accordance with the AIQS defined measurement methodology. This definition differs from that applied within the LEP.

The AIQS GFA is defined as follows:

| Description | Meaning | Included Areas | Measurement Method |
|------------------------------------|------------------------------------|--|---|
| FECA (Fully Enclosed Covered Area) | All Fully Enclosed Internal Spaces | Rooms, basements, garages, stairwells, lift shafts | Measured to the inside face of external walls |
| UCA (Unenclosed Covered Area) | Roofed But Open Spaces | Balconies, verandahs, open covered walkways, undercrofts | Measured to the inside face of balustrades or walls |
| GFA (Gross Floor Area) | Total Usable Floor Space | FECA + UCA | Sum of the two above |

3. Affordable Housing Allocation

The affordable housing component of the proposed development has been calculated in accordance with Division 1 of Part 2: In-fill Affordable Housing of the State Environmental Planning Policy (Housing) 2021, including dwellings, common spaces and shared facilities provided for the use of the residents of the dwellings.

The following contains a breakdown of affordable areas contained within the proposed development:

| Description | Unit # | Area m2 (LEP GFA) | Area m2 (QS GFA) | Component \$ Excl. GST | % Allocation |
|--|------------|----------------------|---------------------|---------------------------|-----------------|
| Affordable Housing Apartments & Amenities | 54 | 5,101 | 9,228 | \$25,261,437 | 17% |
| Residential Apartments & Amenities | 195 | 24,839 | 45,054 | \$123,335,252 | 83% |
| Totals | 249 | 29,940 | 54,282 | \$ 148,596,689 | 100% |

4. Employment Generation

This section outlines the employment generation potential of the development, covering both the construction and operational phases.

| Description | Employment Numbers |
|-------------------------------|--------------------|
| Construction Phase – Direct | 298 |
| Construction Phase – Indirect | 146 |
| Induced | 98 |
| Residential Operational | 3 |
| Totals | 545 |

The methodology used to produce the above figures included applying industry-standard employment multipliers from sources including the ABS and NSW Treasury to the total project cost, commercial floor space areas and apartment numbers, accounting for direct jobs (on-site labour), indirect jobs (supply chain and professional services), operational jobs (workplace and facilities management) and induced jobs (economic activity generated by the development).

5. Documentation

The following documents/drawings have been used in the preparation of this Cost estimate:

Project SEARs SSD-78996460 – 14 January 2025 - 16-24 Lord Street & 21-27 Roseville Avenue
ROSEVILLE NSW 2069

Design drawings prepared by FK Architecture dated April 2026.

| Sheet No. | Sheet Name | Rev. |
|-----------|---|------|
| SSDA-000 | Cover Page | C |
| SSDA-001 | Site Survey | C |
| SSDA-002 | Site Plan | C |
| SSDA-003 | Site Analysis Plan | C |
| SSDA-004 | Demolition Plan | C |
| SSDA-005 | Metro Reserve Plan | C |
| SSDA-006 | Survey Roof Plan | B |
| SSDA-050 | Development Summary | C |
| SSDA-096 | Basement 03 | C |
| SSDA-097 | Basement 02 | C |
| SSDA-098 | Basement 01 | C |
| SSDA-099 | Lower Ground | C |
| SSDA-100 | Ground Floor | C |
| SSDA-101 | Level 01 | C |
| SSDA-102 | Level 02 | C |
| SSDA-103 | Level 03 | C |
| SSDA-104 | Level 04 | C |
| SSDA-105 | Level 05 | C |
| SSDA-106 | Level 06 | C |
| SSDA-108 | Level 08 | C |
| SSDA-109 | Roof Level | C |
| SSDA-200 | North Elevation (Roseville Ave) & South Elevation (Lord St) | C |
| SSDA-201 | East Elevation (Martin Lane) & West Elevation | C |
| SSDA-202 | Internal Elevations | C |
| SSDA-250 | Section A & B | C |
| SSDA-251 | Section C & A0 | C |
| SSDA-252 | Section A & B & AXO | B |
| SSDA-253 | Section C, AXO | B |
| SSDA-260 | Section D, E, F & G (Ground Level Interface) | C |
| SSDA-261 | Section H & I (Ground Level Interface) | C |
| SSDA-262 | Section J & K (Ground Level Interface) | C |
| SSDA-300 | 3D Visualisation – Sheet 01 | C |
| SSDA-301 | 3D Visualisation – Sheet 02 | C |
| SSDA-320 | Material Palette | C |

| | | |
|----------|---------------------------|---|
| SSDA-400 | Shadow Diagrams – June 21 | C |
| SSDA-401 | Sun Eye View | C |
| SSDA-402 | 3D Massing | C |
| SSDA-410 | GFA Diagrams – Sheet 01 | C |
| SSDA-411 | GFA Diagrams – Sheet 02 | C |
| SSDA-420 | Solar Access Plans | C |

6. Design

The works covered by this estimate relates to the proposed construction of a nine (9) storey residential development consisting of two hundred and forty-nine (249) units above three (3) levels of basement parking including external works and landscaping.

The subject development has a QS defined Gross Floor Area of 54,282 m² measured in accordance with the AIQS standard definition.

The works include but are not limited to:

| | |
|-----------------|--|
| FOUNDATIONS: | Reinforced concrete slab on ground with a combination of strip and pad footings and structural retaining walls to basement levels. |
| STRUCTURE: | Reinforced concrete suspended slabs supported by loadbearing walls and columns. Concrete roof structure. |
| ENVELOPE: | Combination of masonry and cladding with aluminium framed windows and doors. |
| INTERNAL WALLS: | Combination of structural and lightweight stud framed walls with plasterboard linings. |
| CEILINGS: | Suspended plasterboard lining generally throughout with moisture resistant ceiling to wet areas. |
| FINISHES: | Select flooring to main living areas. Carpet to bedrooms. Selected wall and floor tiles to wet areas. |
| SERVICES: | Hydraulic services including water, plumbing and drainage. Electric light and power and smoke detection throughout. Mechanical ventilation to wet areas. Air conditioning throughout. Passenger lifts servicing 12 levels. |
| EXTERNAL WORKS | New driveways, crossover and external paving/pathways. Landscaping to nominated areas. |

7. Exclusions

The following exclusions have been made in the preparation of this estimate:

- Amounts payable on the cost of land including Development Contributions Land costs including legal fees and stamp duty.
- 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.
- Finance costs.

8. Qualifications

This report has been prepared by a suitably experienced quantity surveyor with recent experience regarding State Significant Projects and confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

While every effort has been made to ensure the accuracy of the estimated development cost, the following limitations apply:

- o The estimation process inherently involves uncertainty due to market fluctuations, material availability, and labor costs. Where applicable, provisions for escalation and contingency have been incorporated.

We note that the above estimate is considered indicative only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This estimate has been prepared for the purposes of a consent authority submission only. The use of this report for sales or marketing purposes is strictly prohibited.

9. EDC Definition

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as: The estimated cost of carrying out the development, including the following:

- the design and erection of a building and associated infrastructure
- the carrying out of a work
- the demolition of a building or work
- fixed or mobile plant and equipment.

but 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
- Goods and Services Tax (GST)

Yours Sincerely

MITCHELL BRANDTMAN

A handwritten signature in black ink, appearing to read "J. Brandtman", with a long horizontal flourish extending to the right.

James Brandtman

Partner – AIQS Certified Quantity Surveyor

BCMP, CQS AAIQS (#9246)