

459 - 461 Chapel Road, Bankstown
EDC Cost Report
Prepared for: Sustainable Development Group Limited

6 February 2026

Submitted to: Sustainable Development Group


Contact: Adam Lee

Document Title: 461 Chapel Road, Bankstown

EDC Cost Report

Project Number: PROJ-0000010916

Reviewed by: Sharon Yap | Director

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DOCUMENT CONTROL:

Version	Issue Date	Details	Prepared By	Reviewed By
0	29/09/2025	EDC Cost Report	Sylvia Pham (Snr. QS)	Christine Chan (Director)
1	10/10/2025	EDC Cost Report	Sylvia Pham (Snr. QS)	Christine Chan (Director)
2	15/10/2025	EDC Cost Report	Sylvia Pham (Snr. QS)	Christine Chan (Director)
3	6/02/2026	EDC Cost Report	Sylvia Pham (Snr. QS)	Sharon Yap (Director)

Executive Summary

Altus Group (“AG”) has been commissioned by Sustainable Development Group Limited to carry out an Estimated Development Cost (EDC) Estimate for the above-mentioned project, located at 459 - 461 Chapel Road, Bankstown, NSW 2200. This report has been prepared for the benefit of Client and its appointed advisers only for the purposes of development application only.


The development includes for the:

- Demolition works of the existing single storey church, existing rectory single storey church, existing vestry storey weatherboard building, existing building garage, existing single storage hall weatherboard building, existing single storey storage, existing single storey building and others such as existing tank, walls, fence, pavements, powerline, landscape, etc.
- New Under-croft Carpark from Ground Level to Mezzanine Level
- New Community Spaces on Ground Level and Level 1 which consist of a Community Hall 01 (60 seats), a Community Multi-purpose 02 (126 seats), Foyer with Reception and Amenities / Storage on Ground Level; Foyer / Breakout MP, Kitchen, Meeting / Cry, Meeting Rooms, Community Multi-purpose Hall 03 (303 seats), AV Room, Storage and Amenities and Ministry Outdoor on Level 1, Plant Deck on Level 2
- New ELC (Early Learning Centre) with ELC Outdoor Area on Level 1 (max. 60 kids)
- New Residential Area:
 - Ground Level: Residential Foyer, Waste Rooms, Pump Rooms, FCR and Loading Area
 - Mezzanine: Residential Foyer, Comms Room, Main Switch Room, Fire Water Storage Tank Room
 - From Level 2 to Level 17: 93 No. of Studio Unit, 92 No. of 1-Bed Unit and 1 Rectory (4-Bed Unit), Residential Bike Room on Level 2, Mechanical Plant on Level 17 and Residential Communal Open Space on Level 18.
- External Works (Landscape, Roadworks and Pavements, Site Fence, and Infrastructure Services).

AG note this report is an objective calculation of the EDC of the above-mentioned project only, as is based on the information presented in the “Documentation Utilised” section of this report.

Cost Summary

EDC is calculated using the PS-24-002 planning circular prepared by the Department of Planning, Housing and Infrastructure, and is summarised below:

PROJECT DESCRIPTION	459 - 461 Chapel Road, Bankstown	
PROJECT LOCATION	459 - 461 Chapel Road, Bankstown, NSW 2200	
PROJECT STAGE	Pre-Construction	
DATE OF ASSESSMENT	6/02/2026	
NAME OF THE QUANTITY SURVEYOR	Sharon Yap	
SIGNATURE		
Item	Cost (Excl. GST)	Methodology - Practice Note
Demolition and Remediation	\$332,227	Demolition works as defined in the Demolition Plans dated 22/01/2026 Rev C and EIS
Construction	\$76,801,743	Elemental measures and rates build up
Mitigation of Impact Items	INCL	Defined by EIS (E.g. removal of contaminated materials)
Consultant Fees	\$3,856,698	5% As per EDC Guidelines
Authorities Fees	\$192,835	0.25% As per EDC Guidelines
Plant & Equipment	INCL	To Maximize operational and / or extraction capacity
Furniture, Fittings & Equipment	INCL	Where applicable to carry out the development (scope as defined in the EIS) i.e., Estimate per room or minimum 5% of construction
Contingency	\$4,049,533	5% of Construction for Non-Government application or P90 risk assessment for Government application
Escalation	\$3,085,359	Escalation to the proposed commencement date of construction on site
TOTAL EDC (EXCL. GST)	\$88,318,395	
GST	\$8,831,840	10% of total cost
TOTAL EDC (INCL. GST)	\$97,150,235	

GROSS FLOOR AREA (AIQS)	Item	Methodology - Practice Note
GFA m2 (AIQS)	18,220 m2	FECA + UCA = GFA
Construction Cost Only \$/m2 GFA (AIQS)	\$4,215/m2	Assessed based on Construction Cost and Plant and Equipment Only

AG confirm that the above calculation is accurate based on the information provided to AG at the time of preparation of this report and addresses all stages and activities in the identified development proposal, at the date of lodgement.

Area Summary

Refer below for detailed area schedule breakdown:

TOTAL SITE AREA (m2)			2,189
TOTAL BUILDING AREA	FECA (m2)	UCA (m2)	GFA (m2)
Undercroft Carpark (Ground Level to Mezzanine Level)	1,569	0	1,569
Apartment	12,848	1,341	14,189
Community Spaces	1,600	30	1,630
ELC (Early Education Centre)	362	470	832
TOTAL GFA (m2)			18,220

Definitions

EDC is defined as the following (as per Planning Circular PS-24-002 prepared by the Department of Planning, Housing and Infrastructure):

“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 of 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*

Basis of Report Preparation

Compliance

AG have prepared this report as directed by Sustainable Development Group Limited, for the purposes of a development application.

AG have prepared this report utilising the EDC requirements as detailed in the PS-24-002 Planning Circular prepared by the Department of Planning, Housing and Infrastructure.

To the best of AG's knowledge, this report has been prepared in accordance with Legislative and regulatory requirements of the consent authority for estimating the EDC, incl. the EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs where applicable. AG note that AG take no responsibility for the proposed design by the consultant team and do not verify that the design contains all legislative design requirements.

AG have prepared this report in accordance with the AIQS Practice Standard 2nd Edition – Construction Cost Assessments for NSW Estimated Development Cost Reports, and detailed calculation has been prepared in accordance with the AIQS Australian Cost Management Manual, including detailed measured and pricing of the elemental detailed items as identified in Section 1.8 'Definition of Elements'.

AG confirm to the best of AG's knowledge that no matters that may impair the objectivity of the included calculation currently exist for the above-mentioned project.

Documentation / Information Utilised

The following documentation / information has been utilised in the preparation of this report:

Authority Documentation

- AIQS Construction Cost Assessments for NSW Estimated Development Cost Reports AIQS Practice Standard 2nd Edition, published March 2024
- NSW Government Planning Circular PS 24-002, prepared by the Department of Planning, Housing and Infrastructure, issued 27 February 2024

Consultant Documentation

Item	Description	Drawing No.	Revision No.	Date
Architectural	Existing Site Plan	PLA-DA-0001	C	22/01/2026
Architectural	Site Analysis	PLA-DA-0002	C	22/01/2026
Architectural	Demolition Plan	PLA-DA-0003	C	22/01/2026
Architectural	Proposed Site Plan	PLA-DA-0003	C	22/01/2026
Architectural	Notification Drawing	PLA-DA-0010		27/01/2026
Architectural	Basement	PLA-DA-10B1	C	22/01/2026
Architectural	Ground	PLA-DA-1000	C	22/01/2026

Architectural	MEZZ	PLA-DA-1000M	C	22/01/2026
Architectural	Level 01	PLA -DA -1001	C	22/01/2026
Architectural	Level 02	PLA-DA-1002	C	22/01/2026
Architectural	Level 03 - 16	PLA -DA -1003	C	22/01/2026
Architectural	Level 17	PLA -DA -1017	C	22/01/2026
Architectural	Level 18	PLA -DA -1018	C	22/01/2026
Architectural	Roof	PLA -DA -1019	C	22/01/2026
Architectural	ELEVATIONS - SHEET 01	PLA -DA -2000	C	22/01/2026
Architectural	ELEVATIONS - SHEET 02	PLA -DA -2001	C	22/01/2026
Architectural	ELEVATIONS - SHEET 03	PLA -DA -2002	C	22/01/2026
Architectural	ELEVATIONS - SHEET 04	PLA -DA -2003	C	22/01/2026
Architectural	SECTIONS - SHEET 01	PLA -DA -3000	C	22/01/2026
Architectural	SECTIONS - SHEET 02	PLA -DA -3001	C	22/01/2026
Architectural	SECTIONS - SHEET 03	PLA -DA -3002	C	22/01/2026
Structural	GENERAL ARRANGEMENT BASEMENT	S30001	A	29/09/2025
Structural	GENERAL ARRANGEMENT GROUND FLOOR	S40001	A	29/09/2025
Structural	GENERAL ARRANGEMENT-MEZZANINE	S40050	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-1	S40101	A	29/09/2025

Structural	GENERAL ARRANGEMENT LEVEL-2	S40201	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-3	S40301	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-4	S40401	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-5	S40500	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-6	S40600	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-7	S40700	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-8	S40800	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-9	S40900	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-10	S41000	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-11	S41100	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-12	S41200	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-13	S41300	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-14	S41400	A	29/09/2025

Structural	GENERAL ARRANGEMENT LEVEL-15	S41500	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-16	S41600	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-17	S41700	A	29/09/2025
Structural	GENERAL ARRANGEMENT LEVEL-18	S41800	A	29/09/2025
Structural	GENERAL ARRANGEMENT ROOF	S41900	A	29/09/2025
Landscape	Planting Schedule	L-400	A	02/10/2025
Landscape	Landscape Softworks Ground Floor	L-401	A	02/10/2025
Landscape	Landscape Softworks Level 1	L-402	A	02/10/2025
Landscape	Landscape Softworks Level 2	L-403	A	02/10/2025
Landscape	Landscape Softworks Level 18	L-404	A	02/10/2025
Landscape	Landscape Specification	L-700	A	02/10/2025
Environmental Impact Statement	Mixed-Use Social and Affordable Housing Development 459 - 461 Chapel Road, Bankstown Prepared for Sydney Anglican Property			09/05/2025

AG note the following limitations when preparing this report:

- Information that forms part of this application that has not been made available to AG that could influence the accuracy and calculation of EDC.
- Inherent uncertainty in the estimation process that has not been able to be incorporating into the detailed calculation schedule.
- AG have read through the documentation provided by consultants and understanding of the project scope as presented. AG take no responsibility for any scope where not clearly shown or highlighted in the proposed scope of works.
- The documentation supplied by the consultants is preliminary in nature and does not reflect in detail the scope of works required.
- AG have not been provided with Geo-technical consultant's documentation.
- AG have included for escalation as per anticipated programme provided. AG have not included / accounted for any delays to this time frame.

Qualifications

This report has been prepared by Sylvia Pham. Sylvia is a Senior Quantity Surveyor who has over 14 years of Quantity Surveying experience across all sectors, having worked nationally & internationally in the provision of all core Quantity Surveying services, from inception to completion. Her qualifications include:

- Bachelor of Science in Constructions Economics, Hanoi University of Civil Engineering

This report has been reviewed and signed by Sharon Yap. Sharon is a Director, Cost and Development Advisory who has over 24 years of experience across all sectors, having worked both nationally and internationally in the provision of all core Quantity Surveying services, from inception to completion. Her qualifications include:

- Bachelor of Science in Construction Economics (Hons) at the Sheffield Hallam University
- Member of the Australian Institute of Quantity Surveyors (MAIQS)
- Member of the Royal Institution of Chartered Surveyors (MRICS)

Detailed CV's can be provided upon request.

Assumptions and Exclusions

The following assumptions and exclusions have been made in the preparation of this report:

Assumptions

- AG have included a 19% Preliminaries allowance.
- AG have included a 4.5% Margin allowance.
- Escalation has been allowed to commencement of construction (4.0% pa).
- AG have included for Consultant Fees as per EDC Guidelines.
- AG have included for Authority Fees as per EDC Guidelines.
- AG have included 5% for Contingency as per EDC Guidelines

Conclusion

In summary, AG have been requested by Sustainable Development Group Limited to complete an EDC report based on the documentation highlighted above. AG estimates the proposed development to a total of **\$97,150,235 (Incl. GST) (\$88,318,395 Excl. GST which includes \$76,891,712 Excl. GST for the residential component and \$11,426,683 Excl. GST for the non-residential component)**.

If there are any queries concerning the above, please contact the undersigned.



Sharon Yap

Director, Development Advisory

MRICS, MAIQS

Appendix A – Detailed Elemental Cost Estimate

Ref.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION	2,189	m2	122	267,160
2	UNDERCROFT CARPARK (GROUND LEVEL TO MEZZANINE) + RESIDENTIAL BIKE ROOM (LEVEL 2)	1,569	m2	1,295	2,031,725
3	APARTMENT	14,189	m2	3,560	50,517,004
4	COMMUNITY SPACES	1,630	m2	3,473	5,660,517
5	CHILDCARE / EARLY EDUCATION CENTRE	832	m2	2,842	2,364,601
6	EXTERNAL WORKS	2,189	m2	542	1,186,230
	NET CONSTRUCTION COST (NCC)	18,220	m2	3,404	62,027,236
7	Preliminaries	19	%	62,027,236	11,785,175
8	Margin	4.5	%	73,812,411	3,321,559
	GROSS CONSTRUCTION COST (GCC)	18,220	m2	4,233	77,133,970
9	Escalation to Commencement of Construction - 12 months @ 4% P.A	4	%	77,133,970	3,085,359
10	Professional Fees 5% - As per EDC Guidelines	5	%	77,133,970	3,856,698
11	Authority Fees 0.25% - As per EDC Guidelines	0.25	%	77,133,970	192,835
12	Construction Contingency 5% - As per EDC Guidelines	5	%	80,990,668	4,049,533
	TOTAL PROJECT COST (EXCL. GST)	18,220	m2	4,847	88,318,395

Ref.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION				
	DEMOLITION				
1.1	Demolish existing landscape	419	m2	20	8,380
1.2	Demolish existing concrete pavement	828	m2	50	41,400
1.3	Demolish existing footpath / Steps	12	m2	40	480
1.4	Demolish existing single storey church	315	m2	150	47,250
1.5	Demolish existing rectory single storey church	214	m2	150	32,100
1.6	Demolish existing vestry single storey weatherboard building	30	m2	150	4,500
1.7	Demolish existing building garage	21	m2	150	3,150
1.8	Demolish existing tank	10	m2	100	1,000
1.9	Demolish existing single storey hall weatherboard building	269	m2	150	40,350
1.10	Demolish existing single storey storage	22	m2	150	3,300
1.11	Demolish existing single storey building	49	m2	150	7,350
1.12	Demolish existing low brick wall	56	m2	100	5,600
1.13	Demolish existing metal fence	177	m	100	17,700
1.14	Demolish existing powerline	21	m	100	2,100
1.15	Allowance for removal of existing trees	9	No.	1,000	9,000
1.16	Allowance for trees protection	5	No.	700	3,500
1.17	Provisional allowance for hazardous material remediation and removal	1	Item	40,000	40,000
	DEMOLITION TOTAL				267,160
2	UNDERCROFT CARPARK (GROUND LEVEL TO MEZZANINE) + RESIDENTIAL BIKE ROOM (LEVEL 2)				
2.1	SUBSTRUCTURE	817	m2	559	456,996
2.2	SHELL & CORE	1,569	m2	716	1,123,220
2.3	SERVICES	1,569	m2	224	352,084
2.4	FITOUT WORKS	1,569	m2	63	99,425
	UNDERCROFT CARPARK (GROUND LEVEL TO MEZZANINE) + RESIDENTIAL BIKE ROOM (LEVEL 2) TOTAL				2,031,725

Ref.	Description	Quantity	Unit	Rate	Total
3	APARTMENT				
3.1	SUBSTRUCTURE	14,189	m2	19	265,309
3.2	COLUMNS	14,189	m2	78	1,109,864
3.3	UPPER FLOORS	14,189	m2	522	7,406,620
3.4	STAIRCASES	14,189	m2	37	521,100
3.5	ROOFING	14,189	m2	134	1,894,850
3.6	EXTERNAL WALLS	14,189	m2	504	7,145,270
3.7	ALUMINIUM WINDOWS & DOORS	14,189	m2	147	2,089,800
3.8	EXTERNAL DOORS	14,189	m2	2	34,400
3.9	INTERNAL WALLS	14,189	m2	414	5,873,540
3.10	INTERNAL DOORS	14,189	m2	93	1,312,750
3.11	WALL FINISHES	14,189	m2	84	1,189,295
3.12	FLOOR FINISHES	14,189	m2	122	1,725,060
3.13	CEILING FINISHES	14,189	m2	123	1,745,820
3.14	FITMENTS, FITTINGS & FIXTURES	14,189	m2	323	4,577,716
3.15	SPECIAL EQUIPMENT	14,189	m2	4	50,000
3.16	HYDRAULIC SERVICES	14,189	m2	160	2,272,460
3.17	ELECTRICAL SERVICES	14,189	m2	363	5,154,550
3.18	MECHANICAL SERVICES	14,189	m2	224	3,179,100
3.19	FIRE SERVICES	14,189	m2	87	1,232,500
3.20	VERTICAL TRANSPORTATION SYSTEMS	14,189	m2	95	1,341,000
3.21	BUILDERS WORK IN CONNECTION	3	%	132,000	396,000
				APARTMENT TOTAL	50,517,004
4	COMMUNITY SPACES				
4.1	SUBSTRUCTURE	491	m2	586	287,830
4.2	SHELL & CORE	1,630	m2	2,161	3,522,539
4.3	SERVICES	1,630	m2	605	985,473
4.4	FITOUT WORKS	1,630	m2	530	864,675
				COMMUNITY SPACES TOTAL	5,660,517
5	CHILDCARE / EARLY EDUCATION CENTRE				
5.1	SUBSTRUCTURE	11	m2	581	6,390
5.2	SHELL & CORE	832	m2	2,030	1,689,263
5.3	SERVICES	832	m2	460	382,418
5.4	FITOUT WORKS	832	m2	344	286,530
				CHILDCARE / EARLY EDUCATION CENTRE TOTAL	2,364,601
6	EXTERNAL WORKS				
6.1	LANDSCAPING	2,189	m2	67	146,880
6.2	ROADWORKS AND PAVING	2,189	m2	35	77,150
6.3	BOUNDARY WALL AND FENCE	2,189	m2	56	122,200
6.4	INFRASTRUCTURE SERVICES	2,189	m2	384	840,000
				EXTERNAL WORKS TOTAL	1,186,230