

EDC Report - SSD-83112728


Part 2

2 FISHBURN CRESCENT, CASTLE HILL NSW 2154

Prepared for: Department of Planning, Housing and Infrastructure
LGA: The Hills Shire Council
Proponent: Arada Development Management PTY LTD

Contact:	Mark McGinn
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Date:	1 May 2026
Issue:	3.0
Job No.:	41499

1. EDC Schedule

PROJECT DESCRIPTION	The works covered by this estimate relates to the proposed construction of one 10 storey, one 16 storey and another 23 storey residential blocks consisting of 445 units over 2 levels of basement parking including external works and landscaping.
PROJECT LOCATION	2 Fishburn Crescent, Castle Hill NSW 2154
PROJECT STAGE	1
DATE OF ASSESSMENT	1 May 2026
NAME OF QS	Mark McGinn
SIGNATURE OF QS	

Item	Cost (Excl. GST)	Methodology – Practice Note
Demolition & Remediation	\$537,174	Remediation of scope as defined by Contamination report or provision if undefined
Construction (Item A)	\$260,779,512	Elemental measure and rates build up
Construction, Plant & Equipment	N/A	Defined by EIS
Consultants Fees	\$13,065,835	5% of Construction or as otherwise justified
Authorities Fees (LSLL)	\$653,292	0.25% of Construction
Plant & Equipment (Item B)	N/A	To maximise 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	\$14,480,636	5% of the above listed items excluding escalation OR where a P90 assessment is applicable, that value should be used
Escalation	\$11,001,433	Escalation to the proposed commencement date of construction on site as defined by EIS
Project EDC {Excluding GST} – for SSD/SSI	301,055,056	
GST	30,105,506	
Project EDC {Including GST} – for NON-SSD/SSI	331,160,562	
GROSS FLOOR AREA (AIQS)		Methodology – Practice Note
GFA m2 (AIQS defined)	94,619	
Construction Cost/m2 (Excl GST)	\$ 2,756	Assessed based on Construction Cost and Plant and Equipment Only – Items A & B above

2. Qualifications

We 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.

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.

Yours Sincerely

MITCHELL BRANDTMAN

A handwritten signature in black ink, appearing to read "M. McGinn", written over a horizontal line.

Mark McGinn

Associate – Member Royal Institute of Chartered Surveyors

Membership No 1180354

Detailed Calculation Schedule

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

Trade Summary

Project: 41499 - Carrington Road, Castle Hill (22/04/26)

Details: EDC SSDA Cost Report

Building: 41499 - Carrington Road, Castle Hill (24.04.26)

Code	Description	Quantity	Unit	Rate	Total
	SITE AREA	14,217	m2		
	GFA	94,619	m2		
	DEMOLITION				
XP	Demolition & Site Preparation	94,619	m2	5.68	537,174
	SUBSTRUCTURE				
SB	Substructure	94,619	m2	99.90	9,452,460
CL	Columns	94,619	m2	45.00	4,257,855
UF	Upper Floors	94,619	m2	451.38	42,709,050
SC	Staircases	94,619	m2	27.07	2,561,600
RF	Roof	94,619	m2	15.35	1,452,750
EW	External Walls	94,619	m2	61.81	5,848,000
WW	Windows	94,619	m2	155.56	14,719,250
ED	External Doors	94,619	m2	0.81	76,700
NW	Internal Walls	94,619	m2	162.00	15,328,278
ND	Internal Doors	94,619	m2	58.50	5,535,212
	INTERNAL FINISHES				
WF	Wall Finishes	94,619	m2	126.36	11,956,057
FF	Floor Finishes	94,619	m2	144.00	13,625,136
CF	Ceiling Finishes	94,619	m2	81.00	7,664,139
	FITMENTS, FIXTURES & EQUIPMENT				
FT	Fitments & Equipment	94,619	m2	270.00	25,547,130
	SERVICES				
SF	Sanitary Fixtures	94,619	m2	33.96	3,212,915
PD	Hydraulic Services	94,619	m2	94.75	8,965,400
VE	Ventilation	94,619	m2	28.64	2,709,985
AC	Air Conditioning	94,619	m2	62.31	5,895,760
FP	Fire Protection	94,619	m2	96.23	9,104,965
LP	Electric Light and Power	94,619	m2	120.36	11,387,950
TS	Transportation Services	94,619	m2	59.79	5,657,500
	EXTERNAL WORKS				
XR	Roads, Footpaths, Paved Areas	94,619	m2	13.50	1,277,730
XL	Landscaping & Improvements	94,619	m2	19.66	1,859,910
	SUBTOTAL TRADE WORKS	94,619	m2	2,233.62	211,342,906
	MAIN CONTRACTOR'S PRELIMINARIES				
PR	Preliminaries	94,619	m2	402.05	38,041,723
	MAIN CONTRACTOR'S OVERHEADS AND PROFIT				
BM	Builder's Overheads & Margin	94,619	m2	131.78	12,469,231
	TOTAL CONTRACT SUM (Excluding Construction Contingencies and Escalation)	94,619	m2	2,761.78	261,316,686

Trade Summary



Project: 41499 - Carrington Road, Castle Hill (22/04/26)	Details: EDC SSDA Cost Report
Building: 41499 - Carrington Road, Castle Hill (24.04.26)	

Code	Description	Quantity	Unit	Rate	Total
	OTHER DEVELOPMENT / PROJECT COSTS				
YY	Design Fees	94,619	m2	138.09	13,065,835
YY	Authority Fees & Charges (LSLL)	94,619	m2	6.90	653,292
YY	Escalation (to May 2027)	94,619	m2	116.27	11,001,433
	RISK (CLIENT CONTINGENCIES)				
CO	Design Risks	94,619	m2	75.58	7,150,931
CO	Construction Risks	94,619	m2	77.47	7,329,705
CO	Client Other Risks	94,619	m2	0.00	EXCL.
	PROJECT EDC (EXCL. GST) - for SSD / SSI	94,619	m2	3,181.76	301,055,056
GST	GST	94,619	m2	318.18	30,105,506
	PROJECT EDC (INCL. GST) - for NON-SSD / SSI	94,619	m2	3,499.94	331,160,562