

9 April 2025

LFD Chatswood 2 Pty Ltd C/O-
Emmanuel Igbokwe
Impact Group

Dear Emmanuel,

RE: 10 GORDON AVE, 9-11 AND 15-19 NELSON ST CHATSWOOD

Mitchell Brandtman have been instructed by LFD Chatswood 2 Pty Ltd to provide inputs supporting the State Significant Development Application (SSDA) & SEARS for the proposed commercial, residential and affordable housing development located at 10 Gordon Ave, 9-11 and 15-19 Nelson St Chatswood NSW.

We have reviewed the supplied project design documentation and prepared an indicative concept estimate of the projects Estimated Development Cost. Our preliminary analysis has been prepared in compliance with the guidelines outlined by the NSW Department of Planning, Industry and Environment.

The project includes the construction of 24 Commercial tenancies, 420 residential units including affordable housing across 33 storeys, associated parking, amenities, and landscaping. Our cost assessment encompasses all relevant aspects of construction, including but not limited to structural works, fit-out, services installation, external works, and landscaping, as well as professional fees, contingencies and escalation.

Description	Construction Cost
Demolition & Remediation	\$ 3,392,460
Construction, Plant & Equipment	\$ 337,729,570
Consultants & Additional Fees	\$ 13,644,881
Contingency	\$ 17,738,346
Escalation	\$ 5,587,579
Project EDC (Excluding GST)	\$ 378,092,835
GST	\$ 37,809,284
Project EDC (Including GST)	\$ 415,902,119

In accordance with the requirements for State Significant Developments under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), we wish to confirm that the residential component of the proposed development has an **Estimated Development Cost exceeding \$75 million Excl. GST.**

We trust this confirmation satisfies the requirement for demonstrating that the development qualifies as a State Significant Development. A detailed EDC report will be prepared in due course. Should you require any further details or clarification regarding this letter, please do not hesitate to contact the undersigned.

Yours sincerely

MITCHELL BRANDTMAN



James Brandtman

Associate – Certified Quantity Surveyor

BCMP, CQS AAIQS (#9246)

Elemental Summary

Project: 42759

Details: Preliminary Estimate

Building: 10 Gordon Ave & 15-19 Nelson St, Chatswood

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
SB	Substructure				9,596,253		9,596,253
CL	Columns				6,417,029		6,417,029
UF	Upper Floors				36,751,244		36,751,244
SC	Staircases				2,993,699		2,993,699
RF	Roof				3,431,700		3,431,700
EW	External Walls				57,534,186		57,534,186
WW	Windows - Included in EW				0		0
ED	External Doors				467,441		467,441
NW	Internal Walls				11,712,200		11,712,200
NS	Internal Screens				736,219		736,219
ND	Internal Doors				2,687,785		2,687,785
WF	Wall Finishes				7,350,415		7,350,415
FF	Floor Finishes				13,638,600		13,638,600
CF	Ceiling Finishes				10,229,700		10,229,700
FT	Fitments & Equipment				20,903,958		20,903,958
SF	Sanitary Fixtures				2,172,640		2,172,640
PD	Sanitary Plumbing				16,894,037		16,894,037
VE	Ventilation				3,192,640		3,192,640
AC	Air Conditioning				10,406,420		10,406,420
FP	Fire Protection				9,367,200		9,367,200
LP	Electrical Services				16,316,720		16,316,720
TS	Transportation Systems				8,645,000		8,645,000
XP	Site Preparation				3,392,460		3,392,460
XR	Roads, Footpaths, Paved Areas				2,723,400		2,723,400
XL	Landscaping & Improvements				1,722,740		1,722,740
XN	Boundary Walls, Fencing, Gates				243,118		243,118
	Subtotal						259,526,803
PR	Preliminaries				62,286,433		62,286,433
OH	Builder's Overheads & Margin				19,308,794		19,308,794
	Subtotal						341,122,030
XX	Consultant's & Additional Fees				13,644,881		13,644,881
YY	Contingencies (5%)				17,738,346		17,738,346
ZZ	Escalation 3% p.a. for 6 months				5,587,579		5,587,579
	TOTAL (EXCL GST)						378,092,835
	GST						37,809,284
	TOTAL						415,902,119
	GFA	79,905	m2				
	Residential Units	420	no				

Elemental Summary

Project: 42759

Details: Preliminary Estimate

Building: 10 Gordon Ave & 15-19 Nelson St, Chatswood

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	Commercial Tenancies	24	no				
	Cost/m2 (Excl GST)	4,732	/m2				

415,902,119