Department of Planning, Housing, and Infrastructure

14 April 2026

C/- Principal Planning

PO Box 1805,

Bondi Junction, NSW, 1355

Attention: Amy Oakly

Dear Amy,

RE: 19A EVANS AVEUNUE, EASTLAKES (EARLY WORKS) | ESTIMATED DEVELOPMENT COST (STATE SIGNIFICANT PROJECTS)

We refer to your request for us to provide commentary on the Estimated Development Cost (EDC) for the abovementioned residential project.

This report has been prepared for the Department of Planning, Housing, and Infrastructure to accompany the above State Significant Development (SSD-1055757060) Application.

We have received documentation associated with the proposed project and have undertaken a review of costs based upon the information provided.

We trust the attached meets your expectations; however, should you seek clarification or further information, please do not hesitate to contact us accordingly.

Yours faithfully,

Steven Bregovic

Director; BConstMgt & Prop (Hons) (QS); MAIQS (CQS); MCIOB

MAIQS (CQS) Licence No: 10072

For Newton Fisher Group

CONTENTS

1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

For the purposes of accompanying the proposed State Significant Development (SSD-105575706) application, we are pleased to provide an objective calculation on the Estimated Development Cost (EDC) for the proposed residential development located at 19A Evans Avenue, Eastlakes.

1.2 EDC REPORT SUMMARY

The EDC for the project (excluding the works that would be completed by the time consent is issued under an SSD pathway) is as per the below table:

PROJECT DESCRIPTION	Early works consisting of excavation, demolition, remediation and basement structural works incl. shoring & piling, etc. Prior to commencement of main works.
PROJECT LOCATION	19A Evans Avenue, Eastlakes
PROJECT STAGE	SSD Application
DATE OF ASSESSMENT	14 April 2026

ITEM	Cost (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition & Remediation	$7,356,256	
Early Works (Item A)	$63,677,380	Elemental and rates build-up
Mitigation of Impact Items	Not Applicable.	
Consultant Fees	$3,551,682	5% of Construction Cost.
Authorities Fees (LSLL)	$194,818	0.25% of Construction Cost.
Plant & Equipment (Item B)	Not Applicable.	
Furniture, Fittings, and Equipment (FF&E)	Not Applicable.	
Contingency	$3,551,682	5% of Construction Cost.
Escalation	Not Applicable	
TOTAL EDC (EXCL. GST) for SSD/SSI	$78,331,188	
GST	$7,833,182	
TOTAL EDC (INCL. GST) for SSD/SSI	$86,165,000	

GROSS FLOOR AREA (AIQS)	ITEM	
GFA m2 (AIQS)	67,970	
Construction Cost only $/m2 GFA (AIQS)	$937/m2	Assessed based on Items A & B above.

Signed:	
Name:	Steven Bregovic
Position & Qualifications:	Director; BConstMgt & Prop (Hons) (QS); MAIQS (CQS); MCIOB MAIQS Licence No: 10072

1.3 STATEMENT

The above has considered the full scope of works and has been calculated in accordance with the definition for EDC under the Environmental Planning and Assessment Regulation 2021which includes 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
- GST.
- Escalation

2 BASIS OF PREPARATION

2.1 STATEMENTS

This report has been prepared for the Department of Planning, Housing, and Infrastructure to accompany the proposed State Significant Development (SSD-105575706) application, and as required under the Secretary's Environment Assessment Requirements.

This report has been prepared in accordance with:

- legislative and regulatory requirements* of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular, and SEARs;
- the AIQS Practice Standard for calculating the EDC for State significant projects in NSW; and
- Australian and New Zealand Standard Method of Measurement (ANZSMM 2022)

** we are not qualified designers and have relied on the various design consultants having incorporated any legislative and regulatory requirements into their documentation.*

2.2 DOCUMENTATION/ LIMITATIONS

Our estimate has generally been based on the scope contained in the following documentation:

- Architectural drawings prepared by CQ Studio Architects dated 9th April 2026.

The above constitutes the documentation made available to us for the preparation of our report.

We note that the estimate has not been carried out based on fully detailed design documentation and in compiling the estimate we have relied on our experience on projects of a similar nature where designs information has yet to be developed, in particular in relation to:

- Structural systems
- Building Services
- Fit-out and finishes.

Please refer to Section 4.2 for commentary on Assumptions relevant to the project.

2.3 QUALIFICATIONS

This report has been reviewed by Steven Bregovic, Director at Newton Fisher Group. Steven has been a member of the Australian Institute of Quantity Surveyors (MAIQS,CQS) and Chartered Institute of Building (CIOB) for over 10 years. Steven has previously held the position of Centre Chair between 2014 – 2017 for the NSW Chapter and recently represented Australasia at the Chartered Institute of Buildings (CIOB) Members Forum.

We also confirm that no conflict of interest has arisen in the preparation of this report.

3 SCOPE OF THE CALCULATION

3.1 DEVELOPMENT PROPOSAL AND PROPONENTS

Newton Fisher Group has been engaged to prepare this EDC report by Principal Planning.

3.2 PLANNING REFERENCE

Planning Reference Identifier/ Number: SSD-105575706

3.3 SCOPE OF DEVELOPMENT PROPOSAL

Early works consisting of excavation, demolition, remediation and basement structural works incl. shoring & piling, etc. Prior to commencement of main works.

The site area is approximately 17,957m2 and is currently occupied an existing shopping centre as well as 4 levels of basement car parking that are subject to demolition.

4 DETAILED CALCULATION SCHEDULE

4.1 EDC

A summary of the EDC is provided in Section 1 of this report.

Please refer to Appendix A for more detailed, elemental summaries.

4.2 ASSUMPTIONS

Given the estimate has not been based on fully detailed design documentation we have made the following assumptions and exclusions (outlined below) in compiling our estimate.

Generally:

- Project to be undertaken in one (1) stage.

Substructures/ Structure:

- Shored basements.

Incoming Services:

- We have assumed that all services are available at the boundary of the property and no allowances are made for any major services augmentation and/ or upgrades.

APPENDIX A – ESTIMATE DETAILS

Job Summary

Client: Conquest	**Details:** 2026 04 Eastlakes South Early Works - EDC
Project: Eastlakes Town Centre - South	

Code	Functional Area	% of Cost	Area	Unit	Rate	Total
1	**Site Preparation**	8.54	17,924	m2	410	**7,356,256**
2	**Early Works**	66.26	67,970	m2	840	**57,094,138**
3	**External Works & Services**	7.64				**6,583,243**
	Total Construction Cost	82.44				**71,033,637**
4	**Consultancy Fees (5%)**	4.12				**3,551,682**
5	**Authority Fees (LSLL) (0.25%)**	0.23				**194,818**
6	**Contingency (5%)**	4.12				**3,551,682**
7	**Escalation**					**N/A**
	Estimated Development Cost (Excl. GST)	90.91				**78,331,819**
8	**Goods & Services Tax (GST)**	9.09				**7,833,182**
	Estimated Development Cost plus GST	100.00				**86,165,000**

Elemental Details

Client: Conquest
Project: Eastlakes Town Centre - South
Details: 2026 04 Eastlakes South Early Works - EDC

Code	Description	Quantity	Unit	Cost/m²	Total
1	**Site Preparation**				
	Element	Element %		Cost/m2	Element Total
1.1	Site Preparation	0.73		3	53,772
1.2	Demolition	79.22		325	5,827,469
1.3	Preliminaries	14.39		59	1,058,623
1.4	Builder's Margin	5.66		23	416,392
1.5	Site Area	17,957	m2		
	Site Preparation				**7,356,256**

Elemental Details

Client:	Conquest	**Details:**	2026 04 Eastlakes South Early Works - EDC
Project:	Eastlakes Town Centre - South		

Code	Description	Quantity	Unit	Cost/m²	Total
2	**Early Works**				
	Element	Element %		Cost/m2	Element Total
2.1	Substructure	78.01		655	44,541,561
2.2	Columns	0.00		0	Excluded
2.3	Upper Floors	0.00		0	Excluded
2.4	Staircases	0.00		0	Excluded
2.5	Hydraulic Services	1.93		16	1,104,545
2.6	Preliminaries	14.39		121	8,216,287
2.7	Builder's Margin	5.66		48	3,231,744
2.8	Gross Floor Area (GFA)	67,970	m2		
2.9	Car Space No.	907	no.		
2.10	Cost per GFA m2 ($)	840	$/m2		
2.11	Cost per Space ($)	62,948	$/no.		
2.12	Area/space	75	m2/no.		
	Early Works				**57,094,138**

Elemental Details

Client: Conquest	**Details:** 2026 04 Eastlakes South Early Works - EDC
Project: Eastlakes Town Centre - South	

Code	Description	Quantity	Unit	Cost/m²	Total
3	**External Works & Services**				
	Element	Element %		Cost/m2	Element Total
3.1	External Pavements & Footpaths	9.56			629,628
3.2	External Stormwater Drainage	12.36			767,770
3.3	External Sewer Drainage	22.70			1,494,594
3.4	External Water Supply	8.83			581,233
3.5	External Gas	0.61			40,000
3.6	External Electric Light and Power	24.30			1,600,000
3.7	External Communications	2.28			150,000
3.8	Preliminaries	14.39			947,381
3.9	Builder's Margin	5.66			372,636
	External Works & Services				**6,583,243**