

72 and 82-86 Menangle Road, Camden
Project Number: 45165350
Report: Estimated Development Cost Report
Revision: 0

Prepared For:

**Department of Planning, Housing and
Infrastructure**

Reviewed By:

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Quality Assurance & Document Control

Project: 72 and 82-86 Menangle Road, Camden

Project Number: 45165350

Prepared By: OB /JMM

Reviewed By: Barry McBeth

Issue Register

Revision	Date	Report	Authorised	
			Name (Position)	Signature
0	26-07-02	EDC Report	Barry McBeth MRICS (Director)	

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1. Executive Summary

This EDC report has been prepared by Altus group as part of the Environmental Impact Statement (EIS) for a State Significant Development (SSD) application and concurrent rezoning for a social and affordable housing development at 72 and 82-86 Menangle Road, Camden.

The site is located at 72 and 82-86 Menangle Road, Camden, in the Camden Local Government Area (LGA) and has a combined site area of 7,184sqm.

The SSDA seeks approval for the construction of two residential flat buildings comprising a total of 95 social and affordable housing dwellings.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project No.72 & No's 82-86 Menangle Road, Camden on 11 May 2026 as detailed in the below.

Issue	SEARs requirement	Section reference
Concurrent Rezoning Requirements	Estimated Development Cost and Employment	EDC Report

The EDC has been calculated using the PS-24-002 planning circular outlining the '*Changes to how development costs are calculated for planning purposes*' (Planning Circular).

Table 1.1 – AIQS EDC Report Summary

Ref	Element	Cost	Methodology
1	Demolition and Remediation	\$ 783,681	Excludes Demolition
2	Construction	\$ 59,636,804	Elemental measure and rates build up
3	Mitigation of Impact Items	Incl	Included in item 2. Defined by EIS
4	Consultant Fees	\$ 3,021,024	5.00% of Construction Cost (Items 1-3)
5	Authorities Fees (LSL)	\$ 151,051	0.25% of Construction Cost (Items 1-3)
6	Plant & Equipment	Incl	Included in item 2.
7	Furniture, Fittings & Equipment	Incl	Included in item 2.
8	Contingency	\$ 3,179,628	5.00% of the above listed items
9	Escalation	\$ 3,625,229	Until Jan 2028
10	Total EDC (Excl. GST)	\$ 70,397,417	Total EDC Cost
11	GFA m ² (AQIS)	11,719	Area (m2)
12	Construction Cost \$/m ² (AQIS)	\$ 6,007	Excludes GST

Altus confirms that the EDC report is an objective calculation of the EDC of the identified development proposal.

Altus confirms that the above calculation is accurate based on the information provided to Altus at the time of preparation of this report and addresses all stages and activities in the identified development proposal, as per the information received in Section 2.4.

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*
- *GST.*

2. Basis Of Report

2.1. Proposed development

The SSD application seeks consent for the following:

- Site preparation works including excavation.
- Construction of two residential flat buildings containing 95 dwellings for the purpose of social and affordable housing.
- Construction of one level of basement parking for each residential flat building.
- Associated landscaping and communal open space.
- Infrastructure servicing.

A detailed description of the project is included in the EIS.

2.2. Subject Site

The site is located at 72 and 82-86 Menangle Road, Camden in the Camden Local Government Area (LGA). The site comprises 9 lots and has a combined site area of 7,184sqm. The lots are legally described as Lot 73-77 in DP21405, Lot 86 in DP21405, and Lots 1-3 in DP24039.

The site is currently occupied by three 1960s brick cottages, the former Camden Nurses' Quarters, and a former NSW Health car park.

The site has frontage to Menangle Road and Gilbulla Avenue. It is located opposite Camden Hospital and is approximately 600 metres from the Camden Town Centre, which provides a range of essential services, retail, and civic facilities.

A bus stop is located directly in front of the site on Menangle Road and Don Moon Memorial Reserve is located less than 250m from the site.

To the south and east, the site is surrounded by low density residential housing.



Figure 1: Subject site (Source DKO)

2.3. Methodology

Altus have prepared this report in accordance with the AIQS Practice Standard – 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'.

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

2.4. Information Used & References

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

Drawings dated 26 June 2026

Description	Drawing No	Rev
Architectural		
Overall - Lower Ground 02	DA 200	A
Overall - Lower Ground 01	DA 201	A
Overall - Ground Floor	DA 202	A
Overall - Level 1	DA 203	A
Overall - Level 2	DA 204	A
Overall - Level 3 / Roof Level	DA 205	A
Overall - Level 4	DA 206	A
Overall - Roof Level	DA 207	A
Building A1 - Lower Ground 01	DA 208	A
Building A1 - Ground Floor	DA 209	A
Building A1 - Level 1	DA 210	A
Building A1 - Level 2	DA 211	A
Building A1 - Level 3	DA 212	A
Building A1 - Level 4	DA 213	A
Building A1 - Roof	DA 214	A
Building A2 - Lower Ground 01	DA 215	A
Building A2 - Ground Floor	DA 216	A
Building A2 - Level 1	DA 217	A
Building A2 - Level 2	DA 218	A
Building A2 - Level 3	DA 219	A
Building A2 - Level 4	DA 220	A
Building A2 - Roof	DA 221	A
Building B - Lower Ground 02	DA 222	A
Building B - Lower Ground 01	DA 223	A
Building B - Ground	DA 224	A
Building B - Level 1	DA 225	A
Building B - Level 2	DA 226	A
Building B - Roof	DA 227	A
Elevations - Building A1 & A2	DA 300	A
Elevations - Building B	DA 301	A
Sections - Site A	DA 302	A
Sections - Site B	DA 303	A

Drawings dated 26 June 2026

Description	Drawing No	Rev
Landscape		
Cover Sheet	L000	A
Legend Sheet	L001	A
Plant Schedule	L002	A
Landscape Masterplan	L003	A
Landscape GF Plan 1 - North	L100	A
Landscape GF Plan 2 - South	L101	A
Landscape Basement 1 - North	L102	A
Landscape Basement 1 - South	L103	A
Planting Strategy GF Plan 1 - North	L200	A
Planting Strategy Basement 1 - North	L201	A
Planting Strategy GF & Basement - South	L202	A
Sections 1 - North	L301	A
Sections 2 - North	L302	A
Sections 3 - South	L303	A

Environmental Impact Statement

- Environmental Impact Statement dated 24 Jun 2026 prepared by FPD Planning.

Authority Documents

- NSW Government Planning Circular PS 24-002, prepared by the Department of Planning, Housing and Infrastructure, issued October 2025.
- AIQS Construction Cost Assessments for NSW Estimated Development Cost Reports AIQS Practice Standard 2nd Edition, published July 2025.

2.5. Report Limitations

Altus notes the following limitations when preparing this report:

- Works are proposed to be undertaken as a singular stage and in a single package of works.
- The contractor to undertake these works would be a Tier 2/3 and the procurement is to be via a D&C route in a single contract.
- This report is also limited to the Estimated Development Cost of the associated project and does not consider any contribution costs as per the AIQS guidelines.
- Inherent uncertainty in the estimation process that has not been able to be incorporating into the detailed calculation schedule.

2.6. Personnel Qualifications

This report has been prepared by Ong Boo Chye. Ong is an Executive QS who has over 30+ years of worldwide experience across the residential Sectors, having worked both nationally and internationally in the provision of all core Quantity Surveying services, from inception to completion. His qualifications include:

- B. Building (QS), Melbourne University

This report has been Reviewed and signed by Barry McBeth. Barry is a Director who has over 15+ years of worldwide building experience across all sectors, having worked both nationally and internationally in the provision of all core Quantity Surveying services, from inception to completion. His qualifications include:

- Barry McBeth (RICS), membership number 1181176.

Detailed CV's can be provided upon request.

2.7. Job Creation

Construction Job Creation

Altus estimate approximately 81 full time employment (FTE) construction jobs for the duration of the works. The estimated FTE jobs have been based off the following workings which are based on the EDC cost as outlined in Table 1.1, noting these costs are based on the construction cost only (inclusive of escalation) and exclude contingency, professional fees and LSL:

Table 2.1

Ref	Job Creation	Amount
1	Construction Cost including Escalation	\$ 64,045,714
2	40% Labour Component	\$ 25,618,285
3	Labour Rate/Hr	\$ 110
4	Labour Cost/week	\$ 4,400
5	Construction Period (wks)	72 weeks
6	Labour Cost per FTE for contract duration	\$ 316,800
7	FTE	81

**FTE is defined as full-time equivalent.*

It is important to note that the above is not an estimate of all the jobs that will be created as not every Tradesperson will be involved on this project full time, it is simply an estimate of the full-time equivalent this development will create.

3. Assumptions & Exclusions

3.1. Assumptions & Inclusions

The following is included as a part of this estimate:

- Base date of estimate – Jul 2026.
- Construction or erection and associated infrastructure.
- Fixed and mobile plant and equipment.
- Carrying out the works.
- Furniture, Fittings and Equipment (relative to this development application)
- Fit out costs (relative to this development application)
- Authority fees (Long Service Leave Levy)
- Consultant design and project management fees included at 5% as per EDC guidelines.
- Contingency included at 5% as per EDC guidelines.
- Escalation until Jan 2028 (Commencement on site).

The following is assumed as a part of this estimate:

- Piled/ Pad footing foundations
- Ground slabs are assumed to be 150mm thick
- Post Tension superstructure
- Suspended slab at 250mm thickness
- Split air conditioning to units (living room only)
- External façade comprising of brickwork, glazing and weatherboard
- Works to occur during normal business hours

3.2. Exclusions

The following is excluded from this estimate:

- Amounts payable on the cost of land including development contributions;
- 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;
- GST;
- Finance Costs;

4. Conclusion

In summary, Altus have been requested by Landcom NSW to complete an EDC report based on the documentation highlighted above. Altus estimates the proposed development to a total of **\$70,397,417 (Excl. GST)**.

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

A handwritten signature in black ink, appearing to read 'Barry McBeth', written in a cursive style.

Barry McBeth

Director, Development Advisory MRICS