

To: Department of Planning, Housing & Infrastructure

Your Ref: 242-244 Beecroft Road Epping – Amending SSD’s (SSSD-68939460 and SSD-68708456).

This is a statement confirming the scope of works for the Amending Concept SSD and Amending SSD regarding the above referenced project are the same.



Signature: _____ Date: **5 August 2024**

Name: **Angelo Antidormi**

Position & Qualifications: **Director – MAIQS, CQS - AIQS Reg. No. 6901**

ESTIMATED DEVELOPMENT COST (EDC) REPORT

CONSENT AUTHORITY:

DEPARTMENT OF PLANNING, HOUSING & INFRASTRUCTURE

DEVELOPMENT APPLICATION DETAILS

PROJECT DESCRIPTION:

MIXED USE DEVELOPMENT

Note: EDC applies to the modification component only comprising additional 105 residential units, additional commercial/retail floor space and additional basement);

PROJECT LOCATION:

242-244 BEECROFT ROAD EPPING, NSW

DATE OF ASSESSMENT:

05/08/2024

SSD No.:

SSD – 68939460 and SSD-68708456

APPLICANTS DETAILS

APPLICANTS NAME:

DASCO PROPERTY DEVELOPMENT SERVICES PTY LTD
(ABN/ACN 27 653 697 913 / 653 697 913)

PHONE:

0410 319 072 (Jack Maalouf)

APPLICANTS ADDRESS:

LEVEL 2, 9 GEORGE STREET NORTH STRATHFIELD NSW

EMAIL:

j.maalouf@dasco.net.au

DETAILS OF PERSON PROVIDING THE COST REPORT

Title:

Mr.

Name:

Angelo Antidormi

Position:

Director:

Qualifications:

MAIQS, CQS - AIQS Reg. No. 6901

Property & Building Assessments Pty Ltd

Level 4, 29 Kiora Road MIRANDA, NSW 2228

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ABN 53 099 018 470

EXECUTIVE SUMMARY

PROJECT DESCRIPTION	Additional 105 Residential Units + 1 Additional Basement Level
PROJECT LOCATION	242-244 Beecroft Road Epping NSW
PROJECT STAGE	
DATE OF ASSESSMENT	5/08/2024

ITEM	COST (EXCL. GST)	METHODOLOGY
Demolition and Remediation	\$ -	Does not form part of the additional scope
Construction (item A)	\$ 29,821,270.00	Elemental measure and rates build up
Mitigation of Impact Items	\$ 1,142,738.10	Provision only - Environmental & Sustainable Development (allow 3% of Construction)
Consultant Fees	\$ 1,904,563.50	5% of Construction
Authorities Fees (LSLL)	\$ 95,228.18	0.25% of Construction
Plant & Equipment (item B)	\$ 8,270,000.00	To Maximise operation of the development
Furniture, Fittings & Equipment	\$ 1,904,563.50	5% of Construction
Contingency	\$ 1,904,563.50	5% of Construction
Escalation	\$ 1,752,198.42	4.6% - Escalation to the proposed commencement
TOTAL EDC (EXCL. GST) for SSD/SSI	\$ 46,795,125.20	
GST	\$ 4,679,512.52	
TOTAL EDC (INCL. GST) for NON-SSD/SS	\$ 51,474,637.71	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY
GFA m2	11310.00	As defined by the AIQS
Construction Costs Only \$/m2 GFA	\$ 3,367.93	Assessed based on Construction Cost and Plant & Equipment Only - items A & B above

- The estimate breakdown is enclosed;
- The value of the *Estimated Development Costs (EDC)* is accurate and covers the full scope of works in the identified development proposal, at the date of submission;
- This report is an objective calculation of the *Estimated Development Costs (EDC)* of the subject development proposal;
- **ESTIMATE OF THE RETAINED AND NEW JOBS**
 - a) During construction of the development - approximately 250 construction personnel for 30 months, and
 - b) Post Construction: - nil operational personnel per year

BASIS OF PREPARATION

- This report has been prepared for the Consent Authority;
- This report has been prepared in accordance with:
 - a) legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARS)
 - b) the AIQS Practice Standard Construction Cost Assessments for NSW Estimated Development Cost Reports for EDC.

- **DOCUMENTATION:**

The estimated development costs have been based on the following documents:

- a) Architectural Drawings: Prepared by: **Turner (Architects)**
Drawing/Project No: **21044 MOD Plans**
- b) Project Documents (other):
 - i. Environmental Impact Statement (EIS) Report - “Amended Mixed Use Development” dated 11 July 2024 prepared by Think Planners;
 - ii. Environmental Impact Statement (EIS) Report – “Amended Concept Mixed Use Development” dated 11 July 2024 prepared by Think Planners.

- **STATEMENT OF LIMITATIONS:**

- a) **Schedule of Quantities**

- Please note that the quantities are estimates only and should not be construed to be exact quantities.

- b) **Mark Ups & Allowances**

- Prices and rates throughout are held to include all labour, materials, workshop drawings, waste plant & equipment. The rates in this document are estimated and have NOT been confirmed by Suppliers or Subcontractors unless otherwise noted.

- c) **Preliminaries**

- Preliminaries covers on-site costs not applicable to any particular trade and include site personnel, non-productive labour, site accommodation, scaffolding, waste bins, and plant hire etc. Any estimated percentage may vary subject to the type of builder contracted.

- d) **Overheads / Margin**

- Overheads & Profit Margin: Covers off-site overheads and builder’s profit. This percentage may vary subject to the builder contracted.

- e) **Exclusions**

- 1. Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement;
 - 2. Costs relating to a part of the development or project that is the subject of a separate development consent or approval;
 - 3. Land Costs, including costs of marketing and selling land;
 - 4. Cost of ongoing maintenance or use of the development;
 - 5. Goods & Services Tax (GST)

DECLARATION/QUANTITY SURVEYOR STATEMENT:

In preparation of this EDC, I hereby declare I have:

- Inspected the plans the subject of the application for development consent;
- Calculated the development costs in accordance with the definition of estimated development cost in Section 6 of the Environmental Planning and Assessment Regulation 2021 at current prices, and in accordance with Section 208 of the Environmental Planning and Assessment Regulation 2021;
- Included GST in the calculation of the total development cost;
- Prepared the estimated development cost (EDC) report using the AIQS practice standard for estimating development costs;
- Submitted the report in the standard form of quantity surveyor report above;
- Prepared the estimated development cost (EDC) report based on cost estimates current as of the date of submission, dated no earlier than 30 days from when the application is submitted;
- Prepared this EDC having regard to the State Significant Development (SSD) Guidelines;
- Prepared this EDC addressing the Secretary's Environmental Assessment Requirements (SEARS).



Signature: _____ Date: **5 August 2024**

Name: **Angelo Antidormi**

Position & Qualifications: **Director – MAIQS, CQS - AIQS Reg. No. 6901**

DISCLAIMER

This estimate has been prepared for the purpose of providing an indicative development budget suitable for the purpose of a SDD submission to the Department of Planning, Housing and Infrastructure NSW and for no other purpose. This report has been prepared for the exclusive use of the *Customer and Department of Planning, Housing and Infrastructure NSW* and should not be relied upon by any other third party for any other purpose. Property & Building Assessments Pty Ltd (PBA) does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report. PBA reserves the right to revise this report upon review of any additional information. PBA and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest. No structural drawings were available at the time of this report. Assumptions have been made on professional judgment. Our estimate summary has been prepared on an elemental basis and is subject to final structural drawings and specifications.

Trade Breakup

2/08/2024

EPPING 242-244 Beecroft Rd

Additional 105 Residential Units + 1 Level of Basement

Description	Quantity	Unit	Rate	Markup	Total
Preliminaries				8%	\$2,511,000.00
Allowance for preliminaries	0.15	item	\$15,500,000.00	0%	\$2,325,000.00
Demolition & Site Preparation				8%	
Allow to demolish existing structures	1	item		0%	EXCL
Site Clearing	3,130	m2		0%	EXCL
Substructure				8%	\$1,082,924.31
Piling					\$179,267.00
Establishment	1	item	\$14,739.00	0%	\$14,739.00
450 dia RC piles including drilling as detailed and drawn ne average total depth 6500mm	56	each	\$2,938.00	0%	\$164,528.00
Excavation					\$416,558.68
Allowance for bulk excavation in OTR	3,043.25	m3	\$75.00	0%	\$228,243.75
Detailed excavation in "OTR" for slab on ground ne 200mm	347.8	m3	\$150.00	0%	\$52,170.00
Detailed excavation for footings	214	m	\$80.00	0%	\$17,120.00
Detailed excavation for pad footings	43	each	\$80.00	0%	\$3,440.00
Compacted subgrade	1,739	m2	\$30.00	0%	\$52,170.00
Batters Psum allowance	219.33	m2	\$90.00	0%	\$19,739.39
Detailed excavtion in OTR ne 1650mm deep lift pits	62.16	m3	\$220.00	0%	\$13,675.54
OSD tank structure and finishes Psum allowance	1	psum	\$30,000.00	0%	\$30,000.00
Anchors					\$78,750.00
Allowance for anchors 320kn as shown on structural drawings	45	each	\$1,400.00	0%	\$63,000.00
Destress anchors	45	each	\$350.00	0%	\$15,750.00
Capping Beam					\$39,847.81

Description	Quantity	Unit	Rate	Markup	Total
Reinforced concrete capping beam	88.55	m	\$450.00	0%	\$39,847.81
Shotcrete					\$90,971.88
Supply and install 150mm shotcrete wall incl strip drains	284.29	m2	\$320.00	0%	\$90,971.88
AFS Walls					\$197,312.32
200mm AFS wall	519.24	m2	\$380.00	0%	\$197,312.32
Concrete Slab					
Columns				8%	\$871,128.00
RC Columns					\$806,600.00
1200x200 reinforced concrete column					\$584,000.00
Additional Levels	160	each	\$3,650.00	0%	\$584,000.00
900x250 reinforced concrete column					\$120,000.00
Additional Levels	40	each	\$3,000.00	0%	\$120,000.00
800x300 reinforced concrete column					\$102,600.00
B	38	each	\$2,700.00	0%	\$102,600.00
Upper Floors				8%	\$5,699,392.09
RC Suspended Slab					
Post Tensioning					\$2,001,992.00
Post tensioning Slabs					\$2,001,992.00
Additional Levels	11,310	m2	\$152.00	0%	\$1,719,120.00
Roof	1,861	m2	\$152.00	0%	\$282,872.00
total check	11,310				
Concrete					\$935,616.50
Additional Levels					
Level 1					\$212,544.00
Concrete in PT Slabs L1					\$212,544.00
200mm slab	268.4	m3	\$720.00	0%	\$193,248.00
Extra over slab and Beam > 200	26.8	m3	\$720.00	0%	\$19,296.00
Level 2					\$222,991.19
Concrete in PT Slabs L2					\$222,991.19
Extra over for slab/beam > 200	24.9	m3	\$720.00	0%	\$17,928.00
200mm slab	248.8	m3	\$720.00	0%	\$179,136.00
Extra over for step	108.03	m	\$240.00	0%	\$25,927.19
Level 3					\$237,077.47

Description	Quantity	Unit	Rate	Markup	Total
Concrete in PT Slabs L3					\$237,077.47
200mm slab UB	268.8	m3	\$720.00	0%	\$193,536.00
Extra over for 600-200 =400mm	26.9	m3	\$720.00	0%	\$19,368.00
Extra over for step	100.72	m	\$240.00	0%	\$24,173.47
Level 4					\$263,003.85
Concrete in PT Slabs L4					\$263,003.85
240mm slab	324.46	m3	\$720.00	0%	\$233,608.32
Extra over for step	122.48	m	\$240.00	0%	\$29,395.53
Formwork					\$1,429,440.00
Suspended formwork to slab and beams					\$1,429,440.00
GF	861	m2	\$240.00	0%	\$206,640.00
L1	1,342	m2	\$240.00	0%	\$322,080.00
L2	1,244	m2	\$240.00	0%	\$298,560.00
L3	1,280	m2	\$240.00	0%	\$307,200.00
L4	1,229	m2	\$240.00	0%	\$294,960.00
Reinforcement					\$910,166.40
Reinforcement GF					\$350,140.00
Bar reo in slabs	20.24	t	\$6,000.00	0%	\$121,440.00
Bar reo in beams	22.8	t	\$6,000.00	0%	\$136,800.00
Mesh	1,838	m2	\$50.00	0%	\$91,900.00
Reinforcement L1					\$147,540.80
Conventional reinforcement in PT slabs 45kg/m3]	12.08	t	\$6,000.00	0%	\$72,468.00
Conventional reinforcement in beams	1.33	t	\$6,000.00	0%	\$7,972.80
Mesh in slabs 1 layer F72	1,342	m2	\$50.00	0%	\$67,100.00
Reinforcement L2					\$136,646.80
Conventional reinforcement in PT slabs 45kg/m3]	11.18	t	\$6,000.00	0%	\$67,068.00
Conventional reinforcement in beams	1.23	t	\$6,000.00	0%	\$7,378.80
Mesh in slabs 1 layer F72	1,244	m2	\$50.00	0%	\$62,200.00
Reinforcement L3					\$140,723.20
Conventional reinforcement in PT slabs 45kg/m3]	11.52	t	\$6,000.00	0%	\$69,120.00
Conventional reinforcement in beams	1.27	t	\$6,000.00	0%	\$7,603.20
Mesh in slabs 1 layer F72	1,280	m2	\$50.00	0%	\$64,000.00
Reinforcement L4					\$135,115.60
Conventional reinforcement in PT slabs 45kg/m3]	11.06	t	\$6,000.00	0%	\$66,366.00

Description	Quantity	Unit	Rate	Markup	Total
Conventional reinforcement in beams	1.22	t	\$6,000.00	0%	\$7,299.60
Mesh in slabs 1 layer F72	1,229	m2	\$50.00	0%	\$61,450.00
Staircases				8%	\$579,172.33
200mm RC wall [B]	43.91	m2	\$750.00	0%	\$32,933.44
200mm RC stair wall [B - RF]	503.12	m2	\$750.00	0%	\$377,337.24
Elemental unit rate for reinforced concrete staircases including handrail and finishes	24	flight	\$5,250.00	0%	\$126,000.00
Roof				8%	\$772,435.05
Postensioning measured elsewhere					
Concrete	191.18	m3	\$750.00	0%	\$143,385.00
Formwork	790	m2	\$240.00	0%	\$189,600.00
Reinforement bar	28.8	t	\$6,000.00	0%	\$172,800.00
Reinforement mesh	790	m2	\$50.00	0%	\$39,500.00
200mm RC suspended lift shaft roof	18.04	m2	\$750.00	0%	\$13,532.64
Approved waterproofing system to roof	790	m2	\$160.00	0%	\$126,400.00
Roof anchor system	1	item	\$30,000.00	0%	\$30,000.00
External Walls				8%	\$1,902,794.36
Hebal wall system external wall and internal skin of external wall				0%	
Additional Levels	2,783	m2	\$380.00	0%	\$1,057,540.00
Render and paint hebel Walls	2,763	m2	\$180.00	0%	\$497,340.00
Hebel Blade Walls included in external wall qty					INCL
Roof					\$206,966.63
Brick wall [roof] cl finishes	331.15	m	\$625.00	0%	\$206,966.63
Louvres				8%	\$238,655.83
Supply and install louvres	141.65	m2	\$1,560.00	0%	\$220,977.62
Windows				8%	\$1,053,770.44
Supply and install windows	1,147.9	m2	\$850.00	0%	\$975,713.37
External Doors				8%	\$321,624.00
Unit entry door frame hardware and finish	105	each	\$1,400.00	0%	\$147,000.00
Service doors	40	each	\$1,950.00	0%	\$78,000.00
Fire door frame and hardware	28	each	\$2,600.00	0%	\$72,800.00
Internal Walls				8%	\$1,098,070.88
200mm RC lift pit walls	28.08	m2	\$750.00	0%	\$21,056.97
200mm RC (lift shaft) LW 1 2 3 4	75.57	m2	\$750.00	0%	\$56,676.31
200mm RC stair walls	76.53	m2	\$750.00	0%	\$57,396.04
AFS walls [unit dividing and corridor]	1,041.61	m2	\$550.00	0%	\$572,886.86
Plasterboard and stud internal walls	1,715.09	m2	\$180.00	0%	\$308,716.11

Description	Quantity	Unit	Rate	Markup	Total
Internal Screens				8%	\$272,160.00
Supply and install frameless shower screen	210	each	\$1,200.00	0%	\$252,000.00
Internal Doors				8%	\$642,060.00
Storage doors	105	each	\$2,100.00	0%	\$220,500.00
Hollow core door frame and hardware	440	each	\$850.00	0%	\$374,000.00
Wall Finishes				8%	\$2,363,194.44
Supply and install balustrades	305.37	m	\$850.00	0%	\$259,563.00
Supply and install roller blinds [psum allowance \$1,500per unit]	55	psum	\$4,500.00	0%	\$247,500.00
Wall tiling to ensuite and bathroom	4,381	m2	\$180.00	0%	\$788,580.00
Paint internall and externall as specifed	105	each	\$8,500.00	0%	\$892,500.00
Floor Finishes				8%	\$1,727,571.40
Allowance for linemarking	1	item	\$15,000.00	0%	\$15,000.00
Allowance for tactiles	1	psum	\$16,000.00	0%	\$16,000.00
Floor tiles to balcony	832	m2	\$180.00	0%	\$149,760.00
Floor tiling to ensuite and bathroom	840	m2	\$180.00	0%	\$151,200.00
Floor tiling to kitchen	420	m2	\$180.00	0%	\$75,600.00
Carpet to bedrooms	2,483	m2	\$75.00	0%	\$186,225.00
Floor finishes to internal areas living dining [timber flooring rate]	2,155	m2	\$180.00	0%	\$387,900.00
Floor finishes to corridors	462	m2	\$180.00	0%	\$83,160.00
Floor finish ramp and entry	150	m2	\$290.00	0%	\$43,500.00
Floor finishes g/f [external]	468.01	m2	\$300.00	0%	\$140,403.15
Waterproofing balcony and internal tiles areas	1,163	m2	\$85.00	0%	\$98,855.00
Waterproof shower walls	210	each	\$1,200.00	0%	\$252,000.00
Ceiling Finishes				8%	\$984,314.16
Suplly and install plasterboard ceilings on framing to units incl shadow line cornices	8,159	m2	\$110.00	0%	\$897,490.00
Paint carpark ceiling	1,739	m2	\$8.00	0%	\$13,912.00
Fitments				8%	\$3,505,140.00
Allowance for signage	1	item	\$1,000.00	0%	\$1,000.00
Allowance for storage	105	psum	\$1,500.00	0%	\$157,500.00
Robes -mirror sliding	105	each	\$3,600.00	0%	\$378,000.00
Pantry	105	each	\$1,800.00	0%	\$189,000.00
Allowance for Kitchen Joinery	105	each	\$15,000.00	0%	\$1,575,000.00
Allowance for ranghood cooktop oven dishwasher microwave as shceduled	105	each	\$7,500.00	0%	\$787,500.00
Allowance for vanity units	105	item	\$1,500.00	0%	\$157,500.00
Sanitary Fixtures				8%	\$955,281.60

Description	Quantity	Unit	Rate	Markup	Total
Shower	210	each	\$900.00	8%	\$204,120.00
shower head	210	each	\$300.00		\$63,000.00
shower tap	210	each	\$220.00		\$46,200.00
kitchen sink	105	each	\$1,100.00		\$115,500.00
sink tap	105	each	\$750.00		\$78,750.00
basin	210	each	\$600.00		\$126,000.00
basin tap	210	each	\$180.00		\$37,800.00
laundry tap	105	each	\$180.00		\$18,900.00
laundry tub	105	each	\$450.00		\$47,250.00
bath		na	\$600.00		
HWU	105	each	\$1,400.00		\$147,000.00
bath tap		na	\$150.00		
Hydraulic Services and Stormwater PSUM				8%	\$2,481,300.00
Allowance for hydraulic services including water sewer gas stormwater sanitary fixtures installation and fit off	105	each	\$21,500.00		\$2,257,500.00
Allowance for water tank pits grates etc	1	PSUM	\$40,000.00		\$40,000.00
Ventilation PSUM				8%	\$186,640.20
Allowance for carpark ventilation	1,739	m2	\$85.00		\$147,815.00
Allowance for stair pressurization	1	psum	\$25,000.00		\$25,000.00
Air Conditioning PSUM				8%	\$1,349,460.00
Exhaust to units -toilets	210	each	\$1,200.00		\$252,000.00
Allowance for ducted airconditioning each unit	105	each	\$9,500.00		\$997,500.00
Fire Services PSUM				8%	\$888,640.20
Allowance for wet and dry fire to units	150	each	\$4,500.00		\$675,000.00
Fire services to carpark	1,739	m2	\$85.00		\$147,815.00
Electrical Services				8%	\$1,984,500.00
Allowance for electrical services including cctv video intercom power lighting data emergency and exit lighting security card swipe access	105	each	\$17,500.00		\$1,837,500.00
Transportation Services				8%	\$324,000.00
Supply and install lifts	2	item	\$150,000.00		\$300,000.00
Landscaping and Improvements				8%	\$216,000.00
Allowance for landscaping including planting planters and waterproofing	1	item	\$200,000.00		\$200,000.00
Miscellaneous				8%	\$372,330.00
BBQ recreation area finishes seating etc	1	psum	\$40,000.00		\$40,000.00
Residential Bin room	1	psum	\$15,000.00		\$15,000.00

Description	Quantity	Unit	Rate	Markup	Total
Allowance for chutes	105	each	\$1,000.00		\$105,000.00
Allowance for storage cages	105	psum	\$1,350.00		\$141,750.00
Allowance for carpark accessories incl mirrors, whellstops etc	1	psum	\$35,000.00		\$35,000.00
Bicycle storage	1	psum	\$8,000.00		\$8,000.00
Builders Margin				8%	\$3,707,710.74
Allow for Builder's Margin	0.1	margin	\$34,330,655.00		\$3,433,065.50
Subtotal					\$38,091,270.03
Adjustment					\$0.00
Post adjustment					\$38,091,270.03
G.S.T [10%]					\$3,809,127.00
Total					\$41,900,397.03