



**Mitchell
Brandtman**
Expert cost management

EDC Report - SSSDA

5-9 Gordon Avenue
CHATSWOOD NSW 2067

Prepared for: DPG Project 17 Pty Ltd

Contact:	James Brandtman
Phone:	02 9541 8000
Email:	james@mitbrand.com
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1. Executive Summary

As requested, we have prepared an Estimated Development Cost (EDC) report for the proposed works at 5-9 Gordon Avenue, Chatswood based upon the available documentation. This estimate has been prepared for the consent authority in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and as per the Planning Circular PS 24-002 titled "Changes to how development costs are calculated for planning purposes" issued by the NSW Government dated 27 February 2024.

The proposal (SSD-74439970) will seek consent for redevelopment of the site for a 35-storey shop-top housing development with in-fill affordable housing, including:

- A two-storey podium comprising non-residential uses;
- A 33-storey residential tower comprising a total of 91 units.
- A six-level basement containing 121 spaces;
- Communal facilities including a swimming pool, outdoor gym, outdoor area and co-working space;
- Associated landscaping; and
- Provision of plant and infrastructure services.

2. Estimate Summary

Based on current market rates and the documentation provided, the estimated cost for the works is \$103,203,165 (\$113,523,481 inclusive of \$10,320,316 GST).

The costs are inclusive of builders work, labour, materials and plant, preliminaries, contingency, escalation, profit and overheads and consultant's fees.

Description	Construction Cost
Demolition & Remediation	\$ 850,000
Construction, Plant & Equipment	\$ 90,487,913
Consultants & Additional Fees	\$ 5,023,585
Contingency	\$ 4,818,075
Escalation	\$ 2,023,591
Project EDC {Excluding GST} – for SSD/SSI	\$ 103,203,165
GST	\$ 10,320,316
Project EDC {Including GST} – for NON SSD/SSI	\$ 113,523,481
GFA	
GFA m2 (AIQS defined)	24,269
Construction Cost/m2	\$4,252/m2

3. Development Cost Allocation

The following contains a breakdown of the costs associated with functional areas contained within the proposed development:

Description	Construction Cost (Excl. GST)	Construction Cost (Incl. GST)
Commercial Portion	\$ 9,494,902	\$ 10,444,392
Residential Portion - Market	\$ 70,435,216	\$ 77,588,737
Residential Portion - Affordable	\$ 23,273,047	\$ 25,490,352
Totals	\$ 103,203,165	\$ 113,523,481

4. Employment Generation

This section outlines the employment generation potential of the development, covering both the construction and operational phases.

Description	Construction Cost (Excl. GST)
Construction Phase – Direct	452
Construction Phase – Indirect	611
Residential Operational	15
Commercial Operational	138
Totals	1,216

5. Documentation

The following documents/drawings have been used in the preparation of this Cost estimate:

Design drawings prepared by RJC Architects dated July 2024.

DWG No.	DWG Name	Rev.
1000	Cover Sheet	10
1001	Context map	4
1002	Site Analysis	4
1003	Existing	4
1004	Demolition Plan	4
1005	Proposed Ground Plan	4
1010	Survey	3
1094	B06 - Carpark	10
1095	B05 - Carpark	10
1096	B04 - Carpark	10
1097	B03 - Carpark	10
1098	B02 - Carpark	10
1099	B01 - Carpark	10
2000	Ground Floor	9
2001	L01 - Commercial	9
2002	L02 - Communal	7
2003	L03 - Low Rise	6
2004	L04 - Low Rise	6
2005	L05 - Low Rise	6

2006	L06 - Low Rise	6
2007	L07 & L08 - Low Rise	6
2009	L09-L13 - High Rise - Odd Levels	6
2010	L10-L14 - High Rise - Even Levels	6
2015	L15 - L25 - High Rise - Odd Levels	1
2016	L16 – L26- High Rise - Even Levels	1
2026	L26 - Setback	6
2027	L27- L30 - Sub Penthouse Typical	6
2031	L31 - Sub Penthouse (Transfer)	6
2032	L32 - Penthouse Lower	6
2033	L33 - Penthouse Upper	6
2034	L34 - Private Roof Top	6
2035	Roof	6
3000	North & West Elevation	5
3001	South & East Elevation	5
3005	Material Board	4
4000	Section AA & BB	6
4001	Section CC & DD	6
5000	Development Yield Analysis	6
5001	Area Schedules	5
5100	GFA Diagrams	5
5101	GFA Diagrams	5
5102	GFA Diagrams	4
6000	Facade Details	4
6001	Basement Details	6
6002	Ground Floor Details	4
7001	1Bed – AH Adaptable units	5
7002	2Bed – AH Adaptable units	5
7003	1Bed - Adaptable units	1
7004	2Bed - Adaptable units	1
7005	3Bed - Adaptable units	5
7006	3Bed - Adaptable – Subpenthouse	1
7101	Affordable Housing	5
8000	3D image	5
8001	3D image	4
9000	ADG - List of inclusions	4
9101	Shadow study - 21 June	4
9102	Shadow study - 21 December	4
9151	Sun eye view - 21 June	4
9152	Sun eye view - 21 December	4

9200	ADG Cross Ventilation Diagrams	4
9201	ADG Solar Access Diagrams	4
9300	Storage Schedule	3

6. Design

The works covered by this estimate relates to the proposed construction of a 35-storey shop-top commercial and residential development with in-fill affordable housing.

The subject development has an additional QS Gross Floor Area of 24,269 m2.

The works include but are not limited to:

FOUNDATIONS:	Reinforced concrete slab on ground with piles and pad footings supporting structure Structural retaining system to basement perimeter.
STRUCTURE:	Concrete framed structure comprising suspended slabs supported by columns and loadbearing walls.
ENVELOPE:	Feature façade treatments with aluminium framed glazing.
INTERNAL WALLS:	Combination of structural and lightweight stud framed walls with plasterboard linings.
CEILINGS:	Plasterboard ceilings and bulkheads throughout with moisture resistant linings to wet areas.
FINISHES:	Selected timber/tiled floors generally throughout with carpet to commercial space and bedrooms. Tiling to wet area floors and walls.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power, smoke detection throughout. Air conditioning to each dwelling. Mechanical ventilation to basement carpark and wet areas. Fire hydrant, booster pump, hose reels to fire stairs and sprinkler system throughout.
EXTERNAL WORKS:	New driveways, crossover and external paving pathways. Landscaping and fencing to nominated areas.
FF & E	Loose furniture, fixtures and equipment.

7. Exclusions

The following exclusions have been made in the preparation of this estimate:

- Amounts payable on the cost of land including Development Contributions Land costs including legal fees and stamp duty.
- 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.
- Finance costs.

8. 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 preliminary 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.

9. EDC Definition

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as: 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 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
- Goods and Services Tax (GST)

Yours Sincerely

MITCHELL BRANDTMAN



James Brandtman

Associate

BCMP, CQS AAIQS (#9246)

Attachment – 1 EDC Estimate

Attachment 1

EDC Estimate

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.