

Department of Planning, Housing, and Infrastructure

18 December 2025

C/- Sundale Northland Development

Attention: Phil Choy

PO Box 229

Burwood NSW 1805

Dear Phil,

RE: 12-16 BENT STREET, LINFIELD | ESTIMATED DEVELOPMENT COST

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

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

BConst Mgt & Prop (Hons) (QS)

MAIQS (CQS); MCIQB

For Newton Fisher Group



CONTENTS

1 EXECUTIVE SUMMARY -----	3
2 BASIS OF PREPARATION-----	5
3 SCOPE OF THE CALCULATION-----	7
4 JOB CREATION -----	7
5 DETAILED CALCULATION SCHEDULE -----	8
APPENDIX A - ESTIMATE DETAILS-----	9

1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

For the purposes of accompanying the proposed Development Application, we are pleased to provide an objective calculation on the Estimated Development Cost (EDC) for the proposed residential development located at 12-16 Bent Street, Linfield.

1.2 EDC REPORT SUMMARY

The EDC for the project is as per the below table:

PROJECT DESCRIPTION	Construction of a 14-storey residential complex including basement car parking and other associated external works.
PROJECT LOCATION	12-16 Ben Street, Linfield
PROJECT STAGE	DA Application
DATE OF ASSESSMENT	18 December 2025

ITEM	Cost (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition & Remediation	\$171,638	
Construction (Item A)	\$71,432,247	Elemental and rates build up
Mitigation of Impact Items	Not Applicable.	
Consultant Fees	\$3,580,194	5% of Construction Cost.
Authorities Fees (LSLL)	\$196,911	0.25% of Construction Cost.
Plant & Equipment (Item B)	Not Applicable.	
Furniture, Fittings, and Equipment (FF&E)	Not Applicable.	
Contingency	\$3,580,194	5% of Construction Cost.
Escalation	\$2,864,179	4% pa and assuming in mid-2025
TOTAL EDC (EXCL. GST)	\$81,825,363	
GST	\$8,182,536	
TOTAL EDC (INCL. GST)	\$90,007,900	

GROSS FLOOR AREA (AIQS)	ITEM	
GFA m2 (AIQS)	28,142m2	
Construction Cost only \$/m2 GFA (AIQS)	\$2,538/m2	Assessed based on Items A & B above.

Signed:	
Name:	Steven Bregovic
Position & Qualifications:	Director; BConst Mgt & Prop; MAIQS (CQS) (No. 10072); MCIQB (No. 1483816)

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 2000 as amended in December 2021 (ref. planning circular PS 24-002 dated 27 February 2024 titled Changes to how development costs are calculated for planning purposes) which 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.

2 BASIS OF PREPARATION

2.1 STATEMENTS

This report has been prepared for the Department of Planning, Housing, and Infrastructure to accompany the proposed Development Application.

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, and the Planning Circular;
- the AIQS practice standard for calculating EDC 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 PTW Architects dated 19th of September 2025.

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 design 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 holds a Bachelor's Degree in Quantity Surveying and is a member of the Australian Institute of Quantity Surveyors and is a Chartered Quantity Surveyor (CQS) (membership number 10072). Steven carries over 20 years of experience associated with project construction costs in NSW, with recent experience regarding State significant projects in NSW.

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 the beneficial owner, Sundale Northland Development.

3.2 SCOPE OF DEVELOPMENT PROPOSAL

The development involves the construction of a 14-storey residential complex including basement car parking and other associated external works.

The site is approximately 4,325m² in area with approximately 8m frontage to Bent Street and is currently occupied by two double-storey residential buildings and vacant land.

4 JOB CREATION

In accordance with the requirements of the Estimated Development Cost we have analysed the number of direct jobs to be created in the delivery of the proposed works.

Based on past project of a similar nature and scale we estimate the total number of on site jobs to be created in delivering the proposed works to peak at 250.

Taking the above into consideration and based on a multiplier of 2.9, which are figures derived from Housing Australia publications which capture data from the Australia Bureau of Statistics (ABS) we estimate the total number of jobs to be created as a result of the proposed development to be in the order of 725 jobs in total.

5 DETAILED CALCULATION SCHEDULE

5.1 EDC

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

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

5.2 ASSUMPTIONS

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

Generally:

- Allowances have been made based on an Owner/ Builder arrangement and take into account the site specifics and location.
- Project to be undertaken in one (1) stage.

Substructures/ Structure:

- Shored basements.
- We have assumed latent ground conditions will not be encountered during excavation including but not limited to the removal of hazardous materials, acid sulphate soils, grouting works related to mine subsidence.
- The building will generally comprise of framed in-situ concrete structure.

Interior Design:

- The internal finishes and fittings are a medium standard commensurate with the locality of the project. Floor finishes are assumed to comprise of a combination of carpet for bedrooms and tiling generally for the remaining areas including wet areas, living areas, balconies and terraces. The kitchen and bathroom joinery will generally comprise of timber laminate and stone benchtops.

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: Sundale - Lindfield	Details: 12-2025: EDC Estimate
Project: Bent St 12-16, Lindfield	

Code	Functional Area	% of Cost	Area	Unit	Rate	Total
1	Site Preparation	0.19	4,325	m2	40	171,638
2	Basement Car Parking	16.57	9,027	m2	1,652	14,910,829
3	Residential	60.72	19,115	m2	2,859	54,652,168
4	External Works & Services	2.08	2,215	m2	844	1,869,250
	<u>Subtotal: Construction Cost</u>	79.55				<u>71,603,885</u>
5	Consultancy Fees (5%)	3.98				3,580,194
6	Authority Fees (LSLL) (0.25%)	0.22				196,911
7	Contingency (5%)	3.98				3,580,194
8	Escalation (4% pa)	3.18				2,864,179
	<u>Estimated Development Cost (Excl. GST)</u>	90.91				<u>81,825,363</u>
9	Goods & Services Tax (GST)	9.09				8,182,536
	<u>Estimated Development Cost plus GST</u>	100.00				<u>90,007,900</u>
	TOTAL (EXCL. GST)					90,007,900

Elemental Details



Client: Sundale - Lindfield	Details: 12-2025: EDC Estimate
Project: Bent St 12-16, Lindfield	

Code	Description	Quantity	Unit	Cost/m ²	Total
1	Site Preparation				
	Element	Element %		Cost/m2	Element Total
1.1	Site Preparation	14.11		6	24,220
1.2	Demolition	65.25		26	112,000
1.3	Preliminaries	15.87		6	27,244
1.4	Builder's Margin	4.76		2	8,173
1.5	Site Area	4,326	m2		
	Site Preparation				171,638

Elemental Details

Client: Sundale - Lindfield	Details: 12-2025: EDC Estimate
Project: Bent St 12-16, Lindfield	

Code	Description	Quantity	Unit	Cost/m ²	Total
2	Basement Car Parking				
	Element	Element %		Cost/m2	Element Total
2.1	Substructure	27.52		455	4,102,874
2.2	Columns	4.07		67	606,614
2.3	Upper Floors	20.10		332	2,997,338
2.4	Staircases	0.90		15	134,185
2.5	Roof	0.97		16	144,959
2.6	External Walls & Doors	2.19		36	326,676
2.7	Internal Walls & Doors	4.57		75	680,844
2.8	Wall Finishes	0.08		1	12,430
2.9	Floor Finishes	1.15		19	171,874
2.10	Ceiling Finishes	0.34		6	51,408
2.11	Fitments	1.78		29	265,356
2.12	Hydraulic Services	3.49		58	520,677
2.13	Electrical Services	4.19		69	624,813
2.14	Fire Services	4.17		69	621,196
2.15	Mechanical Services	3.84		63	572,745
2.16	Preliminaries	15.87		262	2,366,798
2.17	Builder's Margin	4.76		79	710,039
2.18	Gross Floor Area (GFA)	9,027	m2		
2.19	Car Space No.	145	no.		
2.20	Cost per GFA m2 (\$)	1,652	\$/m2		
2.21	Cost per Space (\$)	102,833	\$/no.		
2.22	Area/space	62	m2/no.		
	Basement Car Parking				14,910,829

Elemental Details

Client: Sundale - Lindfield	Details: 12-2025: EDC Estimate
Project: Bent St 12-16, Lindfield	

Code	Description	Quantity	Unit	Cost/m ²	Total
3	Residential				
	Element	Element %	Cost/#	Cost/m2	Element Total
3.1	Substructure	0.00	0	0	N/A
3.2	Columns	2.35	11,573	67	1,284,554
3.3	Upper Floors	16.55	81,510	473	9,047,563
3.4	Staircases	0.29	1,430	8	158,760
3.5	Roof	1.68	8,281	48	919,232
3.6	External Walls & Doors	12.46	61,327	356	6,807,330
3.7	Internal Walls & Doors	9.54	46,948	273	5,211,270
3.8	Wall Finishes	3.88	19,083	111	2,118,204
3.9	Floor Finishes	5.00	24,595	143	2,730,068
3.10	Ceiling Finishes	4.44	21,873	127	2,427,849
3.11	Fitments	5.26	25,909	150	2,875,915
3.12	Special Equipment	0.89	4,369	25	484,904
3.13	Hydraulic Services	6.04	29,747	173	3,301,864
3.14	Electrical Services	4.04	19,868	115	2,205,379
3.15	Fire Services	2.21	10,893	63	1,209,145
3.16	Mechanical Services	3.38	16,632	97	1,846,106
3.17	Transportation Services	1.37	6,726	39	746,592
3.18	Preliminaries	15.87	78,153	454	8,674,947
3.19	Builder's Margin	4.76	23,446	136	2,602,484
3.20	Unit No.	111	No.		
3.21	Gross Floor Area (GFA)	19,116	m2		
3.22	Cost per GFA m2 (\$)	2,859	\$/m2		
3.23	Cost per Unit (\$)	492,362	\$/no.		
	Residential				54,652,168

Elemental Details

Client: Sundale - Lindfield	Details: 12-2025: EDC Estimate
Project: Bent St 12-16, Lindfield	

Code	Description	Quantity	Unit	Cost/m ²	Total
4	External Works & Services				
	Element	Element %		Cost/m2	Element Total
4.1	Roads, Footpaths & Paved Areas	13.92		117	260,170
4.2	Landscaping and Improvements	8.84		75	165,241
4.3	Boundary Walls, Fencing and Gates	19.55		165	365,441
4.4	External Stormwater Drainage	9.85		83	184,167
4.5	External Sewer Drainage	1.07		9	20,000
4.6	External Water Supply	2.14		18	40,000
4.7	External Gas	1.07		9	20,000
4.8	External Fire Protection	1.50		13	28,000
4.9	External Electric Light and Power	18.23		154	340,816
4.10	External Communications	2.00		17	37,296
4.11	Project Specific Work	1.20		10	22,400
4.12	Preliminaries	15.87		134	296,706
4.13	Builder's Margin	4.76		40	89,012
4.14	External Area	2,215	m2		
	External Works & Services				1,869,250