



**Mitchell
Brandtman**
Expert cost management

EDC Cost Report SSD-78669234

27 – 29 Tryon Road, Lindfield 2070

Prepared for:
Bridgestone Projects Pty Ltd

Contact:	Mark McGinn
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Date:	21 st November 2025
Issue:	3.0

Department of Planning, Housing, and Infrastructure
4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150
Attention: Mr Justin Keen (Senior Planning Officer, Affordable Housing Assessments)

Dear Justin,

RE: 27 – 29 Tryon Road, Lindfield 2070 ESTIMATED DEVELOPMENT COST (STATE SIGNIFICANT PROJECTS)

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

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

We have received and reviewed the documentation for the proposed project and have undertaken a review of the costs based on our expert opinion.

We trust the attached meets your expectations. However, should you seek clarification of further information, feel free to contact us at your behest.

Yours Sincerely,



Mark McGinn
Associate

mmcginn@mitbrand.com

Member Royal Institute of Chartered Surveyors
Membership No 1180354

MITCHELL BRANDTMAN
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1. Executive Summary



As requested, we have prepared an Estimated Development Cost (EDC) estimate for the proposed residential development at 27-29 Tryon Road, Linfield NSW 2070, based upon the available documentation. This Estimated Development Cost has been prepared in accordance with Part 4 of 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, and it is in support of the State Significant Development Application (SSDA) for the construction of the proposed residential flat building, reference SSD-78669234.

SEAR	Relevant section of report
EDC Report – Provide the Estimated Development Cost of the development	Section 1
Employment – Jobs Created During Construction	Section 6

Based on current market rates and the documentation provided, the estimated cost for the works is \$92,407,586 (\$101,648,345 inclusive of \$9,240,759 GST). The costs are inclusive of builders’ work, labour, materials and plant, preliminaries, contingency, escalation, profit and overheads and consultant’s fees.

Project Description	Construction of 65 residential units with 4 levels of underground basement carparking.
Project Location	27-29 Tryon Road, Linfield NSW 2070
Project Stage	SSD Application
Date	21 st November 2025

Description	Construction Cost	Practice Note
Demolition and Remediation*	\$ 370,120	
Construction, Plant and Equipment*	\$ 74,757,745	Elemental quantities and rates build up.
Consultants and Additional Fees*	\$ 3,944,214	Consultant Fees (5% of construction cost) Authority Fees (0.25% of construction cost)
Contingency*	\$ 8,591,182	10% of construction cost
Escalation*	\$ 4,744,325	6% to Q4 2026
Project EDC {Excluding GST} – for SSD/SSI	\$ 92,407,586	
GST	\$ 9,240,759	
Project EDC {Including GST} – for NON-SSD/SSI	\$ 101,648,345	

GFA		
GFA m2 (AIQS defined)	19,910 m2	
Construction Cost/m2	\$ 3,755/m2	based on Construction, Plant and Equipment only

Signed:	
Name:	Mark McGinn
Position & Qualifications:	Associate, MRICS 1180354

2. Documentation

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

Design drawings prepared by PTW Rev E.

DWG	SHEET TITLE
DA-A200050	SITE PLAN
DA-B1B0710	BASEMENT 4 PLAN
DA-B1B0810	BASEMENT 03 PLAN
DA-B1B0910	BASEMENT 02 PLAN
DA-B1B1010	BASEMENT 01 PLAN
DA-B1GRD10	GROUND FLOOR PLAN
DA-B1L0110	LEVEL 01 PLAN
DA-B1L0210	LEVEL 02 PLAN
DA-B1L0310	LEVEL 03 PLAN
DA-B1L0410	LEVEL 04-07 PLAN
DA-B1L0810	LEVEL 08 PLAN
DA-BB1ROF10	ROOF PLAN
DA-C110010	NORTH & SOUTH ELEVATIONS

3. Design

The proposed development is the demolition of existing structures and the construction of a 9-storey residential flat building with in-fill affordable housing and associated works. The proposal will include:

- Demolition of existing structures and site preparation / earthworks;
- Construction of 4 basement levels with vehicular access via Tryon Lane;
- Construction of a 9-storey residential flat building across including a mix of 2 and 3 bedroom apartments; and 14 affordable units;
- Communal open spaces on the ground floor and roof terrace; and
- Landscape works including tree replacement.

The subject development has a Gross Floor Area of 19,910 m².

The works include but are not limited to:

STRUCTURE:	Reinforced concrete slab on ground with a combination of strip and pad footings and shoring walls to basement. Reinforced concrete suspended slabs supported by loadbearing walls and columns.
ENVELOPE:	Masonry and external cladding partitions with aluminium framed windows and doors. Combination of concrete roof structure with applied membrane roofing system.
INTERNAL WALLS:	Combination of structural and lightweight stud framed walls with plasterboard linings.
CEILINGS:	Suspended plasterboard ceilings and bulkheads generally with moisture resistant ceiling to wet areas.
FINISHES:	Tiling and carpet to main lounge areas. Selected wall and floor tiles to wet areas, painted plasterboard wall linings, and timber paneling.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric lighting and power and smoke detection throughout. Mechanical ventilation to kitchen and wet areas. Air conditioning throughout. Fire hydrant and booster, hydrant points to each level and sprinkler system throughout. Two passenger lifts and four private lifts within penthouses.
EXTERNAL WORKS	Crossover and external paving/pathways. Common spaces and Landscaping to nominated areas.

4. Exclusions

- Escalation beyond October 2026
- Curtains & Blinds
- Land costs including legal fees and stamp duty
- Interest, holding costs & finance costs
- Works beyond site boundaries
- Decontamination or remediation works
- Works to existing areas of the site other than that noted on the plans
- Statutory fees and charges and contributions

5. 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 State Significant Development Applicant submitted to the Department of Planning, Housing and Infrastructure. The use of this report for sales or marketing purposes is strictly prohibited.

6. Employment Generation

This project has an estimated cost for the works of \$92,407,586 (\$101,648,345 inclusive of \$9,224,759 GST). Based on this value, an average hourly rate of \$90 per hour, the development type and the type and duration of construction proposed it is expected that the project will generate up to 107 on-site construction related jobs and 14 offsite jobs during the design and construction phase. During the operational phase it is expected that the project will generate up to 6 jobs.

7. 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)

I Mark McGinn confirm this report addresses the requirement of the relevant State and local legislation, policies, and guidelines. I further confirm that none of the information contained in the report is false or misleading.

Yours Sincerely

MITCHELL BRANDTMAN



Mark McGinn
Associate

mmcginn@mitbrand.com

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Attachment – 1 EDC Estimate Summary

Attachment 1

EDC Estimate Summary

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.

Trade Summary

Project: 40607 - 27-29 Tryon Road, Lindfield NSW

Details: EDC Estimate

Building: 40607 - 27-29 Tryon Road, Lindfield NSW

Code	Description	Quantity	Unit	Rate	Total
	SITE AREA	3,012	m2		
	GFA	19,910	m2		
	DEMOLITION				
XP	Demolition & Site Preparation	19,910	m2	18.59	370,120
	SUBSTRUCTURE				
SB	Substructure	19,910	m2	289.28	5,759,625
	SUPERSTRUCTURE				
CL	Columns	19,910	m2	99.83	1,987,710
UF	Upper Floors	19,910	m2	386.40	7,693,313
SC	Staircases	19,910	m2	19.06	379,500
RF	Roof	19,910	m2	30.71	611,413
EW	External Walls	19,910	m2	353.55	7,039,136
WW	Windows - Included in EW	19,910	m2	0.00	INCL.
ED	External Doors	19,910	m2	4.39	87,500
NW	Internal Walls	19,910	m2	148.55	2,957,612
NS	Internal Screens	19,910	m2	15.91	316,841
ND	Internal Doors	19,910	m2	50.48	1,005,050
	INTERNAL FINISHES				
WF	Wall Finishes	19,910	m2	111.41	2,218,213
FF	Floor Finishes	19,910	m2	147.20	2,930,697
CF	Ceiling Finishes	19,910	m2	63.66	1,267,543
	FITMENTS, FIXTURES & EQUIPMENT				
FT	Fitments, Fittings & Joinery	19,910	m2	506.89	10,092,200
	SERVICES				
SF	Sanitary Fixtures - Included in PD	19,910	m2	0.00	INCL.
PD	Sanitary Plumbing	19,910	m2	167.83	3,341,420
VE	Ventilation	19,910	m2	35.75	711,708
AC	Air Conditioning	19,910	m2	84.13	1,675,000
FP	Fire Protection	19,910	m2	104.54	2,081,332
LP	Electric Light and Power	19,910	m2	158.51	3,155,895
TS	Transportation Systems	19,910	m2	62.78	1,250,000
	EXTERNAL WORKS				
XR	Roads, Footpaths, Paved Areas	19,910	m2	6.26	124,664
XL	Landscaping & Improvements	19,910	m2	28.41	565,739
	SUBTOTAL TRADE WORKS	19,910	m2	2,894.14	57,622,231
	MAIN CONTRACTOR'S PRELIMINARIES				
PR	Preliminaries	19,910	m2	665.65	13,253,113
	MAIN CONTRACTOR'S OVERHEADS AND PROFIT				
BM	Builder's Overheads & Profit	19,910	m2	213.59	4,252,521

Trade Summary



Project: 40607 - 27-29 Tryon Road, Lindfield NSW	Details: EDC Estimate
Building: 40607 - 27-29 Tryon Road, Lindfield NSW	

Code	Description	Quantity	Unit	Rate	Total
	TOTAL CONTRACT SUM (Excluding Construction Contingencies and Escalation)	19,910	m2	3,773.37	75,127,865
	OTHER DEVELOPMENT / PROJECT COSTS				
YY	Design Fees	19,910	m2	188.67	3,756,394
YY	Authority Fees & Charges (LSLL)	19,910	m2	9.43	187,820
YY	Escalation (to October 2026)	19,910	m2	238.29	4,744,325
	RISK (CLIENT CONTINGENCIES)				
CO	Design Risks	19,910	m2	210.49	4,190,820
CO	Construction Risks	19,910	m2	221.01	4,400,362
CO	Client Other Risks	19,910	m2	0.00	EXCL.
	TOTAL EDC (EXCL. GST) for SSD / SSI	19,910	m2	4,641.27	92,407,586
GST	GST	19,910	m2	464.13	9,240,759
	TOTAL EDC (INCL. GST) for NON-SSD / SSI	19,910	m2	5,105.39	101,648,345