

Department of Planning, Housing, and Infrastructure

23 April 2025

C/o Landmark Group

Attention: Nicholas Rieck (Development Manager)

Level 17, 2 Chifley Plaza

Sydney NSW 2000

Dear Nicholas,

RE: 59-63 TRAFALGAR AVENUE & 1A-1B VALLEY ROAD | ESTIMATED DEVELOPMENT COST (STATE SIGNIFICANT PROJECTS)

We refer to your request for us to provide commentary on the Estimated Development Cost (EDC) for the abovementioned residential 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; BConstMgt & Prop (Hons)(QS); MAIQS (CQS) No. 18034

For Newton Fisher Group



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1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

For the purposes of accompanying the proposed State Significant Development (SSD) application, we are pleased to provide an objective calculation on the Estimated Development Cost (EDC) for the proposed residential development located at 59-63 Trafalgar Avenue & 1a-1b Valley Road, Linfield.

1.2 EDC REPORT SUMMARY

The EDC for the project (excluding the works that would be completed by the time consent is issued under an SSD pathway) is as per the below table:

PROJECT DESCRIPTION	Construction of a 12-storey block, comprising of 219 apartment dwellings, in addition to a 3-level basement car park and associated external works.
PROJECT LOCATION	59-63 Trafalgar Avenue & 1a-1b Valley Road, Linfield
PROJECT STAGE	DA Application
DATE OF ASSESSMENT	23 April 2025

ITEM	Cost (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition & Remediation	\$307,678	
Construction (Item A)	\$70,643,973	Elemental and rates build-up.
Mitigation of Impact Items	Not Applicable.	
Consultant Fees	\$3,547,583	5% of Construction Cost.
Authorities Fees (LSLL)	\$195,117	0.25% of Construction Cost.
Plant & Equipment (Item B)	Not Applicable.	
Furniture, Fittings, and Equipment (FF&E)	Not Applicable.	
Contingency	\$3,547,583	5% of Construction Cost.
Escalation	\$2,838,066	4% pa and assuming Q2 2026.
TOTAL EDC (EXCL. GST) for SSD/SSI	\$81,080,000	
GST	\$8,108,000	
TOTAL EDC (INCL. GST) for Non-SSD/SSI	\$89,188,000	

GROSS FLOOR AREA (AIQS)	ITEM	
GFA m2 (AIQS)	42,993m2	
Construction Cost only \$/m2 GFA (AIQS)	\$1,643/m2	Assessed based on Items A & B above.

Signed:	
Name:	Steven Bregovic
Position & Qualifications:	Director; BConstMgt & Prop (Hons) (QS); MAIQS (CQS) No. 18034

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

2 BASIS OF PREPARATION

2.1 STATEMENTS

This report has been prepared for the Department of Planning, Housing, and Infrastructure to accompany the proposed State Significant Development (SSD) application, and as required under the Secretary's Environment Assessment Requirements (for application number SSD-N/A).

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, the Planning Circular, and SEARs;
- the AIQS Practice Standard for calculating the EDC for State significant projects 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 DKO dated 24th February 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 designs 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 has been a member of the Australian Institute of Quantity Surveyors (MAIQS,CQS) and Chartered Institute of Building (CIOB) for over 10 years. Steven has previously held the position of Centre Chair between 2014 – 2017 for the NSW Chapter and recently represented Australasia at the Chartered Institute of Buildings (CIOB) Members Forum.

We also confirm that no conflict of interest has arisen in the preparation of this report.

3 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 350.

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 1,015 jobs in total.

4 SCOPE OF THE CALCULATION

4.1 DEVELOPMENT PROPOSAL AND PROPONENTS

Newton Fisher Group has been engaged to prepare this EDC report by the beneficial owner, Landmark Group Australia Pty Ltd (ACN 144 079 792).

4.2 PLANNING REFERENCE

Planning Reference Identifier/ Number: N/A

4.3 SCOPE OF DEVELOPMENT PROPOSAL

Construction of a 12-storey block, comprising of 219 apartment dwellings, in addition to a 3-level basement car park and associated external works.

The site is approximately 6,672m² in area with approximately 71m frontage to Trafalgar Avenue and is currently occupied by 5 two-storey residential buildings and vacant land.

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:

- Concrete slab on ground with bored pier foundations.
- 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 have made the necessary allowances for major services for the proposed development.



APPENDIX A – ESTIMATE DETAILS

Job Summary

Client: Landmark Group	Details: 2025 04 EDC Estimate_R1
Project: Trafalgar Ave 59-63 & Valley Road 1a-1b, Linfield	

Code	Functional Area	% of Cost	Area	Unit	Rate	Total
1	Site Preparation	0.34	6,672	m2		307,678
2	Basement Car Parking	12.04	12,224	m2		10,737,249
3	Residential	65.75	30,709	m2		58,638,518
4	External Works & Services	1.42	2,929	m2		1,268,207
	<u>Subtotal: Construction Cost</u>	79.55				<u>70,951,652</u>
5	Consultancy Fees (5%)	3.98				3,547,583
6	Authority Fees (LSLL) (0.25%)	0.22				195,117
7	Contingency (5%)	3.98				3,547,583
8	Escalation to 'Q2 26 (4% pa)	3.18				2,838,066
	<u>Estimated Development Cost (Excl. GST)</u>	90.91				<u>81,080,000</u>
9	Goods & Services Tax (GST)	9.09				8,108,000
	<u>Estimated Development Cost plus GST</u>	100.00				<u>89,188,000</u>

Elemental Details



Client: Landmark Group	Details: 2025 04 EDC Estimate_R1
Project: Trafalgar Ave 59-63 & Valley Road 1a-1b, Linfield	

Code	Description	Quantity	Unit	Cost/m ²	Total
1	Site Preparation				
	Element	Element%			Element Total
1.1	Site Preparation	9.76			30,024
1.2	Demolition	73.85			227,232
1.3	Preliminaries	12.54			38,588
1.4	Builder's Margin	3.85			11,834
1.5	Site Area	6,672	m2		
	Site Preparation				307,678

Elemental Details

Client: Landmark Group	Details: 2025 04 EDC Estimate_R1
Project: Trafalgar Ave 59-63 & Valley Road 1a-1b, Linfield	

Code	Description	Quantity	Unit	Cost/m ²	Total
2	Basement Car Parking				
	Element	Element%			Element Total
2.1	Substructure	25.64			2,753,561
2.2	Columns	3.07			330,048
2.3	Upper Floors	23.56			2,529,603
2.4	Staircases	0.68			72,900
2.5	Roof	3.23			346,810
2.6	External Walls & Doors	1.21			130,235
2.7	Internal Walls & Doors	6.34			680,686
2.8	Wall Finishes	0.17			18,005
2.9	Floor Finishes	1.43			154,022
2.10	Ceiling Finishes	0.78			84,218
2.11	Fitments	2.75			294,867
2.12	Hydraulic Services	3.16			338,959
2.13	Electrical Services	4.21			451,946
2.14	Fire Services	4.48			481,061
2.15	Mechanical Services	2.89			310,713
2.16	Preliminaries	12.54			1,346,645
2.17	Builder's Margin	3.85			412,971
2.18	Gross Floor Area (GFA)	12,224	m2		
2.19	Car Space No.	381	no.		
2.20	Cost per GFA m2 (\$)	878	\$/m2		
2.21	Cost per Space (\$)	28,182	\$/no.		
2.22	Area/space	32	m2/no.		
	Basement Car Parking				10,737,249

Elemental Details

Client: Landmark Group	Details: 2025 04 EDC Estimate_R1
Project: Trafalgar Ave 59-63 & Valley Road 1a-1b, Linfield	

Code	Description	Quantity	Unit	Cost/m ²	Total
3	Residential				
	Element	Element%	Cost/#		Element Total
3.1	Columns	1.89	5,048		1,105,517
3.2	Upper Floors	20.23	54,172		11,863,686
3.3	Staircases	0.49	1,303		285,417
3.4	Roof	1.57	4,204		920,631
3.5	External Walls & Doors	12.02	32,179		7,047,159
3.6	Internal Walls & Doors	11.76	31,483		6,894,830
3.7	Wall Finishes	4.06	10,869		2,380,410
3.8	Floor Finishes	5.42	14,509		3,177,416
3.9	Ceiling Finishes	4.90	13,108		2,870,654
3.10	Fitments	5.10	13,643		2,987,709
3.11	Special Equipment	0.94	2,520		551,880
3.12	Hydraulic Services	2.44	6,527		1,429,389
3.13	Electrical Services	5.45	14,597		3,196,768
3.14	Fire Services	2.03	5,438		1,190,968
3.15	Mechanical Services	3.68	9,841		2,155,237
3.16	Transportation Services	1.66	4,435		971,190
3.17	Preliminaries	12.54	33,581		7,354,329
3.18	Builder's Margin	3.85	10,298		2,255,328
3.19	Unit No.	219	No.		
3.20	Gross Floor Area (GFA)	30,709	m ²		
3.21	Cost per GFA m ² (\$)	1,909	\$/m ²		
3.22	Cost per Unit (\$)	267,756	\$/no.		
3.23	Area/Unit (GFA)	140	m ² /no.		
	Residential				58,638,518

Elemental Details

Client: Landmark Group	Details: 2025 04 EDC Estimate_R1
Project: Trafalgar Ave 59-63 & Valley Road 1a-1b, Linfield	

Code	Description	Quantity	Unit	Cost/m ²	Total
4	External Works & Services				
	Element	Element%			Element Total
4.1	Roads, Footpaths & Paved Areas	16.76			212,608
4.2	Landscaping and Improvements	7.86			99,707
4.3	Boundary Walls, Fencing and Gates	4.51			57,236
4.4	External Stormwater Drainage	8.28			105,048
4.5	External Sewer Drainage	1.42			18,000
4.6	External Water Supply	2.84			36,000
4.7	External Gas	1.42			18,000
4.8	External Fire Protection	1.77			22,500
4.9	External Electric Light and Power	34.32			435,224
4.10	External Communications	4.27			54,203
4.11	Preliminaries	12.52			158,779
4.12	Builder's Margin	4.01			50,902
4.13	External Area	2,929	m ²		
	External Works & Services				1,268,207