

30 October 2025  
File Ref.: 2155089811/EDC-AF

The Department of Planning, Housing and Infrastructure  
C/- John Crane  
LK Group  
Level 7, 88 Green Street  
CREMORNE VIC 3121

To Whom It May Concern

## Mixed Use Development

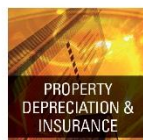
84 Tallawong Road, Rouse Hill

Registered Quantity Surveyor's Estimated Development Cost (EDC) Report for The Department of Planning, Housing and Infrastructure – INCREMENTAL COST ONLY

### Executive Summary

We have prepared an Incremental Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the proposed amending DA that seeks approval for the construction of a mixed-use development comprising residential apartments and non-residential uses. The site has an existing development consent approved by Blacktown City Council (DA22/357458) for a mixed-use development. The proposal will amend the existing consent by increasing the approved dwellings from 327 to approximately 411 and splitting the construction into a staged development. This assessment is for the incremental cost adjustment for the proposed amending DA.

Our Incremental Estimated Development Cost (EDC) is **\$79,199,519 (Excl GST)**.



Sydney Adelaide  
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An analysis of the estimated costs is summarised below for works:

ITEM		Original DA (Excl. GST)	Revised DA (Excl. GST)	Incremental Cost (Excl. GST)
Demolition and Remediation		\$ 35,000	\$ 35,000	-
Construction Cost		\$ 157,855,912	\$ 199,199,790	\$ 41,343,878
Fixed & Mobile Plant & Equipment (If applicable)				-
Carrying Out of Works (If applicable)				-
Mitigation of Impact Items (If applicable)				-
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)				-
Fitout costs (Where forming part of the application)				-
<b>Sub-total - 1</b>		<b>\$ 157,890,912</b>	<b>\$ 199,234,790</b>	<b>\$ 41,343,878</b>
Add: Professional Fees	(8.1%)	\$ 15,789,091	\$ 19,158,076	\$ 3,368,984
Add: Contingency	(5.0%)	\$ 9,118,200	\$ 12,880,201	\$ 3,762,001
Add: Escalation to commencement (Oct 2026) - assume 5% p.a. (Original DA - total works & Amending DA - Lot 3)		\$ 8,684,000	\$ 3,718,012	(\$ 4,965,988)
Add: Escalation to commencement (Apr 2029) - assume 5% p.a. for CY 2026, 4% p.a. for CY 2027/2028, 3.5% p.a. ongoing (Amending DA - Lot 2)		-	\$ 12,268,057	\$ 12,268,057
Add: Escalation to commencement (Oct 2032) - assume 5% p.a. for CY 2026, 4% p.a. for CY 2027/2028, 3.5% p.a. ongoing (Amending DA - Lot 1)		-	\$ 23,225,081	\$ 23,225,081
<b>Sub-total - 2</b>		<b>\$ 191,482,203</b>	<b>\$ 270,484,217</b>	<b>\$ 79,002,013</b>
Add: Authority Fees (LSLL) - <i>GST Exempt</i>	(0.25%)	\$ 478,706	\$ 676,211	\$ 197,505
<b>TOTAL EDC (Excl GST) for SSD/SSI</b>				<b>\$ 79,199,519</b>
Add: GST - <i>Calculated on sub-total 2 amount only</i>		\$ 19,148,220	\$ 27,048,422	\$ 7,900,201
<b>TOTAL DEVELOPMENT COST (Plus GST) for NON-SSD/SSI</b>				<b>\$ 87,099,720</b>
<b>GROSS FLOOR AREA</b>				
Total Gross Floor Area (AIQS Definition)		56,549m <sup>2</sup>	63,300m <sup>2</sup>	6,751m <sup>2</sup>
Construction Cost Only \$/m <sup>2</sup> GFA (AIQS Definition)		\$2,791/m <sup>2</sup>	\$3,147/m <sup>2</sup>	\$355/m <sup>2</sup>

This calculation of the EDC is an objective and accurate assessment and covers the full scope of works in the identified development proposal, at the date of development application submission.



In addition, we have prepared an estimate of the labour work force to be engaged on the project and operational jobs will be created as below:

Site Labour Estimate

<b>Site Labour Estimate - Amending DA (Lot 1)</b>	
Construction Cost	\$ 60,739,074
Labour Component - say 50% @ \$78/hr (rounded)	389,000 man hrs
Construction duration say 16 months, average 22 days per month	1,110 ave man hrs/day
Workers per day (peak) (@ 60% mean point)	202 workers/day
Average including on site & offsite labour	140 workers/day
Estimate of total number of work days over construction period	48,600 work days

<b>Site Labour Estimate - Amending DA (Lot 2)</b>	
Construction Cost	\$ 70,658,579
Labour Component - say 50% @ \$78/hr (rounded)	453,000 man hrs
Construction duration say 16 months, average 22 days per month	1,290 ave man hrs/day
Workers per day (peak) (@ 60% mean point)	235 workers/day
Average including on site & offsite labour	160 workers/day
Estimate of total number of work days over construction period	56,600 work days

<b>Site Labour Estimate - Amending DA (Lot 3)</b>	
Construction Cost	\$ 67,837,136
Labour Component - say 50% @ \$78/hr (rounded)	435,000 man hrs
Construction duration say 16 months, average 22 days per month	1,240 ave man hrs/day
Workers per day (peak) (@ 60% mean point)	225 workers/day
Average including on site & offsite labour	150 workers/day
Estimate of total number of work days over construction period	54,400 work days



## Basis of Report Preparation

- We have prepared this estimate for The Department of Planning, Housing and Infrastructure
- We have prepared this estimate in response to Secretary's Environmental Assessment Requirements (SEARS) issued for State Significant Developments in NSW (SSD-82639959)
- We have prepared the estimate based on the legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPS, and the Planning Circular)
- We have prepared this estimate generally in accordance with the AIQS Practice Standard (2nd Edition published July 2025) for calculating EDC in NSW
- We have measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- We have included works as indicated on the drawings and within the site boundary
- We have excluded GST in the calculation of the Estimated Development Cost
- We have calculated the development costs including price escalation to intended commencement date of construction on site of:
  - Original DA (whole of works) and Amending DA (Lot 3 only) – October 2026
  - Amending DA (Lot 2 only) – April 2029
  - Amending DA (Lot 3 only) – October 2032
- We have separately shown the estimated development costs plus GST, for use by Council where relevant in calculating certain other fees and charges
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate
- Napier and Blakeley requested a copy of the Environmental Impact Statement or Statement of Environmental Effects. Neither was provided at the time this report was prepared.
- List of the development proposal documents used:
  - Approved DA - Architectural drawings dated 20 June 2022, as prepared by Artisan Architects.
  - Revised DA - Architectural drawings dated 8 August 2025, as prepared by Place Studio AU Pty Ltd.

## Scope of Calculation of EDC

- We have prepared an Incremental Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, the proposed development seeks approval for the construction of a mixed-use development comprising residential apartments and non-residential uses. The site has an existing development consent approved by Blacktown City Council (DA22/357458) for a mixed-use development. The proposal will amend the existing consent by increasing the approved dwellings from 333 to approximately 411 and splitting the construction into a staged development. This assessment is for the incremental cost adjustment for the proposed amending DA.
- The Proponent for this development application is LK Group.
- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.



- We confirm that we are not aware of any obvious limitations encountered in the preparation of the report.
- Refer to Annexure A for our Elemental Cost estimate which has been prepared generally in accordance with the Australian Cost Management Manual issued by the Australian Institute of Quantity Surveyors (AIQS).

### List of Exclusions

The below items of cost are specifically excluded in line with Section 6 of the EP&A Regulation:

- Amounts payable on the cost of land including Development Contributions
- 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
- GST, and
- Finance Cost

This EDC report has been prepared by:

A handwritten signature in black ink, appearing to read 'Peter Hammond'.

Peter Hammond (Certified QS) MCIQB FRICS AAIQS No. 9898  
**Director**  
**Napier & Blakeley Pty Ltd**

ENCL – ANNEXURE A – ELEMENTAL COST ESTIMATES



## Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

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