

Quantity Surveyor's Report Estimated Development Cost

Proposed Mixed Use Development
68-80 O'Connell Street, Caddens (SSD-80875966)

For

Caddens Estate Pty Ltd

DOCUMENT TITLE: QS Report – EDC


ISSUE DATE: 14 October 2025

PROJECT NUMBER: PROJ-0000011327

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DOCUMENT CONTROL:

Signature:	Date:	14 October 2025
	Reviewed by:	Stephen Ngai MAIQS, No.6330, MRICS, No.0079969
	Prepare by:	Brian Lee MAIQS

1. Executive Summary

Altus Group has been requested by Caddens Estate Pty Ltd to prepare an Estimated Development Cost (EDC) report to accompany a State Significant Development Application (SSDA) for a mixed-use development (including in-fill affordable housing) at 68-80 O'Connell Street, Caddens, within the Penrith Local Government Area (LGA).

The Estimated Development Cost has been assessed in accordance with the guidelines from NSW Department of Planning – Planning Circular No. PS 24-002 dated 27 February 2024 under the Environmental Planning and Assessment Regulation 2021.

The Estimated Development Cost as at 8 October 2025 for the proposed construction work is **\$341,695,013** (excl. GST). Please refer to Section 5 for a summary of the costs and a breakdown of each component.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-80875966) on 14 March 2025.

We confirm that the calculations for the EDC are accurate and cover the scope of works identified in the development proposal, and the report is an objective assessment of the EDC.

2. Project Scope

Introduction

The SSDA seeks development consent for a mixed-use development, including in-fill affordable housing, comprising a combination of shop-top housing, residential flat buildings, commercial and retail premises, medical centre and recreation facility (indoor) at 68-80 O'Connell Street, Caddens. The proposed works include site preparation works, excavation, infrastructure, construction of the buildings and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- demolition of an existing at grade car park and structures
- construction of 4 x 4 - 7 storey shop top housing buildings on the E1 Local Centre zoned land (68 O'Connell Street), comprising:
 - 177 residential dwellings
 - ground floor commercial, retail, medical uses and recreation facility (indoor)
- construction of a single storey commercial premises (shop) located at the southwestern corner of the E1 Local Centre zoned land (68 O'Connell Street), comprising two tenancies (which will be subject to future planning approval relating to the fit out)
- construction of basement carparking to service the shop top housing and commercial premises located on the E1 Local Centre zoned land (68 O'Connell Street)
- construction of 11 x 4 – 7 storey residential flat buildings on the R4 High Density Residential zoned land (80 O'Connell Street), including
 - 305 residential dwellings
 - basement carparking
- internal roads (to be dedicated to Council as part of a separate process).
- associated infrastructure and services on the development site
- retention of Threatened Ecological Community (TEC) area in the north-eastern part of the site
- landscaping and communal open spaces including community park in the north-east, communal open spaces throughout and through site links.
- construction of public plaza used for events, markets and community gathering

The proposal also incorporates 15% affordable housing (73 units) and seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 18 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) to achieve 30% additional building height.

This SSDA also seeks to modify DA17/0995 (pursuant to Clause 4.17(5) of the Environmental Planning and Assessment Act 1979 (EP&A Act) by amending the description of works and removing reference to the Concept DA and Stage 2 works to avoid inconsistency of the proposed works on the existing at-grade car park and southwestern corner of the site with that approval.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 14 March 2025 (SSD-80875966). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of requirement
2. Estimated Development Cost and Employment	<ul style="list-style-type: none"> • <i>Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.</i> • <i>As applicable, the EDC Report must separately specify the EDC of:</i> <ul style="list-style-type: none"> ○ <i>the residential component of the development.</i> ○ <i>the tenant component of the built-to-rent development.</i> ○ <i>the seniors housing component of the development.</i>

Subject site

The site is located at 68-80 O’Connell Street, Caddens, in the Penrith LGA. It is legally described as Lot 1 and 2 in DP 1268507. The site has a total site area of 81,290.72m² and a redevelopment site area of 53,941m² and is generally rectangular in shape.

The western portion of the site (68 O’Connell Street) currently comprises an approved shopping centre development and associated carpark, commonly known as ‘Caddens Corner’. It is zoned E1 Local Centre pursuant to the Penrith Local Environmental Plan 2010 (PLEP 2010). A portion of 68 O’Connell Street, that is currently used for at-grade carparking, is subject to this SSDA.

The eastern portion of the site (80 O’Connell Street) is a cleared vacant lot, was previously used for an open-air theatre known as 'Kingswood Drive-in'. It is zoned R4 High Density Residential pursuant to the PLEP 2010.

The site is located on Dharug Country, a low-lying valley rich with food resources and a route along which tribes travelled to reach the mountains.

The site is located within the Caddens Release Area within the Penrith Development Control Plan 2014 (PDCP 2014) and in accordance with the Caddens Release Area Structure Plan, the site is strategically identified as the precinct centre with adjoining residential areas.

The site is approximately 2.2 kilometres (km) from Werrington Station and 1.8km from Kingswood Station. It is also well serviced by local buses with stops in proximity to the site along O’Connell Street in both directions.

3. Basis of Cost Estimate

This cost plan has been prepared based on:

- a) Environmental Impact Statement by Keylan, dated 9 October 2025
- b) Architectural Drawings by Group GSA, dated 1 August 2025
- c) Design Report by Group GSA, dated 11 September 2025
- d) Geotechnical Assessment by EI Australia, dated 18 August 2025
- e) Groundwater Seepage Assessment by EI Australia, dated 2 September 2025
- f) Detailed Site Investigation by EI Australia, dated 24 July 2025
- g) Landscape Report by Site Image, dated 9 September 2025
- h) Landscape Plans by Site Image, dated 31 July 2025
- i) Civil Engineering Plans by Telford, dated 8 August 2025
- j) Services and Utilities Report by Goldfish & Bay, dated 25 July 2025
- k) Survey Plan by Ramsay, dated 10 April 2025

In preparing our cost estimate, we have reviewed and considered the documents that form part of the SSDA submission in our estimate. Please refer to the list of SSDA documents in **Appendix C**.

This EDC has been prepared for the NSW Department of Planning, Housing and Infrastructure, being the consent authority.

This Estimated Development Cost has been assessed in accordance with the guidelines from NSW Department of Planning – Planning Circular No. PS 24-002 dated 27 February 2024 under the Environmental Planning and Assessment Regulation 2021.

Altus Group has assessed the works using its own cost analysis. We confirm the costs are a fair and reasonable representation of the scope and value of the development project cost. The calculation in this EDC has been prepared as per the AIQS practice standards.

This report has been prepared and signed by Stephen Ngai, a Director at Altus Group. Stephen Ngai is an AIQS Certified Quantity Surveyor (MAIQS No. 6330) and a Chartered Quantity Surveyor of RICS (MRICS No. 0079969) and confirms that this report is compliant with the above statements.

4. List of Exclusions

- Land and acquisition costs
- Interest/ Finance/ Legal Fees
- Marketing and Agent Fees
- DA and CC fees, Section 7.11 Contribution, Levy, other authority charges and contributions
- Section 73 Contributions
- Relocation, diversion or upgrading existing site services
- Removal of contaminants and hazardous materials if discovered
- Tenancy fitout and finishes (shell and core to retails)
- Curtains, flyscreens, blinds
- Provision of loose furniture, fittings and equipment
- Works outside of site boundary
- Goods and Service Tax
- Escalation beyond a 3% allowance

5. Summary of Cost Estimate

A detailed assessment of the construction cost for the proposed development has been prepared. The total estimated development cost as at 8 October 2025 is **\$341,695,013 (excl GST)**.

Our estimate is summarized as follows:

Description	Amount	Data	Unit Cost
Demolition & Site Preparation	\$2,329,100		
Basement – Retail (P-U_B2-Retail Level)	\$38,951,776	GFA: 30,879m2	\$1,548/m2*
Basement – Residential (P-U_B3, K-N, B-J)	\$35,556,817	GFA: 30,764m2	\$1,418/m2*
Retail	\$5,655,063	GFA: 3,461m2	\$2,005/m2*
Residential	\$150,904,607	GFA: 63,887m2	\$2,899/m2*
Landscape and External Works	\$11,795,300		
Subtotal	\$245,192,663		
Preliminaries (18%)	\$44,134,679		
Margin (4%)	\$11,573,094		
Total Construction Costs (Excl. GST)	\$300,900,436	GFA: 128,991m2	\$2,333/m2*
Professional Fees (5%)	\$15,045,022		
Contingency (5%)	\$15,797,273		
Escalation (3%)	\$9,952,282		
Total Estimated Development Cost (Excl. GST)	\$341,695,013	GFA: 128,991m2	\$2,649/m2

Note:

- * Including preliminaries and margin but excluding Fees, Contingency, Escalation and GST

Definition of areas is in accordance with AIQS Australian Cost Management Manual

FECA - Fully Enclosed Covered Area

UCA - Unenclosed Covered Area

GFA - Gross Floor Area = FECA + UCA

The total estimated development cost for each component is as follows:

Retail

Description	Amount
Basement – Retail	\$54,282,324
Retail	\$7,880,770
Total Development Cost (Incl. Fees, Contingency and Escalation, but Excl. GST)	\$62,163,094

Residential

Description	Amount
Demolition & Site Preparation	\$3,245,782
Basement – Residential (P-U_B3, K-N, B-J)	\$49,551,185
Residential	\$210,297,287
Landscape and External Works	\$16,437,666
Total Development Cost (Incl. Fees, Contingency and Escalation, but Excl. GST)	\$279,531,919

Note:

* All figures include preliminaries, margin, Fees, Contingency and Escalation but excluding GST

Appendix A – Area and Unit Schedule



AREA SCHEDULE							
LEVEL	BASEMENT					Retail Level	
	Basement B - J (Resi)	Basement K - N (Resi)	Basement P - U (Resi)	Basement P - U (Retail)	Total	Retail	Residential (Lobby & BOH)
Basement 3		4,022	12,087		16,109		
Basement 2	6,352	2,149		12,092	20,593		
Basement 1	4,619	1,535		14,004	20,158		
Retail Level				4,783	4,783	3,461	1,043
Lower Ground							
Ground Floor							
L1							
L2							
L3							
L4							
L5							
L6							
Roof							
Total GFA	10,971	7,706	12,087	30,879	61,643	3,461	1,043

AREA SCHEDULE																											
LEVEL	RESIDENTIAL																										
	Building B			Building C			Building E			Building F			Building G			Building H			Building J			Building K			Building L		
	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA
Basement 3																											
Basement 2																											
Basement 1																											
Retail Level																											
Lower Ground	407	67	474	179	62	241													465	41	506				361	87	448
Ground Floor	601	85	686	366	93	459	623	69	692	605	88	693	470	73	543	477	73	550	710	107	817	473	86	559	763	94	857
L1	594	86	680	496	121	617	593	97	690	609	89	698	454	73	527	485	72	557	691	109	800	622	80	702	793	154	947
L2	594	86	680	561	140	701	593	97	690	609	89	698	454	73	527	485	72	557	691	109	800	646	97	743	793	105	898
L3	594	86	680	561	140	701	593	88	681	609	89	698	454	73	527	485	72	557	691	109	800	649	95	744	801	105	906
L4	382	105	487	426	76	502	416	72	488	373	63	436	362	67	429	305	59	364	412	64	476	346	105	451	571	143	714
L5																											
L6																											
Roof																											
Total GFA	3,172	515	3,687	2,589	632	3,221	2,818	423	3,241	2,805	418	3,223	2,194	359	2,553	2,237	348	2,585	3,660	539	4,199	2,736	463	3,199	4,082	688	4,770



LEVEL																									
	Building M			Building N			Building P			Building R			Building S			Building T			Building U			Total			
	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	FECA	UCA	GFA	
Basement 3																									
Basement 2																									
Basement 1																									
Retail Level																									
Lower Ground	396	71	467	322	32	354																	2,130	360	2,490
Ground Floor	569	101	670	534	55	589																	6,191	924	7,115
L1	779	105	884	544	70	614	630	70	700	1,459	130	1,589	834	124	958	1,059	129	1,188	635	105	740	11,277	1,614	12,891	
L2	802	188	990	687	68	755	630	70	700	1,102	122	1,224	820	136	956	1,059	136	1,195	652	87	739	11,178	1,675	12,853	
L3	802	115	917	709	155	864	722	74	796	1,122	143	1,265	820	136	956	1,052	143	1,195	652	87	739	11,316	1,710	13,026	
L4	552	97	649	640	115	755	739	127	866	1,122	210	1,332	820	136	956	1,052	143	1,195	652	87	739	9,170	1,669	10,839	
L5	353	99	452	376	86	462	739	127	866				387	43	430	437	57	494				2,292	412	2,704	
L6													388	44	432	437	57	494				825	101	926	
Roof																									
Total GFA	4,253	776	5,029	3,812	581	4,393	3,460	468	3,928	4,805	605	5,410	4,069	619	4,688	5,096	665	5,761	2,591	366	2,957	54,379	8,465	62,844	

LEVEL	COMMERCIAL																								
	Resi Basement B - J	Building B				Building C				Building E				Building F				Building G				Building H			
		1 Bed	2 Bed	3 Bed	TOTAL UNITS	1 Bed	2 Bed	3 Bed	TOTAL UNITS	1 Bed	2 Bed	3 Bed	TOTAL UNITS	1 Bed	2 Bed	3 Bed	TOTAL UNITS	1 Bed	2 Bed	3 Bed	TOTAL UNITS	1 Bed	2 Bed	3 Bed	TOTAL UNITS
Basement 3																									
Basement 2																									
Basement 1																									
Retail Level	12																								
Lower Ground		1	1	1	3	-	1	-	1																
Ground Floor		2	4	-	6	1	2	-	3	1	3	1	5	3	3	-	6	3	1	-	4	1	2	1	4
L1		1	4	1	6	-	2	2	4	-	4	1	5	-	5	1	6	-	4	-	4	-	2	2	4
L2		1	4	1	6	1	2	2	5	-	4	1	5	-	5	1	6	-	4	-	4	-	2	2	4
L3		1	4	1	6	1	2	2	5	-	4	1	5	-	5	1	6	-	4	-	4	-	2	2	4
L4		2	2	-	4	1	2	1	4	-	1	2	3	2	2	-	4	2	2	-	4	1	2	-	3
L5																									
L6																									
Roof																									
Total Units	12	8	19	4	31	4	11	7	22	1	16	6	23	5	20	3	28	5	15	-	20	2	10	7	19

UNIT MIX																						
LEVEL	RESIDENTIAL																					
	Building J				Building K						Building L						Building M					
	1 Bed	2 Bed	3 Bed	TOTAL UNITS	1 Bed	2 Bed	3 Bed	2 Bed Townhouse	3 Bed Townhouse	TOTAL UNITS	1 Bed	2 Bed	3 Bed	2 Bed Townhouse	3 Bed Townhouse	TOTAL UNITS	1 Bed	2 Bed	3 Bed	2 Bed Townhouse	3 Bed Townhouse	TOTAL UNITS
Basement 3																						
Basement 2																						
Basement 1																						
Retail Level																						
Lower Ground	-	3	-	3							1	2	-			3	1	1	1		3	
Ground Floor	2	5	-	7	1	2	1			4	2	4	-	1	2	9	-	3	2		5	
L1	2	5	-	7	-	3	1	1	2	7	-	3	2			5	1	5	-	1	2	9
L2	2	5	-	7	-	3	1			4	-	3	2			5	1	5	-		6	
L3	2	5	-	7	-	3	1			4	-	3	2			5	1	5	-		6	
L4	2	1	1	4	2	2	-			4	-	4	1			5	3	3	-		6	
L5																	-	2	1		3	
L6																						
Roof																						
Total Units	10	24	1	35	3	13	4	1	2	23	3	19	7	1	2	32	7	24	4	1	2	38

LEVEL	Building N						Building P					Building R						Building S				Building T							
	1 Bed	2 Bed	3 Bed	2 Bed Townhouse	3 Bed Townhouse	TOTAL UNITS	1 Bed	2 Bed	3 Bed	3 Bed Townhouse	TOTAL UNITS	1 Bed	2 Bed	3 Bed	2 Bed Townhouse	3 Bed Townhouse	TOTAL UNITS	1 Bed	2 Bed	3 Bed	TOTAL UNITS	1 Bed	2 Bed	3 Bed	TOTAL UNITS				
Basement 3																													
Basement 2																													
Basement 1																													
Retail Level																													
Lower Ground	2	1	-			3																							
Ground Floor	2	2	1			5																							
L1	1	2	2			5	2	4	-		6	2	7	-			9	1	5	1		7	3	5	2		10		
L2	1	3	1	1	2	8	1	5	-		6	2	7	-	1	2	12	1	5	1		7	3	5	2		10		
L3	1	2	2			5	-	6	-	2	8	1	8	-			9	1	5	1		7	3	5	2		10		
L4	2	3	-			5	-	6	-		6	1	8	-			9	1	5	1		7	3	5	2		10		
L5	-	1	2			3	-	6	-		6						-	-	2	1		3	1	2	1		4		
L6																		-	2	1		3	1	2	1		4		
Roof																													
Total Units	9	14	8	1	2	34	3	27	-	2	32	6	30	-	1	2	39	4	24	6		34	14	24	10		48		



LEVEL	Building U				TOTAL UNITS					
	1 Bed	2 Bed	3 Bed	TOTAL UNITS	1 Bed	2 Bed	3 Bed	2 Bed Townhouse	3 Bed Townhouse	TOTAL
	Basement 3									
Basement 2										
Basement 1										
Retail Level										
Lower Ground					5	9	2			16
Ground Floor					18	31	6	1	2	58
L1	1	5	-	6	14	65	15	2	4	100
L2	-	6	-	6	13	68	14	2	4	101
L3	-	6	-	6	11	69	15	-	2	97
L4	-	6	-	6	22	54	8	-	-	84
L5					1	13	5	-	-	19
L6					1	4	2	-	-	7
Roof										
Total Units	1	23	-	24	85	313	67	5	12	482

Appendix B – Cost Plan Summary

Ref.	Description	Quantity	Unit	Rate	Total
68-80 O'CONNELL STREET, CADDENS					
1	DEMOLITION & SITE PREPARATION	1	Item		2,329,100
2	BASEMENT - RETAIL (P-U_B2-Retail Level)	30,879	m2	1,261	38,951,776
3	BASEMENT - RESIDENTIAL (P-U_B3, K-N, B-J)	30,764	m2	1,156	35,556,817
4	RETAIL	3,461	m2	1,634	5,655,063
5	RESIDENTIAL	63,887	m2	2,362	150,904,607
6	LANDSCAPE AND EXTERNAL WORKS	1	Item		11,795,300
	SUBTOTAL	128,991	m2	1,901	245,192,663
7	PRELIMINARIES (18%)				44,134,679
8	MARGIN (4%)				11,573,094
	ESTIMATED TOTAL CONSTRUCTION COST Excl PROFESSIONAL FEES & GST	128,991	m2	2,333	300,900,436
9	PROFESSIONAL FEES (5%)				15,045,022
10	CONTINGENCY (5%)				15,797,273
11	ESCALATION (3%)				9,952,282
	ESTIMATED TOTAL DEVELOPMENT COST Excl GST	128,991	m2	2,649	341,695,013
	GFA	128,991	m2		
	UNITS	482	no		
	Cost \$/m2	2,649	m2		
	Cost \$/Unit (Excl. Podium Retail, Commercial Basement and Fees)	505,025	no		

Ref.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION				
1.1	DEMOLITION & SITE PREPARATION	1	Item	2,329,100	2,329,100
	DEMOLITION & SITE PREPARATION TOTAL				2,329,100
2	BASEMENT - RETAIL (P-U_B2-RETAIL LEVEL)				
2.1	SUBSTRUCTURE	30,879	m2	230	7,109,076
2.2	COLUMNS	30,879	m2	50	1,543,948
2.3	UPPER FLOORS	30,879	m2	304	9,384,700
2.4	STAIRCASES	30,879	m2	3	105,000
2.5	ROOF	30,879	m2	105	3,229,730
2.6	EXTERNAL WALLS	30,879	m2	216	6,668,350
2.7	EXTERNAL DOORS	30,879	m2	3	104,600
2.8	INTERNAL WALLS	30,879	m2	37	1,142,410
2.9	INTERNAL DOORS	30,879	m2	2	67,100
2.10	WALL FINISHES	30,879	m2	3	89,700
2.11	FLOOR FINISHES	30,879	m2	14	425,910
2.12	CEILING FINISHES	30,879	m2	2	59,440
2.13	FITMENTS, FITTINGS & FIXTURES	30,879	m2	4	120,300
2.14	NON-MEASURED ALLOWANCE (2%)	30,879	m2	15	458,824
2.15	HYDRAULIC SERVICES	30,879	m2	50	1,543,950
2.16	ELECTRICAL SERVICES	30,879	m2	77	2,392,925
2.17	MECHANICAL SERVICES	30,879	m2	60	1,852,740
2.18	FIRE SERVICES	30,879	m2	72	2,227,530
2.19	VERTICAL TRANSPORTATION SYSTEMS	30,879	m2	8	260,000
2.20	BWIC (2%)	30,879	m2	5	165,543
	BASEMENT - RETAIL (P-U_B2-RETAIL LEVEL) TOTAL				38,951,776

Ref.	Description	Quantity	Unit	Rate	Total
3	BASEMENT - RESIDENTIAL (P-U_B3, K-N, B-J)				
3.1	SUBSTRUCTURE	30,764	m2	395	12,165,491
3.2	COLUMNS	30,764	m2	50	1,538,198
3.3	UPPER FLOORS	30,764	m2	82	2,532,300
3.4	STAIRCASES	30,764	m2	6	177,500
3.5	ROOF	30,764	m2	69	2,108,445
3.6	EXTERNAL WALLS	30,764	m2	202	6,211,800
3.7	EXTERNAL DOORS	30,764	m2	1	40,000
3.8	INTERNAL WALLS	30,764	m2	48	1,465,560
3.9	INTERNAL DOORS	30,764	m2	3	106,500
3.10	WALL FINISHES	30,764	m2	0	0
3.11	FLOOR FINISHES	30,764	m2	18	552,580
3.12	CEILING FINISHES	30,764	m2	1	20,000
3.13	FITMENTS, FITTINGS & FIXTURES	30,764	m2	5	148,970
3.14	NON-MEASURED ALLOWANCE (2%)	30,764	m2	10	298,037
3.15	HYDRAULIC SERVICES	30,764	m2	50	1,538,200
3.16	ELECTRICAL SERVICES	30,764	m2	79	2,421,300
3.17	MECHANICAL SERVICES	30,764	m2	60	1,845,840
3.18	FIRE SERVICES	30,764	m2	72	2,225,480
3.19	VERTICAL TRANSPORTATION SYSTEMS	30,764	m2	0	0
3.20	BWIC (2%)	30,764	m2	5	160,616
	BASEMENT - RESIDENTIAL (P-U_B3, K-N, B-J) TOTAL				35,556,817

Ref.	Description	Quantity	Unit	Rate	Total
4	RETAIL				
4.1					
4.2	SUBSTRUCTURE	3,461	m2		Included
4.3	COLUMNS	3,461	m2	50	173,050
4.4	UPPER FLOORS	3,461	m2	300	1,038,300
4.5	ROOF	3,461	m2	243	839,550
4.6	EXTERNAL WALLS	3,461	m2	397	1,373,150
4.7	INTERNAL WALLS	3,461	m2	85	295,820
4.8	WALL FINISHES (Assume Cold Shell)	3,461	m2	0	Excl.
4.9	FLOOR FINISHES (Assume Cold Shell)	3,461	m2	0	Excl.
4.10	CEILING FINISHES (Assume Cold Shell)	3,461	m2	0	Excl.
4.11	NMA (2%)	3,461	m2	21	74,397
4.12	HYDRAULIC SERVICES	3,461	m2	47	163,030
4.13	ELECTRICAL SERVICES	3,461	m2	160	553,760
4.14	MECHANICAL SERVICES	3,461	m2	250	865,250
4.15	FIRE SERVICES	3,461	m2	70	242,270
4.16	BWIC (2%)	3,461	m2	11	36,486
	TOTAL	3,461	m2	1,634	5,655,063
	GFA	3,461	m2		
	RETAIL	12	no		
				RETAIL TOTAL	5,655,063

Ref.	Description	Quantity	Unit	Rate	Total
5	RESIDENTIAL				
5.1					
5.2	SUBSTRUCTURE	64,262	m2		Included
5.3	COLUMNS	64,262	m2	50	3,194,350
5.4	UPPER FLOORS	64,262	m2	327	21,012,537
5.5	STAIRCASES	64,262	m2	19	1,244,180
5.6	ROOF	64,262	m2	96	6,187,165
5.7	EXTERNAL WALLS	64,262	m2	391	25,152,460
5.8	EXTERNAL DOORS	64,262	m2	3	209,400
5.9	INTERNAL WALLS	64,262	m2	218	14,001,560
5.10	INTERNAL SCREENS	64,262	m2	9	589,550
5.11	INTERNAL DOORS	64,262	m2	54	3,458,850
5.12	WALL FINISHES	64,262	m2	80	5,144,264
5.13	FLOOR FINISHES	64,262	m2	126	8,115,948
5.14	CEILING FINISHES	64,262	m2	108	6,939,070
5.15	FITMENTS, FITTINGS & FIXTURES	64,262	m2	165	10,609,780
5.16	APPLIANCES	64,262	m2	29	1,863,400
5.17	NMA (2%)	64,262	m2	34	2,154,451
5.18	GARBAGE CHUTES	64,262	m2	4	230,000
5.19	HYDRAULIC SERVICES	64,262	m2	193	12,417,720
5.20	ELECTRICAL SERVICES	64,262	m2	142	9,127,840
5.21	MECHANICAL SERVICES	64,262	m2	169	10,829,470
5.22	FIRE SERVICES	64,262	m2	65	4,183,150
5.23	VERTICAL TRANSPORTATION SYSTEMS	64,262	m2	53	3,435,000
5.24	BWIC (2%)	64,262	m2	13	804,464
	TOTAL	64,262	m2	2,348	150,904,607
	GFA	64,262	m2		
	Unit	482	no		
				RESIDENTIAL TOTAL	150,904,607
6	LANDSCAPE AND EXTERNAL WORKS				
6.1	LANDSCAPE	1	Item	8,455,400	8,455,400
6.2	EXTERNAL WORKS	1	Item	3,339,900	3,339,900
	LANDSCAPE AND EXTERNAL WORKS TOTAL				11,795,300

Appendix C – List of SSDA Submission Documents

List of SSDA Submission Documents

- 1) Environmental Impact Statement by Keylan, dated 9 October 2025
- 2) Drawings by Group GSA, dated 1 August 2025
- 3) Architectural Drawings by Group GSA, dated 1 August 2025
- 4) Clause 4.6 Request by Keylan, dated September 2025
- 5) Engagement Report by Community Insights Consulting, dated August 2025
- 6) Design Report by Group GSA, dated 11 September 2025
- 7) Visual Impact Assessment by Distinctive, dated August 2025
- 8) Traffic and Parking Assessment by TTPA, dated September 2025
- 9) Noise & Vibration Impact Assessment by Stantec, dated 12 August 2025
- 10) Integrated Water Management Plan by Telford Civil, dated August 2025
- 11) Geotechnical Assessment by EI Australia, dated 18 August 2025
- 12) Groundwater Seepage Assessment by EI Australia, dated 2 September 2025
- 13) Detailed Site Investigation by EI Australia, dated 24 July 2025
- 14) Arboricultural Impact Assessment by Redgum, dated 8 August 2025
- 15) Landscape Report by Site Image, dated 9 September 2025
- 16) Landscape Plans by Site Image, dated 31 July 2025
- 17) Ecologically Sustainable Design Assessment by SLR, dated 6 August 2025
- 18) Biodiversity Development Assessment Report by Ecological, dated 5 September 2025
- 19) Vegetative Management Plan by Ecological, dated 25 August 2025
- 20) Construction Waste Management Plan by Elephants Foot, dated 12 August 2025
- 21) Social Impact Assessment by Hill PDA, dated September 2025
- 22) Bushfire Protection Assessment by Ecological, dated 31 July 2025
- 23) Aboriginal Heritage Impact Assessment Report by Artefact, dated 21 August 2025
- 24) Pedestrian Wind Assessment by RWDI, dated 14 May 2025
- 25) Civil Engineering Plans by Telford, dated 8 August 2025
- 26) Flood Risk Consideration by Telford, dated 1 September 2025
- 27) Connecting with Country by Artefact Heritage and Environment, dated 24 April 2025
- 28) Economic Impact Assessment by Hill PDA, dated 15 August 2025
- 29) CPTED Report by BRS, dated August 2025
- 30) Proposed amendment to Conditions of DA17/0995 by Keylan, dated August 2025
- 31) Fauna Management by Ecological, dated 22 August 2025
- 32) Services and Utilities Report by Goldfish & Bay, dated 25 July 2025
- 33) Accessibility Design Review by ABE, dated 14 August 2025
- 34) Fire Engineering Report by Engineering Lab, dated 12 September 2025
- 35) Road Safety Audit by Positive Traffic, dated July 2025
- 36) BCA Report by Ventura, dated 10 September 2025
- 37) Solar Reflectivity by RWDI, dated 31 July 2025
- 38) Aviation Report by AviPro, dated 26 March 2025
- 39) Survey Plan by Ramsay, dated 10 April 2025
- 40) Operational Waste Management Plan by Elephants Foot, dated 12 August 2025