

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 11-19 Middle Harbour Road, Lindfield.

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 new 9-storey residential flat building comprising of 173 residential apartments (inclusive of affordable housing apartments), basement car parking and associated external works.
PROJECT LOCATION	11-19 Middle Harbour Road, Lindfield
PROJECT STAGE	DA Application
DATE OF ASSESSMENT	02 July 2025

ITEM	Cost (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition & Remediation	\$262,147	
Construction (Item A)	\$68,606,809	Elemental and rates build-up.
Mitigation of Impact Items	Not Applicable.	
Consultant Fees	\$3,443,448	5% of Construction Cost.
Authorities Fees (LSLL)	\$189,390	0.25% of Construction Cost.
Plant & Equipment (Item B)	Not Applicable.	
Furniture, Fittings, and Equipment (FF&E)	Not Applicable.	
Contingency	\$3,443,448	5% of Construction Cost.
Escalation	\$2,754,758	4% pa and assuming Q2 2026.
TOTAL EDC (EXCL. GST) for SSD/SSI	\$78,700,000	
GST	\$7,870,000	
TOTAL EDC (INCL. GST) for Non-SSD/SSI	\$86,570,000	

GROSS FLOOR AREA (AIQS)	ITEM	
GFA m2 (AIQS)	27,928m2	
Construction Cost only \$/m2 GFA (AIQS)	\$2,457/m2	Assessed based on Items A & B above.

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