

EDC Report - SSD-83112728

2 FISHBURN CRESCENT, CASTLE HILL, NSW 2154

Prepared for: NSW Department of Planning, Housing and Infrastructure
LGA: The Hills Shire Council
Proponent: Arada Development Management PTY LTD

Contact:	Mark McGinn
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Email:	mmcginn@mitbrand.com
Date:	5 September 2025
Issue:	2.0

1. Executive Summary

As requested, we have prepared an Estimated Development Cost (EDC) estimate for the proposed works based upon the available documentation. This estimate is an objective calculation of the EDC for the complete works subject of this Development Application.

1.1 EDC Summary Table

Based on current market rates and the documentation provided, the estimated cost for the works is **\$315,892,982 (\$347,482,281 inclusive of \$ 31,589,298 GST)**.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, contingency, escalation, profit and overheads and consultant's fees.

Description	Construction Cost
Demolition & Remediation	\$ 530,875
Construction, Plant & Equipment	\$ 276,822,156
Consultants & Additional Fees	\$ 14,561,035
Contingency	\$ 15,221,494
Escalation	\$ 8,757,422
Project EDC {Excluding GST} – for SSD/SSI	\$ 315,892,982
GST	\$ 31,589,298
Project EDC {Including GST} – for NON SSD/SSI	\$ 347,482,281
GFA	
GFA m2 (AIQS defined)	101,118
Construction Cost/m2 (based on Construction, Plant & Equipment Only)	\$ 2,738

Refer to Appendix 1 for the full Detailed Calculation Schedule

The Estimated Development Cost (EDC) is prepared through a structured methodology, ensuring accuracy and compliance with regulatory standards. It includes a review of project documents, including the Environmental Impact Statement (EIS), drawings, and specifications. Costs are measured per AS1181-1982 and AIQS standards where applicable, with estimates based on unit rates, project benchmarking, market conditions, and historical data, including a 5% contingency and escalation as required by the Planning Circular PS 24-002 and AIQS EDC practice standard.

1.2 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)

1.3 GFA Definition

The Gross Floor Area (GFA) referred to within this report has been calculated in accordance with the AIQS defined measurement methodology. This definition differs from that applied within the LEP.

The AIQS GFA is defined as follows:

Description	Meaning	Included Areas	Measurement Method
FECA (Fully Enclosed Covered Area)	All Fully Enclosed Internal Spaces	Rooms, basements, garages, stairwells, lift shafts	Measured to the inside face of external walls
UCA (Unenclosed Covered Area)	Roofed But Open Spaces	Balconies, verandahs, open covered walkways, undercrofts	Measured to the inside face of balustrades or walls
GFA (Gross Floor Area)	Total Usable Floor Space	FECA + UCA	Sum of the two above

2. Basis of Report Preparation

This report has been prepared for the consent authority by a suitably experienced Quantity Surveyor with recent experience on projects of this nature in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and SEPP, 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 the AIQS practice standard for calculating EDC in NSW.

This report has been compiled by a Chartered Quantity Surveyor accredited by the RICS. Details as follows:

Name	Qualification
Mark McGinn	MRICS #1180354

We confirm that there are no matters that may impair the objectivity of the preparation of this report.

2.1 Documentation

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

Design drawings prepared by Turner Studio. dated 21st August 2025 and Development schedule dated 21 August 2025.

DWG No.	DWG Name	Rev.
DA-110-005	Basement 02	U
DA-110-006	Basement 01	V
DA-110-007	Lower Ground	X
DA-110-008	Ground Level	V
DA-110-009	Upper Ground Level	V
DA-110-010	Level 01	Q
DA-110-011	Level 02	P
DA-110-012	Level 03	P
DA-110-013	Level 04	P
DA-110-014	Level 05	P
DA-110-015	Level 06	P
DA-110-016	Level 07	R
DA-110-017	Level 08	P
DA-110-018	Level 09	P
DA-110-019	Level 10	R
DA-110-020	Level 11	Q
DA-110-021	Level 12	P

DA-110-022	Level 13	Q
DA-110-023	Level 14	R
DA-110-024	Level 15	N
DA-110-025	Level 16	N
DA-110-025	Level 16	N
DA-110-026	Level 17	N
DA-110-027	Level 18	O
DA-110-028	Roof Level	N
DA-210-101	North Elevation	H
DA-210-201	East Elevation	H
DA-210-301	South Elevation	I
DA-210-401	West Elevation	H
DA-220-101	Bldg C – North Elevation	H
DA-220-201	Bldgs A&C – East Elevation	H
DA-220-301	Bldgs A&B – South Elevation	H
DA-220-401	Bldgs B&C – West Elevation	H

2.2 Statement of Limitations

While every effort has been made to ensure the accuracy of the estimated development cost, the following limitations apply:

- The estimation process inherently involves uncertainty due to benchmark data availability, site conditions, market fluctuations, material availability and labor costs. Where applicable, provisions for escalation and contingency have been incorporated.

To the best of our knowledge there is no information outstanding at this stage of the development that could influence our calculation of the EDC.

3.0 Scope of Calculation

Item	Description
Proposal Proponent	ARADA Development Management Pty Ltd
Reference Number	SSD-83112728
Consent Authority	NSW Department of Planning, Housing and Infrastructure

3.1 Description of Project

The proposal will seek consent for the development of the site for the residential project, which includes:

- The demolition of eleven existing residential dwellings and associated structures.
- Site preparation to facilitate excavation and selective tree removal.
- The construction of three residential flat buildings, integrating 431 apartment dwellings.
- A three-level basement parking structure, consolidating vehicle access via Middleton Avenue.
- Public domain upgrades and landscaping, offering a pedestrian experience and reinforcing the sites connectivity.

3.2 Design

The works covered by this estimate relates to the proposed construction of one ten (10) storey, one sixteen (16) storey and another eighteen (18) storey residential blocks consisting of three hundred and eighty-seven (431) units over two (3) levels of basement parking including external works and landscaping.

The subject development has a QS defined Gross Floor Area of 101,118 m².

The works include but are not limited to:

FOUNDATIONS:	Reinforced concrete slab on ground with a combination of strip and pad footings and shoring walls to basement levels.
STRUCTURE:	Reinforced concrete suspended slabs supported by loadbearing walls and columns.
ENVELOPE:	Combination of masonry and cladding with aluminium framed windows and doors. Concrete roof structure.
INTERNAL WALLS:	Combination of structural and lightweight stud framed walls with plasterboard linings.
CEILINGS:	Suspended plasterboard lining generally throughout with moisture resistant ceiling to wet areas.
FINISHES:	Select timber flooring to main living areas. Carpet to bedrooms, Tiling to lobbies. Selected wall and floor tiles to wet areas.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power and smoke detection throughout. Mechanical ventilation to basement and wet areas. Air conditioning throughout. Twelve Residential lifts.

EXTERNAL WORKS

New driveways, crossover and external paving/pathways. Landscaping to nominated areas.

4. Employment Generation

This section outlines the employment generation potential of the development, covering both the construction and operational phases.

Description	Amount
Construction Phase – Direct	365
Construction Phase – Indirect	410
Operational Phase	15
Totals	790

The methodology used to produce the above figures included applying industry-standard employment multipliers from sources including the ABS and NSW Treasury to the total project cost, commercial floor space areas, accounting for direct jobs (on-site labour), indirect jobs (supply chain and professional services), operational jobs (workplace and facilities management).

5. Affordable Housing Allocation

The affordable housing component of the proposed development has been calculated in accordance with Division 1 of Part 2: In-fill Affordable Housing of the State Environmental Planning Policy (Housing) 2021, including dwellings, common spaces and shared facilities provided for the use of the residents of the dwellings.

The following contains a breakdown of affordable areas contained within the proposed development:

Description	Unit #	Area m2 (QS GFA)	Component \$ Excl. GST	% Allocation
Affordable Housing Apartments & Amenities	25	6,067	\$19,876,015	6%
Residential Apartments & Amenities	406	95,051	\$311,390,917	94%
Totals	431	101,118	\$ 331,266,932	100%

6. Exclusions

The following exclusions have been made in the preparation of this estimate:

- Amounts payable on the cost of land including Development Contributions Land costs including legal fees and stamp duty.
- 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.
- Finance costs.

7. Qualifications

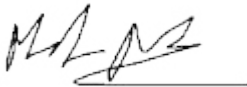
We confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

We note that the above estimate is considered indicative 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 consent authority submission only. The use of this report for sales or marketing purposes is strictly prohibited.

Yours Sincerely

MITCHELL BRANDTMAN

A handwritten signature in black ink, appearing to read "M. McGinn", with a horizontal line underneath.

Mark McGinn

Associate – Member Royal Institute of Chartered Surveyors

Membership No 1180354

Attachment 1 – EDC Estimate

Appendix 1

Detailed Calculation Schedule

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: 41499 - 2 Fishburn Crescent, Castle Hill NSW

Details: EDC SSDA Cost Report

Building: 41499 - 2 Fishburn Crescent, Castle Hill NSW

Code	Description	Quantity	Unit	Rate	Total
	SITE AREA	13,588	m2		
	GFA	101,118	m2		
	DEMOLITION				
XP	Demolition & Site Preparation	101,118	m2	5.25	530,875
	SUBSTRUCTURE				
SB	Substructure	101,118	m2	148.38	15,003,976
	SUPERSTRUCTURE				
CL	Columns	101,118	m2	80.00	8,089,440
UF	Upper Floors	101,118	m2	403.99	40,850,940
SC	Staircases	101,118	m2	12.41	1,254,475
RF	Roof	101,118	m2	34.64	3,502,224
EW	External Walls	101,118	m2	306.59	31,001,950
WW	Windows - Included in EW	101,118	m2	0.00	0
ED	External Doors	101,118	m2	10.24	1,035,200
NW	Internal Walls	101,118	m2	147.80	14,945,655
NS	Internal Screens	101,118	m2	12.18	1,231,500
ND	Internal Doors	101,118	m2	34.93	3,531,857
	INTERNAL FINISHES				
WF	Wall Finishes	101,118	m2	140.80	14,237,315
FF	Floor Finishes	101,118	m2	134.76	13,626,827
CF	Ceiling Finishes	101,118	m2	77.69	7,855,751
	FITMENTS, FIXTURES & EQUIPMENT				
FT	Fitments, Fittings & Joinery	101,118	m2	145.28	14,690,150
	SERVICES				
SF	Sanitary Fixtures - Included in PD	101,118	m2	0.00	0
PD	Sanitary Plumbing	101,118	m2	117.76	11,907,960
VE	Ventilation	101,118	m2	30.41	3,074,981
AC	Air Conditioning	101,118	m2	92.27	9,330,000
FP	Fire Protection	101,118	m2	82.45	8,337,531
LP	Electric Light and Power	101,118	m2	136.33	13,784,979
TS	Transportation Systems	101,118	m2	55.03	5,565,000
	EXTERNAL WORKS				
XR	Roads, Footpaths, Paved Areas	101,118	m2	2.04	206,311
XL	Landscaping & Improvements	101,118	m2	23.83	2,409,856
	SUBTOTAL TRADE WORKS	101,118	m2	2,235.06	226,004,752
	MAIN CONTRACTOR'S PRELIMINARIES				
PR	Preliminaries	101,118	m2	402.31	40,680,855
	MAIN CONTRACTOR'S OVERHEADS AND PROFIT				
BM	Builder's Overheads & Profit	101,118	m2	105.49	10,667,424

Trade Summary



Project: 41499 - 2 Fishburn Crescent, Castle Hill NSW	Details: EDC SSDA Cost Report
Building: 41499 - 2 Fishburn Crescent, Castle Hill NSW	

Code	Description	Quantity	Unit	Rate	Total
	TOTAL CONTRACT SUM (Excluding Construction Contingencies and Escalation)	101,118	m2	2,742.87	277,353,031
	OTHER DEVELOPMENT / PROJECT COSTS				
YY	Design Fees	101,118	m2	137.14	13,867,652
YY	Authority Fees & Charges (LSLL)	101,118	m2	6.86	693,383
YY	Escalation (to May 2026)	101,118	m2	86.61	8,757,422
	RISK (CLIENT CONTINGENCIES)				
CO	Design Risks	101,118	m2	74.34	7,516,787
CO	Construction Risks	101,118	m2	76.20	7,704,707
CO	Client Other Risks	101,118	m2	0.00	EXCL.
	PROJECT EDC (EXCL. GST) - for SSD / SSI	101,118	m2	3,124.00	315,892,982
GST	GST	101,118	m2	312.40	31,589,298
	PROJECT EDC (INCL. GST) - for NON-SSD / SSI	101,118	m2	3,436.40	347,482,281