

EDC Report - SSD-83478456

21-25 McIntosh Street and 55 Werona Avenue,
GORDON, NSW 2027

Prepared for: Department of Planning, Housing and Infrastructure
LGA: Ku-ring-gai Council
Proponent: CPDM PTY LTD on behalf of Werona Ave Residence Holdings
Pty Ltd

Contact:	Mark McGinn
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Date:	23 July 2025
Issue:	1.0

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 **\$158,129,992 (\$173,942,991 inclusive of \$ 15,812,999 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	\$ 596,918
Construction, Plant & Equipment	\$ 133,050,518
Consultants & Additional Fees	\$ 7,016,491
Contingency	\$ 7,619,590
Escalation	\$ 9,846,475
Project EDC {Excluding GST} – for SSD/SSI	\$ 158,129,992
GST	\$ 15,812,999
Project EDC {Including GST} – for NON-SSD/SSI	\$ 173,942,991
GFA	
GFA m2 (AIQS defined)	32,336
Construction Cost/m2 (based on Construction, Plant & Equipment Only)	\$ 4,114

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 PMDL Architecture. dated 16th May 2025.

DWG No.	DWG Name	Rev.
DA01.00	Demolition Plan	P1
DA01.01	Site Plan	P2
DA10.00	Basement Plan 2	P2
DA10.01	Basement Plan 1	P2
DA10.02	Ground Floor Plan	P2
DA10.03	Level 1 Plan	P1
DA10.04	Level 2 Plan	P1
DA10.05	Level 3 Plan	P1
DA10.06	Level 4 Plan	P1
DA10.07	Level 5 Plan	P1
DA10.08	Level 6 Plan	P1
DA10.09	Level 7 Plan	P1
DA10.10	Level 8 Plan	P1
DA20.02	Buildings C North and South Elevations	P1
DA20.03	East and West Elevations	P1
DA30.01	Sections	P1
DA40.00	Material Schedule	P1

Documents

SSDA Design Report prepared by PMDL Architecture – May 2025.

Project SEARs application SSD-83478456 – 06 May 2025.

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	CPDM PTY LTD on behalf of Werona Ave Residence Holdings Pty Ltd
Reference Number	SSD-83478456
Consent Authority	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 four existing residential dwellings and associated structures.
- Site preparation to facilitate excavation and selective tree removal.
- The construction of three residential flat buildings, integrating 162 apartment dwellings, including 27 affordable housing units.
- A two-level basement parking structure, consolidating vehicle access via McIntosh Street.
- 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 an eight (8) storey residential development consisting of one hundred sixty-two (162) units over two (2) levels of basement parking including external works and landscaping.

The subject development has a QS defined Gross Floor Area of 32,336 m².

The works include but are not limited to:

FOUNDATIONS:	Reinforced concrete slab on ground with a combination of strip and pad footings and structural retaining 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 flooring to main living areas. Carpet to bedrooms. 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 wet areas. Air conditioning throughout. 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	183
Construction Phase – Indirect	206
Operational Phase	11
Totals	400

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	27	5,497	\$26,882,098	17%
Residential Apartments & Amenities	135	26,839	\$131,247,894	83%
Totals	162	32,336	\$ 158,129,992	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

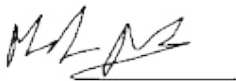
We confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

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", written over a horizontal line.

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: 43068 21-25 McIntosh Street, Gordon NSW
Building: 43068 21-25 McIntosh Street, Gordon NSW

Details: EDC SSDA Cost Estimate

Code	Description	Quantity	Unit	Rate	Total
	SITE AREA	7,796	m2		
	GFA	32,336	m2		
	DEMOLITION				
XP	Demolition & Site Preparation	32,336	m2	18.46	596,918
	SUBSTRUCTURE				
SB	Substructure	32,336	m2	244.60	7,909,511
	SUPERSTRUCTURE				
CL	Columns	32,336	m2	104.14	3,367,430
UF	Upper Floors	32,336	m2	376.80	12,184,180
SC	Staircases	32,336	m2	10.83	350,350
RF	Roof	32,336	m2	53.59	1,732,925
EW	External Walls	32,336	m2	447.44	14,468,345
WW	Windows - Included in EW	32,336	m2	0.00	0
ED	External Doors	32,336	m2	3.25	105,000
NW	Internal Walls	32,336	m2	247.24	7,994,909
NS	Internal Screens	32,336	m2	16.14	522,000
ND	Internal Doors	32,336	m2	53.69	1,736,100
	INTERNAL FINISHES				
WF	Wall Finishes	32,336	m2	139.07	4,497,126
FF	Floor Finishes	32,336	m2	159.78	5,166,604
CF	Ceiling Finishes	32,336	m2	149.85	4,845,680
	FITMENTS, FIXTURES & EQUIPMENT				
FT	Fitments, Fittings & Joinery	32,336	m2	503.04	16,266,350
	SERVICES				
SF	Sanitary Fixtures - Included in PD	32,336	m2	0.00	0
PD	Sanitary Plumbing	32,336	m2	206.44	6,675,420
VE	Ventilation	32,336	m2	32.62	1,054,687
AC	Air Conditioning	32,336	m2	121.85	3,940,000
FP	Fire Protection	32,336	m2	108.58	3,511,048
LP	Electric Light and Power	32,336	m2	188.55	6,097,086
TS	Transportation Systems	32,336	m2	72.49	2,344,000
	EXTERNAL WORKS				
XR	Roads, Footpaths, Paved Areas	32,336	m2	16.35	528,689
XL	Landscaping & Improvements	32,336	m2	32.98	1,066,375
	SUBTOTAL TRADE WORKS	32,336	m2	3,307.79	106,960,733
	MAIN CONTRACTOR'S PRELIMINARIES				
PR	Preliminaries	32,336	m2	628.48	20,322,539
	MAIN CONTRACTOR'S OVERHEADS AND PROFIT				
BM	Builder's Overheads & Profit	32,336	m2	196.81	6,364,164

Trade Summary



Project: 43068 21-25 McIntosh Street, Gordon NSW	Details: EDC SSDA Cost Estimate
Building: 43068 21-25 McIntosh Street, Gordon NSW	

Code	Description	Quantity	Unit	Rate	Total
	TOTAL CONTRACT SUM (Excluding Construction Contingencies and Escalation)	32,336	m2	4,133.08	133,647,436
	OTHER DEVELOPMENT / PROJECT COSTS				
YY	Design Fees	32,336	m2	206.65	6,682,372
YY	Authority Fees & Charges (LSLL)	32,336	m2	10.33	334,119
YY	Escalation (to June 2027)	32,336	m2	304.51	9,846,475
	RISK (CLIENT CONTINGENCIES)				
CO	Design Risks	32,336	m2	116.36	3,762,760
CO	Construction Risks	32,336	m2	119.27	3,856,830
CO	Client Other Risks	32,336	m2	0.00	EXCL.
	TOTAL EDC (EXCL. GST) for SSD / SSI	32,336	m2	4,890.21	158,129,992
GST	GST	32,336	m2	489.02	15,812,999
	TOTAL EDC (INCL. GST) for NON-SSD / SSI	32,336	m2	5,379.24	173,942,991