



Department of Planning, Housing, and Infrastructure

23 January 2026

C/- Chester Project Management Pty Ltd

Attention: Mr. Harrison Morgan

P.O. Box 302

Turramurra NSW 2074

Dear Harrison,

RE: CORRIMAL COKE WORKS - STAGE 2A – BUILT FORM | ESTIMATED DEVELOPMENT COST (STATE SIGNIFICANT PROJECTS)

We refer to your request for us to provide commentary on the Estimated Development Cost (EDC) for the abovementioned residential project.

This report has been prepared for the Department of Planning, Housing, and Infrastructure to accompany the above State Significant Development (SSD) application (SSD-83789711).

This EDC report has been prepared in accordance with the relevant planning circular using the Standard Form of EDC Report (as required by the SEARs).

We have received documentation associated with the proposed project and have undertaken a review of costs based upon the information provided.

We trust the attached meets your expectations; however, should you seek clarification or further information, please do not hesitate to contact us accordingly.

Yours faithfully,

Steven Bregovic

Director; BConstMgt & Prop (Hons)(QS); MAIQS (CQS) No. 10072

For Newton Fisher Group



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1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

"This EDC report has been prepared by [CONSULTANT] to accompany a State Significant Development Application (SSDA) which seeks development consent for the construction of four (4) residential flat buildings, providing a total of 206 x residential apartments (including 57 affordable housing apartments).

The SSDA is referred to as the Stage 2a Built Form SSDA (SSD-83789711).

The Stage 2a Built Form SSDA implements the second built form stage of the urban renewal of the former Corrimal Coke Works site. The project will deliver vibrant and contemporary residential-led urban renewal, which celebrates the site's industrial history and leverages its highly accessible and strategic location in proximity to Corrimal town centre and local amenities and services. The proposal will deliver high amenity residential dwellings of various sizes and typologies, including a dedicated affordable housing building.

The Stage 2a Built Form SSDA is submitted concurrently with a separate (but interrelated) Stage 2-4 civil works SSDA (SSD-86131212), which comprises the construction of the Central Park, the Southern Park, and roads, drainage and stormwater infrastructure, and paper subdivision.

This EDC report has been prepared to address the requirements of [SSD-83789711 & SEARs issued 12 May 2025].

This Stage 2a Built Form SSDA was declared as State Significant Development (SSD) in the State Significant Development Declaration Ministerial Order (No 10) 2025 (dated 30 June 2025) at Clause 5(1)(n) in Schedule 1 (Amendment SSD Declaration Order 2025 (No 5))."

1.2 EDC REPORT SUMMARY

The EDC for the project is as per the below table:

PROJECT DESCRIPTION	The Stage 2a Built Form SSDA seeks consent for the following: Construction of four (4) residential flat buildings, providing a total of 206 x residential apartments (including 57 x affordable housing units). The unit typologies, per residential flat building, are as follows: • Building 2.1 - 30 x apartments (8 x one-bedroom, 17 x two-bedroom, and 5 x three-bedroom units) • Building 2.2 - 57 x affordable housing apartments (3 x one-bedroom, 27 x two-bedroom, and 27 x three-bedroom units) • Building 2.3 - 59 x apartments (16 x one-bedroom, 31 x two-bedroom, and 12 x three-bedroom units) • Building 2.4 - 60 x apartments (12 x one-bedroom, 32 x two-bedroom, and 16 x three-bedroom units) Construction of three (3) separate single-level basements as follows: • Basement 01 (to service Building 2.1) - 41 x residential car parking spaces - 6 x visitor car parking spaces - Bicycle parking spaces - Motorcycle parking spaces - Waste and recycling storage areas • Basement 02 (to service Building 2.2) - 34 x residential car parking spaces - 11 x visitor car parking spaces - Bicycle parking spaces - Motorcycle parking spaces - Waste and recycling storage areas • Basement 03 (to service Building 2.3 and Building 2.4) - 151 x residential car parking spaces - 24 x visitor car parking spaces - Bicycle parking spaces - Motorcycle parking spaces - Waste and recycling storage areas Creation of a series of deep soil areas and communal open space areas (including lawns and play areas, BBQ areas, and seating spaces) and accessible open space areas within Stage 2a.
PROJECT LOCATION	Corrimal Coke Works, 27 Railway Street, Corrimal
PROJECT STAGE	SSD-83789711
DATE OF ASSESSMENT	23 January 2026



ITEM	Cost (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition & Remediation	\$0	
Construction (Item A)	\$97,640,000	Elemental and rates build up
Mitigation of Impact Items	Not Applicable.	
Consultant Fees	\$2,929,200	5% of Construction Cost.
Authorities Fees (LSLL)	\$268,500	0.25% of Construction Cost.
Plant & Equipment (Item B)	Not Applicable.	
Furniture, Fittings, and Equipment (FF&E)	Not Applicable.	
Contingency	\$4,882,000	5% of Construction Cost.
Escalation	\$3,905,300	4% pa and assuming in mid-2026
TOTAL EDC (EXCL. GST)	\$109,625,000	
GST	\$10,962,500	
TOTAL EDC (INCL. GST)	\$120,587,500	

GROSS FLOOR AREA (AIQS)	ITEM	
GFA m2 (AIQS)	34,272m2	
Site Area	12,540m2	
Construction Cost only \$/m2 site area (AIQS)	\$2,850m2	Assessed based on Items A & B above.

Signed:	
Name:	Steven Bregovic
Position & Qualifications:	Director; BConstMgt & Prop (Hons) (QS); MAIQS (CQS) No. 10072