

EDC Report - SSD-83870463

15a, 15b Moseley St & 25-31 Donald St
CARLINGFORD NSW 2118

Prepared for: Department of Planning, Housing and Infrastructure (DPHI)
LGA: City of Parramatta Council
Proponent: Capio Property Group

Contact:	Mark McGinn
Phone:	02 8046 6454
Email:	mmcginn@mitbrand.com
Date:	1 October 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 **\$101,819,136** (**\$112,001,049** inclusive of **\$10,181,914** GST).

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

Description	Construction Cost
Demolition & Remediation	\$ 23,830
Construction, Plant & Equipment	\$ 90,249,485
Consultants & Additional Fees	\$4,739,350
Contingency	\$ 4,906,216
Escalation	\$ 1,900,254
Project EDC {Excluding GST} – for SSD/SSI	\$ 101,819,136
GST	\$ 10,181,914
Project EDC {Including GST} – for NON-SSD/SSI	\$ 112,001,049
GFA	
GFA m2 (AIQS defined)	24,615 m2
Construction Cost/m2 (based on Construction, Plant & Equipment Only)	\$ 3,666/m2

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	BSc (Hons), 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 Capio Architects dated 12.02.2025.

DWG No.	DWG Name	Rev.
SSD 000	COVER PAGE	1
SSD 010	DEVELOPMENT SUMMARY	1
SSD 103	SITE PLAN	1
SSD 104	STAGE PLAN	1
SSD 200	LOWER BASEMENT PLAN	1
SSD 201	UPPER BASEMENT PLAN	1
SSD 202	GROUND FLOOR PLAN	1
SSD 203	LEVEL 1 PLAN	1
SSD 204	LEVEL 2 PLAN	1
SSD 205	LEVEL 3 PLAN	2
SSD 206	LEVEL 4 PLAN	2
SSD 207	LEVEL 5 PLAN	1
SSD 208	LEVEL 6 PLAN	1
SSD 209	LEVEL 7 PLAN	2
SSD 210	LEVEL 8 PLAN	1
SSD 211	LEVEL 9 PLAN	1
SSD 212	LEVEL 10 PLAN	1
SSD 213	ROOF PLAN	1
SSD 300	N & S ELEVATIONS	1
SSD 301	E & W ELEVATIONS	1

SSD 305	BUILDING B SECTION	1
SSD 401	SHADOW ANALYSIS	1
SSD 403	COS SHADOW ANALYSIS	1
SSD 404	SOLAR ANALYSIS OUTDOOR PLAY	1
SSD 500	GFA CALCULATION	3
SSD 501	APRARTMENT MIX	3
SSD 502	SOLAR & CROSS VENTILATION	3
SSD 503	ADAPTABLE UNITS	3
SSD 506	COMMUNAL OPEN SPACES	1
SSD 507	DEEP SOIL	1
SSD 511	3D VEIW	1

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	Capio Property Group
Reference Number	SSD-83870463
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:

- Site preparation works including demolition of structures and tree removal.
- Bulk excavation works to establish basement parking structure.
- Construction of two (2) x nine (9) storey residential flat buildings.
- A 76-place centre-based childcare facility.
- Three (3) level basement parking structure (residential) and podium parking for childcare. Associated civil, landscaping and public domain works.

3.2 Design

The works covered by this estimate relates to the construction of an 8-storey apartment building split across 3 buildings and over a 3-level basement car park. The development comprises nine (9) one-bedroom apartments, eighty-eight (88) two-bedroom apartments, twenty-two (22) three-bedroom apartments, and seventeen (17) four-bedroom apartments. External works associated external services and landscaping are also included in the development.

The subject development has a QS defined Gross Floor Area of 24,615 m2.

The works include but are not limited to:

STRUCTURE:	Reinforced concrete slab on ground with a combination of strip and pad footings and shoring walls to basement. Reinforced concrete suspended slabs supported by loadbearing walls and columns.
ENVELOPE:	Masonry and external cladding partitions with aluminium framed windows and doors. Combination of concrete roof structure with applied membrane roofing system.
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:	Timber flooring to main living areas and carpet to bedrooms. Selected wall and floor tiles to wet areas, painted plasterboard wall linings, and timber paneling.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric lighting and power and smoke detection throughout. Mechanical ventilation to kitchen and wet areas. Air conditioning throughout. Fire hydrant and booster, hydrant points to each level and sprinkler system throughout.
EXTERNAL WORKS	Crossover and external paving/pathways. Common spaces and 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	Construction Cost (Excl. GST)
Construction Phase – Direct	177
Construction Phase – Indirect	198
Industrial Operational	15
Totals	390

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. 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.
- Escalation beyond October 2025
- Curtains & Blinds
- Works beyond site boundaries
- Works to existing areas of the site other than that noted on the plans

6. 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



Mark McGinn

Associate – MRICS Chartered Quantity Surveyor

BSc (Hons), MRICS (#1180354)