

# ESTIMATED DEVELOPMENT COST (EDC) REPORT – PART 1 (Main Works Only)



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**Project:** Proposed Residential Flat Development  
At No. 16 – 20 Old Castle Hill Road,  
Castle Hill NSW 2154

**Planning Reference:** SSD-85238209

**Applicant:** UPG CASTLE CORNER PTY LTD

**Builder:** Developer Managed

**Job Code:** Q25C016

**Report Date:** 10 February 2026

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## 1. Executive Summary

We have undertaken a study of the supplied Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing an objective calculation of the **Estimated Development Cost (EDC) of the identified development proposal for the “Main Works” Portion ONLY**. This report has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act), Environmental Planning and Assessment Regulation 2021 (EPA), State Environmental Planning Policies (SEPP) 2022, the Planning Circular (PS 24-002), Secretary’s Environmental Assessment Requirements (SEARs) and the AIQS Practice Standard 2<sup>nd</sup> Edition for calculating EDC in NSW.

CCQS reserve the right to review and make adjustments to this report following any amendments or changes to the Draft Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, to address the **Department of Planning, Housing and Infrastructure**, in support of the State Significant Development Application (SSDA) for the construction and operation of proposed Residential Flat development, reference SSD-85238209.

**This EDC report dated 10 February 2026 are for works beyond the scope contemplated in CCQS’ Early Works EDC Reports including demolition, site preparation, shoring and excavation.**

**This report must be read in conjunction with the CCQS’ Early Works Reports to encapsulate the Total Development Cost.**

*Please refer to the below for definitions of ‘Early Works’ vs ‘Main Works’, which on aggregate comprises the total development scope:*

**Early works** (Please refer to CCQS’ Early Works EDC Reports) includes:

- Site establishment
- Tree removal
- Bulk excavation
- Infrastructure services augmentation
- Ancillary site works

**Main Works** includes the full remaining scope of the development:

- Construction of 1 residential tower
  - Forty (40) x storeys above 6 levels of basement
  - One (1) x retail tenancy on Ground Floor
  - Three hundred and seventy-one (371) x residential apartment units within ground floor – Level 39.

This Report has been prepared by Michael Dakhoul (FAIQS Reg. No. 3618), tel. 02 9633 9233, email michael@constructionconsultants.net.au, in conjunction with other staff members of *Construction Consultants (QS)*.

## 1.1. Summary of the Value of EDC (Main Works Only)

A summary of the value of Estimated Development Cost (EDC), using the *PS-24-002 Changes to how development costs are calculated for planning purposes* (the Planning Circular) is presented as follows:

Description	Amount
Estimated Development Cost for Main Works Only (Excl. GST)	160,194,186
Add GST	16,019,419
Estimated Development Cost for Main Works Only (Incl. GST)	176,213,604

CCQS reserve the right to review and make adjustments to this report following any amendments or changes to the Final Environmental Impact Statement (EIS) prepared by Colliers Urban Planning dated 6 February 2026 (Report 2, Appendix G).

This EDC report dated 10 February 2026 are for works beyond the scope contemplated in CCQS' Early Works EDC Reports including demolition, site preparation, shoring and excavation.

This report must be read in conjunction with the CCQS' Early Works Reports to encapsulate the Total Development Cost.

Construction Consultants calculated the Estimated Development Cost based on the documents as referenced in Section 2.1 of this report.

Please note that this report has excluded the Early Works.

## 1.2. Estimated Development Cost (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 works*
- *The demolition of a building or work*
- *Fixed or mobile plant and equipment.*

*However, 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).*

## **2. Basis of Preparation**

This report has been prepared in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 (EPA), State Environmental Planning Policies (SEPP), the Planning Circular, with the reliance on the Secretary's Environmental Assessment Requirements (SEARs) issued for State significant projects in NSW) and the AIQS standard practice 2<sup>nd</sup> Edition.

*Construction Consultants (QS)* and its employees have no association with the Owner and the Design Team, nor any interest in the subject Development.

### **2.1. Documentation**

Our Cost Estimate was based on the following:

- Architectural Drawings prepared by *Studio.sc*, Job No. 20240027, Drawing Nos. AD-DA11\_093; REV: D, AD-DA11\_094; REV: D, AD-DA11\_095; REV: D, AD-DA11\_096; REV: D, AD-DA11\_097; REV: D, AD-DA11\_098; REV: D, AD-DA11\_099; REV: D, AD-DA11\_100; REV: D, AD-DA11\_101; REV: D, AD-DA11\_102; REV: D, AD-DA11\_103; REV: D, AD-DA11\_104; REV: C, AD-DA11\_105; REV: D, AD-DA11\_106; REV: D, AD-DA11\_109; REV: C, AD-DA11\_117; REV: D, AD-DA11\_129; REV: D, AD-DA11\_130; REV: D, AD-DA11\_131; REV: D, AD-DA11\_138; REV: D, AD-DA11\_140; REV: C, Dated 3/12/2025.
- Preliminary Site Investigation Report prepared by *Foundation Earth Sciences* dated September 2025.
- Draft Geotechnical Report prepared by *Douglas Partners* dated 25 September 2025.
- Groundwater Impact prepared by *Douglas Partners* dated 15 October 2025.
- Preliminary Acis Sulphate Soil Assessment prepared by *Foundation Earth Sciences* dated 8 September 2025.
- Final Environmental Impact Statement (EIS) prepared by *Colliers Urban Planning* dated 6 February 2026.

## 2.2. Statement of Limitations

Our Cost Estimate does not include the following:

The following are excluded from the Cost Estimate – these items are typically defined as Developer’s expenses or soft costs and do not pertain to actual construction or physical project works. Such items are generally considered for the purposes of obtaining Finance by Lending Institutions:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Taxes, levies and charges.

The following have been generally excluded from our cost plan:

- Amendments to plans, incomplete documentation;
- Allowance for diversion of existing underground services;
- Upgrade of infrastructure;
- Commercial / Retail Fit-out which will be the subject of future DAs
- Loose furniture;
- Flyscreens / Blinds;
- Aboriginal objects;
- Authorities Fees (Incl. S7.12 Contribution).

## 3. Scope of the Main Works Estimated Development Cost (EDC)

The scope of works within the **main works** proposal comprises the construction of a Residential Flat Development with associated basement car parking, at 16 – 20 Old Castle Hill Road, Castle Hill NSW 2154. The proposed Development consists of:

- Three Hundred and Seventy-Four (374) x Car Parking Spaces within Level 6 - Basement 1
- One (1) x Retail shop within Ground Floor
- Three Hundred and Seventy-one (371) x Residential Apartments within Levels 1 – 39.

Typically, each affordable unit comprises a bathroom, bedrooms, laundry, living/dining, kitchen, and a balcony and the Co-Living Room comprises a bathroom and kitchen.

### **3.1. Quality of Finishes**

The proposed finishes for the Development may be considered of standard quality and based on information supplied by the Developer.

The quality of finishes proposed, are appropriate to the type, scale and location of this project.

### **3.2. Design Assumptions / Parameters**

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Reinforced concrete soldier piles / shotcrete to basement shoring;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigations during the course of construction or bulk excavation;
- Structural and services documentation normally provided during the advanced CC stage;
- Head Building Contract conditions between the Developing Firm and Building Firm;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- Final DA Conditions.

*Construction Consultants (QS)* reserves the right to revise this report following any amendments or changes to the current design and finishes schedule.

#### 4. Disclaimer

This Report is prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act), Environmental Planning and Assessment Regulation 2021 (EPA), State Environmental Planning Policies (SEPP) 2022, the Planning Circular (PS 24-002), Secretary's Environmental Assessment Requirements (SEARs) and the AIQS Practice Standard 2<sup>nd</sup> Edition for calculating EDC in NSW and must **NOT** be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact *Construction Consultants (QS)* directly.

This report has been prepared for the sole purpose of providing an Initial Cost Plan for SSDA Submission only to **the Department of Planning, Housing and Infrastructure**. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



**Michael M. Dakhoul** *B. Build (Hons. 1) FAIQS CQS MAIB MCIQB ICECA*  
*FAIQS Reg. No. 3618*