

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 2-4 EARLY STAGE (CIVIL) WORKS | 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-86131212).

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 Newton Fisher Group to accompany a State Significant Development Application (SSDA) which seeks development consent for facilitating civil works and subdivision to support a concurrent Stage 2a Built Form SSDA (SSD-83789711) and the future redevelopment of Stages 2-4 of the Corrimal Coke Works Precinct. The civil works proposed by this SSDA include 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 (SEARs #83789711).

This civil works 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 civil works SSDA seeks development consent for the following works: • Torrens subdivision to create nine (9) new title lots (referred to as Lot 200, Lot 201, Lot 202, Lot 203, Lot 204, Lot 300, Lot 301, Lot 302, and Lot 303 in DP1313981). • Detailed civil works associated with the construction of local roads and drainage works relevant to future Stages 2-4. [Note. The detailed civil works will be enabled by the outcomes of the approved Stages 2 - 4 Bulk Earthworks DA (which includes vegetation management and creek alignment / embellishment works) (reference: DA-2023/823)]. • Construction of the Central Park (including embellishment works, lawn areas, landscaping, tree planting, equipment, and services). • Construction of the Southern Park (including embellishment works, lawn areas, landscaping, tree planting, equipment, and services). • Public domain works (landscaping, street tree planting, paving). • Reticulation of site services and infrastructure (electricity, telecommunication, water, and sewer).	
PROJECT LOCATION	Corrimal Coke Works, 27 Railway Street, Corrimal.	
PROJECT STAGE	SSD-86131212 [SEARs issued 3 July 2025]	
DATE OF ASSESSMENT	23 January 2026	
ITEM	Cost (EXCL. GST)	METHODOLOGY - PRACTICE NOTE
Demolition & Remediation	\$0	
Construction (Item A)	\$9,630,000	Elemental and rates build up
Mitigation of Impact Items	Not Applicable.	
Consultant Fees	\$288,900	3% of Construction Cost.

Authorities Fees (LSLL)	\$26,482	0.25% of Construction Cost.
Plant & Equipment (Item B)	Not Applicable.	
Furniture, Fittings, and Equipment (FF&E)	Not Applicable.	
Contingency	\$481,500	5% of Construction Cost.
Escalation	\$385,200	4% pa and assuming in mid-2026
TOTAL EDC (EXCL. GST)	\$10,812,082	
GST	\$1,081,208	
TOTAL EDC (INCL. GST)	\$11,893,290	

GROSS FLOOR AREA (AIQS)	ITEM	
GFA m2 (AIQS)	0m2	
Site Area	49,360m2	
Construction Cost only \$/m2 site area (AIQS)	\$m2	Assessed based on Items A & B above.

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

1.3 STATEMENT

The above has considered the full scope of works and has been calculated in accordance with the definition for EDC under the Environmental Planning and Assessment Regulation 2000 as amended in December 2021 (ref. planning circular PS 24-002 dated 27 February 2024 titled Changes to how development costs are calculated for planning purposes) which includes 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
- GST.