

14 May 2026
 File Ref.: 2154090316/AU

 The Department of Planning, Housing and Infrastructure
 c/- Scion Dev 02 Pty Ltd
 ABN 29 686 517 939
 Suite 3, Level 1
 937 Victoria Road
 WEST RYDE NSW 2114

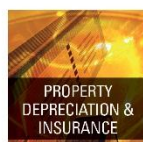
Dear Sir

27-33 Middleton Avenue, Castle Hill
Registered Quantity Surveyor's Estimated Development Cost
For The Department of Planning, Housing and Infrastructure

We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 25-004 and the AIQS practice standard for calculating EDC in NSW purposes*, for the construction of a 14- & 11-storey development comprising cafe, gym, communal spaces & residential apartments over three (3) basement levels and fourteen (14) & eleven (11) levels of apartments in a mix of one, two, three & four bedrooms (Total = 109). The works also include the demolition of existing buildings and all other associated external works. There are four lifts which serves the building.

Our **Estimated Development Cost (EDC)** is **\$60,887,711 (Excl GST)**. An analysis of the estimated costs is summarised below for works:

ITEM		COST (EXCL GST)
Demolition and Remediation		\$ 215,985
Construction Cost		\$ 50,681,813
Fixed & Mobile Plant & Equipment (If applicable)		-
Carrying Out of Works (If applicable)		-
Mitigation of Impact Items (If applicable)		-
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)		-
Fitout costs (Where forming part of the application)		\$ 3,401,483
Sub-total - 1		\$ 54,299,281
Add: Professional Fees	(6.0%)	\$ 3,257,957
Add: Contingency	(5.0%)	\$ 2,714,964
Add: Escalation	(0.8%)	\$ 448,527
Sub-total - 2		\$ 60,720,729
Add: Authority Fees (LSLL)	(0.25%)	\$ 166,982
TOTAL EDC (Excl GST) for SSD/SSI		\$ 60,887,711
Add: GST - Calculated on Sub-total - 2 Amount only		\$ 6,072,073
TOTAL DEVELOPMENT COST (Plus GST) for NON-SSD/SSI		\$ 66,959,784
GROSS FLOOR AREA		
Total Gross Floor Area (AIQS Definition)		23,506m2
Construction Cost Only \$/m2 GFA (AIQS Definition)		\$2,156/m2


 Sydney
 Melbourne
 Brisbane

 Adelaide
 Perth
 Singapore



This calculation of the EDC is an objective and accurate assessment and covers the full scope of works in the identified development proposal, at the date of development application submission/ of Environmental Impact Statement (EIS) submission.

Basis of Report Preparation

- We have prepared this estimate for The Department of Planning, Housing and Infrastructure
- We have prepared this estimate in response to Secretary's Environmental Assessment Requirements (SEARS) issued for State Significant Developments in NSW (SSD) or State Significant Infrastructure in NSW (SSI)
- We have prepared the estimate based on the legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPS, and the Planning Circular)
- We have prepared this estimate generally in accordance with the AIQS Practice Standard (1st Edition 1 published March 2024) for calculating EDC in NSW
- We have measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- We have included works as indicated on the drawings and within the site boundary
- We have excluded GST in the calculation of the Estimated Development Cost
- We have calculated the development costs including price escalation to intended commencement date of construction on site in July 2026
- We have separately shown the estimated development costs plus GST, for use by the DPHI where relevant in calculating certain other fees and charges
- Prepared this estimate as a requirement for an SSDA submission. This is not a tender estimate
- List of the development proposal documents used:
 - Architectural drawings DA-000 to DA-005, DA-100 to DA-112, DA-200, DA-300 to DA-308, DA-400 – DA-401, DA-500 – DA-501, DA-600 to DA-606, SP-100 to SP-104, SP-200 to SP-203, SP-300 to SP-302, SP-400 and SP-401 dated 14 May 2026 as prepared by BHK Architects Pty Ltd
 - Geotechnical Report, dated 1 May 2026 as prepared by EI Australia
 - Environmental Impact Statement, Revision 2 dated 12 May 2026 as prepared by Mecone

Scope of Calculation of EDC

- We have Estimated Development Cost (EDC), using NSW Government Planning Circular PS 25-004 and the AIQS practice standard for calculating EDC in NSW purposes, for the construction of a 14- & 11-storey development comprising neighbourhood shop, gym, communal spaces & residential apartments over three (3) basement levels and fourteen (14) & eleven (11) levels of apartments in a mix of one, two, three & four bedrooms (Total = 109). The works also include the demolition of existing buildings and all other associated external works. There are four lifts which serves the building.
- The Proponent for this development proposal is Scion Dev 02 Pty Ltd
- This estimate has been prepared in response to Planning Reference Identifier/ Case ID SSD-88215996 for State Significant Developments in NSW relating to this development proposal



- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.
- We confirm that Peter Hammond (Sydney QS Director) FRICS, MAIQS CQS has suitable and proficient experience in project construction estimating and building costs in NSW and in the preparation of EDC reports.
- We confirm that we are not aware of any obvious limitations encountered in the preparation of the report.
- Refer to Annexure A for our Elemental Cost estimate which has been prepared generally in accordance with the Australian Cost Management Manual issued by the Australian Institute of Quantity Surveyors (AIQS).

List of Exclusions

The below items of cost are specifically excluded in line with Section 6 of the EP&A Regulation:

- Amounts payable on the cost of land including Development Contributions
- 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
- GST, and
- Finance Cost

This EDC report has been prepared by:

A handwritten signature in black ink, appearing to be 'P. Hammond'.

Peter Hammond MCIOB FRICS MAIQS (CQS) No. 9898
Director
Napier & Blakeley Pty Ltd



Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

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