

Estimated Development Cost

| Quantity Surveyor Report for Early Works State Significant Development (SSD)

IAH25.0013

Date
23/01/2026

Revision
01

Property Address
357-363 Crown Street and 2-4 Gladstone Avenue, Wollongong NSW 2500

Internal Reference

IAH25.0013

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Disclaimer

This report has been prepared for the sole purpose of providing the estimated development cost of the development, in accordance with the Secretary’s Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure for in-fill affordable housing State Significant Developments (SSD). Archi-QS Pty Limited, its agents, and employees are not liable to any person for any damage or loss, which has occurred or may occur in relation to that person taking, or not taking action in respect of any representation, statement, opinion or advice referred to above.

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Executive Summary

- Instructions were received from Wollongong Developments No. 5 Pty Ltd dated 10/12/2025, to complete the Estimated Development Cost Report in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure for the proposed State Significant Development (SSD) located at 357-363 Crown Street and 2-4 Gladstone Avenue, Wollongong NSW 2500.
- This report supports an Early Works State Significant Development Application (SSDA)(SSD-97973958) as an Amending SSDA to DA-2023/156 for a mixed-use shop top housing development at No. 357-359 and 363 Crown Street, and No. 2 & 4 Gladstone Avenue, Wollongong (the Site). This Amending DA seeks approval for the undertaking of early construction works comprising bulk excavation and shoring works to enable the excavation of basement parking areas. This project is a state significant development.
- This report is prepared for the sole purpose of providing the estimated development cost (EDC) of the proposed development, in accordance with the SEARs for the in-fill affordable housing SSD, and to provide the consent authority with the relevant information to accompany the Environmental Impact Statement (EIS) and meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the State Significant Development Guidelines.
- The EP&A Regulation defines the Estimated Development Cost (EDC) as the estimated cost of carrying out the development, including the design and erection of buildings and infrastructure, the execution of works, demolition, and any fixed or mobile plant and equipment. Exclusions from the EDC are outlined in Section 5.5 of this report.
- This report has been prepared by an appropriately qualified quantity surveyor who is a Certified Quantity Surveyor (CQS) and a Fellow of the Australian Institute of Quantity Surveyors (FAIQS). Based in Sydney, the author has over thirty years of industry experience, including recent and extensive experience delivering SSD projects across New South Wales, and is duly qualified to prepare the EDC in accordance with relevant standards.
- This report is limited to an assessment of the project within 30 days of State Significant Development Application (SSDA) submission. Should the SSDA submission exceed 30 days of the date of this report, the EDC calculation is null and void.
- The calculation is accurate and covers the full scope of works in the identified development proposal, at the date of development application submission.
- The date of the assessment is 23/01/2026.

EDC SUMMARY

The EDC is calculated in accordance with PS-24-002 Changes to how development costs are calculated for planning purposes (The Planning Circular) and is summarised below.

ELEMENT	TOTAL	
Demolition and Remediation	\$	-
Construction (item A)	\$	3,516,736
Mitigation of Impact Items	\$	-
Consultant Fees	\$	70,335
Authorities Fees (LSLL)	\$	8,792
Plant & Equipment (item B)	\$	-
Furniture, Fittings & Equipment	\$	-
Contingency	\$	179,793
Escalation	\$	87,448
ESTIMATED DEVELOPMENT COST (excl. GST)	\$	3,863,104

GROSS FLOOR AREA	UNIT	TOTAL
GFA	m2	5344
Construction Cost (A) + Plant and Equipment (B)	\$	\$ 3,516,736
TOTAL COST PER SQUARE METER	\$/m2	\$ 658

Part 1

1. Introduction

1.1 Instructions

Instructions were received from Wollongong Developments No. 5 Pty Ltd dated 10/12/2025, to complete the estimated development cost in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure for the proposed in-fill affordable housing State Significant Development (SSD) located at 357-363 Crown Street and 2-4 Gladstone Avenue, Wollongong NSW 2500.

1.2 Purpose

This report is prepared for the sole purpose of providing the estimated development cost (EDC) of the proposed development, in accordance with the SEARs for the in-fill affordable housing SSD.

The purpose of this report is to provide the Department of Planning, Housing and Infrastructure with relevant information to accompany the EIS and to meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the State Significant Development Guidelines.

It is essential to emphasise that in preparing this report, the Quantity Surveyor operates with integrity and in good faith, ensuring the impartiality and accuracy of the report.

1.3 Confidentiality

The entirety report is commercial in confidence.

2. Basis of Report

2.1 Basis of Report Preparation

This report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A Regulation, SEPPs, and The Planning Circular).
- The AIQS practice standard for calculating EDC in NSW (The Practice Standard) 2nd edition.
- The AIQS Australian Cost Management Manual Volume 1.

2.2 Development Proposal Documents

The list of the development proposal documents upon which the EDC calculation is based are:

Document	Prepared By	Issue Date
Architectural Drawings	BKA Architecture	12/11/2025
Geotechnical Investigation Report	Ei Australia	13/01/2023

2.3 Limitations

The following limitations apply for this project:

- This report is limited to the consent authority named here within.
- The proposed EDC and employment estimates is limited to accompany the EIS as part of SSDA submission to the Department of Planning, Housing and Infrastructure. It is not to be used for sales, marketing, nor by bank/financial institutions, the Long Service Levy Corporation, and the likes.
- The proposed cost of development is limited to the analysis of the drawings furnished at the time of compiling this report. The EDC is subject to change once all consultant documentation and design development has been finalised following development consent.
- The schedule of finishes are not detailed nor fixed. The EDC may change once the schedule of finishes is detailed and fixed.
- **This report is limited to an assessment of the project within 30 days of SSDA submission. Should the SSDA submission exceed 30 days of the date of this report, the EDC calculation is null and void.**

2.4 Qualifications

This report has been prepared by our Principal, Samuel Star. Samuel is an AIQS Certified Quantity Surveyor, registration no. 2752, and holds the designation of Fellow of the Australian Institute of Quantity Surveyors (FAQIS). Based in Sydney, he has over thirty (30) years of industry experience, with recent and extensive experience on SSD projects across New South Wales. He is duly qualified to prepare the EDC for all project types in accordance with relevant standards.

3. Development Proposal

Project Owner	Wollongong Developments No. 5 Pty Ltd
Address	357-363 Crown Street and 2-4 Gladstone Avenue, Wollongong NSW 2500
Development type	New development
Building type	Mixed-use high-rise building
Application History	Early Works State Significant Development Application (SSDA) to be submitted to the NSW Department of Planning, Housing and Infrastructure.
Consent authority	NSW Department of Planning, Housing and Infrastructure (DPHI)
GFA (m2)	5344
SSD Case ID	SSD-97973958

4. Construction Period

We have assessed the construction period for the subject proposal to be thirty-six (36) months. The allocation of a construction period does not include the provisions for unforeseen events, defined as potential increases of time to complete, and associated with the advent of inclement weather, public holidays, coordination of trades, natural disasters, strikes, construction documentation delays.

5. EDC Summary and Supporting Calculations

5.1 Cost Breakdown

Refer to Appendix B in Part 2 of this report for the EDC Detailed Calculation Schedule.

5.2 Contingency

Contingency allowance of 5% of construction has been allowed for as part of the EDC in line with The Practice Standard.

5.3 Escalation

Escalation to the proposed commencement date of construction on site as defined by EIS has been allowed for as part of the EDC in line with The Practice Standard.

5.4 EDC Assumptions

The following assumptions have been made when calculating the EDC:

- The proposed development will enter into a tender process and be constructed by a third-party contractor;
- The Schedule of Finishes have been assumed and are subject to change once they are fixed following development consent.
- For the purposes of escalation calculation, the proposed commencement date of construction is 23/01/2027.

5.5 EDC Exclusions

The following costs and expenses are excluded from the proposed EDC:

- The amounts payable on the cost of land including Development Contributions;
- The costs related to any part of the development subject to a separate development consent or approval;
- The costs associated land costs including costs of purchasing, holding and marketing;
- The costs associated with financing the development (including interest on any loans);
- The costs related to ongoing maintenance or use of the development;
- The cost of building insurance in respect of the development;
- GST for SSD and SSI projects only.

We trust you find this report in order.



SAMUEL STAR

Principal

FAIQS, CQS No. 2752

Appendix A: References and Definitions


References

1. Environmental Planning and Assessment Act 1979 No 203 (NSW) (EP&A Act). Retrieved from <https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203#statusinformation>
2. Environmental Planning and Assessment Regulation 2021 (NSW) (EP&A Regulation). Retrieved from <https://legislation.nsw.gov.au/view/html/inforce/current/sl-2021-0759>
3. Department of Planning, Housing and Infrastructure 2024, 'Changes to how development costs are calculated for planning purposes', Planning Circular, PS 24-002 (NSW). (The Planning Circular). Retrieved from <https://www.planning.nsw.gov.au/sites/default/files/2024-02/planning-circular-ps-24-002.pdf>
4. Local Infrastructure contributions policy <https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/local-infrastructure-contributions-policy>
5. The Australian Institute of Quantity Surveyors 2022, Australian Cost Management Manual, Vol. 1, 3rd edn., AIQS, Sydney.
6. The Australian Institute of Quantity Surveyors March 2024, AIQS Practice Standard for Construction Cost Assessments for NSW Estimated Development Cost Reports, 2nd edn., AIQS, Sydney.(The Practice Standard).
7. ABS 5246.0 - Information Paper Australian National Accounts Introduction to Input-Output Multipliers. Accessed from [https://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/FFD0BAE851EDCB8BCA2570C9007ECE04/\\$File/52460%20-%20Information%20Paper%20-%20Introduction%20to%20Input%20Output%20Multipliers.pdf](https://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/FFD0BAE851EDCB8BCA2570C9007ECE04/$File/52460%20-%20Information%20Paper%20-%20Introduction%20to%20Input%20Output%20Multipliers.pdf)
8. TPP09-7 - Guidelines for estimating employment supported by the actions, programs and policies of the NSW Government. Accessed from https://www.treasury.nsw.gov.au/sites/default/files/pdf/TPP09-7_Guidelines_for_estimating_employment_supported_by_the_actions%2C_programs_and_policies_of_the_NSW_Government.pdf
9. TP09-3 - Employment support estimates - methodological framework. Accessed from <https://www.treasury.nsw.gov.au/sites/default/files/2017-02/trp09-03%20Employment%20support%20estimates%20-%20methodological%20framework.pdf>
10. ASB 1292.0 - Australian and New Zealand Standard Industrial Classification 2006. (ANZSIC). Accessed from [https://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/19C21C5659BCAE73CA2574C8001474E4/\\$File/12920_2006.pdf](https://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/19C21C5659BCAE73CA2574C8001474E4/$File/12920_2006.pdf)

Definitions

AIQS	The Australian Institute of Quantity Surveyors
Authorities Fees	Long Service Levy (LSLL)
CDC	Complying Development Certificate
Consent Authority	NSW State or Local Government Authority
Contingency	Provision for design development, construction stage scope changes, latent conditions and potential risk issues.
EDC	<p>The Environmental Planning & Assessment Regulation defines the EDC of a proposed development as the estimated cost of carrying out the development, including the following:</p> <ul style="list-style-type: none"> - the design and erection of a building and associated infrastructure - the carrying out of work - the demolition of a building or work - fixed or mobile plant and equipment. <p>But does not include:</p> <ul style="list-style-type: none"> - amounts payable, or 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 - Good and Services Tax (GST) for SSD and SSI projects only.
EIS	Environmental Impact Statement referred to in the NSW EP&A Act, sections 4.12, 5.7, 5.16 or 8.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EP&A Regulation	NSW Environmental Planning and Assessment Regulation 2021
Escalation	Forecast cost movements from current day to anticipated construction commencement date.
FF&E	Furniture Fittings and Equipment
GST	Goods and Services Tax
Gross Floor Area (AIQS)	In accordance with the AIQS Australian Cost Management Manual Volume 1
In-fill Affordable Housing	Affordable housing means housing for very low income households, low income households or moderate income households.
Planning Circular PS 24.002	This circular outlines changes to the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) to replace the methodology for 'estimated cost of development' and 'capital investment value' with a new, single methodology for 'estimated development cost' (EDC) and related changes to other regulatory provisions and environmental planning instruments (EPIs). This circular supersedes PS 21-020 Calculation of capital investment value and PS 21-022 Calculating the genuine estimated cost of development.
SEPPs	State and local planning legislation and policies set the rules that control what development can occur on your land. State environmental planning policies (SEPPs) apply across the state.
SEE	Statement of Environmental Effects
SSD	State Significant Development
SSI	State Significant Infrastructure

Part 2
Appendix B: Detailed Calculation Schedule

Project Description	This report supports an Early Works State Significant Development Application (SSDA)(SSD-97973958) as an Amending SSDA to DA-2023/156. This Amending DA seeks approval for the undertaking of early construction works comprising bulk excavation and shoring works to enable the excavation of basement parking areas.
Project Location	357-363 Crown Street and 2-4 Gladstone Avenue, Wollongong NSW 2500
Project Stage	Not applicable at this stage
Date of Assessment	23/01/2026
Name of Quantity Surveyor	Samuel Star (FAIQS, CQS No. 2752)
Signature of Quantity Surveyor	

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
SUBSTRUCTURE						
SB	Substructure					
	Shoring / temporary support	3148	m2	50 \$	157,378	
	Dewatering sump-and-pump system	26	weeks	1,000 \$	26,000	
	Rock Saw Cutting (Perimeter Boundary)	3148	m2	150 \$	472,133	
	Bulk Excavation in Sandstone	19626	m3	100 \$	1,962,582	
	Detailed Foundation Excavation (Strip Footings)	173	m3	200 \$	34,634	
	Column Footing Excavation	308	m3	50 \$	15,400	
	Sewer Pit Excavation	45	m3	50 \$	2,250	
	Lift Pits Excavation	81	m3	50 \$	4,050	
	Stormwater Tank Excavation	450	m3	50 \$	22,500	
	Grease Arrestor Excavation	13	m3	50 \$	656	
	Floor trimming, levelling and compaction allowance	4661	m2	20 \$	93,212	
	Sub-base roadbase underslab	4661	m2	30 \$	139,819	
	Sub-Total Substructure				\$ 2,930,614	83.33%
	SUB-TOTAL BUILDING COST (BC)				\$ 2,930,614	
PRELIMINARIES						
PR	Proportion of Preliminaries					
	Preliminaries & Labour (incl. scaffolding, hoardings, workzones, etc.)	15.00%			\$ 439,592	
	Profit & Overheads	5.00%			\$ 146,531	
	Sub-Total Proportion of Preliminaries				\$ 586,123	16.67%
A	TOTAL PROJECT COST				\$ 3,516,736	100.00%
B	Consultant Fees	2.00%			\$ 70,335	
C	Authorities Fees	0.25%			\$ 8,792	
D	Contingency (5% of the sum of items A, B, and C)	5.00%			\$ 179,793	
E	Escalation (2.43% of the sum of items A, B and C)	2.43%			\$ 87,448	
	ESTIMATED DEVELOPMENT COST (excl. GST)				\$ 3,863,104	