

# **ESTIMATED DEVELOPMENT COST REPORT**

**FOR**

**963 HENRY LAWSON DRIVE  
PADSTOW HEIGHTS, NSW 2211**

**JOB No. E48895-26**

**4 MARCH 2026**



## **LEARY & PARTNERS PTY LTD**

ABN 010 134 148

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Taxation Depreciation Consultants

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**Attachment A – Detailed Calculation Schedule**

**Attachment B – Council Form**

# Estimated Development Cost Report for

## 963 Henry Lawson Drive, Padstow Heights NSW 2211

### 1.0 Executive Summary

The estimated development cost in this EDC Report is an independent cost estimate prepared for Canterbury Bankstown Council.

**EDC Report Summary Table**

|                            |                                                         |
|----------------------------|---------------------------------------------------------|
| <b>PROJECT DESCRIPTION</b> | 2 New Residential Dwellings                             |
| <b>PROJECT LOCATION</b>    | Lot 4, 963 Henry Lawson Drive, Padstow Heights NSW 2211 |
| <b>PROJECT STAGE</b>       | Single stage                                            |
| <b>DATE OF ASSESSMENT</b>  | 03 March 2026                                           |

| ITEM                                         | COST (EXCL. GST) | METHODOLOGY – PRACTICE NOTE                                                                                                           |
|----------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Demolition and Remediation                   | \$               | N/A Remediation of scope as defined by Contamination report or provision if undefined                                                 |
| Construction (item A)                        | \$               | \$1,113,794 Elemental measure and rates build up                                                                                      |
| Mitigation of Impact Items                   | \$               | N/A Defined by EIS                                                                                                                    |
| Consultant Fees                              | \$               | \$58,474 5% of Construction                                                                                                           |
| Authorities Fees (LSLL)                      | \$               | \$3,070 0.25% of Construction                                                                                                         |
| Plant & Equipment (item B)                   | \$               | N/A To maximise operational and/or extraction capacity                                                                                |
| Furniture, Fittings & Equipment              | \$               | N/A Where applicable to carry out the development (scope as defined in the EIS) i.e., Estimate per room or minimum 5% of Construction |
| Contingency                                  | \$               | \$55,690 5% of Construction for Non-Government application                                                                            |
| Escalation                                   | \$               | \$6,155 Escalation to the proposed commencement date of construction on site                                                          |
| <b>TOTAL EDC (EXCL. GST)</b>                 | \$               | <b>\$1,237,183</b>                                                                                                                    |
| <b>GST</b>                                   | \$               | <b>\$123,718</b>                                                                                                                      |
| <b>TOTAL EDC (INCL. GST) for NON-SSD/SSI</b> | \$               | <b>\$1,360,901</b>                                                                                                                    |

| GROSS FLOOR AREA (AIQS)                 | ITEM  | METHODOLOGY – PRACTICE NOTE                                                                     |
|-----------------------------------------|-------|-------------------------------------------------------------------------------------------------|
| GFA m <sup>2</sup> (AIQS)               | m2    | 437                                                                                             |
| Construction Cost Only \$/m2 GFA (AIQS) | \$/m2 | \$2,548.72 Assessed based on Construction Cost and Plant and Equipment Only - items A & B above |

### **Definition of Estimated Development Cost**

Section 6 of the Environmental Planning and Assessment Regulation 2021 defines the Estimated Development Cost of the proposed development as being:

*“(1) the estimated cost of carrying out the development, including the following—*

- (a) the design and erection of a building and associated infrastructure,*
- (b) the carrying out of a work,*
- (c) the demolition of a building or work,*
- (d) fixed or mobile plant and equipment.*

*(2) The estimated development cost does not include the following—*

- (a) amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,*
- (b) costs relating to a part of the development that is the subject of a separate development consent or approval,*
- (c) land costs, including costs of marketing and selling land,*
- (d) costs of the ongoing maintenance or use of the development,*
- (e) GST.”*

### **Statement of Compliance**

The EDC calculations in this report accurately state the estimated development cost and address all stages and activities in the identified development proposal (full scope of works) at the date of the development proposal’s submission.

**Preparing quantity Surveyor:** David Leary FAIQS CQS

## 2.0 General Information

Commissioned by: Mitchell Beauchamp of G.J.Gardner Homes  
Development Proponent: Raymond Gavina  
Planning reference/identification No.: TBA  
Report Date: 03 March 2026

## 3.0 Purpose of Report

This report has been prepared for the Canterbury-Bankstown Council (Council).

This EDC Report is:

- A genuine estimate of the reasonably foreseeable development cost for the works that are the subject of the identified development application.
- Prepared for a project with an EDC over \$500,000 that is *not* a State significant project.
- Prepared in accordance with the regulatory requirements of the Council for estimating the EDC.
- Expected to be used by the Council for fee assessment purposes.

This report has been prepared with reference to and in accordance with the requirements of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the following reference documents:

- *Standard Forms of Estimated Development Cost Report (Projects over \$500,000 excluding State significant projects) – March 2024 [Department of Planning, Housing and Infrastructure],*
- *Planning Circular PS 24-002 Changes to how development costs are calculated for planning purposes [Department of Planning, Housing and Infrastructure],*
- *AIQS Practice Standard - Construction Cost Assessment for NSW Estimated Development Cost Reports [3/2024]*

## 4. Methodology

### 4.1 Documentation & Data Used

To assist with the preparation of the EDC, we have been provided with and relied on the following project information:

- a) development approval architectural plans,
  - Architectural Drawings for DA, Job 45296 (Issue 1, Dated 27/11/2025), by G.J. Gardner Homes.
- a) statements by the client (or the architect/builder on their behalf) regarding the scope of work to be covered by the development application, including:
  - the extent of required demolition and other site preparation works (if these are not shown on the architectural plans),
  - any areas of uncertainty or atypical risk of which the client (or their advisors) are currently aware,

- the proposed commencement date of construction on site, and
- the proposed date for the submission of the development application.

We have not been provided with:

- a) an engineering report,
- b) services design details,
- c) a geotechnical investigation report, or
- d) an environmental impact study.

We were advised that these documents are not currently available. These documents (if prepared) may contain information that could influence the accuracy of the EDC.

We have made assumptions based on our professional expertise where necessary and reasonably appropriate. We have supplemented the client-supplied documentation with historical data from similar projects.

When assessing development elements for which we do not have detailed documentation, we have assumed that they will be of an extent and quality consistent with developments of a similar design, qualification, and proposed function.

## **4.2 Elemental Cost Calculations**

The elemental cost estimate has been prepared per the AIQS Practice Standard, *Construction Cost Estimate for NSW Estimated Development Cost Reports*.

### **4.2.1 Inclusions and Exclusions**

Section 6(1) of the Environmental Planning and Assessment Regulation 2021 and the AIQS Practice Standard require the Estimated Development Cost to include the following:

- a) demolition and remediation (if applicable),
- b) construction or erection of a building and associated infrastructure,
- c) fixed or mobile plant and equipment,
- d) 'mitigation of impact' items (if applicable),
- e) furniture, fittings and equipment and operating supplies and equipment (as applicable),
- f) fit out costs (where they form part of the application)
- g) authority's fees (Long Service Leave Levy)
- h) consultant design and project management fees,
- i) contingency allowance, and
- j) cost escalation to the intended commencement date of construction on site.

As required by section 6(2) of the Environmental Planning and Assessment Regulation 2021 and the AIQS Practice Standard, the Estimated Development Cost excludes the following:

- a) amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- b) costs relating to a part of the development that is the subject of a separate development consent or approval,
- c) land costs, including costs of marketing and selling land,
- d) costs of the ongoing maintenance or use of the development,
- e) GST (other than where expressly stated in the EDC Report Summary Table), and
- f) finance costs.

The Estimated Development Cost also excludes the following:

- cost escalation beyond the proposed commencement date of construction on-site,
- costs due to extended unforeseen delays to works, and
- strata title/owners Corporation establishment fees (if applicable).

#### **4.2.2 EDC Report Summary Table & Detailed Calculation Schedule**

The Detailed Calculation Schedule in Attachment A supports the EDC Report Summary Table in the Executive Summary.

Concerning the EDC Report Summary Table, we advise the following:

- a) The cost allowances for furniture, fittings and equipment, consultant's fees, authority fees, and contingency have been calculated using the methods (and percentages) set in the AIQS's *Construction Cost Assessment for NSW Estimated Development Reports*. Actual costs may vary from these provisional allowances.
- b) The current development cost estimate has been escalated to determine the equivalent construction cost at the intended commencement date of construction using an inflation rate of 4% p.a.

Concerning the Detailed Calculation Schedule, we advise the following:

- c) Areas and quantities used are approximate.
- d) Cost allowances take into account site-specific factors such as location, site conditions, construction methods, project complexity and market conditions.
- e) Rates and prices are estimates based on historical data from similar projects, cost benchmarks and independent estimates adjusted for current market conditions.
- f) All rates and costs are GST-exclusive (except where required on forms).

## 5.0 Proposed Scope of Development

Location: 963 Henry Lawson Drive, Padstow Heights, NSW 2211

Intended commencement date of construction: 1 JUNE 2026

Description: The proposed development includes:

- a. Demolition of existing structures (incl. provisional allowance for potential asbestos removal), external works, tree removal,
- b. Site preparation,
- c. Construction of two (2) new dwellings. Consisting of;  
Semi-Detached dwellings
  - 2 x two-storey
- d. External works including fencing, driveways, underground services, lighting, rainwater tanks, etc, and soft landscaping.

We have been advised of the following:

- a) The development works identified in the development approval are not being staged.
- b) The scope of the proposed development does not include loose furniture and fittings.
- c) The proposed commencement of construction is 1 June 2026.

In the absence of advice to the contrary, we have assumed that the following do not form part of the work associated with the development approval:

- managing latent site conditions
- substantial soil stabilisation work, or contaminated soil,
- diversion, encasing or upgrading of existing service mains,
- works outside the site boundary, or
- costs relating to neighbours.

We confirm that we have been briefed on the scope and have an understanding of the proposed project.

## 6.0 Disclaimers

This report has been prepared in the form and with the level of detail appropriate for a council to use as an Estimated Development Cost Report. The estimate is not suitable for use during tendering or the construction process.

The contents of this report have been prepared for the exclusive use of our client and the relevant council and cannot be relied on for any use other than the stated purpose. Leary & Partners accepts no responsibility for any third parties relying upon the contents of this report.

We have relied on the documentation and information provided to us by the client and their commissioning/instructing representatives. The client is responsible for ensuring we receive all necessary instructions and documents. Leary & Partners will not be responsible to the client for any damages arising from an error, omission, discrepancy or other defect in any document or instruction provided to Leary & Partners.

The statements of compliance in this report depend on the accuracy of the information provided to us. The client is responsible for notifying Leary & Partners and requesting an amended report if submission of the development application is delayed more than 30 days after the Report Date or if there are changes to the proposed scope of development work between the Report Date and the submission of the development application. An additional fee will apply for such amendments.

Actual costs may vary depending on the final development design and the builder/developer engaged. Leary & Partners reserves the right to revise this document if new information becomes available.

## 7.0. Statement of Compliance

The EDC calculations in this report accurately state the estimated development cost and address all stages and activities in the identified development proposal (full scope of works), at the date of the development proposal submission. We are aware of no matters that may impair the objectivity of the calculations.

A handwritten signature in black ink, appearing to read 'D. Leary'.

**Preparing Quantity Surveyor:** David Leary FAIQS CQS

### ***CV of Preparing Quantity Surveyor***

I have 50 years of experience providing quantity surveying services, including preparing building cost estimates for cost planning and feasibility studies, builder's estimates, contract tenders and progress payments. I am proficient in the estimation of construction costs for NSW projects.

# **Attachment A**

## **Detailed Calculation Schedule**

## REPORT SUMMARY

**Job Name**                      **963 HENRY LAWSON DRIVE**  
**Commenced**                      **03 March 2026**

| SECTION                      |              | \$                     |
|------------------------------|--------------|------------------------|
| SUBSTRUCTURE                 |              | 53,505.00              |
| UPPER FLOORS                 |              | 41,808.64              |
| STAIRCASES                   |              | 23,200.00              |
| ROOF                         |              | 52,332.80              |
| EXTERNAL WALLS               |              | 175,395.61             |
| WINDOWS                      |              | 59,787.00              |
| DOORS                        |              | 59,133.60              |
| INTERNAL WALLS               |              | 164,772.00             |
| WALL FINISHES                |              | 91,954.78              |
| FLOOR FINISHES               |              | 49,892.00              |
| CEILING FINISHES             |              | 32,755.97              |
| FITMENTS                     |              | 78,888.80              |
| SANITARY FIXTURES            |              | 25,681.60              |
| PLUMBING                     |              | 39,010.80              |
| AIR CONDITIONING             |              | 16,500.00              |
| FIRE PROTECTION              |              | 2,464.00               |
| LIGHT AND POWER              |              | 28,312.80              |
| SITE PREPARATION             |              | 500.00                 |
| ROADS, FOOTPATHS AND PAVING  |              | 9,000.00               |
| BOUNDARY WALLS, FENCING      |              | 7,481.60               |
| LANDSCAPING AND IMPROVEMENTS |              | 5,155.00               |
| EXTERNAL STORMWATER          |              | 4,426.86               |
| EXTERNAL SEWER DRAINAGE      |              | 5,347.47               |
| EXTERNAL WATER               |              | 3,984.39               |
| FACTORED COSTS               | % Cumulative |                        |
| Preliminaries                | 8.00%        | 82,503.26              |
| Contingency                  | 5.00%        | 55,689.70              |
| Consultants                  | 5.00%        | 58,474.18              |
| Long Service Leave Levy      | 0.25%        | 3,069.89               |
| Escalation to June '26       | 0.50%        | 6,155.14               |
|                              |              |                        |
| <b>TOTAL</b>                 |              | <b>\$ 1,237,182.90</b> |

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ROOF

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| Item                           | Description                                       | Unit | Quantity | Rate     | Amount      |
|--------------------------------|---------------------------------------------------|------|----------|----------|-------------|
| A                              | <b><u>EXTERNAL STORMWATER</u></b>                 |      |          |          |             |
|                                | Underground pipework, infrastructure (stormwater) | Item | 1        | 4,426.86 | 4,426.86    |
| EXTERNAL STORMWATER to Summary |                                                   |      |          |          | \$ 4,426.86 |

| Item                               | Description                                  | Unit | Quantity | Rate     | Amount      |
|------------------------------------|----------------------------------------------|------|----------|----------|-------------|
| A                                  | <b><u>EXTERNAL SEWER DRAINAGE</u></b>        |      |          |          |             |
|                                    | Underground pipework, infrastructure (sewer) | Item | 1        | 5,347.47 | 5,347.47    |
| EXTERNAL SEWER DRAINAGE to Summary |                                              |      |          |          | \$ 5,347.47 |

| Item                      | Description                                  | Unit | Quantity | Rate     | Amount      |
|---------------------------|----------------------------------------------|------|----------|----------|-------------|
| A                         | <b><u>EXTERNAL WATER</u></b>                 |      |          |          |             |
|                           | Underground pipework, infrastructure (water) | Item | 1        | 3,984.39 | 3,984.39    |
| EXTERNAL WATER to Summary |                                              |      |          |          | \$ 3,984.39 |

# **Attachment B**

## **Council Form**

| SECTION A. Details of the Applicant                       |                                         |            |                          |             |                          |                    |                          |          |      |
|-----------------------------------------------------------|-----------------------------------------|------------|--------------------------|-------------|--------------------------|--------------------|--------------------------|----------|------|
| Mr                                                        | <input checked="" type="checkbox"/>     | Ms         | <input type="checkbox"/> | Mrs         | <input type="checkbox"/> | Miss               | <input type="checkbox"/> |          |      |
| First Name                                                | Raymond                                 |            |                          |             |                          | Family Name        | Gavina                   |          |      |
| Unit No.                                                  |                                         | Street No. |                          | Street      |                          |                    |                          |          |      |
| Suburb                                                    | Select                                  |            |                          |             |                          | State              | Select                   | Postcode |      |
| Daytime Telephone                                         |                                         |            |                          |             |                          | Mobile             |                          |          |      |
| Email                                                     | c:/ mitchell.beauchamp@gjgardner.com.au |            |                          |             |                          |                    |                          |          |      |
| SECTION B. Location and Title Description of the Property |                                         |            |                          |             |                          |                    |                          |          |      |
| Unit No.                                                  |                                         | Street No. | 963                      | Street      | Henry Lawson Drive       |                    |                          |          |      |
| Suburb                                                    | Padstow Heights                         |            |                          |             |                          | State              | NSW                      | Postcode | 2211 |
| Lot No.                                                   | Lot 4                                   |            |                          | Section No. |                          |                    |                          |          |      |
| Deposited Plan/Strata Plan No.                            |                                         |            |                          |             |                          |                    |                          |          |      |
| SECTION C. Development Cost                               |                                         |            |                          |             |                          |                    |                          |          |      |
| Item                                                      |                                         |            |                          |             |                          | Cost               |                          |          |      |
| <b>DEVELOPMENT DETAILS</b>                                |                                         |            |                          |             |                          |                    |                          |          |      |
| Gross Floor Area - Commercial                             |                                         |            |                          |             |                          | m <sup>2</sup>     |                          |          |      |
| Gross Floor Area - Residential                            |                                         |            |                          |             |                          | m <sup>2</sup>     | 437                      |          |      |
| Gross Floor Area - Retail                                 |                                         |            |                          |             |                          | m <sup>2</sup>     |                          |          |      |
| Gross Floor Area - Car Parking                            |                                         |            |                          |             |                          | m <sup>2</sup>     | included                 |          |      |
| Gross Floor Area - Other                                  |                                         |            |                          |             |                          | m <sup>2</sup>     |                          |          |      |
| Total Gross Floor Area                                    |                                         |            |                          |             |                          | m <sup>2</sup>     | 437                      |          |      |
| Total Site Area                                           |                                         |            |                          |             |                          | m <sup>2</sup>     | 556                      |          |      |
| Total Car Parking Spaces                                  |                                         |            |                          |             |                          |                    |                          |          |      |
| <b>Total Development Cost</b>                             |                                         |            |                          |             |                          | \$                 | 1,360,901.00             |          |      |
| <b>Total Construction Cost</b>                            |                                         |            |                          |             |                          | \$                 | 1,178,709.00             |          |      |
| <b>Total GST</b>                                          |                                         |            |                          |             |                          | \$                 | 123,718.00               |          |      |
| <b>ESTIMATE DETAILS</b>                                   |                                         |            |                          |             |                          |                    |                          |          |      |
| <b>Excavation</b>                                         |                                         |            |                          |             |                          | \$                 |                          |          |      |
| Cost per square metre of site area                        |                                         |            |                          |             |                          | \$/ m <sup>2</sup> |                          |          |      |
| <b>Demolition and Site Preparation</b>                    |                                         |            |                          |             |                          | \$                 | 500.00                   |          |      |
| Cost per square metre of site area                        |                                         |            |                          |             |                          | \$/ m <sup>2</sup> | 0.90                     |          |      |
| <b>Construction - Commercial</b>                          |                                         |            |                          |             |                          | \$                 |                          |          |      |

|                                                 |                    |              |
|-------------------------------------------------|--------------------|--------------|
| Cost per square metre of commercial area        | \$/ m <sup>2</sup> |              |
| <b>Construction - Residential</b>               | \$                 | 1,178,709.00 |
| Cost per square metre of residential area       | \$/ m <sup>2</sup> | 2,697.00     |
| <b>Construction - Retail</b>                    | \$                 |              |
| Cost per square metre of retail area            | \$/ m <sup>2</sup> |              |
| <b>Carpark</b>                                  | \$                 |              |
| Cost per square metre of site area              | \$/ m <sup>2</sup> |              |
| Cost per space                                  | \$/space           |              |
| <b>Fitout - Commercial</b>                      | \$                 |              |
| Cost per square metre of commercial area        | \$/ m <sup>2</sup> |              |
| <b>Fitout - Residential</b>                     | \$                 |              |
| Cost per square metre of residential area \$/m2 | \$                 |              |
| <b>Fitout - Retail</b>                          | \$                 |              |
| Cost per square metre of retail area            | \$/ m <sup>2</sup> |              |
| <b>Professional Fees</b>                        | \$                 | 58,474.00    |
| % of Development Cost                           | %                  | 4.3          |
| % of Construction Cost                          | %                  | 5.2          |

#### SECTION D. Applicant's Declaration

I certify that I have:

- ☒ Inspected the plans the subject of the application for development consent or construction certificate.
- ☒ Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- ☒ Calculated the development costs in accordance with the definition of development costs in the Section 94A Development Contributions Plan of the Council of Bankstown at current prices.
- ☒ Included GST in the calculation of development cost.
- ☒ Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2).
- ☒ I understand that the information supplied on this form and any related document will be made accessible to the public, on Council's website and may be copied at Council under the GIPA Act 2009.

Name David Leary

Signature

Must be signed by a Registered Quantity Surveyor

DLeary

Position & Qualifications: M.Director FAIQS CQS

Membership No. 2297

Date 03-Mar-2026

#### PRIVACY NOTICE

Council is required under the Privacy and Personal Information Protection Act 1998 (PPIPA) to collect, maintain and use your personal information in accordance with the Privacy Principles and other relevant requirements of the PPIPA.

Personal information requested on this form will only be used to fulfil the purpose for which it is being collected. Provision of this information is voluntary and is required to help process your application. Council is regarded as the agency that holds the information and access is restricted to council officers and other authorised people. You may apply to access or amend the information. For further information or clarification please contact the Privacy Contact Officer at Council.

**BANKSTOWN CUSTOMER SERVICE CENTRE**  
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,  
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

**CAMPSPIC CUSTOMER SERVICE CENTRE**  
137 Beamish Street, Campsie NSW 2194  
PO Box 77, Campsie NSW 2194

**CANTERBURY-BANKSTOWN COUNCIL**  
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