



# ARCHI-QS

Quantity Surveyors | Building Consultants

## Detailed Cost Report

| To accompany Development Application

**DCR25.0003**

---

Date

16/01/2025

Revision

00

---

Property Address

93-145 Hoxton Park Road, 20, 48 Dale Avenue, 49-51 Maryvale Avenue, and 260 Memorial Avenue, Liverpool NSW 2171

#### Distribution Log

Recipient	Email	Revision	Date
Tony Owen Partners	vivien@tonyowen.com.au	00	16/01/2025

#### Document Control

Revision	Date	Prepared by	Quality Assurance	Authorised by
00	16/01/2025	EN	RB	SS

#### Disclaimer

This report has been prepared for the sole purpose of providing the estimated development cost to accompany DA submission to the consent authority named here within, in accordance with the relevant regulations. 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.

#### Archi-QS

2/691 New South Head Road  
Rose Bay NSW 2029  
P: 02 9586 4401  
E: [admin@archi-qs.com.au](mailto:admin@archi-qs.com.au)  
W: [archi-qs.com.au](http://archi-qs.com.au)

AIQS | Practice of the Australian Institute of Quantity Surveyors No. 2752  
AIA | A+ Practice of the Australian Institute of Architects No. E9104

Samuel Star | Principal, Certified Quantity Surveyor FAIQS, CQS, No. 2752  
Sarah Bozionelos | Senior Manager, Nominated Architect RAlA NSW ARB 10024

## Contents

<b>Executive Summary</b>	<b>4</b>
<b>1. Introduction</b>	<b>5</b>
1.1 Instructions	5
1.2 Purpose	5
1.3 Confidentiality	5
<b>2. Basis of Report</b>	<b>5</b>
2.1 Basis of Report Preparation	5
2.2 Development Proposal Documents	5
2.3 Limitations	6
2.4 Qualifications	6
<b>3. Development Proposal</b>	<b>6</b>
<b>4. EDC Summary</b>	<b>7</b>
4.1 Cost Summary	7
4.2 Assumptions	7
4.3 Exclusions	7
<b>Appendix A: References and Definitions</b>	<b>8</b>
<b>Appendix B: Elemental Summary</b>	<b>10</b>

## Executive Summary

- Instructions were received from Tony Owen Partners dated 13/01/2025, to complete a Detailed Cost Report to accompany the Development Application (DA) to the consent authority named herewithin for the proposed development located at 93-145 Hoxton Park Road, 20, 48 Dale Avenue, 49-51 Maryvale Avenue, and 260 Memorial Avenue, Liverpool NSW 2171.
- The proposal is for the development of a proposed amendment to the Planning Proposal submission for the mixed use development consisting in the extension of the site boundary, as well as the lengthening of the Building F and basement levels. This project is not a state significant development.
- This report is prepared for the sole purpose of providing the estimated development cost (EDC) to accompany the DA submission for the consent authority to enable to provision of the Section 7.12 levy (formerly section 94A levy) in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act).
- This report has been prepared by an appropriately qualified quantity surveyor who is a member of the relevant professional body, the AIQS.
- This report is limited to an assessment of the project within 30 days of DA submission. Should DA submission exceed 30 days of the date of this report, the EDC calculation is null and void.
- The summary value of 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.
- 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 16/01/2025.

ELEMENT	COST	
Demolition, excavation and site preparation	\$	217,210
Substructure, columns, external walls, upper floors and staircases	\$	39,097,800
Roof	\$	1,086,050
Windows, internal walls, doors and screens	\$	13,467,020
Surface finishes	\$	13,792,835
Fitments	\$	5,864,670
Special equipment	\$	-
Building services	\$	14,878,885
External works	\$	1,737,680
Preliminaries incl. Builder's Margin	\$	15,204,700
Professional fees	\$	3,258,150
<b>Estimated Development Cost (excl. GST)</b>	<b>\$</b>	<b>108,605,000</b>
GST	\$	10,860,500
<b>Estimated Development Cost (incl. GST)</b>	<b>\$</b>	<b>119,465,500</b>

## 1. Introduction

### 1.1 Instructions

Instructions were received from Tony Owen Partners dated 13/01/2025, to complete a Detailed Cost Report to accompany the Development Application (DA) to the consent authority named herewithin for the proposed development located at 93-145 Hoxton Park Road, 20, 48 Dale Avenue, 49-51 Maryvale Avenue, and 260 Memorial Avenue, Liverpool NSW 2171.

### 1.2 Purpose

This report is prepared for the sole purpose of providing the estimated development cost (EDC) to accompany the DA submission for the consent authority to enable to provision of the Section 7.12 levy (formerly section 94A levy) in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act). The purpose of this local infrastructure contribution, also known as developer contributions, are charged by councils when new development occurs. It helps fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management.

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).
- ☐ 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	Tony Owen Partners	Dec-24

## 2.3 Limitations

The following limitations apply for this project:

- ☐ This report is limited to the consent authority named here within.
- ☐ The proposed cost of development is limited to accompany the DA submission to the consent authority to enable to provision of the Section 7.12 levy only. 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 DA submission. Should DA 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). He has over thirty (30) years of industry experience and is appropriately qualified to prepare the EDC for all project types.

## 3. Development Proposal

Project Owner	ABA Estate Pty Ltd
Address	93-145 Hoxton Park Road, 20, 48 Dale Avenue, 49-51 Maryvale Avenue, and 260 Memorial Avenue, Liverpool NSW 2171
Development type	New development
Building type	Mixed use development
Application History	Proposed amendment to the Planning Proposal submission.
No. of units	297
No. of storeys	7
No. of car parking lots	249
Consent authority	Liverpool City Council
Staged Construction	Not applicable at this stage.
GFA (m2)	55851
SSD/SSI Case ID	Not applicable

## 4. EDC Summary

### 4.1 Cost Summary

Refer to Appendix B for the EDC Elemental Summary.

### 4.2 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.

### 4.3 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;
- ☐ 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, 1st edn., AIQS, Sydney.(The Practice Standard).

### Definitions

<b>Authorities Fees</b>	Long Service Levy (LSLL)
<b>Contingency</b>	Provision for design development, construction stage scope changes, latent conditions and potential risk issues.
<b>EDC</b>	<p>The Environmental Planning &amp; 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"> <li>- the design and erection of a building and associated infrastructure</li> <li>- the carrying out of work</li> <li>- the demolition of a building or work</li> <li>- fixed or mobile plant and equipment.</li> </ul> <p>But does not include:</p> <ul style="list-style-type: none"> <li>- amounts payable, or cost of land dedicated, or other benefit provided, under a condition imposed under the EP&amp;A Act Division 7.1 or 7.2 or a planning agreement</li> <li>- costs relating to a part of the development or project that is the subject of a separate development consent or approval</li> <li>- land costs, including costs of marketing and selling land</li> <li>- Good and Services Tax (GST) for SSD and SSI projects only.</li> </ul>
<b>EIS</b>	Environmental Impact Statement referred to in the NSW EP&A Act, sections 4.12, 5.7 or 5.16.



<b>Escalation</b>	Forecast cost movements from current day to anticipated construction commencement date.
<b>GFA</b>	Gross Floor Area in accordance with the AIQS Australian Cost Management Manual Volume 1.
<b>Planning Circular PS 24.002</b>	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.
<b>SEPPs</b>	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.
<b>SSD</b>	State Significant Development
<b>SSI</b>	State Significant Infrastructure

## Appendix B: Elemental Summary

ELEMENTAL SUMMARY			
Code	Trade	%	Total (\$)
SB	Substructure	14.0%	\$ 15,204,700
UF	Superstructure	15.0%	\$ 16,290,750
RF	Roof	1.0%	\$ 1,086,050
EW	External Walls	7.0%	\$ 7,602,350
WW	Windows	4.0%	\$ 4,344,200
ED	External Doors	0.2%	\$ 217,210
NW	Internal Walls	6.4%	\$ 6,950,720
ND	Internal Doors	1.8%	\$ 1,954,890
WF	Wall Finishes	5.9%	\$ 6,407,695
FF	Floor Finishes	3.6%	\$ 3,909,780
CF	Ceiling Finishes	3.2%	\$ 3,475,360
FT	Fitments	5.4%	\$ 5,864,670
SE	Special equipment	0.0%	\$ -
SF	Plumbing and Sanitary Fixtures	4.2%	\$ 4,561,410
VE	Mechanical Services	1.3%	\$ 1,411,865
FP	Fire Services	2.4%	\$ 2,606,520
LP	Electrical and Telecommunications Services	4.2%	\$ 4,561,410
TS	Transportation	1.6%	\$ 1,737,680
XP	Demolition/Site Preparation	0.2%	\$ 217,210
XR	Council + Road Works	0.6%	\$ 651,630
XL	Landscaping/ Fencing/ Site Works	1.0%	\$ 1,086,050
PR	Preliminaries incl. Builder's Margin	14.0%	\$ 15,204,700
	Professional Fees	3.0%	\$ 3,258,150
	<b>Estimated Development Cost (excl. GST)</b>	<b>100.00%</b>	<b>\$ 108,605,000</b>
	GST	10.0%	\$ 10,860,500
	<b>Estimated Development Cost (incl. GST)</b>		<b>\$ 119,465,500</b>