

04 July 2024



C.S.B.B

c/o Stanton Dahl Architects
18-20 Oxford Street,
Epping, NSW 2121
via email to: timothy.steele@stantondahl.com.au

Attn: Timothy Steele

Subject: MacKillop Catholic College DA
Estimated Development Cost

Dear Timothy,

We understand a Development Application is to be submitted for the abovementioned project. To assist in the process, we have prepared an Estimated Development Cost (EDC) in accordance with the NSW Government's Planning Circular PS24-002 dated 27 February 2024.

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as:

The estimated cost of carrying out the development, including 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 the 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.*
- *Goods and Services Tax (GST).*

As per the attached Cost Summary Table (for developments over \$3 million) we have calculated the EDC at \$25,661,963 excluding GST and \$28,228,160 including GST.



If you have any questions or would like to further discuss this matter, please do not hesitate to contact me on the details below.

Kind Regards,

 

Luke Foster

Director

Blue Stone Management (Australia) Pty Ltd

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Executive Summary



Client: C.S.B.B c/o Stanton Dahl Architects

Details: Estimated Development Cost (EDC)

Project: MacKillop Catholic College, Warnervale

Part A - Trade Summary

Auto Code	Description	Total
1	Demolition and Remediation	731,323
2	Construction (Item A)	20,678,317
3	Mitigation of Impact Items	EXCL
4	Consultant Fees (5% of Item A)	1,033,916
5	Authorities Fees (0.25% of Item A)	51,696
6	Plant & Equipment (Item B)	EXCL
7	Furniture, Fittings & Equipment	1,265,000
8	Contingency (5% of Item A)	1,033,916
9	Escalation (3.5%)	867,796
10	Total EDC (excl. GST)	25,661,963
11	GST (10%)	2,566,196
12	Total EDC (incl. GST)	28,228,160
13	GROSS FLOOR AREA	
14	GFA	4,706m2
15	Construction Cost (Excl. GST)	\$4,394/m2
16	Construction Cost (Incl. GST)	\$4,833/m2