



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

EDC Report

13-19 Canberra Avenue, ST LEONARDS
NSW 2065

Prepared for:

Hyecorp Property Group

Contact:

Phone:

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Date:

Issue:

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10th April 2024

1.1



1 Executive Summary

As requested, we have prepared an Estimated Development Cost (EDC) estimate for the proposed works at 13-19 Canberra Avenue, St Leonards based upon the available documentation. This estimate has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and as per the Planning Circular PS 24-002 titled "Changes to how development costs are calculated for planning purposes" issued by the NSW Government dated 27 February 2024.

The scope of works subject of this report relates to the additional 4 levels of residential units proposed to the previously approved development.

Based on current market rates and the documentation provided, the estimated cost for the works is **\$8,034,416** (\$8,837,858 inclusive of \$803,442 GST).

The costs are inclusive of builders work, labour, materials and plant, preliminaries, contingency, escalation, profit and overheads and consultant's fees.

Item	Cost
Demolition & Remediation	\$ 0
Construction, Plant & Equipment	\$ 7,398,891
Consultants & Additional Fees	\$ 147,978
Contingency	\$ 377,343
Escalation	\$ 110,204
Project EDC {Excluding GST} – for SSD/SSI	\$ 8,034,416
GST	\$ 803,442
Project EDC {Including GST} – for NON SSD/SSI	\$ 8,837,858
GFA	
GFA m2 (AIQS defined)	3,170
Construction Cost/m2	\$2,788/m2



2 Documentation

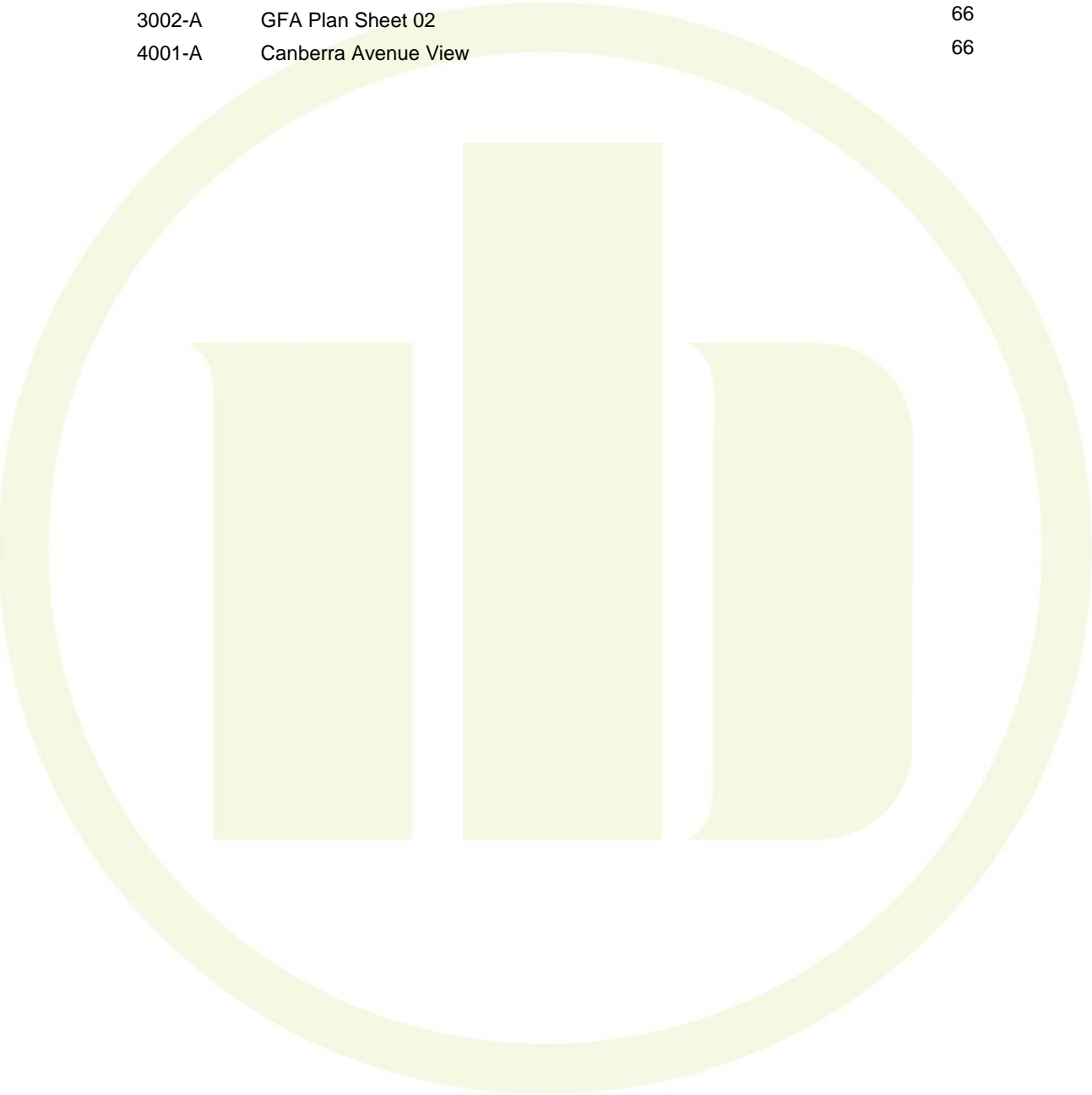
The following documents/drawings have been used in the preparation of this Cost estimate:

Design drawings prepared by SJB Architects dated April 2024.

DWG No.	DWG Name	Rev.
0000-A	Cover	66
0102-A	Site Analysis	66
0201	Floor Plan B4	66
0202	Floor Plan B3	66
0203	Floor Plan B2	66
0204	Floor Plan B1	66
0205	Floor Plan Ground	66
0206	Floor Plan Upper Ground	66
0207	Floor Plan L1	66
0208	Floor Plan L2	66
0209	Floor Plan L3	66
0210	Floor Plan L4	66
0211	Floor Plan L5	66
0212	Floor Plan L6-L7	66
0214	Floor Plan L8	66
0215	Floor Plan L9	66
0216	Floor Plan L10	66
0217	Floor Plan L11	66
0218-A	Floor Plan L12-L15	66
0221-A	Floor Plan L16	66
0222-A	Floor Plan L17	66
0223-A	Roof Plan	66
0501-A	North Elevation	66
0502-A	East Elevation	66
0503-A	South Elevation	66
0504-A	West Elevation	66
0601-A	Building Section 1	66
2001-A	Shadow Analysis – 1	66
2002-A	Shadow Analysis – 2	66
2003-A	Shadow Analysis – 3	66
2004-A	Shadow Analysis – 4	66
2101-A	Solar Diagram Sheet 1	66
2102-A	Solar Diagram Sheet 2	66
2201-A	Solar Point Perspective Sheet 1	66
2301-A	Cross Ventilation Diagram Sheet 1	66
2302-A	Cross Ventilation Diagram Sheet 2	66
2402-A	East Elevation - Materials And Finishes	66
2403-A	North Elevation - Materials And Finishes	66
2404-A	South Elevation - Materials And Finishes	66



2405-A	West Elevation - Materials And Finishes	66
2601	3D Height Plane Analysis	66
3001-A	GFA Plan Sheet 01	66
3002-A	GFA Plan Sheet 02	66
4001-A	Canberra Avenue View	66





3 Design

The works covered by this estimate relates to the proposed construction of an additional 4 levels of residential affordable housing units all above a previously approved development.

The subject development has an additional QS Gross Floor Area of 3,170 m2.

The works include but are not limited to:

STRUCTURE:	Reinforced concrete suspended slabs supported by loadbearing walls and columns. Concrete/framed roof structure.
ENVELOPE:	Finished structural and lightweight clad external walls with aluminium framed windows and doors. Membrane system to concrete roof.
INTERNAL WALLS:	Combination of structural and lightweight stud framed walls with plasterboard linings.
CEILINGS:	Suspended plasterboard ceilings and bulkheads throughout with moisture resistant linings to wet areas.
FINISHES:	Selected flooring generally throughout with carpet to bedrooms. Tiling to wet area floors and walls.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power, fire services throughout. Air conditioning to each unit. Additional elevator services to 4 levels.



4 Exclusions

- Escalation from the date of this report
- Curtains & Blinds
- Land costs including legal fees and stamp duty
- Interest, holding costs & finance costs
- Works beyond site boundaries
- Decontamination or remediation works
- Works to existing areas of the site other than that noted on the plans
- Statutory fees and charges and contributions

5 Qualifications

We confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This estimate has been prepared for the purposes of a DA Council submission only. The use of this report for sales or marketing purposes is strictly prohibited.



6 EDC Definition

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 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)

Yours Sincerely

MITCHELL BRANDTMAN

James Brandtman
Associate

BCMP, AAIQS, CQS #9246

Attachment – EDC Estimate

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

Elemental Summary



Project: 33924	Details: EDC Estimate
Building: 13-19 Canberra Ave, St Leonards 2024 EDC	Additional Levels

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
CL	Columns				199,942		199,942
UF	Upper Floors				1,174,779		1,174,779
SC	Staircases				227,874		227,874
EW	External Walls				786,499		786,499
WW	Windows - Included in EW				0		0
ED	External Doors				15,531		15,531
NW	Internal Walls				288,259		288,259
NS	Internal Screens				68,493		68,493
ND	Internal Doors				78,000		78,000
WF	Wall Finishes				218,058		218,058
FF	Floor Finishes				320,564		320,564
CF	Ceiling Finishes				247,505		247,505
FT	Fitments & Equipment				694,555		694,555
PD	Sanitary Plumbing & Fixtures				491,007		491,007
VE	Ventilation				54,000		54,000
AC	Air Conditioning				360,000		360,000
FP	Fire Protection				164,409		164,409
LP	Electric Light and Power				382,190		382,190
TS	Transportation Systems				200,000		200,000
	Subtotal						5,971,664
PR	Preliminaries				1,074,899		1,074,899
OH	Overheads & Margin				352,328		352,328
	Subtotal						7,398,891
XX	Consultant's Fees				147,978		147,978
YY	Contingency (5%)				377,343		377,343
ZZ	Escalation (3% p.a for 6 months)				110,204		110,204
	TOTAL (EXCL GST)						8,034,416
	GST						803,442
	TOTAL						8,837,858
	GFA	3,170	m2				
	Cost/m2	2,788	/m2				

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