



10 April 2024

Winim Developments Pty Ltd  
Suite 214, 40 Yeo Street,  
Neutral Bay NSW 2089  
Care of: Peitra Creak of Winim Developments Pty Ltd

## 1 GATACRE AVENUE, LANE COVE - ESTIMATED DEVELOPMENT COST CALCULATION REPORT

This Estimated Development Cost Report has been prepared by WT Partnership on behalf of Winim Developments Pty Ltd.

We confirm the estimated development cost is **\$42,030,259 Excluding GST**.

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular PS-24-002).
- Department of Planning Housing and Infrastructure / Standard form of estimating development cost report (projects over \$3m excluding state significant projects) March 2024
- The AIQS practice standard for calculating EDC in NSW.

WT confirms EDC calculation is accurate and address all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

This report captures the following:

1. Executive summary and including EDC definition.
2. Basis of report preparation.
3. Scope of the calculation of the EDC.
4. Detailed calculation schedule that supports the EDC (Appendix 1).

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours Faithfully

WT PARTNERSHIP

**PHIL BAXENDALE** MAIQS, CQS

Associate Director





# 1 GATACRE AVENUE, LANE COVE. ESTIMATED DEVELOPMENT COST REPORT

10 April 2024



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APPENDIX A - LANE COVE COUNCIL DETAILED COST SUMMARY REPORT)

## CONTACT

DETAIL	DESCRIPTION
Name of Company/Trading Name	WTP Australia Pty Ltd
ABN	69 605 212 182
Name of Representative	Phil Baxendale
Position	Associate Director
Head Office Address	L 26, 45 Clarence Street, Sydney, NSW 2000
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DOCUMENT STATUS	NAME	DATE
PREPARED BY	Charles Ridout	10 April 2024
REVIEWED BY	Phil Baxendale	10 April 2024

REVISION NO.	REVISION DATE	DRAFT.FINAL
1	10 April 2024	FINAL

# 1 EXECUTIVE SUMMARY

## 1 GATACRE AVENUE, LANE COVE - ESTIMATED DEVELOPMENT COST CALCULATION REPORT

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular PS-24-002’).
- Department of Planning Housing and Infrastructure / Standard form of estimating development cost report (projects over \$3m excluding state significant projects) March 2024
- The AIQS practice standard for calculating EDC in NSW.
- The estimate has been prepared by an appropriately qualified Quantity Surveyor

WT confirms EDC calculation is accurate and address all stages and activities in the identified development proposal, at the date of lodgement.

## 2 BASIS OF REPORT

This Estimated Development Cost report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- The AIQS practice standard for calculating EDC in NSW.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

### The Site

The site is located at 1 Gatacre Avenue and 5 Allison Avenue, Lane Cove, NSW. The site is legally described as 1 Gatacre Avenue: Lot A in DP415448 and Lot 46 in DP11416, 5 Allison Avenue: Lot 45 in DP11416 (Metwest, 2020).

An aerial photograph of the site is provided at Figure 1. 1 Gatacre Avenue consists of a three-storey brick building at the northern portion of the site, with adjacent car parks directly east and west of the building. A two-storey brick building at the southern portion of site, with a sheltered car park under the building. A double storey brick building at the northeast corner of the site. 5 Allison Avenue consisted of a single storey brick residential development.

The site is bounded by Gatacre Avenue to the north, Allison Avenue to the south, Residential buildings to the west, Bicycle store to the northeast and a Shell service station to the southeast.





The following is a list of the development proposal documents upon which the calculation has been based:

ITEM	REPORT	CONSULTANT	REPORT DATE
1	Survey Plan	Mitchel Ayres Surveying	05/03/24
2	Architectural Drawings	PBD	04/04/24
3	Visual and view impact analysis	Urbis	04/04/24
4	Accessibility Report	Laccess	08/04/24
5	BCA Report	Steve Watson & Partners	04/04/24
6	Geotechnical Report	Martens	04/04/24
7	Arborist Report	Birds Tree Consultancy	04/04/24
8	Landscape Plans, completed council landscape Checklist and maintenance plan	Arcadia	04/04/24
9	Civil Drawings	Civil Stormwater Engineering Group	05/04/24
10	Stormwater Drainage Plans	Civil Stormwater Engineering Group	05/04/24
11	Sediment and Erosion Control Plan	Civil Stormwater Engineering Group	05/04/24
12	DRAINS Model	Civil Stormwater Engineering Group	05/04/24
13	BASIX and NATHERS Assessment Report (including BASIX Certificate)	JHA	04/04/24
14	Acoustic Impact Assessment	Acoustic Logic	05/04/24
15	Contamination report	Martens	04/03/24
16	Construction Waste Management Plan	Elephants Foot	12/03/24
17	Operational Waste Management Plan	Elephants Foot	12/03/24
18	Traffic and Parking Impact Assessment supported by swept paths	Transport and Traffic Planning Associates	10/04/24
19	Fire Safety Statement	Voss and Grace	09/04/24

20	Community Engagement Strategy	Urbis	05/04/24
21	Solar Access Report	Walsh Analysis	05/04/24

## 2.1 LIMITATIONS

WT note the following statements and cost considerations that could influence the accuracy of the calculation of the ESD:

- WT have based this EDC on preliminary design information and is still in the early stages of development. There is a certain level of cost risk and uncertainty associated with this estimate based upon the infancy of the design information.
- Encountering rock and rock hardness during excavation, could result in potential program delays and associated cost impacts.
- Encountering below ground structures, water or contamination not identified in the available reports.
- Contamination of pile arisings currently not documented.
- Incoming HV infrastructure availability.
- Price escalation fluctuation due to global economic changes.
- Currency fluctuation changes.
- Global economic volatility impacting supply chain availability.
- Inclement weather risk to the facility during construction.
- WT advise there are currently no foreseeable matters impairing the objectivity of the calculation.

## 2.2 STATEMENT OF QUALIFICATIONS

I, Phillip Baxendale, MAIQS, CQS have proficient experience in project construction costs in NSW. My career as a professional Quantity Surveyor spans 19 years.

## 3 SCOPE OF CALCULATION OF THE EDC

We confirm the following:

- The development proposal proponent is Winim Developments Pty Ltd
- The EDC includes all activities, staging and scope of work scheduled in the basis of Section 2

## 3.4 SCHEDULE OF KEY EXCLUSIONS

The estimate excludes allowances for the following main items in relation to the EDC calculation:

- 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.
- GST.





# APPENDIX A

LANE COVE COUNCIL DETAILED COST SUMMARY  
REPORT



# Lane Cove Council

## S94 Levy Registered\* Quantity Surveyor's Detailed Cost Report

[Development cost of \$1,000,000 or more] \* A member of the Australian Institute of Quantity Surveyors

Development Application No. \_\_\_\_\_ Reference: \_\_\_\_\_

Complying Development Certificate Application No. \_\_\_\_\_

Construction Certificate No. \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Name: Gatacre LC Pty Ltd (ACN 647 325 862)

Applicant's Address: Level 10, 255 George Street, Sydney NSW 2000

Development Name: 1 Gatacre Avenue and 5 Allison Avenue

Development Address: 1 Gatacre Avenue and 5 Allison Avenue, Lane Cove, NSW

### DEVELOPMENT DETAILS:

Gross floor area –Commercial	m2	Gross floor area - Other	m2
Gross floor area – Residential	6,397 m2	Total gross floor area	9,938 m2
Gross floor area – Retail	m2	Total site area	2,988 m2
Gross floor area – Car parking	3,541 m2	Total car parking spaces	space
Total development cost	\$ 42,030,259	Total GST of development cost	\$ 4,203,026
Total construction cost	\$ 35,980,960	Total GST of construction cost	\$ 3,598,096

### ESTIMATE DETAILS:

<b>Professional fees</b>	\$ 2,518,667	<b>Excavation</b>	\$ 3,679,099
% of development cost	6%	Cost per square metre of site area	\$ 1,039 /m2
% of construction cost	7%	<b>Car Park</b>	\$ 4,201,3
<b>Demolition and Site Preparation</b>	\$ 403,380	Cost per square metre of site area	\$ 1,000 /m2
Cost per square metre of site area	\$ 135 /m2	Cost per space	\$ 42,871 /space
<b>Construction – Commercial</b>	\$	<b>Fit-out – Commercial</b>	\$
Cost per square metre of commercial area	\$ /m2	Cost per m2 of other area	\$ /m2
<b>Construction – Residential</b>	\$ 22,701,814	<b>Fit-out – Residential</b>	\$
Cost per square metre of residential area	\$ 3,776 /m2	Cost per m2 of residential area	\$ /m2
<b>Construction – Retail</b>	\$	<b>Fit-out – Retail</b>	\$
Cost per square metre of retail area	\$ /m2	Cost per m2 of retail area	\$ /m2

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared / attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the proposed cost of carrying out the development in accordance with the provisions of clause 25J of the Environmental Planning and Assessment Regulation 2000 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.

**Signed:**



**Name:** Phil Baxendale

**Position and Qaulifications:** AIQS 9945, CQS

**Membership No:** \_\_\_\_\_

**Date:** 10/04/2024