

ESTIMATED DEVELOPMENT COST (EDC) REPORT

CONSENT AUTHORITY: LANE COVE MUNICIPAL COUNCIL

EXECUTIVE SUMMARY - OVERALL SECT. 4.55 MODIFICATION

PROJECT DESCRIPTION	MULTI RESIDENTIAL UNIT DEVELOPMENT OVERALL SECT. 4.55 MODIFICATION
PROJECT LOCATION	14-16 MARSHALL AVE, 5-9 HOLDSWORTH AVE, 2-10 BERRY RD ST LEONARDS NSW
PROJECT STAGE	SECT. 4.55 MODIFICATION
DATE OF ASSESSMENT	12/11/2025

ITEM	COST (EXCL. GST)	METHODOLOGY
Construction (item A)	\$ 18,834,456.00	Elemental measure and rates build up
Contingency	\$ -	Excluded
Professional Fees	\$ 376,689.12	2% of Construction
Authorities Fees (LSLL)	\$ -	Excluded
Escalation	\$ -	Excluded
TOTAL EDC (EXCL. GST)	\$ 19,211,145.12	
GST	\$ 1,921,114.51	
TOTAL EDC (INCL. GST)	\$ 21,132,259.63	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY
GFA m2	4881.1	As defined by AIQS
Construction Costs Only \$/m2 GFA	\$ 3,858.65	Assessed on Construction Cost only (item A) above

- The value of the *Estimated Development Costs (EDC)* is accurate and covers the full scope of works in the identified development proposal, at the date of submission;
- This report is an objective calculation of the *Estimated Development Costs (EDC)* of the subject development proposal;

Refer to ELEMENTAL COST ESTIMATE SUMMARY attached to this report for a more detailed trade summary of the EDC.

EXECUTIVE SUMMARY - SECT. 4.55 MODIFICATION (AFFORDABLE HOUSING COMPONENT)

PROJECT DESCRIPTION	MULTI RESIDENTIAL UNIT DEVELOPMENT AFFORDABLE HOUSING COMPONENT
PROJECT LOCATION	14-16 MARSHALL AVE, 5-9 HOLDSWORTH AVE, 2-10 BERRY RD ST LEONARDS NSW
PROJECT STAGE	SECT. 4.55 MODIFICATION
DATE OF ASSESSMENT	12/11/2025

ITEM	COST (EXCL. GST)	METHODOLOGY
Construction (item A)	\$ 16,369,200.00	Elemental measure and rates build up
Contingency	\$ -	Excluded
Professional Fees	\$ 327,384.00	2% of Construction
Authorities Fees (LSLL)	\$ -	Excluded
Escalation	\$ -	Excluded
TOTAL EDC (EXCL. GST)	\$ 16,696,584.00	
GST	\$ 1,669,658.40	
TOTAL EDC (INCL. GST)	\$ 18,366,242.40	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY
GFA m2	4585.21	As defined by AIQS
Construction Costs Only \$/m2 GFA	\$ 3,570.00	Assessed on Construction Cost only (item A) above

- The value of the *Estimated Development Costs (EDC)* is accurate and covers the full scope of works in the identified development proposal, at the date of submission;
- This report is an objective calculation of the *Estimated Development Costs (EDC)* of the subject development proposal;

Refer to ELEMENTAL COST ESTIMATE SUMMARY attached to this report for a more detailed trade summary of the EDC.

APPLICANTS DETAILS

APPLICANTS NAME:

PHONE:

APPLICANTS ADDRESS:

EMAIL:

DETAILS OF PERSON PROVIDING THE COST REPORT

TITLE: MR.

NAME: ANGELO ANTIDORMI

POSITION: DIRECTOR – PROPERTY & BUILDING ASSESSMENTS PTY LTD

QUALIFICATIONS: MAIQS, CQS - AIQS REG. NO. 6901

BASIS OF PREPARATION

- This report has been prepared for the Consent Authority;
- This report has been prepared in accordance with:
 - a) legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARS)
 - b) the AIQS Practice Standard Construction Cost Assessments for NSW Estimated Development Cost Reports for EDC.

▪ **DOCUMENTATION:**

The estimated development costs have been based on the following documents:

- a) Architectural Drawings: Prepared by: **PTW**
Drawing/Project No: **PA030600 – RFI 2**
- b) Project Documents (other):
 - i.

JOB CREATION:

We estimate that the number of jobs that would be created by this development of the site would be:-

- a) During construction – approximately 185-200 construction personnel for 36 months, and
- b) After Construction -approximately 10-12 operational personnel per year

STATEMENT OF LIMITATIONS:

a) Schedule of Quantities

- Please note that the quantities are estimates only and should not be construed to be exact quantities.

b) Mark Ups & Allowances

- Prices and rates throughout are held to include all labour, materials, workshop drawings, waste plant & equipment. The rates in this document are estimated and have NOT been confirmed by Suppliers or Subcontractors unless otherwise noted.

c) Preliminaries

- Preliminaries covers on-site costs not applicable to any particular trade and include site personnel, non-productive labour, site accommodation, scaffolding, waste bins, and plant hire etc. Any estimated percentage may vary subject to the type of builder contracted.

d) Overheads / Margin

- Overheads & Profit Margin: Covers off-site overheads and builder's profit. This percentage may vary subject to the builder contracted.

e) Exclusions

1. Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement;
2. Costs relating to a part of the development or project that is the subject of a separate development consent or approval;
3. Land Costs, including costs of marketing and selling land;
4. Cost of ongoing maintenance or use of the development;
5. Goods & Services Tax (GST)

DECLARATION/QUANTITY SURVEYOR STATEMENT:

In preparation of this EDC, I hereby declare I have:

- Inspected the plans the subject of the application for development consent;
- Calculated the development costs in accordance with the definition of estimated development cost in Section 6 of the Environmental Planning and Assessment Regulation 2021 at current prices, and in accordance with Section 208 of the Environmental Planning and Assessment Regulation 2021;
- Included GST in the calculation of the total development cost;
- Prepared the estimated development cost (EDC) report using the AIQS practice standard for estimating development costs;
- Submitted the report in the standard form of quantity surveyor report above;
- Prepared the estimated development cost (EDC) report based on cost estimates current as of the date of submission, dated no earlier than 30 days from when the application is submitted;
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Signature: _____ Date: **12 November 2025**

Name:

Angelo Antidormi

Position & Qualifications:

Director – MAIQS, CQS - AIQS Reg. No. 6901
Property & Building Assessments Pty Ltd

**DISCLAIMER**

This estimate has been prepared for the purpose of providing an indicative development budget suitable for the purpose of a DA submission to Council and for no other purpose. This report has been prepared for the exclusive use of the *Customer and Consent Authority* and should not be relied upon by any other third party for any other purpose. Property & Building Assessments Pty Ltd (PBA) does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report. PBA reserves the right to revise this report upon review of any additional information. PBA and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest. No structural drawings were available at the time of this report. Assumptions have been made on professional judgment. Our estimate summary has been prepared on an elemental basis and is subject to final structural drawings and specifications.

ELEMENTAL COST ESTIMATE SUMMARY (OVERALL SECT. 4.55 MODIFICATION)			
ELEMENT	% Job	Cost \$/m2	\$ Excluding GST
Preliminaries <i>Includes plant, scaffolding, hoarding, fencing, waste management, sheds, temporary services, insurance, supervision & labour</i>	6.85%	\$ 264.32	\$ 1,290,160.24
Demolition, excavation and site preparation <i>Includes clearing vegetation, demolition, excavation and remediation</i>	1.43%	\$ 55.18	\$ 269,332.72
Substructure <i>Includes the structurally sound & watertight base upon which to build. Includes all work up to but excluding the lowest floor level</i>	7.88%	\$ 304.06	\$ 1,484,155.13
Superstructure			
Columns	2.30%	\$ 88.75	\$ 433,192.49
Upper Floors	16.80%	\$ 648.25	\$ 3,164,188.61
Staircases	1.40%	\$ 54.02	\$ 263,682.38
Roofs	2.63%	\$ 101.48	\$ 495,346.19
External Walls	14.85%	\$ 573.01	\$ 2,796,916.72
Windows and Screens	5.40%	\$ 208.37	\$ 1,017,060.62
External Doors	0.20%	\$ 7.72	\$ 37,668.91
Internal Walls & Screens	2.43%	\$ 93.77	\$ 457,677.28
Internal Doors	0.82%	\$ 31.64	\$ 154,442.54
Finishes			
Wall Finishes	4.15%	\$ 160.13	\$ 781,629.92
Floor Finishes	3.90%	\$ 150.49	\$ 734,543.78
Ceiling Finishes	3.00%	\$ 115.76	\$ 565,033.68
Fittings			
Fitments	8.70%	\$ 335.70	\$ 1,638,597.67
Services			
Hydraulic Services	4.80%	\$ 185.22	\$ 904,053.89
Mechanical	3.20%	\$ 123.48	\$ 602,702.59
Fire Protection	2.10%	\$ 81.03	\$ 395,523.58
Electrical Services	4.10%	\$ 158.20	\$ 772,212.70
Transportation Services	1.20%	\$ 46.30	\$ 226,013.47
External Works			
Driveways, Footpaths, Paved Areas	1.16%	\$ 44.76	\$ 218,479.69
Boundary Walls, Fencing, Gates	0.00%	\$ -	\$ -
Landscaping and Improvements	0.70%	\$ 27.01	\$ 131,841.19
SUB-TOTAL (Construction)	100.00%	\$ 3,858.65	\$ 18,834,456.00
Contingency	0.00%	\$ -	\$ -
Professional Fees	2.00%	\$ 77.17	\$ 376,689.12
Authority Fees (LSLL)	0.00%	\$ -	\$ -
Escalation (to the proposed commencement date)	0.00%	\$ -	\$ -
TOTAL EDC (EXCL. GST)		\$ 3,935.82	\$ 19,211,145.12
G.S.T			\$ 1,921,114.51
TOTAL EDC (INCL. GST)		\$ 4,329.41	\$ 21,132,259.63

ELEMENTAL COST ESTIMATE SUMMARY (AFFORDABLE HOUSING COMPONENT)			
ELEMENT	% Job	Cost \$/m2	\$ Excluding GST
Preliminaries <i>Includes plant, scaffolding, hoarding, fencing, waste management, sheds, temporary services, insurance, supervision & labour</i>	6.85%	\$ 244.55	\$ 1,121,290.20
Demolition, excavation and site preparation <i>Includes clearing vegetation, demolition, excavation and remediation</i>	1.43%	\$ 51.05	\$ 234,079.56
Substructure <i>Includes the structurally sound & watertight base upon which to build. Includes all work up to but excluding the lowest floor level</i>	7.88%	\$ 281.32	\$ 1,289,892.96
Superstructure			
Columns	2.30%	\$ 82.11	\$ 376,491.60
Upper Floors	16.80%	\$ 599.76	\$ 2,750,025.60
Staircases	1.40%	\$ 49.98	\$ 229,168.80
Roofs	2.63%	\$ 93.89	\$ 430,509.96
External Walls	14.85%	\$ 530.15	\$ 2,430,826.20
Windows and Screens	5.40%	\$ 192.78	\$ 883,936.80
External Doors	0.20%	\$ 7.14	\$ 32,738.40
Internal Walls & Screens	2.43%	\$ 86.75	\$ 397,771.56
Internal Doors	0.82%	\$ 29.27	\$ 134,227.44
Finishes			
Wall Finishes	4.15%	\$ 148.16	\$ 679,321.80
Floor Finishes	3.90%	\$ 139.23	\$ 638,398.80
Ceiling Finishes	3.00%	\$ 107.10	\$ 491,076.00
Fittings			
Fitments	8.70%	\$ 310.59	\$ 1,424,120.40
Services			
Hydraulic Services	4.80%	\$ 171.36	\$ 785,721.60
Mechanical	3.20%	\$ 114.24	\$ 523,814.40
Fire Protection	2.10%	\$ 74.97	\$ 343,753.20
Electrical Services	4.10%	\$ 146.37	\$ 671,137.20
Transportation Services	1.20%	\$ 42.84	\$ 196,430.40
External Works			
Driveways, Footpaths, Paved Areas	1.16%	\$ 41.41	\$ 189,882.72
Boundary Walls, Fencing, Gates	0.00%	\$ -	\$ -
Landscaping and Improvements	0.70%	\$ 24.99	\$ 114,584.40
SUB-TOTAL (Construction)	100.00%	\$ 3,570.00	\$ 16,369,200.00
Contingency	0.00%	\$ -	\$ -
Professional Fees	2.00%	\$ 71.40	\$ 327,384.00
Authority Fees (LSLL)	0.00%	\$ -	\$ -
Escalation (to the proposed commencement date)	0.00%	\$ -	\$ -
TOTAL EDC (EXCL. GST)		\$ 3,641.40	\$ 16,696,584.00
G.S.T			\$ 1,669,658.40
TOTAL EDC (INCL. GST)		\$ 4,005.54	\$ 18,366,242.40