

16 August 2024
File Ref.: 2748082343/KS-EDC-R1

Penrith City Council
C/- HB&B Property
55-59 Regent Street
CHIPPINGDALE NSW 2008

Dear Sir

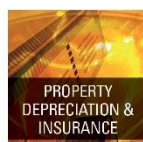
**221-227 Luddenham Road, Orchard Hills
Registered Quantity Surveyor's Estimated Development Cost (EDC) Report for Penrith
City Council**

Executive Summary

We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the proposed subdivision works comprise infrastructure works to 10 pad lots with associated construction of public roads, stormwater drainage works and proposed basins.

Our **Estimated Development Cost (EDC)** is **\$36,519,853 (Excl GST)**.

This calculation of the EDC is an objective and accurate assessment and covers the full scope of works in the identified development proposal, at the date of the development application submission.



Sydney
Melbourne
Brisbane

Adelaide
Perth
Singapore



An analysis of the estimated costs is summarised below for works:

ITEM		COST (EXCL. GST)
Demolition and Remediation		-
Construction Cost		\$ 32,175,215
Fixed & Mobile Plant & Equipment (If applicable)		-
Carrying Out of Works (If applicable)		-
Mitigation of Impact Items (If applicable)		-
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)		-
Fitout costs (Where forming part of the application)		-
Sub-total - 1		\$ 32,175,215
Add: Professional Fees	(6.0%)	\$ 1,930,513
Add: Contingency	(5.0%)	\$ 1,608,761
Add: Escalation	(2.2%)	\$ 705,210
Sub-total - 2		\$ 36,419,699
Add: Authority Fees (LSLL)	(0.25%)	\$ 100,154
TOTAL EDC (Excl GST) for SSD/SSI		\$ 36,519,853
Add: GST - <i>Calculated on Sub-total - 2 amount only</i>		\$ 3,641,970
TOTAL DEVELOPMENT COST (Plus GST) for NON-SSD/SSI		\$ 40,161,823
GROSS FLOOR AREA		
Total Site Area		1,253,773m ²

Basis of Report Preparation

- We have prepared this estimate for Penrith City Council.
- We have prepared the estimate based on the legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPS, the Planning Circular and SEARs).
- We have prepared this estimate generally in accordance with the AIQS Practice Standard (1st Edition 1 published March 2024) for calculating EDC in NSW
- We have measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- We have included works as indicated on the drawings and within the site boundary
- We have excluded GST in the calculation of the Estimated Development Cost
- We have calculated the development costs including price escalation to intended commencement date of construction on site on mid-September 2024
- We have separately shown the estimated development costs plus GST, for use by Council where relevant in calculating certain other fees and charges
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.
- List of the development proposal documents used:
 - Civil drawings 19221_D2_C100/03, 19221_D2_C101/07, 19221_D2_C102/07, 19221_D2_C103/05, 19221_D2_C104/07, 19221_D2_C105/05,



19221_D2_C106/06, 19221_D2_C110/04, 19221_D2_C111/04, 19221_D2_C112/04, 19221_D2_C130/03, 19221_D2_C202/03, 19221_D2_C203/03, 19221_D2_C204/03, 19221_D2_C260/01, 19221_D2_C500/03, 19221_D2_C501/03 and 19221_D2_BE01/03 dated 1 March 2024 as prepared by Nettleton Tribe Partnership Pty Ltd

- Subdivision plans drawings no 11178_DA01/G and 11178_DA02/G dated 8 November 2023 as prepared by Nettleton Tribe Partnership Pty Ltd
- Landscape drawings no LDA-00, LDA-01, LDA-01A and LDA-02 to 09 revision E dated 18 March 2024 as prepared by Geoscapes

Scope of Calculation of EDC

- We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the proposed subdivision works comprise infrastructure works to 10 pad lots with associated construction of public roads, stormwater drainage works and proposed basins.
- The Proponent for this development application is HB&B Property
- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.
- We confirm that we are not aware of any obvious limitations encountered in the preparation of the report.
- As per the Section 6 of the EP&A Regulation the EDC does not include GST.
- Refer to Annexure A for our Elemental Cost estimate which has been prepared generally in accordance with the Australian Cost Management Manual issued by the Australian Institute of Quantity Surveyors (AIQS).

List of Exclusions

The below items of cost are specifically excluded in line with Section 6 of the EP&A Regulation:

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing holding and marketing
- GST, and
- Finance Cost

This EDC report has been issued by:

Peter Hammond MCIOB FRICS AAIQS No. 9898
Director
Napier & Blakeley Pty Ltd

ENCL – ANNEXURE A – ELEMENTAL COST ESTIMATE



Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

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PROJECT:		221-227 Luddenham Road, Orchard Hills	Description: The proposed subdivision works comprise infrastructure works to 10 pad lots with associated construction of public roads, stormwater drainage works and proposed basins.					
JOB NUMBER:		2748082343						
DATE:		16-Aug-24						
	5.0%	PRELIMINARIES	5.0%	Insert				
	1.5%	UNMEASURED WORKS ALLOWANCE	1.5%	Insert				
	5.0%	PROFIT & OVERHEADS	5.0%	Insert				
	6.0%	PROFESSIONAL FEES	6.0%	Insert				
		FUNCTIONAL AREA =			External Works (m2)		TOTAL WORKS	
			Area sqm =		Area sqm =	1,253,773	Area sqm =	1,253,773
			\$/SQM	\$	\$/SQM	\$	\$/SQM	\$
O1	SB	SUBSTRUCTURE	-	-		-	-	-
O2	CL	Columns	-	-		-	-	-
O3	UF	Upper Floors	-	-		-	-	-
O4	SC	Staircase	-	-		-	-	-
O5	RF	Roof	-	-		-	-	-
O6	EW	External Walls	-	-		-	-	-
O7	WW	Windows	-	-		-	-	-
O8	ED	External Doors	-	-		-	-	-
O9	NW	Internal Walls	-	-		-	-	-
10	NS	Internal Screens & B/L	-	-		-	-	-
11	ND	Internal Doors	-	-		-	-	-
TOTAL		SUPERSTRUCTURE	-	-	-	-	-	-
12	WF	Wall Finishes	-	-		-	-	-
13	FF	Floor Finishes	-	-		-	-	-
14	CF	Ceiling Finishes	-	-		-	-	-
TOTAL		FINISHES	-	-	-	-	-	-
15	FT	Fitments	-	-		-	-	-
16	SE	Special Equipment	-	-		-	-	-
TOTAL		FITTINGS	-	-	-	-	-	-
17	SF	Sanitary Fixtures	-	-		-	-	-
18	PD	Sanitary Plumbing	-	-		-	-	-
19	WS	Water Supply	-	-		-	-	-
20	GS	Gas Service	-	-		-	-	-
21	SH	Space Heating	-	-		-	-	-
22	VE	Ventilation	-	-		-	-	-
23	EC	Evaporative Cooling	-	-		-	-	-
24	AC	Air Conditioning	-	-		-	-	-
25	FP	Fire Protection	-	-		-	-	-
26	LP	Electric Light & Power	-	-		-	-	-
27	CM	Communications	-	-		-	-	-
28	TS	Transportation Systems	-	-		-	-	-
29	SS	Special Services	-	-		-	-	-
TOTAL		SERVICES	-	-	-	-	-	-
30	CE	CENTRALISED ENERGY SYSTEMS	-	-		-	-	-
31	AR	DEMOLITION	-	-	-	-	-	-
		SUB-TOTAL - BUILDING	-	-	-	-	-	-
		PRELIMINARIES - BUILDING	-	-	-	-	-	-
		UNMEASURED WORKS ALLOWANCE -	-	-	-	-	-	-
		SUB-TOTAL - BUILDING	-	-	-	-	-	-
32	XP	Site Preparation incl. excavation	-	-	\$ 10.62	\$13,309,211	\$ 10.62	\$13,309,211
33	XR	Roads, Footpaths & Paved Areas	-	-	\$ 3.02	\$3,784,623	\$ 3.02	\$3,784,623
34	XN	Boundary Walls, Fencing & Gates	-	-	\$ 0.05	\$66,040	\$ 0.05	\$66,040
35	XB	Pool, Outbuilding & Covered Ways	-	-	-	-	-	-
36	XL	Landscaping & Improvements	-	-	\$ 0.36	\$447,787	\$ 0.36	\$447,787
TOTAL		SITE WORKS	-	-	\$ 14.04	\$17,607,661	\$14.04	\$17,607,661
37	XK	Ext Stormwater Drainage	-	-	\$ 7.80	\$9,778,358	\$ 7.80	\$9,778,358
38	XD	Ext Sewer Drainage	-	-	\$ 0.24	\$297,530	\$ 0.24	\$297,530
39	XW	Ext Water Supply	-	-	\$ 0.17	\$219,030	\$ 0.17	\$219,030
40	XG	Ext Gas	-	-	-	-	-	-
41	XF	Ext Fire Protection	-	-	-	-	-	-
42	XE	Ext Electrical	-	-	\$ 0.66	\$825,000	\$ 0.66	\$825,000
43	XC	Ext Communications	-	-	\$ 0.02	\$25,000	\$ 0.02	\$25,000
44	XS	Ext Special Services	-	-	-	-	-	-
TOTAL		EXTERNAL SERVICES	-	-	\$ 8.89	\$11,144,918	\$ 8.89	\$11,144,918
45	XX	EXTERNAL ALTERATIONS	-	-		-	-	-
		SUB-TOTAL - EXTERNAL WORKS	-	-	\$ 22.93	\$28,752,580	\$ 22.93	\$28,752,580
		PRELIMINARIES - EXTERNAL	-	-	\$ 1.15	\$1,437,629	\$ 1.15	\$1,437,629
		UNMEASURED WORKS ALLOWANCE -	-	-	\$ 0.36	\$452,853	\$ 0.36	\$452,853
TOTAL		EXTERNAL WORKS	-	-	\$ 24.44	\$30,643,062	\$ 24.44	\$30,643,062
46	YY	PROFIT & OVERHEADS	-	-	\$ 1.22	\$1,532,153	\$ 1.22	\$1,532,153
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	-	-	\$ 25.66	\$32,175,215	\$ 25.66	\$32,175,215
		PROFESSIONAL FEES	-	-	\$ 1.54	\$1,930,513	\$ 1.54	\$1,930,513
TOTAL		GROSS WORKS	-	-	\$ 27.20	\$34,105,728	\$ 27.20	\$34,105,728