



31 January 2025

Department of Planning, Housing, and Infrastructure
NSW State Government
C/ - Leigh Gilshenan, TSA Riley Project Managers
Level 15, 207 Kent Street
Sydney, NSW, 2000
Leigh Gilshenan leigh.gilshenan@tsariley.au

Dear Leigh,

PROPOSED RESIDENTIAL AGED CARE FACILITY INDEPENDENT LIVING UNITS AND ANCILLARY LAND USES – UNITING WAR MEMORIAL HOSPITAL WAVERLEY

ESTIMATED DEVELOPMENT COST CALCULATION REPORT

This Estimated Development Cost Report has been prepared by WT Partnership on behalf of Uniting NSW ACT (Uniting)

We confirm the estimated development cost is **\$ 448,391,810 Excluding GST.**

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

- The Planning Circular PS-24-002.
- The AIQS practice standard for calculating EDC in NSW.

WT confirms EDC calculation is accurate and covers the full scope of works 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 A).

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

KEVIN DAVIS

National Director





**UNITING WAR MEMORIAL HOSPITAL
WAVERLEY**
ESTIMATED DEVELOPMENT COST REPORT
31 January 2025

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APPENDICES

APPENDIX A - DETAILED COST SUMMARY REPORT

CONTACT

| DETAIL | DESCRIPTION |
|------------------------------|--|
| Name of Company/Trading Name | WTP Australia Pty Ltd |
| ABN | 69 605 212 182 |
| Name of Representative | Kevin Davis |
| Position | National Director |
| Head Office Address | L 26, 45 Clarence Street, Sydney, NSW 2000 |
| Telephone | 61 2 9929 7422 |
| Mobile | 61 433 728 237 |
| Email | kdavis@wtpartnership.com.au |

| DOCUMENT STATUS | NAME | DATE |
|-----------------|-------------|-----------------|
| PREPARED BY | JR Zwaan | 31 January 2025 |
| REVIEWED BY | Kevin Davis | 31 January 2025 |
| | | |

| REVISION NO. | REVISION DATE | DRAFT.FINAL |
|--------------|------------------|-------------|
| 00 | 28 November 2024 | DRAFT |
| 02 | 31 January 2025 | FINAL |

1 EXECUTIVE SUMMARY

UNITING WAR MEMORIAL HOSPITAL WAVERLEY - ESTIMATED DEVELOPMENT COST CALCULATION REPORT

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

- The Planning Circular PS-24-002.
- The estimate has been prepared by an appropriately qualified Quantity Surveyor.

WT confirms EDC calculation is accurate and covers the full scope of works in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

| | |
|----------------------------|---|
| PROJECT DESCRIPTION | The proposed development comprises of the construction of Seniors Housing consisting of RACF, ILU, Community and Ancillary Land Uses at the Uniting War Memorial Hospital Site. |
| PROJECT LOCATION | Bronte Road, Birrell Street, Carrington Road & Church Street, Waverley, NSW, 2022 |
| DATE OF ASSESSMENT | 31 January 2025. |

| ITEM | COST (EXCL. GST) | METHODOLOGY – PRACTICE NOTE |
|---------------------------------|-----------------------|--|
| Demolition and Remediation | \$ 41,756,271 | Demolition scope as defined by Architectus Architectural Drawings. |
| Construction (item A) | \$ 330,372,666 | Elemental measure and rates build up. |
| Mitigation of Impact Items | Included. | Defined by EIS. |
| Consultant Fees | \$ 15,026,198 | Allowed 5% of Construction. |
| Authorities Fees (LSLL) | \$ 751,310 | 0.25% of Construction. |
| Plant & Equipment (item B) | Included. | Elemental measure and rates build up. |
| Furniture, Fittings & Equipment | Included. | Included within estimate. |
| Contingency | \$ 18,606,447 | 5% of Construction for Non-Government application |
| Escalation | \$ 41,878,918 | Escalation based on commencement of construction – Q2 2027 |
| TOTAL EDC (EXCL. GST) | \$ 448,391,810 | |
| GST | \$ 44,839,181 | 10% on the total less LSLL. |
| TOTAL EDC (INCL. GST) | \$ 493,230,992 | |
| TOTAL BUILT AREA m ² | 43,093 m ² | Gross Floor Area. |

Construction Cost Only \$/m²
GFA (AIQS)

\$ 4,640/m²

Assessed based on Construction Cost
and Plant and Equipment only – Items
A & B above. Excl GST.

2 ESTIMATE OF CONSTRUCTION JOB CREATION

As requested, the 'high level' estimate of jobs created by the future development during the construction phase of the are:

- Construction Phase – The project will create 250 direct full-time equivalent jobs (onsite) across the duration of the construction phase (3.5 years).
- Operational Phase – The project will create 122 direct full-time equivalent jobs, at any one time.

3 BASIS OF REPORT

This Estimated Development Cost report has been prepared for the Department of Planning, Housing, and Infrastructure 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 and SEARS).
- The AIQS practice standard for calculating the EDC for State Significant projects in NSW.
- AIQS Australian Cost Management Manual (ACMM).
- SEARS (SSD-61389706)
- Documentation as noted in 2.2 of this report.

2.1 THE SITE

The subject site is located on Bronte Road, Birrell Street, Carrington Road & Church Street, Waverley, NSW, Sydney.

A proposed image of the subject site is provided at Figure 1. 1.

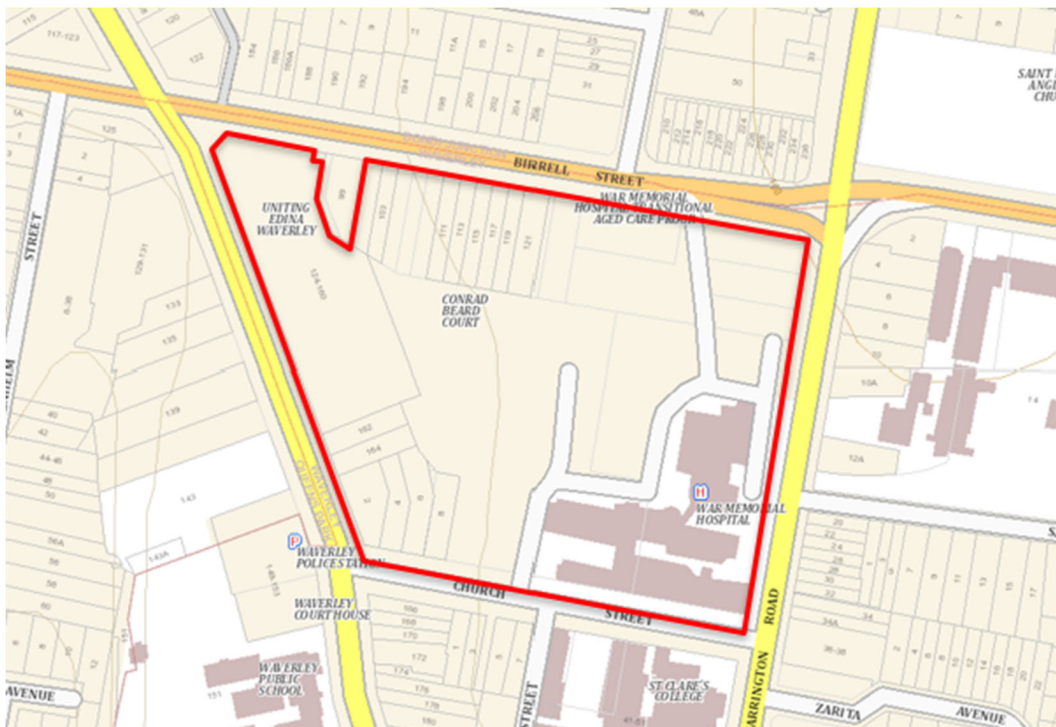


Figure 1.1: Image of proposed site.

2.2 DOCUMENTATION

The following is a list of the development proposal documents upon which the calculation has been based, as referenced in the EIS report:

| Appendix No. | Document Title | Consultant |
|--------------------|--|--------------------------|
| Appendix 1 | SEARs | - |
| Appendix 2 | Architectural Plans | Architectus |
| Appendix 3 | Aboriginal Cultural Heritage Assessment | Austral Archaeology |
| Appendix 4 | Access Report | Purple Apple Access |
| Appendix 5 | Adaptive Reuse Design Report | Welsh & Major |
| Appendix 6 | Arboricultural Impact Assessment | Tree Management Services |
| Appendix 7 | Architectural Design Report | Architectus |
| Appendix 8 | BCA Capability Statement | MBC Group |
| Appendix 9 | BDAR Waiver | DPHI |
| Appendix 10 | Bushfire Assessment | Peterson Bushfire |
| Appendix 11 | Civil Engineering Report | Enstruct |
| Appendix 12 | Clause 4.6 Variation Request | Willowtree Planning |
| Appendix 13 | Conservation Management Plan | NBRS |
| Appendix 14 | Crime Prevention Through Environmental Design Assessment | Ethos Urban |
| Appendix 15 | Designing with Country Report | Yerrabingin |
| Appendix 16 | Development Capacity Analysis | Architectus |
| Appendix 17 | Engagement Report | SEC Newgate |
| Appendix 18 | Environmental Wind Assessment | CPP |
| Appendix 19 | ESD Concept Strategy Report | WSP |
| Appendix 20 | Estimated Development Cost Calculation Report | WT Partnership |
| Appendix 21 | Geotechnical Investigation | Douglas Partners |
| Appendix 22 | Green Travel Plan | Traffix |
| Appendix 23 | Groundwater Impact Assessment | Douglas Partners |
| Appendix 24 | Heritage Impact Statement | NBRS |

| | | |
|-----------------------|---|------------------------------|
| Appendix 25 | Historical Archaeological Assessment | Casey & Low |
| Appendix 26 | Landscape Plans | Arcadia Landscape Architects |
| Appendix 27 | Landscape Report | Arcadia Landscape Architects |
| Appendix 28 | Letter of Offer – 99 Birrell Street | Uniting |
| Appendix 29 | Noise and Vibration Impact Assessment | Renzo Tonin & Associates |
| Appendix 30 | Preliminary Construction Traffic & Pedestrian Management Plan | Traffix |
| Appendix 31 | Preliminary Geotechnical Desktop Study | Douglas Partners |
| Appendix 32 | Preliminary Hazardous Buildings Material | Douglas Partners |
| Appendix 33 | Preliminary Signage Master Plan | Extrablack |
| Appendix 34 | Remediation Action Plan | Douglas Partners |
| Appendix 35 | Services Infrastructure Report | ADP |
| Appendix 36 | Site Investigation Report | Douglas Partners |
| Appendix 37 | Site Waste and Recycling Management Plan | WSP |
| Appendix 38 | Social Impact Assessment | Ethos Urban |
| Appendix 39 | Survey Plan | Usher & Co |
| Appendix 40 | Traffic Impact Assessment | Traffix |
| Appendix 41 | Valuation Report – 99 Birrell Street | Herron Todd White |
| Appendix 42 | Visual Impact Assessment | Urbis |
| Appendix 43 | Waverley Development Control Plan 2022 Assessment | Willowtree Planning |
| Whole Document | Environmental Impact Statement | Willowtree Planning |

2.3 LIMITATIONS

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

- WT have based this EDC on design information and is still in development. There is a certain level of cost risk and uncertainty associated with this estimate based upon the level of the design information.
- We have made allowance for the furniture, fittings and equipment within the estimate.
- Price escalation fluctuation due to global economic changes.
- Currency fluctuation changes.
- Global economic volatility impacting supply chain availability.
- WT confirm they have read and understood the scope of the project as defined in the EIS documentation.
- WT advise there are currently no foreseeable matters impairing the objectivity of the calculation.

2.4 STATEMENT OF QUALIFICATIONS

I, Kevin Davis (National Director), MRICS have proficient experience in estimating State Significant Development costs in NSW

4 SCOPE OF CALCULATION OF THE EDC

We confirm the following:

- The development proposal proponent is Uniting NSW ACT (ABN. 78 722 539 923).
- The EDC includes all activities, staging and scope of work as scheduled.

3.1 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.
- No Escalation beyond commencement of the works in Q2 2027.