

ESTIMATED DEVELOPMENT COST (EDC) REPORT – PART 1 OF 2
STATE SIGNIFICANT PROJECT OVER \$3M

NOVEMBER 2025

TUMBI UMBI RETIREMENT LIVING PROJECT

14 MINGARA DRIVE, TUMBI UMBI NSW 2261
MINGARA LEISURE GROUP PTY LTD

Prepared For

Department of Planning, Housing and
Infrastructure
C/- Mingara Leisure Group Pty Ltd
12/14d Mingara Dr,
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Prepared By

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17775.2.ES.Rpts.rr.jn

Project number

17775

Submitted on

19 November 2025

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REPORTS ISSUED

Revision	Date	Title Description	Released By
001	28 March 2024	Preliminary Budget Estimate Report (DRAFT)	Richard Rigby
002	25 July 2024	Preliminary Budget Estimate Report	Richard Rigby
003	18 June 2025	Preliminary Budget Estimate Report	Richard Rigby
004	19 November 2025	Preliminary Budget Estimate Report	Richard Rigby

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Document No.:	TN-GO-0103	Version No.:	V4.0	Date Version Issued:	24-07-2025
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1 EXECUTIVE SUMMARY

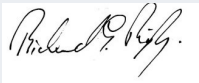
This report is an objective calculation of the Estimated Development Cost (EDC) for the proposed project and the EDC amounts to \$188,427,975 excluding GST and is based on the State Significant Development (SSD) application design information detailed in Section 2 of this report.

Project Details	
Project Description	Tumbi Umbi Retirement Living Project
Project Location	14 Mingara Drive, Tumbi Umbi NSW 2261
Project Stage	Development Application
Date of Assessment	19 November 2025

Our Estimated Development Cost (EDC) for the project amounts to \$188,427,975 excluding GST.

Our EDC has been prepared on this basis and we certify that the calculation is accurate and covers the full scope of the works, stages and activities in the development proposal and we understand the EIS lodgement is to occur within 30 days of the date of this report.

This report is signed by an RICS Chartered Quantity Surveyor as follows:

Name	Qualification	Signature
Richard Rigby	MRICS (77082)	

2 BASIS OF PREPARATION

2.1 PURPOSE OF REPORT

This report has been prepared to the required SEARS for Major Projects in NSW.

The report has been prepared in accordance with legislative and regulatory requirements of the consent authority for estimating the EDC including the EP&A Act & EP&A Regulation, SEPPs, Planning Circular PS24-002 and SEARS.

We note it is not our role to verify that the design contains all the legislation design requirements.

This report has been prepared in accordance with the AIQS Practice Standard – Construction Cost Assessments for NSW Estimated Development Cost Reports for State Significant projects and is an elemental estimate in accordance with the AIQS Australian Cost Management Manual including detailed measurement and pricing.

2.2 DOCUMENTATION

The development proposal documents (including the EIS report, drawings and associated reports), upon which this EDC has been calculated are listed with dates in the Schedule of Information in Appendix A of this report.

2.2.1 OUTSTANDING INFORMATION

In preparing this report we list below the information that forms part of the application and EIS that has not been made available to us to the best of our knowledge that could influence the accuracy of the calculation of the EDC.

Outstanding Information
Nil

2.3 STATEMENT OF LIMITATIONS

The EDC is an indicative order of development cost and is based on preliminary information. The actual cost of the development will vary depending on numerous matters including but not limited to the method of contractual procurement, staging, quality of finishes and fitments, method of construction, calibre of contractor, timing and implementation of the works, utility provisions outside site boundaries, etc. Hence, this report is for the benefit of NSW Department of Planning only and is not to be relied upon by third parties.

2.4 STATEMENT OF QUALIFICATIONS

The qualifications of the quantity surveyor signing this report are RICS Chartered Quantity Surveyor

We confirm the quantity surveyor and the supporting team have proficient experience in project construction costs in NSW.

2.5 DISCLAIMER

We confirm the following matters that may have impaired the objectivity of the calculation of the EDC are as follows:

Matters Impairing Objectivity of the EDC Calculation
Nil

This report is prepared for the reliance of the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without the prior knowledge and written consent of Rider Levett Bucknall.

In preparing this report we have read and understood the scope of the project as defined by the EIS.

No portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

3 SCOPE OF THE CALCULATION

3.1 DEVELOPMENT PROPOSAL DETAILS

The development proposal details are set out as follows:

Item	Description
Development Proponent	Mingara Leisure Group Pty Ltd
Development Name	Tumbi Umbi Retirement Living Project
Planning reference Identifier / Number	SSD-63475709

3.2 DESCRIPTION OF THE PROJECT

The project is known as Tumbi Umbi Retirement Village and located in Tumbi Umbi, NSW.

The proposed SSDA seeks approval to redevelop the site to accommodate a seniors living development inclusive of the following:

- Site establishment works, including bulk excavation and tree removal and earthworks.
- Construction and operation of:
 - Thirteen (13) villa buildings, housing four (4) independent living units in each
 - Three (3) multi storey independent living unit (ILU) buildings of:
 - Building 1 – undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
 - Building 3 – undercroft car parking, 6 levels of 2-bed and 3-bed ILUs
 - Building 4 – undercroft car parking, 5 levels of 2-bed and 3-bed ILUs
 - One (1) mixed high care and ILU building (Building 2) of:
 - Part undercroft car parking, part communal/amenities level at ground with 3 levels of high care suites and 3 levels of ILUs
 - The building will include communal facilities including a café, residential lounge, multi-function spaces, consultation/therapy rooms, and staff/admin areas.
- Provision of 215 x 2-bed and 3-bed independent living units and 39 high care suites
- Vehicle access will be provided via the existing road access from Wyong Road and via Mingara Drive. The site also accommodates a north-south internal shared access road and dedicated porte cochere in front of Building 2.
- Private, passive and communal open space, landscaping and perimeter and internal pedestrian pathways.
- Subdivision of the land and two stage construction.

3.3 DETAILED CALCULATION SCHEDULE

The Estimated Development Costs is in the amount of \$188,427,975 excl gst as summarised in the Executive Summary of this report. An elemental breakdown is contained in Appendix A of EDC Report Part 2 of 2 which provides detail to the calculation of the EDC and is Commercial in Confidence.

3.4 BASIS OF ESTIMATE

3.4.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon measured elemental quantities priced with rates current as at November 2025.

Gross Floor Areas (GFAs) are measured in accordance with the standard AIQS definitions as detailed in Appendix B.

The documentation used in the preparation of this estimate are listed in the Schedule of Information in Appendix A of this report.

3.4.2 INHERENT UNCERTAINTY

We confirm items of work with inherent uncertainty of cost are included in the EDC with the following indicative / provisional allowances:

Inherent Uncertainty in the Estimate
Nil

3.4.3 BASIS OF PROCUREMENT

We have prepared this estimate based on the project being procured through a competitive tender process based on suitably advanced documentation.

3.4.4 PRELIMINARIES & PROGRAMME

Our estimate has been prepared based on assessing the preliminaries costs for the project considering indicative value (insurance), materials handling, scaffolding and a gross construction duration of 42 months as advised by the Client / Project Manager. This duration is a guide only and we recommend a programme be prepared in order to determine the adequacy of this duration. Should the construction duration vary from the period stated above then adjustment to the preliminaries portion of the estimate would be required accordingly.

3.4.5 ESCALATION

The item rates within our estimate are current as at November 2025 and a separate allowance has been included to account for potential escalation beyond the date of this report to an anticipated construction start date on site of March 2026 for stage 1, and May 2028 for stage 2, we have included an escalation allowance of \$7,400,461 which is equivalent to 1.6% for stage 1, and 9.5% for stage 2.

3.4.6 CONTINGENCY

The estimate includes a contingency of \$8,972,760 which equates to 5% as a provision for uncertainties such as development of design and unforeseen events during construction. The 5% is applied to the following items:

- Demolition and Remediation
- Construction or erection of a building and associated infrastructure
- Fixed and mobile plant and equipment
- Carrying out of a work (ie mining or mineral extraction)
- Mitigation of Impact Items
- Furnitures, Fittings and Equipment (FF&E) and Operating, Supplies and Equipment (OSE) as applicable
- Authorities fees (Long Service Leave Levy)
- Consultant design and project management fees

3.4.7 CLARIFICATIONS AND ASSUMPTIONS

The following items are included in the EDC estimate:

- Long service levy (0.25% on the GST inclusive construction value)
- Professional fees as 5% of the Construction Cost or as otherwise justified
- Contingency (5%)
- Demolition, remediation and site preparation
- Fitout costs and FF+E for Aged Care and Communal Facilities

- Works outside the boundary as described

3.4.8 ITEMS SPECIFICALLY EXCLUDED

The following items are excluded from the EDC estimate:

- 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
- Finance Costs

4 JOB CREATION / EMPLOYMENT BENEFIT

4.1.1 EMPLOYMENT BENEFIT FROM CONSTRUCTION PHASE

The entire construction of the project has a forecasted perceived employment contribution throughout the community of 596 job years during the life of the project comprising:

▪ Direct employment on site	411
▪ Manufacture & supply of intermediate goods & services	122
▪ Indirect supply of goods & services	63

The methodology used to calculate these job creation forecasts is outlined in Appendix D.

4.1.2 EMPLOYMENT BENEFIT FROM OPERATIONAL PHASE

The operation of the project has a forecasted perceived employment contribution throughout the community of 24 job years during the life of the project comprising:

▪ Total staff for the HC suites	15
▪ Total staff for the retirement village	9

APPENDIX A:
Schedule of Information

SCHEDULE OF INFORMATION

Architectural drawings prepared by Marchese Partners International Pty Ltd:

DA2.01 - Ground Level (5)
DA2.02 - Level 01 (5)
DA2.03 - Level 02 (5)
DA2.04 - Level 03 (5)
DA2.05 - Level 04 (5)
DA2.06 - Level 05 (5)
DA2.07 – Level 06 (5)
DA2.08 – Roof Level (5)
DA2.51 – Building 1 – Parking (Ground) (5)
DA2.51.B – Building 1 – Level 1 (3)
DA2.52 – Building 1 – Typical Level (5)
DA2.53 – Building 1 – Penthouse (Level 5) (5)
DA2.54 – Building 1 – Roof Level (5)
DA2.62 – Building 2 – Ground Level (5)
DA2.62.B – Building 2 – RAC (Level 1) (5)
DA2.63 – Building 2 – RAC (Typical Level) (3)
DA2.64 – Building 2 – ILU (Level 4) (5)
DA2.65 – Building 2 - ILU (Level 5) (5)
DA2.66 – Building 2 - ILU Penthouse (Level 6) (5)
DA2.67 – Building 2 – Roof Level (5)
DA2.71 – Building 3 – Parking (Ground) (5)
DA2.71.B – Building 3 – Level 1 (3)
DA2.72 – Building 3 – Typical Level (5)
DA2.73 – Building 3 – Penthouse (Level 6) (5)
DA2.74 – Building 3 – Roof Level (5)
DA2.81 – Building 4 – Parking (Ground) (5)
DA2.81.B – Building 4 – Level 1 (3)
DA2.82 – Building 4 – Typical Level (5)
DA2.83 – Building 4 – Penthouse (Level 5) (5)
DA2.84 – Building 4 – Roof Level (5)
DA2.90 – Villa 1 Floor Plans (5)
DA2.91 – Villa 2 Floor Plans (5)
DA2.92 – Villa 3 Floor Plans (5)

Landscaping drawings prepared by Taylor Brammer Landscape Architects Pty Ltd:

LA000 – Cover and Drawing Register (D)
LA001 – Design Principles (C)
LA010 – Tree Removal and Retention Plan (D)
LA100 – Site Masterplan (E)
LA101 – North / Building B1 (D)
LA102 – Village Centre / Building B2 (E)
LA103 – Village Centre / Building B3 (E)
LA104 – South Building / B4 (D)
LA105 – Pedestrian Link (D)
LA106 – Communal courtyard – Level 1 – Building 2 (B)
LA106a – Building 2 – Penthouse – Level 6 (A)
LA107 – Building 1 – Private Terrace – Level 1 (B)
LA108 – Building 1 – Penthouse – Level 5 (B)
LA109 – Building 3 – Private Terrace – Level 1 (A)
LA110 – Building 3 – Penthouse – Level 6 (B)
LA111 – Building 4 – Private Terrace – Level 1 (B)
LA112 – Building 4 – Penthouse – Level 5 (B)
LA200 – Plant schedule (C)
LA201 – North / Building B1 – Planting (D)
LA202 – Village Centre / Building B2 – Planting (E)

LA203 – Village Centre / Building B3 – Planting
LA204 – South / Building B4 – Planting (E)
LA301 – Landscape Section (C)
LA302 – Landscape Section (C)
LA400 – Fence Strategy (C)
LD01 – Landscape Details – typical (B)
LD02 – Hardworks Details – typical (B)
SK200h – Diagrams (D)
SK200i – Riparian Restoration Area (C)
SK200j – Tree Canopy Cover (D)
SK200k – Interface of Athletics Centre (B)
SK1.61 – Athletics Road Drop Off
SK302 – Sections (A)
SK303 – Sections (A)

Civil drawings (sketches) prepared by Stantec:

CI-100-001_240706 – Bulk Earthworks Plan
CI-520-001_240706 – Stormwater Drainage Plan Stage 1
CI-520-002_240706 – Stormwater Drainage Plan Stage 2
x-c-site-layout-Model_240706

Structural design sketches prepared by Dunnings Consulting Engineers

SK251009_23169 Buildg 1 Revised Layout
SK251009_23169 Buildg 2 Revised Layout
SK251009_23169 Buildg 3 Revised Layout
SK251009_23169 Buildg 4 Revised Layout

APPENDIX B:
Standard Area Definitions

STANDARD AREA DEFINITIONS

The terminology “GFA” as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

APPENDIX C:
Employment Benefit

Employment Benefit Methodology

Employment Benefit from Construction Phase

As requested, Rider Levett Bucknall (RLB) have undertaken an analysis of the perceived employment benefits derived from the construction of the proposed development. RLB would emphasise that we have assessed the potential “gross” benefits regarding the project. Our approach is that the economic and employment impact of the project has been viewed in isolation, ignoring external contributory influences and we have assumed that all benefits identified are a result of this project alone.

The benefits attributable to the project can be direct, indirect, or induced. The Initial Effect benefits are those derived from the direct employment on site within the construction industry based on the project value. The Production Induced Benefits are those employment outcomes that are derived from all industries that directly support the construction industry by the supply of materials and services directly to the project.

Employment Multiplier Effects Calculation

The following tables highlight the Employment Generation Analysis of the proposed phases of the project (not including land, occupancy, and financing costs), highlighting the employment outcomes associated with the project.

The unit measure for employment is the equivalent of one full-time job for one year.

Multiples as at November 2025 with escalation (for each \$1m of construction value)

Employment Multiplier (Full Time Job Years)	Initial Effects	Production Induced Effects			Total
		First Round Effects	Industrial Support Effects	Total Production Effects	
Building (Res & Non Res) including Civil works	2.292	0.681	0.350	1.030	3.323

As at November 2025 with escalation

Project Value: \$179.4 million

Employment Output (Full Time Job Years)	Initial Effects	Production Induced Effects			Total Employment Output
		First Round Effects	Industrial Support Effects	Total Production Effects	
Building (Res & Non-Res) including Civil Works	411.19	122.14	62.71	184.85	596.04

The employment output represents that for each \$1,000,000 of construction work done, the initial employment effect would be that 2.29 workers would be engaged to undertake the works on site, 0.68 workers would be employed in the manufacture and supply of intermediate goods and services used in the construction of the project and a further 0.35 workers would be employed through the indirect supply of goods and services to those companies supplying the construction companies involved.

The entire construction of the project has a forecasted perceived employment contribution throughout the community of 596 job years during the life of the project.

The forecast outcomes are derived from established methodological approaches and measures. As the analysis involves forecasting, it can be affected by a number of unforeseeable variables. It represents a forecast, for the party to whom it is addressed, the best estimates of Rider Levett Bucknall, but no assurance is, or can be, given that the forecast outcomes will be achieved.

Notes to Rider Levett Bucknall's Employment Benefit Analysis

Methodology

The method used to estimate the direct, indirect and induced effects of a project is by means of an "input-output" analysis. The main application of this analysis is to examine the effects on the economy as a whole in private or government spending.

Input / Output analysis utilises multipliers to assess additional economic activity, measured in dollars (Economic Multipliers) and employment measured in jobs (Employment Multipliers) that result from increased production in a particular industry.

There are two types of multipliers – Production Induced Multipliers and Consumption Induced Multipliers.

Production Induced Multipliers consist of:

- (1) First Round Effects which comprise all outputs and employment required to produce the inputs for construction and;
- (2) Industrial Support Effects which are the induced extra output and employment from all industries to support the production of the first round effect.

Consumption Induced Multipliers relate to the demand for additional goods and services due to increased spending by the wage and salary earners, across all industries, arising from employment. These multipliers have not been used in this example as they have been deemed too distant for real analysis.

Input-output multipliers used within this analysis have been derived from ABS published data tables and adjusted for inflationary & productivity factors together with Rider Levitt Bucknall's assessment of the project being undertaken.

ABS input/output tables have been derived from the Australian construction industry as a whole and is calculated on all work performed within the sector.

Definitions

Full Time Job Years	The number of full-time jobs of 1 year in length
Initial Effects	The employment or economic benefit generated directly from the project spend on the construction process.
Production Induced Effects	Indirect wages and economic benefit generated by companies supporting the production of goods and services to the project.
First Round Effects	Wages and economic benefit generated by companies directly supplying goods and services to the construction effort.
Industrial Support	Indirect wages and economic benefit arising from the generation of the First Round Effects

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