



# ESTIMATED DEVELOPMENT COST REPORT

25-27 Boyd St, Tweed Heads, NSW  
2485

MBM Job Number  
3712-0015

26/11/2024

Level 5, 1 Chifley Square  
Sydney NSW 2000  
P 02 9270 1000

26 November 2024

Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 12 Darcy Street  
Parramatta 2150 NSW

### Estimated Development Cost (EDC) Report

This Estimated Development Cost Report has been prepared by MBM on behalf of Homes NSW for a State Significant Development Application for the development of social housing (the Project) at 25-27 Boyd St, Tweed Heads (the Site). The Project involves the construction of a 15-level apartment block consisting of 80 units and 2-level basement.

The purpose of this Estimated Development Cost Report is to provide an independent and objective calculation of the estimated development cost of the development proposal as detailed below, and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2024 which identified the following specific assessment requirements:

SEARs Item	Report Section
2. Estimated Development Cost and Employment	EDC Report
<ul style="list-style-type: none"><li>Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.</li></ul>	Section 1
<ul style="list-style-type: none"><li>The EDC Report must specify the EDC of the residential component of the development.</li></ul>	Section 1
<ul style="list-style-type: none"><li>Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.</li></ul>	Section 1.5.1

### Summary of EDC

Project Description: Construction of 80 apartments with two-level basement parking.  
Project Location: 25-27 Boyd St, Tweed Heads, NSW 2485  
Project Stage: DA  
Date of Assessment: 26/11/2024  
Development Proponent: NSW Land and Housing Corporation (operating as Homes NSW)  
Case ID: TBC

## EDC Report Summary

Table 1: Project Details

Item	Cost (\$)	METHODOLOGY – PRACTICE NOTE
Demolition and Remediation	\$ [REDACTED]	Remediation of scope as defined by Contamination report or provision if undefined
Construction (item A)	\$ [REDACTED]	Elemental measure and rates build up
Mitigation of Impact Items	N/A	Defined by EIS
Consultant Fees	\$ [REDACTED]	5% of Construction or as otherwise justified
Authorities Fees	\$ [REDACTED]	0.25% of Construction
Plant & Equipment (item B)	N/A	To Maximise operational and/or extraction capacity
Furniture, Fittings & Equipment	INCL	Items included in construction costs as applicable to works
Contingency	\$ [REDACTED]	5% of Construction for Non-Government application or P90 Risk Assessment for Government application
Escalation	\$ [REDACTED]	Escalation to the proposed commencement date of construction on site as defined by EIS
<b>TOTAL EDC (EXCL. GST)</b>	<b>\$ [REDACTED]</b>	
GFA m2 (AIQS) 11,584 m2		
Construction Cost Only \$/m2 GFA (AIQS) \$ [REDACTED] /m2		

For detailed breakdown of the above cost please refer to the attached cost break down in Attachment 1.

### 1.1. Certification:

- This report is an objective calculation of the EDC of the identified development proposal.
- A summary of the calculation of EDC has been prepared using the PS-24-002 Changes to how development costs are calculated for planning purposes (The Planning Circular) and the AIQS practice standard.
- I, Nigel Ho (AIQS Member with CQS Designation), of MBMPL certify that the calculation is accurate and addresses all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement (EIS).

### 1.2. EDC Definition

The Environmental Planning & Assessment (EP&A) Regulation, Per section 6 of the EP&A Regulation, the EDC, defines the EDC of a proposed development as:

The estimated cost of carrying out the development, including the following:

- the design and erection of a building and associated infrastructure
- the carrying out of a work
- the demolition of a building or work
- fixed or mobile plant and equipment.

but does not include:

- 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
- Goods and Services Tax (GST).



### 1.3. Basis of Report Preparation

#### 1.3.1. Statements

This report has been prepared for Tweed Shire Council and is in accordance with:

- 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 Method of Measurement of Civil Engineering Works and Associated Building Works /ICMS Method.

#### 1.3.2. Development Proposal Documents

The documents used to inform costs of this report are listed as follows:

- 241009 - 22134 Tweed Heads - Draft DA Package
- 5412\_25-27 Boyd Street, Tweed Heads Detail Plan
- D22 2714375 Geotech Report
- D22 2786909 BGZG7\_Site Clearance Report
- Landscape 23052
- Stormwater NL223052-DA-HOMES NSW - TWEED HEADS
- 241004 - 22134 Tweed Heads - 2 Storey Basement Option

#### 1.3.3. Statement of Limitations

The Statement of limitations are listed as follows:

- Information that forms part of the application and EIS that has not been made available to the quantity surveyor that could influence the accuracy of the calculation of EDC as follows:
  - Services and Structural design are preliminary in nature and could affect final value of EDC through later stages of design development.
  - It is noted that contingency has been allowed for to address uncertainties and design development.
- any inherent uncertainty in the estimation process that has not been able to be incorporated into the detailed calculation schedule:
  - Unknown latent conditions
  - Unknown market conditions
  - It is noted that contingency and escalation have been allowed for to address these uncertainties.
- We note that we have read and understood the scope of the project as defined by the EIS.

#### 1.3.4. Statement of Qualifications

I, Nigel Ho of MBMPL declare that I am qualified to sign this report being a current member of the AIQS holding CQS designation with recent appropriate experience in project construction costs in NSW.

#### 1.3.5. Statement of Matters that May Impair Objectivity of the Calculation

The Statement of Matters that may impair objectivity of the calculation are listed as follows - Nil

## 1.4. Scope of the Calculation

### 1.4.1. Statement of Proposal and Proponent:

Refer to EDC summary above for project details relating to the development proposal and proponent, the planning reference, and description of the project.

### 1.4.2. Statement of Component activities is as follows:

- Site Remediation
- Excavation and construction of basement
- Construction of 80 apartments from Basement 2 to L12
- Landscaping.

### 1.4.3. Inclusions & Assumptions:

The following inclusions are consistent with the NSW Government Planning Circular PS24-002 for Calculation of Estimated Development Cost namely the full scope of works including but not limited to the following:

- Demolition and remediation where applicable to the development application.
- Construction or erection of a building and associated infrastructure
- Fixed and mobile plant and equipment (N/A)
- Carrying out of works (i.e., mining or mineral extraction) – (N/A)
- Mitigation of Impact Items where applicable (N/A)
- Furniture, Fittings and Equipment (FF&E) and Operating, Supplies and Equipment (OSE) as applicable
- Fitout costs (where they form part of the application)
- Authority's fees (Long Service Leave Levy)
- Consultant design and project management fees
- Contingency – 5% of Construction for Non-Government related application or P90 Risk Assessment for Government application
- Escalation – 3% to start of construction.

#### Other Inclusions/Assumptions:

- Site access is unrestricted
- Easy connection to services at or near the site boundaries
- A straightforward construction process with no significant delays or complexities
- Carpark assumes exhaust system required
- Estimate is based on a competitive tender process in the appointment of a contractor
- Assumptions stated in detailed cost breakdown

### 1.4.4. Exclusions:

The following exclusions are consistent with the NSW Government Planning Circular for Calculation of estimated development cost namely:

- 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
- Ongoing maintenance or use of the development
- GST, and
- Finance Costs.

Other exclusions noted:

- Items noted “EXCL” in the Cost Plan
- Staging allowances
- Services upgrades beyond allowances
- Extending, upgrading or amplification of authority infrastructure.
- Underpinning of adjacent footings or structures
- Escalation beyond construction commencement
- Legal fees
- Delay costs
- Dilapidation reports
- Latent conditions
- Land purchase costs
- Developer Contributions unless otherwise specified.
- No allowance for roof cover to plant on main roof (assumed uncovered).
- Gas Services
- Excavation in rock
- Boom Gate
- Unknown latent conditions
- Council requirements
- Out of hours works
- Extraordinary site specifics
- Operational supplies and equipment other than allowances made within the cost plan
- Unknown site conditions in excess of allowances made
- Ancillary buildings
- Compliance with the Disability Discrimination Act
- Potential material shortages associated with the inability to procure due to closed borders etc.
- Programme delays associated with labour and material shortages/supply chain impacts
- Other exclusions specified in the estimate

### 1.5. Estimate of Job Creation:

#### 1.5.1. Estimate of Job Creation during construction:

MBMpl estimate 179 jobs will be created by the development during construction as per the following calculation:




The table is redacted with black bars. It appears to be a calculation table with multiple rows and columns.

#### 1.5.2. Estimate of Job Creation during the operational phase:

This estimated assessment of operational jobs is based on others project data and is not calculated by MBM.

Yours faithfully,  
MBMpl Pty Ltd

Signature: 

Date: 26/11/2024

Name: Nigel Ho

Position and Qualification: Associate (MAIQS CQS - Member No. 10227)