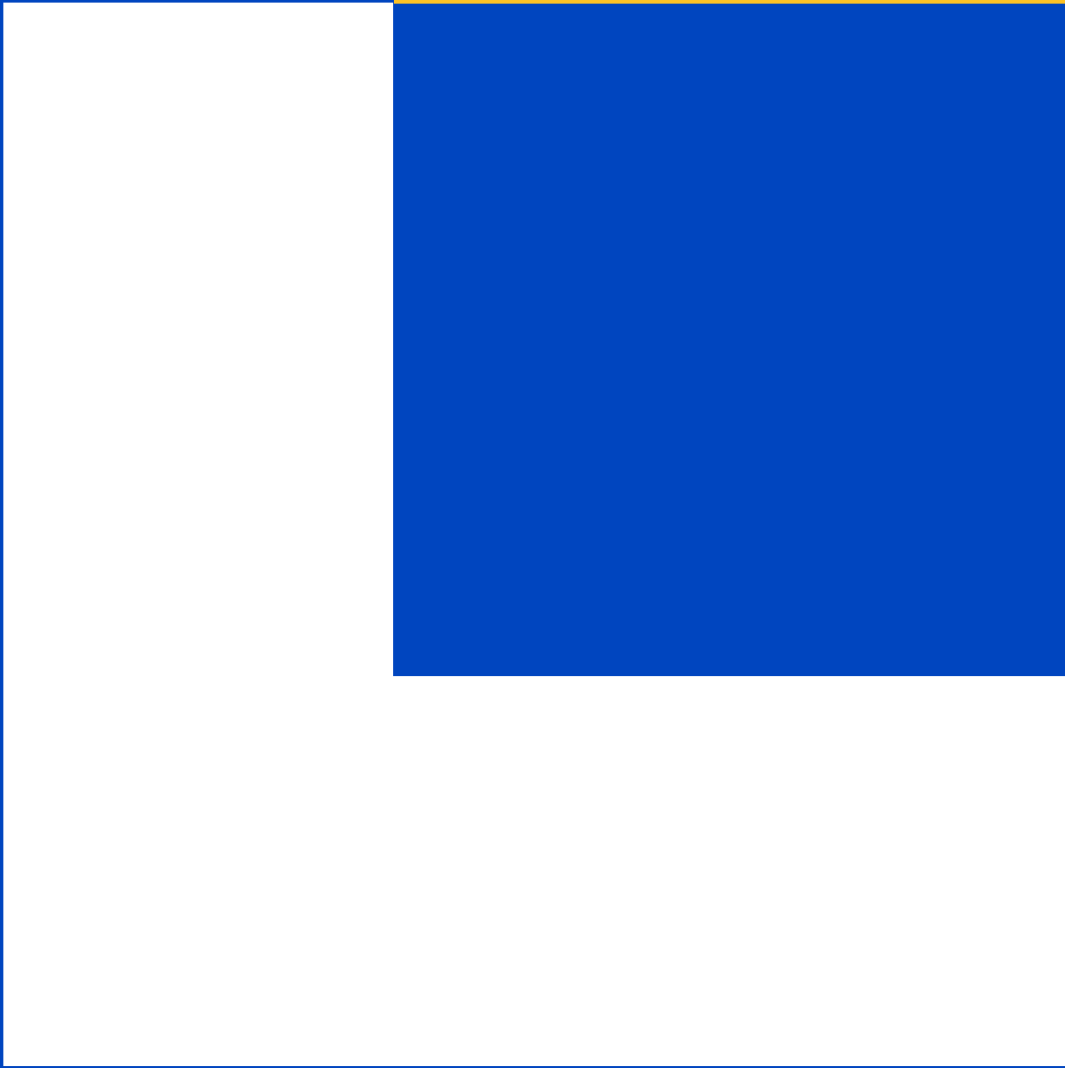




# Opal Healthcare

## Bayview Gardens

20 OCTOBER 2025



Empowering  
growth.



20 October 2025

Department of Planning, Housing, and Infrastructure  
NSW State Government  
C/- Harry Bate, Bloompark  
Suite 3.02/165 Walker Street North Sydney 2060  
hbate@bloompark.com.au

Dear Harry

**OPAL HEALTHCARE**  
BAYVIEW GARDENS

This Estimated Development Cost Report has been prepared by WT Partnership on behalf of Opal Healthcare.

We confirm the estimated development cost is \$89,033,678 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 1).

Should you have any queries regarding our report or require any further information, please do not hesitate to contact Niall Finglas or the undersigned.

Yours sincerely

**Kevin Davis**  
**National Director**  
WT

PR-022716 - Opal Bayview - EDC Report - R00



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# Appendices

Appendix A Detailed Cost Summary

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WT acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their Elders, past and present.



# Contact

Detail	Description
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Document Status	Name	Date
Prepared By	Niall Finglas	20/10/2025
Reviewed By	Kevin Davis	20/10/2025
E-Signature Approved		

Revision No.	Revision Date	Draft.Final
0	10/09/2025	DRAFT
1	20/10/2025	FINAL



# 1. EXECUTIVE SUMMARY

## Opal Healthcare Bayview Gardens – 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.

<b>PROJECT DESCRIPTION</b>	The project comprises the construction of a RACF located in Bayview, Sydney. The 177-bedroom RACF comprises of 147 single bedrooms and 30 superior suite rooms including supporting facilities, wellness centre and car parking. The works also include for construction of a community room, to be located on the Aveo Bayview Gardens Retirement Living Site.
<b>PROJECT LOCATION</b>	Lot 121 in DP 789400, Bayview, NSW 2104
<b>DATE OF ASSESSMENT</b>	20/10/2025

ITEM	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition and Remediation	Included	Demolition scope to facilitate redevelopment.
Construction (item A)	69,736,701	Functional/elemental measure and rates build up.
Mitigation of Impact Items	Included	Defined by EIS.
Consultant Fees	3,486,835	Allowed 5% of Construction Costs.
Authorities Fees (LSLL)	174,342	0.25% of Construction.
Plant & Equipment (item B)	Included.	Functional/elemental measure and rates build up.
Furniture, Fittings & Equipment	5,559,000	Included within estimate.
Contingency	3,486,800	5% of Construction costs
Escalation	6,590,000	Escalation based on commencement of construction – Q2 2027
<b>TOTAL EDC (EXCL. GST)</b>	<b>89,033,678</b>	
<b>GST</b>	8,885,934	10% on the total less LSL.
<b>TOTAL EDC (INCL. GST)</b>	<b>97,919,611</b>	
TOTAL BUILT AREA m <sup>2</sup> (AIQS)	15,440m <sup>2</sup>	Gross Floor Area.



## 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 would create 103 direct full-time equivalent jobs (onsite) across the duration of the construction phase (Assume 2 year construction phase).
- Operational Phase – The project would create 36 direct full time equivalent employees, 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-77240466)
- Documentation as noted in 3.2 of this report

#### 3.1 The Site

The Opal HealthCare Bayview site comprises a ~6,000sqm portion of the current Aveo BGRL site at 36-42 Cabbage Tree Road, legally described at Lot 121 in DP 789400. The site in irregular is shape, bound by Annam Road to the east, and the Aveo BGRL site to the north, west, and south.

A site aerial is provided below.



Figure 1 Context of site within the broader Aveo site



Figure 2 Subdivision site

### 3.2 Documentation

Document No.	Document Title	Issue	Consultant
A001	EXISTING SITE PLAN IMAGE	B	Calderflower
A002	EXISTING SITE PLAN	B	Calderflower
A003	PROPOSED SITE WITH EXISTING BUILDINGS	B	Calderflower
A004	SITE ANALYSIS - TOPOGRAPHY AND SLOPE	B	Calderflower
A005	SITE ANALYSIS DIAGRAMS	B	Calderflower
A006	DEMOLITION PLAN	B	Calderflower
A007	DEMOLITION 3D VIEWS	B	Calderflower
A008	SITE PLAN	B	Calderflower
A100	FLOOR PLAN- BASEMENT	B	Calderflower
A101	FLOOR PLAN-LOWER GROUND FLOOR	B	Calderflower
A102	FLOOR PLAN-GROUND FLOOR	B	Calderflower
A103	FLOOR PLAN-LEVEL 1	B	Calderflower
A104	FLOOR PLAN-LEVEL2	B	Calderflower
A110	ROOF PLAN	B	Calderflower
A200	NORTH ELEVATIONS	B	Calderflower



Document No.	Document Title	Issue	Consultant
A201	EAST ELEVATIONS	B	Calderflower
A202	SOUTH ELEVATIONS	B	Calderflower
A203	WEST ELEVATIONS	B	Calderflower
A210	SECTIONS	B	Calderflower
A211	SECTIONS	B	Calderflower
A212	SECTIONS	B	Calderflower
A400	GROSS FLOOR AREAS	B	Calderflower
A401	SMOKE COMPARTMENTS	B	Calderflower
A700	SHADOW DIAGRAMS	B	Calderflower
A701	SHADOW DIAGRAMS	B	Calderflower
A800	MATERIALS	B	Calderflower
A900	PHOTOMONTAGE	B	Calderflower
A901	PHOTOMONTAGE	B	Calderflower
A1001	9.5M HEIGHT PLANE	B	Calderflower
A1002	9.5M HEIGHT PLANE	B	Calderflower
A1003	11.5M HEIGHT PLANE	B	Calderflower
A1004	SETBACK DRAWINGS- 45 DEGREE -BOUNDARY	B	Calderflower
A1005	SETBACK DRAWINGS- 45 DEGREE -BOUNDARY	B	Calderflower
A1101	EXISTING AND PROPOSED ENVELOPE	B	Calderflower
A1102	EXISTING AND PROPOSED ENVELOPE	B	Calderflower
NP00	NOTIFICATION PLAN	B	Calderflower
NP01	NOTIFICATION PLAN	B	Calderflower
FD-001	SCHEDULE OF ACCOMODATION- BOH, TOWN CENTRE & WELLNESS	A	Calderflower
FD-002	SCHEDULE OF ACCOMODATION- RESIDENT NEIGHBOURHOODS LOWER GROUND & GROUND	A	Calderflower
FD-003	SCHEDULE OF ACCOMODATION- RESIDENT NEIGHBOURHOODS LEVEL 1 & LEVEL 2	A	Calderflower



### 3.3 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.
- 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.

### 3.4 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 Opal Healthcare
- The EDC includes all activities, staging and scope of work as scheduled.

### 4.1 Schedule of Key Exclusions

- 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.
- No Escalation beyond construction commencement.