ESTIMATE DEVELOPMENT COST (EDC) REPORT
STATE SIGNIFICANT PROJECT OVER $3M

NOVEMBER 2025

138 MAROUBRA ROAD

MAROUBRA
DEPT. OF PLANNING, HOUSING & INFRASTRUCTURE

Prepared For

Dept. of Planning, Housing & Infrastructure
12 Darcy St, Parramatta NSW 2150

Submitted on

5 November 2025

Prepared By

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APPENDICES

1 EXECUTIVE SUMMARY

This report is an objective calculation of the Estimated Development Cost (EDC) for the proposed project and the EDC amounts to $76,400,000 excluding GST and has been prepared in accordance with the requirements of *Item 2. Estimated Development Cost and Employment* of the Industry Specific SEARS issued by DPHI 31 March 2025 for the project

Project Details	
Project Location	138 Maroubra Road, Maroubra
Project Stage	SSDA Application
Date of Assessment	5 November 2025

The EDC Summary Table is as follows, split between residential and non-residential construction;

Item	**Residential (Excl GST)**	**Non-Residential (Excl GST)**	**TOTAL Cost (Excl GST)**
Demolition and remediation	$ 2,179,165	$ 24,070	$ 2,203,234
Construction (item A)	$ 59,527,222	$ 657,500	$ 60,184,722
Mitigation of Impact Items	$ -	$ -	$ -
Consultants Fees	$ 4,945,377	$ 54,623	$ 5,000,000
Authorities Fees (LSLL)	$ 209,727	$ 2,317	$ 212,044
Plant & Equipment (Item B)	$ -	$ -	$ -
Furniture, Fittings & Equipment	$ -	$ -	$ -
Contingency	$ 3,672,633	$ 40,566	$ 3,713,199
Escalation	$ 6,218,120	$ 68,681	$ 6,286,801
TOTAL EDC (excl GST) for SSD/SSI	**$ 76,752,243**	**$ 847,757**	**$ 77,600,000**
GST	**NA**	**NA**	**NA**
TOTAL EDC (incl GST) for Non SSD/SSI	**NA**	**NA**	**NA**

GROSS FLOOR AREA (AIQS)	11,090
Construction Cost Only $/m2 GFA (AIQS)	$ 5,426.94

Rates used in the formulation of this estimate are current as at December 2024. Our estimate is based upon an indicative a construction period of 24 months and assumes procurement through a competitive tender process.

In accordance with the Planning Circular PS-24-002 dated 27 February 2024, the Estimated Development Cost (EDC) is defined as the following:

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
- 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 AIQS Certified Quantity Surveyor as follows:

Name	Qualification	Signature
Michael Mihailou	AIQS (14825)	

2 BASIS OF PREPARATION

2.1 PURPOSE OF REPORT

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 drawings and associated reports), upon which this EDC has been calculated are listed with dates in the Schedule of Information in Appendix B 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	Maroubra Property Developments Pty Ltd
Development Name	138 Maroubra Road, Maroubra
Planning reference Identifier / Number	N/A

3.2 DESCRIPTION OF THE PROJECT

The project is known as 138 Maroubra Road and located in Maroubra.

The project comprises the demolition of existing building & construction of a 8 level building above 1 level of basement carparking consisting of 64 apartments, retail and associated landscaping.

The Estimated Development Costs is in the amount of $77,600,000 excl. gst as summarised in the Executive Summary of this report. An elemental breakdown is contained in Appendix A of this report which provides detail to the calculation of the EDC.

3.3 BASIS OF ESTIMATE

3.3.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon measured elemental quantities priced with rates current as at December 2024.

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

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

3.3.2 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
Extent of contamination – allowance has been made at circa $275k.
Extent of temp propping, strutting, make good required to adjacent buildings – allowance of $200k allowed.

3.3.3 BASIS OF PROCUREMENT

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

3.3.4 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 24 months as advised by the Client. 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.

3.3.5 ESCALATION

The item rates within our estimate are current as at September 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 Q2 2026 and escalation to the midpoint of construction. We have included an escalation allowance of $6,184,499.

3.3.6 CONTINGENCY

The estimate includes a contingency of $3,713,199 which equates to 5% as a provision for uncertainties such as development of design and unforeseen events during construction.

3.3.7 CLARIFICATIONS AND ASSUMPTIONS

The following items are included in the EDC estimate:

- Finishes are understood to be of a generally high quality as would be expected based on the project location.
- Long service levy (0.25% on the GST inclusive construction value)
- Professional fees as 8% of the Construction Cost
- Contractor D&C management and risk provision based on understood tender process (1.5%)
- Contingency (5%)

3.3.8 ITEMS SPECIFICALLY EXCLUDED

The following items are excluded from the EDC estimate:

- Services infrastructure upgrades
- Significant contamination removal and/or rock excavation
- Services diversions
- Removal of hazardous material during building demolitions
- 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

APPENDIX A:
EDC Elemental Estimate

(REFER COMMERCIAL-IN-CONFIDENCE REPORT)

APPENDIX B:
Schedule of Information

Arch (15/5/2025)

21_435-DA8.320(I)-HEIGHT PLANE ANALYSIS
21_435-DA1.103(U)-BASEMENT 1 PLAN
21_435-DA1.104(U)-GROUND FLOOR PLAN
21_435-DA1.105(T)-LEVEL 1 PLAN
21_435-DA1.106(S)-LEVEL 2 PLAN
21_435-DA1.107(T)-LEVEL 3 PLAN
21_435-DA1.108(S)-LEVEL 4 PLAN
21_435-DA1.109(R)-LEVEL 5 PLAN
21_435-DA1.110(R)-LEVEL 6 PLAN
21_435-DA1.111(S)-LEVEL 7 PLAN
21_435-DA1.112(S)-LEVEL 8 PLAN
21_435-DA1.113(O)-ROOF TERRACE PLAN
21_435-DA1.114(B)-ROOF PLAN
21_435-DA2.102(O)-SECTION C
21_435-DA8.100(P)-SCHEDULES

Civil

S220108 Combined Set.PDF.

Structures

Revised floor framing concepts 26.11.24

APPENDIX C:
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 way.