

29 October 2025

TO:
HOMES NSW

4 Parramatta Square
12 Darcy Street
Parramatta, NSW 2150

Attention: Alex Murphy

Email: alexander.murphy@homes.nsw.gov.au

68-80 Banks Avenue, Pagewood

Estimated Development Cost (EDC) Calculation Report for SSDA Submission

This Estimated Development Cost Report has been prepared by MBMpl on behalf of Homes NSW.

We confirm the estimated development cost is \$159,186,990 (One Hundred and Fifty Nine Million One Hundred and Eighty Six Thousand Nine Hundred and Ninety Dollars (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

MBMpl confirms the 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. Summary of EDC
2. Basis of report preparation
3. Scope of the calculation of the EDC
4. Detailed calculation schedule that supports the EDC

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours sincerely,



Natalia Iwaniuk

Executive Quantity Surveyor (MRICS - Member No. 6574617)



Email

kelvin.perrie@mbmpl.com.au



Phone

9270-1000



Address

1 Chifley Square, Sydney 2000,
NSW

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

29 October 2025

Ref: MBM 3712-0036

Department of Planning, Housing and Infrastructure

4 Parramatta Square, 12 Darcy St, Parramatta NSW 215C

Copy to: **Homes NSW**
Attn: Alexander Murphy
Email: alexander.murphy@homes.nsw.gov.au

Estimated Development Cost (EDC) Report

MBM has been requested to provide an independent and objective calculation of the Estimated Development Cost of the development proposal as detailed in Table 1 and 2 below.

Summary of EDC

Project Description	Social Housing and Private Market Dwellings Pagewood
Project Location	68-80 Banks Avenue, Pagewood
Project Stage	
Date of Assessment	29 October 2025
Development Proponent	Homes NSW
Other Beneficial Owner	N/A
Case ID	SSD-83256472
Project Scope	The project scope comprises of demolition of all existing structures and construction of residential flat buildings comprising a total of 84 social housing dwellings and 140 private market dwellings.

Table 1: Project Details

Item	Cost (excl. GST)	
Demolition and Remediation	\$	660,443
Construction (item A)	\$	139,662,208
Mitigation of Impact Items	\$	565,409
Consultant Fees	\$	6,983,110
Authorities Fees (LSLL)	\$	349,156
Plant & Equipment (item B)		N/A
Furniture, Fittings & Equipment		N/A
Contingency	\$	6,983,110
Escalation	\$	3,983,555
TOTAL EDC (EXCL. GST) for SSD/SSI		\$ 159,186,990

Table 2: EDC Report Summary

MBM hereby certifies that the EDC addresses all stages and activities, and covers the full scope of works in the development proposal at the date of lodgement.

The definition and calculation of this Estimated Development Cost is as per Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and amended by Planning Circular PS-24-002 *Changes to how development costs are calculated for planning purposes (The Planning Circular)* issued 27th February 2024.

Basis of Report Preparation

This report has been prepared for the consent authority.

This report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs
- The AIQS Practice Standard — *Construction Cost Assessments for NSW Estimated Development Cost Reports for State Significant projects*.

The documents for the development proposal upon which the EDC has been based are listed in the attached cost plan.

We have considered all the information received and have included all relevant financial aspects that could influence the accuracy of the calculation of the EDC, however should any additional information become available we reserve the right to amend this EDC report.

We have considered all information provided and all financial implications and made sufficient reasonable allowances for potential uncertainties within the pricing of the total project scope in accordance with our professional opinion.

The Quantity Surveyor signing this report is a Chartered Quantity Surveyor with the RICS, or a Fellow of the AIQS, and has recent experience of State significant projects in NSW.

Scope of the Calculation

Refer to Table 1 above for project details relating to the development proposal and proponent, the planning reference and Case ID (for State significant project), and description of the project.

This EDC is based on the above documentation and is intended to reflect the full cost of the scope described above. MBM is not aware of any limitations that would affect the accuracy of this EDC.

This EDC aims to provide an accurate cost for all works required for the development of the above described project. All components including site preparation, substructure, superstructure, finishes and services, landscaping and external works along with other required work has been considered in the preparation of the EDC. MBM is not aware of any staging requirements or other works that are required to be included in this EDC. Where necessary MBM have made considered allowances where design detail is lacking.

Detailed Calculation Schedule that Supports the EDC

The attachment 1 is the detailed elemental calculation schedule that supports the summary of calculation of EDC.

We confirm the detailed calculation attached is in accordance with the AIQS methodology with regard to the elemental breakdown of the AIQS Australian Cost Management Manual.

Estimate of Job Creation during construction:

MBMpl estimate a total of 557 jobs will be created by the future development during construction.

The MBMpl methodology to calculate the number of jobs created during the construction period considers the labour component of the development costs expressed as a value which is then converted to the total amount of labour hours by using an average labour cost per hour. The total amount of labour hours is then converted to number of jobs by dividing the total labour hours by the average time one person would typically spend on site per annum.

List of Documents used in the preparation of the EDC:

The following list of documentation has been reviewed and considered in the preparation of the EDC. MBM note that the EDC is limited by the level of documentation available at the time of preparation and while the following reports have been provided the detailed measurement and pricing of works noted in these reports is not possible at this stage. The rates and allowances made in the EDC have attempted to capture scope described in these reports with the qualification that further detail is required to confirm allowances.

HAFF_PWD_SSDA_Architectural Drawings

Estimate of Job Creation during the operational phase:

MBM estimate a total of 20 jobs will be created by the future development during the operational phase as per the following calculation:

Number of jobs required to manage, maintain, and operate the housing development:

Item	Function	Ratio / 100 dwellings	Approximate Staffing for 224 Dwellings
1	Property manager	1 per 100 units	3
2	Maintenance staff	1 per 50 units	5
3	Security / facilities management	1 per 100 units	3
4	Grounds / cleaning	1 per 50 units	5
5	Indirect / Induced Jobs	30%	4
Total			20

Yours faithfully,
MBMpl Pty Ltd



Natalia Iwaniuk
Executive Quantity Surveyor (MRICS - Member No. 6574617)

OUR LOCATIONS

MBM has offices in Sydney, Melbourne, Brisbane, Perth, Canberra, Adelaide and Parramatta.

We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

Sydney

Level 5
1 Chifley Square
Sydney NSW 2000
02 9270 1000
nsw@mbmpl.com.au

Melbourne

Level 26
500 Collins Street
Melbourne VIC 3000
03 9603 5200
vic@mbmpl.com.au

Brisbane

Suite 2.4, Level 2
100 Creek Street
Brisbane QLD 4000
07 3234 4000
qld@mbmpl.com.au

Parramatta

Suite 1A, Level 8
111 Phillip Street,
Parramatta, NSW 2150
02 9270 1000
nsw@mbmpl.com.au

Canberra

Level 1
68 Northbourne Avenue
Canberra ACT 2600
02 6152 0996
act@mbmpl.com.au

Perth

Level 23
108 St Georges Terrace
Perth WA 6000
08 9322 1795
wa@mbmpl.com.au

Adelaide

Level 5
60 Waymouth Street
Adelaide SA 5000
08 8423 4540
sa@mbmpl.com.au

mbmpl.com.au

