



ESTIMATED DEVELOPMENT COST REPORT

211A-215 Harbour Drive Coffs
Harbour

MBM Job Number
3712-0033

08/09/2025

Level 6, 1 Chifley Square
 Sydney NSW 2000
 P 02 9270 1000

8th September 2025

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

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 below.

Summary of EDC

Project Description: HAFF Round 2 CHP-led Mixed Tenure Projects
 Project Location: 211A-215 Harbour Drive Coffs Harbour
 Project Stage: DA
 Date of Assessment: 08/09/2025
 Development Proponent: Homes NSW / Partner CHP
 Case ID: TBC

EDC Report Summary

Item	Cost (\$)	METHODOLOGY – PRACTICE NOTE
Demolition and Remediation	\$68,396	Remediation of scope as defined by Contamination report or provision if undefined
Construction (item A)	\$40,635,614	Elemental measure and rates build up
Mitigation of Impact Items	N/A	Defined by EIS
Consultant Fees	\$2,035,201	5% of Construction or as otherwise justified
Authorities Fees	\$101,760	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	\$2,035,201	5% of Construction for Non-Government application or P90 Risk Assessment for Government application
Escalation	\$2,035,201	Escalation to the proposed commencement date of construction on site as defined by EIS
TOTAL EDC (EXCL. GST)	\$46,911,372	

GFA m2 (AIQS) 7,787
 Construction Cost Only \$/m2 GFA (AIQS) \$5,227

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 lodgment 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 proposal provides for the demolition of existing improvements and the construction of a new multi-unit residential building on a 3,836 m² site. The development will deliver 60 dwellings under a mixed-tenure housing model. The works will comprise:

- Residential units:
 - 26 × 1-bedroom units (43%)
 - 32 × 2-bedroom units (53%)
 - 2 × 3-bedroom units (3%)
- Accessibility provisions:
 - 100% of social housing units delivered to *Liveable Housing Design Guidelines – Gold standard*.
 - 20% adaptable units designed to *SEPP (Housing) Schedule 4* wheelchair accessibility standards.
- Car and bicycle parking:
 - 29 resident car spaces (including 17% accessible).
 - 2 visitor car spaces.
- Communal and ancillary facilities:
 - A 75sqm common room with kitchenette, accessible bathroom and small meeting space.
 - Outdoor landscaped communal open space with deep soil planting.
 - Resident amenities including mail area, storage lockers and waste rooms.
- Sustainability features:
 - 100% all-electric building.
 - Rooftop solar PV system and energy-efficient reverse cycle AC.
 - Induction cooktops to all dwellings.
 - BASIX-compliant water and energy efficiency measures.
- External works:
 - Driveways, footpaths, and landscaping works.
 - Fencing and site services connections

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 Bayside 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:

- 0_250829_SSDA Coffs Harbour
- 250901_landscape SSDA set
- 200821_HAFF Coffs Civil SSDA [Draft]
- 250513_SYD3635_HNSW Coffs Harbour_ADP Services Spatial Matrix Rev A
- SK03 - Revised Structural Layouts and Comments – 250925
- 250407_Development Brief - HAFF Round 2 projects_rev 1 (coffs)

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:

- Internal works include the construction of 60 new residential apartments (1-, 2- and 3-bedroom units), internal circulation spaces, lift lobbies and corridors, communal room with kitchen and meeting space, amenities, storage and service rooms, and associated building services.
- External works include site preparation and demolition of existing improvements, basement excavation and construction of car parking (29 spaces plus 2 visitor spaces), landscaping and deep soil planting, driveways and pavements, new façade and cladding systems, roofing, balconies, and building entries.

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) - 0.25% of Construction
- Consultant design and project management fees - 5% of Construction
- Contingency - 5% of Construction for Non-Government related application or P90 Risk Assessment for Government application
- Escalation - 5% 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
- 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
- Services upgrades beyond allowances
- Extending, upgrading or amplification of authority infrastructure.
- Underpinning of adjacent footings or structures
- Legal fees
- Delay costs
- Dilapidation reports
- Latent conditions
- Land purchase costs
- Developer Contributions unless otherwise specified.
- Council requirements
- 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:

MBM estimate **166.95** jobs will be created by the proposed development during construction as per the following calculation:

$\$1,000,000 \times 50\% = \$500,000$ (labour cost)

$\$500,000 / \85 per hr = 5,882 hrs

5,882 hours / 1,680hrs (1 person works 40hrs x 42 weeks per annum)

= 3.5 jobs per million dollars

3.5 jobs x \$47 million = 164.5 jobs

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: 08/09/2025

Name: Nigel Ho

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