

19th August 2025

Ref: MBM3853-0003

Department of Planning, Housing and Infrastructure

4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150

Copy to: **PTI Architecture**
Attn: Peter Israel
Email: Peter@ptiarch.com.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 Tables 1 and 2 below.

Table 1: Summary of EDC

Project Description	98 Residential Apartment Development
Project Location	16-20 Middle Harbour Road, Lindfield
Project Stage	Nil
Date of Assessment	19/08/2025
Development Proponent	
Other Beneficial Owner	
Case ID	NA
Project Scope	The project scope comprises the construction of 98 units and associated facilities as per architects design documentation.

Table 2: EDC Report Summary

Item	Cost (excluding GST)
Demolition and Remediation	\$ 637,628.04
Construction (item A)	\$ 94,802,474.19
Mitigation of Impact Items	\$ -
Consultant Fees	\$ 4,837,395.00
Authorities Fees (LSLL)	\$ 241,869.75
Plant & Equipment (item B)	\$ -
Furniture, Fittings & Equipment	\$ 1,307,798.00
Contingency	\$ 4,837,395.00
Escalation	\$ 5,804,874.02
TOTAL EDC (EXCL. GST) for SSD/SSI	\$ 112,469,434.00
GST	\$ 11,246,943.40
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$ 123,716,377.40

* Estimated development cost excludes GST, pursuant to Section 6 of the *Environmental Planning and Assessment Regulation 2021*

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 RICS, and 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.

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 393 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.

Estimate of Job Creation during the operational phase:

MBM estimate a total of 20 jobs will be created by the future development during operational phase as advised by the Client/Operator.

Yours faithfully,

MBMpl Pty Ltd



David Shlom AAIQS 11384

Director