



25 March 2026

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

Attention: Amy Watson

Dear Madam

**45-53 MACLEAY STREET, POTTS POINT**  
ESTIMATED DEVELOPMENT COST (EDC) CALCULATION REPORT

This Estimated Development Cost Report has been prepared by WT Partnership on behalf of T&P Chimes Development Pty Ltd for (the Applicant) to accompany a State Significant Development Application (SSDA) for proposed residential developments at 45 – 53 Macleay Street, Potts Point (the site). This report has been prepared to in response to the requirements contained within the Secretary' Environmental Assessment Requirements (SEARs) issued for the project (SSD-83867719) and covers the full scope of works in the identified proposal.

This report has been prepared in accordance with 'The Planning Circular PS-24-002' Changes to how development costs are calculated for planning purposes. We confirm the estimated development cost is \$95,900,000 excluding GST as outlined below.

	\$ (Excl GST)
RETAIL	1,610,000
RESIDENTIAL	94,290,000
<b>ESTIMATED DEVELOPMENT COSTS (EXCL GST)</b>	<b>\$95,900,000</b>
GOODS AND SERVICES TAX (GST)	9,590,000
<b>ESTIMATED DEVELOPMENT COST (INCL GST)</b>	<b>\$105,490,000</b>

This Estimated Development Cost report has been prepared 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.
- 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 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

WT confirm the EDC calculation is accurate and addresses all stages and activities 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. Limitations.
4. Statement of Qualifications.
5. Scope of the calculation of the EDC.
6. Scope of Works and Staging.
7. Schedule of Key Exclusions.
8. Estimate of Job Creation.
9. Detailed calculation schedule that supports the EDC (Appendix A).
10. Schedule of Areas (Appendix B).

The 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

1. Construction Phase – The project would support 160 direct full time equivalent employment / jobs (FTE) during the construction phase of the development.
2. Operational Phase – The project has the potential to accommodate 12 direct full time equivalent employment / jobs (FTE) during the operational phase as advised by T&P Chimes Development Pty Ltd.

I, Richard Hirst, MRICS (0833412) have proficient experience in project construction costs in NSW. My career as a professional Quantity Surveyor spans 28 years and I reside in NSW.

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

Yours sincerely

**Richard Hirst MRICS (0833412)**

**Associate**

WT

PR-011096 -EDC Report - 45-53 Macleay Street - December 2025

