

30th March 2026

TO:  
Department of Planning, Housing and  
Infrastructure  
4PSQ  
12 Darcy Street  
Parramatta  
NSW 2150

C/o: Tim McLachlan

Email: timothy.mclachlan@rsllifecare.org.au

## RSL Anzac Village Renewal Project, Narrabeen Masterplan

Estimated Development Cost (EDC) Calculation Report for SSDA Submission

This Estimated Development Cost Report has been prepared by MBMpl on behalf of RSL Lifecare Limited.

We confirm the estimated development cost is **\$ 772,284,898** (Seven hundred and seventy two million, two hundred and eighty four thousand, eight hundred and ninety eight 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

MBMpl further confirm that no changes to the EDC were required as a result of the changes from the Test of Adequacy stage to satisfy the Department.

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



Yours sincerely,

**Nigel Ho**

**Associate Director (MAIQS 10227)**

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