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■ QUANTITY SURVEYING ■ PROJECT MANAGEMENT ■ CONSTRUCTION FINANCE MANAGEMENT

ESTIMATED DEVELOPMENT COST (EDC) REPORT

**(For a State Significant Development (SSD)
Application No. 86878982)**

PROPOSED RESIDENTIAL AGED CARE FACILITY “BEECROFT SENIORS HOUSING”

AT

**132 – 134 BEECROFT ROAD
BEECROFT NSW 2119**

Job No. 6318

1 DECEMBER 2025

CLIENT

Thompson Healthcare No. 2 Holdings Pty Ltd
c/- Andrew Elmslie
Northside Constructions Pty Ltd
PO Box 658
GORDON NSW 2072

QUANTITY SURVEYOR

Lim Kok Lim
Director
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1. EXECUTIVE SUMMARY

This Estimated Development Cost Report is prepared for The Consent Authority – The Department of Planning for an application of a State Significant Development (SSD) Application No. 86878982 in accordance with:

- Legislative and regulatory requirements of The Consent Authority for calculating the Estimated Development Cost (EDC) under EP&A and other relevant Acts/Regulations
- The AIQS Practice Standard, Edition 1, for Construction Cost Assessments for NSW Estimated Development Cost Reports

The project is the proposed 134 No. bed residential aged care facility located within the residential suburb of Beecroft NSW.

The site is located at 132 – 134 Beecroft Road, Beecroft NSW 2119. The legal description of the site is Lot F DP15298 & Lot C DP317843 (comprises 2 lots).

The site has an area of 7,911m²

The proposed development will incorporate:

- Demolition of the existing residential aged care buildings and structure built in the 1970's.
- Relocation of the single storey cottage to the north-western portion of the site and converted into two (2) bedrooms with ensuite, and connected to main building.
- Construction of a RAC facility providing 132 beds and suites in five (5) separate residential household wings within one three (3) level building over basement carparking (total beds 134 No.). Of note:
 - Ancillary communal facilities are proposed including lounge/dining areas, function room, gym, café, cinema and bar area, being for resident use only.
 - Kitchen and laundry facilities are provided.
 - Nurse stations and serveries are provided on each level.
- A basement level comprising 55 car parking spaces and an ambulance bay access. Residents can access the development either via the basement carpark through the proposed lift lobby or from the ground level lobby. The ground level also contains back of house facilities including waste storage and collection, storage rooms, laundry and kitchen.
- Extensive landscaping, tree removal and street level courtyards and gardens.
- Site preparation including earthworks, stormwater management, substation and upgrade of existing sewer diversion.

Summary of Gross Floor Areas (GFA)

Main Building	FECA	UCA	TOTAL	
Basement Level	1,859m ²	0m ²	1,859m ²	
Ground Floor	3,181m ²	748m ²	3,929m ²	
Level 1	3,220m ²	185m ²	3,405m ²	
Level 2	2,417m ²	189m ²	2,606m ²	
TOTAL GROSS FLOOR AREA (GFA)	10,677m²	1,122m²	11,799m²	Site Area: 7,911m²

1. EXECUTIVE SUMMARY – cont'd

HBG have independently assessed the Estimated Development Cost (EDC) for this development as follows:

ITEM	COST (excl. GST)
Demolition and Remediation ¹	\$1,120,000.00
Construction Costs	\$54,399,617.00
Add: Professional Fees (5% of construction cost)	\$2,775,980.00
Add: Authorities Fees (LSLL) (0.25% of construction cost)	\$138,799.00
Add: Furniture, Fittings & Equipment	\$1,340,000.00
Add: Contingency (5%)	\$2,988,719.00
Add: Cost Escalation (3%)	\$1,882,893.00
Total Estimated Development Cost (excluding GST) for SSD	\$64,646,008.00

GROSS FLOOR AREA	
GFA m ²	11,799
Construction Cost only \$/m ² GFA	\$4,705.00

^{1.} Includes relocation of exiting cottage.

2. INTRODUCTION

Hugh B Gage Pty Ltd has been instructed by Mr Andrew Elmslie of Northside Construction Pty Ltd on behalf of Thompson Healthcare No. 2 Holdings Pty Ltd to prepare an “Estimated Development Cost Report” for the proposed State Significant Development (SSD) Application No. 86878982 for the construction of residential aged care facility “Beecroft Senior Housing” comprising total 134 No. beds at 132 – 134 Beecroft Road, Beecroft NSW 2119.

To this end, Hugh B Gage has carried out the following:-

1. Review of available relevant documents
2. Independent assessment of construction cost by adopting detailed measurement and pricing based on available documents, market price and/or relevant cost data from our Cost Data Bank of projects of similar nature and magnitude.
3. Site inspection

3. DISCLAIMER

This Estimated Development Cost Estimate has been prepared for the exclusive use by The Consent Authority – The Department of Planning for an indicative market development cost for the proposed SSD Development Application in accordance with the regulatory/legislative requirements of the relevant Acts/Regulations and the relevant AIQS manuals. Hugh B Gage Pty Ltd accepts no responsibility to third parties nor does it contemplate that this report can be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying upon this report, and we reserve our rights to review the contents in the event that our consent is sought.

4. SUMMARY OF GROSS FLOOR AREAS (GFA)

<u>Site Area</u>	7,911 m² (approx.)
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Main Building	FECA	UCA	TOTAL
Basement Level	1,859m ²	0m ²	1,859m²
Ground Floor	3,181m ²	748m ²	3,929m²
Level 1	3,220m ²	185m ²	3,405m²
Level 2	2,417m ²	189m ²	2,606m²
TOTAL GROSS FLOOR AREA (GFA)	10,677m²	1,122m²	11,799m²

5. SUMMARY OF BED CONFIGURATION

No. of Beds

Ground Floor	29
Level 1	58
Level 2	47
Total Bed Count *	<u>134</u> No.

* Includes two (2) converted within existing cottage

6. QS ASSESSMENT ON ESTIMATED DEVELOPMENT COST

ITEM	COST (excl. GST)
Demolition and Remediation ¹	\$1,120,000.00
Construction Costs	\$54,399,617.00
Add: Professional Fees (5% of construction cost)	\$2,775,980.00
Add: Authorities Fees (LSLL) (0.25% of construction cost)	\$138,799.00
Add: Furniture, Fittings & Equipment	\$1,340,000.00
Add: Contingency (5%)	\$2,988,719.00
Add: Cost Escalation (3%)	\$1,882,893.00
Total Estimated Development Cost (excluding GST) for SSD	\$64,646,008.00

GROSS FLOOR AREA	
GFA m ²	11,799
Construction Cost only \$/m ² GFA	\$4,705.00

Note: ¹ Includes relocation of existing cottage

EXCLUSIONS / ASSUMPTIONS

- Land Costs
- Associated Project Costs (e.g. Marketing, etc.)
- Legal Fees
- Finance Costs
- Goods and Services Tax (GST) – State Significant Development (SSD)
- Assume construction will commence in approximately 12 months

7. BASIS OF ESTIMATED DEVELOPMENT COST ESTIMATE

7.10 General

The EDC has been prepared in accordance with Section 6 of the Environmental Planning and Assessment Regulation 2021, and includes the following:

- The design and erection of a building and associated infrastructure,
- The carrying out of a work,
- The demolition of existing building structures and relocation of existing cottage
- Fixed or mobile plant and equipment.

The EDC does **not** include the following:

- Amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- Costs relating to a part of the development 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)

7. BASIS OF ESTIMATED DEVELOPMENT COST ESTIMATE (cont'd)

7.20 Basis of Preparation

The report has been prepared for Department of Planning for an application of a State Significant Development (SSD) Application No. 86878982.

The report has been prepared 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 construction cost assessment for NSW Estimated Development Cost Reports
- 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
- Environmental Planning & Assessment Regulation 2000 – Rev 3

Accordingly, we have:

- Inspected the plans the subject of the application for development consents
- Calculated the development costs at current prices and in accordance with the definition of development costs in clause 208 of the Environmental Planning and Assessment Regulation 2021
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

7.30 Documents

This Estimated Development Cost (EDC) Report is based on the following documentation:

- DA Architectural Drawings No. DA000.00 & DA000.20 (Rev. 03), DA000.30 (Rev. 04), DA000.50 & DA000.60 (Rev. 03), DA000.61 (Rev. 02), DA110.00 (Rev. 05), DA110.01 (Rev. 06), DA110.02 (Rev. 05), DA110.03 & DA110.04 (Rev. 04), DA120.01 – 04 (Rev. 03), DA130.01 – 03 (Rev. 03), DA180.01 (Rev. 03), DA191.01 & DA193.01 (Rev. 03), DA193.02 - .06 (Rev. 02) dated 20 November 2025 prepared by mdp architecture
- Landscape Drawings No. LA000, LA001, LA100 – 106, LA200, LA201, LA301 & LA401 (all Rev. A) dated 5 November 2025 prepared by TaylorBrammer Landscape Architects Pty Ltd
- Structural Drawings No. SK001 (Rev. P8), SK-002 & SK003 (Rev. P7) and SK-004 (Rev. P4) dated 21 June 2024 prepared by mdp architecture
- Site Survey dated 20 June 2025 prepared by Stutchbury Jacques Pty Ltd
- Biodiversity Development Assessment Report Waiver dated 3 October 2025 prepared by biosis
- Architectural Design Report dated 14 November 2025 prepared by mdp architecture
- Arboricultural Impact Assessment Report dated 5 November 2025 prepared by Jamie Oates
- Utility Infrastructure Servicing Report Issue No. C dated 24 November 2025 prepared by Entec Consultants
- Bushfire Statement dated 6 August 2025 prepared by FPA Aust

7. BASIS OF ESTIMATED DEVELOPMENT COST ESTIMATE (cont'd)

- Landscaping SEE Report prepared by Taylor Brammer
- Capability Statement prepared by Mammoth Movers Pty Ltd
- Transport & Parking Assessment Report dated 21 November 2025 prepared by Varga Traffic Planning Pty Ltd
- Accessibility Report dated 22 August 2025 prepared by Accessible Building Solutions
- ESD Report dated 29 September 2025 prepared by Aspire Sustainability Consulting
- Geotechnical Investigation Report dated 30 July 2025 prepared by Green Geotechnics Pty Ltd
- Stormwater Management Report Issue No. B dated 24 November 2025 prepared by Entec Consultants
- Quotation dated 22 September 2025 from Mammoth Movers

7.40 Limitation

Any documentation, not made available to us; and or currently available/pending, but made available (to us) at a later date, may require a review of the EDC.

We **note** that where information is not available or apparent on the documentation; that we assume conventional design and construction methodology etc. for the type, size, scope and location of this project.

8. ITEMISED EDC COST ESTIMATE

A copy of the itemised EDC Cost Estimate document is attached.

9. CERTIFICATION ON ESTIMATED DEVELOPMENT COST ESTIMATE

I certify that I have:

- Inspected the available documents the subject of the application for Development Consent, Complying Development Certificate or Construction Certificate
- Calculated the Estimated Development Cost (EDC) in a proper and accurate manner and covers the full scope of works as shown in the current available documents for this development application in accordance with the legislative and regulatory requirements of the relevant Acts/Regulations as well as the current AIQS Practice Standards.
- Prepared and attached a detailed cost report on elemental basis generally in accordance with AIQS manuals.
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Control Management Manual Volume 1, Appendix A2.

Name: Lim Kok Lim

Position & Qualifications: Director (AAIQS, CQS)

AIQS Member No.: 9906

Signature:



Date: 1 December 2025

Annexures:

1. EDC Cost Estimate