

EDC Report – SSD-87865706

Part 1

251-257 Maroubra Road & 133-135 Garden Street
MAROUBRA NSW

Prepared for: Department of Planning, Housing and Infrastructure
LGA: Randwick City Council
Proponent: BWSLD Maroubra Pty Ltd

Contact:	Andrew Opperman
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Issue:	1.0
Job No.:	45877.00

1. Executive Summary

As requested, we have prepared an Estimated Development Cost (EDC) estimate for the proposed works based upon the available documentation. This estimate is an objective calculation of the EDC for the complete works subject of this Development Application.

1.1 EDC Summary Table

Based on current market rates and the documentation provided, the estimated cost for the works is **\$79,941,013 (\$87,935,114 inclusive of \$7,994,101 GST)**.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, contingency, escalation, profit and overheads and consultant's fees.

The Estimated Development Cost (EDC) is prepared through a structured methodology, ensuring accuracy and compliance with regulatory standards. It includes a review of project documents, including the Environmental Impact Statement (EIS), drawings, and specifications where available. Costs are measured per AS1181-1982 and AIQS standards where applicable, with estimates based on unit rates, project benchmarking, market conditions, and historical data, including a 5% contingency and escalation as required by the Planning Circular PS 24-002 and AIQS EDC practice standard.

1.2 EDC Definition

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as: The estimated cost of carrying out the development, including the following:

- the design and erection of a building and associated infrastructure
- the carrying out of a work
- the demolition of a building or work
- fixed or mobile plant and equipment.

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 GFA Definition

The Gross Floor Area (GFA) referred to within this report has been calculated in accordance with the AIQS defined measurement methodology. This definition differs from that applied within the LEP.

The AIQS GFA is defined as follows:

Description	Meaning	Included Areas	Measurement Method
FECA (Fully Enclosed Covered Area)	All Fully Enclosed Internal Spaces	Rooms, basements, garages, stairwells, lift shafts	Measured to the inside face of external walls
UCA (Unenclosed Covered Area)	Roofed But Open Spaces	Balconies, verandahs, open covered walkways, undercrofts	Measured to the inside face of balustrades or walls
GFA (Gross Floor Area)	Total Usable Floor Space	FECA + UCA	Sum of the two above

2. Basis of Report Preparation

This report has been prepared for the consent authority by a suitably experienced Quantity Surveyor with recent experience on projects of this nature in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), relevant SEARS and SEPP, as per the Planning Circular PS 24-002 titled "Changes to how development costs are calculated for planning purposes" issued by the NSW Government dated 27 February 2024 and the AIQS practice standard for calculating EDC in NSW.

This report has been compiled by a Certified Quantity Surveyor accredited by AIQS. Details as follows:

Name	Qualification
Andrew Opperman	AAIQS, CQS #8252

We confirm that there are no matters that may impair the objectivity of the preparation of this report.

2.1 Documentation

The following documents/drawings have been used in the preparation of this Cost estimate:

Architectural drawings prepared by BKA Architecture dated 12 February 2026.

DWG No.	DWG Name	Rev.
DA000	Cover Sheet	A
DA008	Demolition Plan	A
DA009	Excavation Plan	A
DA010	Site Plan	A
DA090	Basement 04 Floor Plan	A
DA091	Basement 03 Floor Plan	A
DA092	Basement 02 Floor Plan	A
DA093	Basement 01 Floor Plan	A
DA100	Ground Floor Plan	A
DA101	Level 01 Floor Plan	A
DA102	Level 02-03 Floor Plan	A
DA103	Level 04 Floor Plan	A
DA104	Level 05-07 Floor Plan	A
DA105	Level 08 Floor Plan	A
DA106	Level 09 Floor Plan	A
DA107	Roof Plan	A
DA108	Adaptable Units	A
DA201	North Elevation	A
DA202	East Elevation	A
DA203	South Elevation	A

DA204	West Elevation	A
DA300	Section 1	A
DA301	Section 2	A
DA302	Section 3	A
DA303	Section 4	A
DA304	Section 5	A

Project SEARs SSD-87865706 – 16 July 2025 – 251-257 Maroubra Road, Maroubra.

An EIS report has not been provided for review.

2.2 Statement of Limitations

While every effort has been made to ensure the accuracy of the estimated development cost, the following limitations apply:

- o The estimation process inherently involves uncertainty due to benchmark data availability, site conditions, market fluctuations, material availability and labor costs. Where applicable, provisions for escalation and contingency have been incorporated.

To the best of our knowledge there is no information outstanding at this stage of the development that could influence our calculation of the EDC.

3.0 Scope of Calculation

Item	Description
Proposal Proponent	BWSLD Maroubra Pty Ltd
Reference Number	SSD-87865706
Consent Authority	Department of Planning, Housing and Infrastructure

3.1 Description of Project

The proposal will seek consent for the construction of a 10 storey residential apartment development with a childcare on ground floor including 4 basement levels and associated landscaping and external works. The development includes the following:

- Basement levels B1-B4 contains 175 parking spaces allocated to the residential apartments and 29 parking spaces allocated to the childcare centre.
- Ground floor level contains the childcare centre, public open space, residential lobby, pump rooms and waste management room.
- Level 1-9 contains 120 residential apartments with a mix of studio, 1-bedroom, 2 bedroom, 3-bedroom and 4-bedroom apartments. Lift and stair access is provided throughout.
- Roof level contains plant and lift overrun structures, solar PV panels and services access.
- Associated landscaping and external works.
- Provision of plant and infrastructure services.

3.2 Design

The works covered by this estimate relates to the proposed construction of a 10 storey residential apartment development with a childcare on ground floor including 4 basement levels and associated landscaping and external works.

The subject development has a QS defined Gross Floor Area of 27,776 m2.

The works include but are not limited to:

FOUNDATIONS:	Reinforced concrete slab on ground with a combination of strip and pad footings and structural retaining walls to basement levels.
STRUCTURE:	Reinforced concrete suspended slabs supported by loadbearing walls and columns.
ENVELOPE:	Combination of masonry and cladding with aluminium framed windows and doors. Concrete roof structure.
INTERNAL WALLS:	Combination of structural and lightweight stud framed walls with plasterboard linings.
CEILINGS:	Suspended plasterboard lining generally throughout with moisture resistant ceiling to wet areas.
FINISHES:	Select flooring to main living areas. Carpet to bedrooms. Selected wall and floor tiles to wet areas.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power and smoke detection throughout. Mechanical ventilation to wet areas. Air conditioning throughout. Residential lifts.
EXTERNAL WORKS	New driveways, crossover and external paving/pathways. Landscaping to nominated areas.

4. Employment Generation

This section outlines the employment generation potential of the development, covering both the construction and operational phases.

Description	Employee No.
Construction Phase – Direct	359
Construction Phase – Indirect	435
Operational	12
Totals	806

The methodology used to produce the above figures included applying industry-standard employment multipliers from sources including the ABS and NSW Treasury to the total project cost, commercial floor space areas, accounting for direct jobs (on-site labour), indirect jobs (supply chain and professional services), operational jobs (workplace and facilities management).

5. Exclusions

The following exclusions have been made in the preparation of this estimate:

- Amounts payable on the cost of land including Development Contributions Land costs including legal fees and stamp duty.
- 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.
- Finance costs.

6. Qualifications

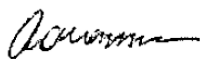
We confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

We note that the above estimate is considered indicative only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This estimate has been prepared for the purposes of a consent authority submission only. The use of this report for sales or marketing purposes is strictly prohibited.

Yours Sincerely

MITCHELL BRANDTMAN

A handwritten signature in black ink, appearing to read "Andrew Opperman".

Andrew Opperman
Partner – AIQS Certified Quantity Surveyor
CQS AAIQS (#8252)