CONSTRUCTION
CONSULTANTS.

ESTIMATED DEVELOPMENT COST (EDC)
REPORT – PART 1

Source: Google Maps

Project: **Proposed Mixed - Use Development**
At No. 10 Dangar Street,
Wickham NSW 2293

Applicant: **Urban Property Group (NSW) Pty Ltd**

Builder: **Developer Managed**

Job Code: Q26B020

Report Date: 20 April 2026

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1. <u>Executive Summary</u>

We have undertaken a study of the supplied Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing an objective calculation of the **Estimated Development Cost (EDC) of the identified development proposal.** This report has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act), Environmental Planning and Assessment Regulation 2021 (EPA), State Environmental Planning Policies (SEPP) 2022, the Planning Circular (PS 24-002), Secretary's Environmental Assessment Requirements (SEARs) and the AIQS Practice Standard 2nd Edition for calculating EDC in NSW.

This Estimated Development Cost (EDC) Report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, to address the ***Department of Planning, Housing and Infrastructure***, in support of the State Significant Development Application (SSDA) for the construction and operation of proposed Mixed-use development, reference <u>SSD-*89869959.*</u>

This Report has been prepared by Michael Dakhoul (*FAIQS Reg. No. 3618*), tel. 02 9633 9233, email michael@constructionconsultants.net.au, in conjunction with other staff members of *Construction Consultants (QS)*.

1.1. Summary of the Value of EDC

A summary of the value of Estimated Development Cost (EDC), using the *PS-24-002 Changes to how development costs are calculated for planning purposes* (the Planning Circular) is presented as follows:

Description	Amount
Estimated Development Cost (Excl. GST)	**204,194,904**
Add GST	20,419,490
Estimated Development Cost (Incl. GST)	**224,614,395**

<u>*CCQS reserve the right to review and make adjustments to this report following any amendments or changes to the Final Environmental Impact Statement (EIS) prepared by BEAM Planning Pty Ltd, dated 02 April 2026 (Report 2, Appendix F).*</u>

Construction Consultants calculated the Estimated Development Cost based on the documents as referenced in Section 2.1 of this report.

EDC Component Cost:

Description	% Total GFA	Amount ($ Excl. GST)
Estimated Development Cost (Residential Component)	**55.61%**	**113,553,988**
Estimated Development Cost (Tennant Component of the Built-to-Rent)	**8.54%**	**17,432,153**
Estimated Development Cost (Seniors Housing Component)	**N/A**	**N/A**
Note: Shared proportion % (Basement & Associated Common & External Area) is based on the proportion of the Superstructure GFA for the Residential vs Commercial vs Hotel, to the aggregate of the total combined superstructure area		

1.2. Estimated Development Cost (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 works*
- *The demolition of a building or work*
- *Fixed or mobile plant and equipment.*

*However, 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).*

2. Basis of Preparation

This report has been prepared in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 (EPA), State Environmental Planning Policies (SEPP), the Planning Circular, with the reliance on the Secretary's Environmental Assessment Requirements (SEARs) issued for State significant projects in NSW) and the AIQS standard practice 2nd Edition.

Construction Consultants (QS) and its employees have no association with the Owner and the Design Team, nor any interest in the subject Development.

2.1. Documentation

Our Cost Estimate was based on the following:

- Architectural Drawings prepared by *SJB Architects*, Job No. 7105, Drawing Nos. DA-1004, REV: A, DA-1005, REV: A, DA-1006, REV: A, DA-1009, REV: A, DA-1010, REV: A, DA-1011, REV: A, DA-1012, REV: A, DA-1013, REV: A, DA-1014, REV: A, DA-1015, REV: A, DA-1016, REV: A, DA-1017, REV: A, DA-1018, REV: A, DA-1022, REV: A, DA-1027, REV: A, DA-1028, REV: A, DA-1031, REV: A, DA-1051, REV: A, DA-1052, REV: A, DA-1053, REV: A, DA-1060, REV: A; Dated 27/03/2026.
- Final Environmental Impact Statement (EIS) prepared by *BEAM Planning Pty Ltd*, dated 02 April 2026.

2.2. Statement of Limitations

Our Cost Estimate does not include the following:

The following are excluded from the Cost Estimate – these items are typically defined as Developer's expenses or soft costs and do not pertain to actual construction or physical project works. Such items are generally considered for the purposes of obtaining Finance by Lending Institutions:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Taxes, levies and charges.

The following have been generally excluded from our cost plan:

- Amendments to plans, incomplete documentation;
- Allowance for diversion of existing underground services;
- Demolition
- Upgrade of infrastructure;
- Commercial / Retail Fit-out which will be the subject of future DAs
- Loose furniture;
- Flyscreens / Blinds;
- Aboriginal objects;
- Authorities Fees (Incl. S7.12 Contribution).

3. <u>Scope of the Estimated Development Cost (EDC)</u>

The scope of works within the proposal comprises the construction of a Mixed-use development with associated basement car parking, at 10 Dangar Street, Wickham NSW 2293. The proposed Development consists of:

- Two Hundred and Sixteen (216) x Car Parking Spaces within Basement 3 - Basement 1:
    - Eleven (11) x Hotel Carparking Spots
    - One Hundred and Ninety-Six (196) x Carparking Spots
        - Two (2) x Accessible Spots
    - Nine (9) x Retail Carparking Spots
- Three (3) x Retail shops within Ground Floor
- One Hundred and Seventy-One (171) x Hotel Apartments within Levels 1 – 5.
- Facilities Area on Level 6.
- Ninety-Nine (99) x Co-Living units within Level 7 – Level 11.
- Two Hundred and Forty-Five (245) x Residential Units within Level 12 – Level 42.
    - Six (6) x Penthouses within Level 41 – Level 42.

Typically, each unit comprises a bathroom, bedrooms, laundry, living/dining, kitchen, and a balcony and the Co-Living Room / Hotel comprises a bathroom and kitchen.

3.1. Quality of Finishes

The proposed finishes for the Development may be considered of standard quality and based on information supplied by the Developer.

The quality of finishes proposed, are appropriate to the type, scale and location of this project.

3.2. Design Assumptions / Parameters

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Reinforced concrete secant piles / shotcrete to basement shoring;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigations during the course of construction or bulk excavation;
- Structural and services documentation normally provided during the advanced CC stage;
- Head Building Contract conditions between the Developing Firm and Building Firm;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- Final DA Conditions.

Construction Consultants (QS) reserves the right to revise this report following any amendments or changes to the current design and finishes schedule.

4. Disclaimer

This Report is prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act), Environmental Planning and Assessment Regulation 2021 (EPA), State Environmental Planning Policies (SEPP) 2022, the Planning Circular (PS 24-002), Secretary's Environmental Assessment Requirements (SEARs) and the AIQS Practice Standard 2nd Edition for calculating EDC in NSW and must **NOT** be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact *Construction Consultants (QS)* directly.

This report has been prepared for the sole purpose of providing an Initial Cost Plan for SSDA Submission only to **the Department of Planning, Housing and Infrastructure**. The Writer does not accept any contractual, tortuous or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by

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