



40-48 Redan Street  
Mosman, NSW 2088

Estimated Development Cost  
(EDC) Calculation Report

20 FEBRUARY 2026



20 February 2026

Department of Planning, Housing & Infrastructure  
NSW State Government  
c/- Urbis  
Angel Place, Level 8  
123 Pitt Street  
SYDNEY NSW 2000

Attention: Eliza Scobie  
Email: [escobie@urbis.com.au](mailto:escobie@urbis.com.au)

Dear Madam

**40-48 REDAN STREET MOSMAN, NSW 2088**  
ESTIMATED DEVELOPMENT COST (EDC) CALCULATION REPORT

This Estimated Development Cost Report has been prepared by WT Partnership for the Department of Planning, Housing and Infrastructure on behalf of Mosman Land No 1 Pty Limited (the Applicant) to accompany a detailed State Significant Development Application (SSDA) for proposed developments located at 40-48 Redan Street, Mosman (the site). This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-93020230) 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 \$105,839,929 excluding GST.

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 confirms 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. Scope of the calculation of the EDC.
4. Detailed calculation schedule that supports the EDC (Appendix A).



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 145 direct full time equivalent employment / jobs (FTE) during the construction phase of the development.
2. Operational Phase – The project has the potential to accommodate 2 direct full time equivalent employment / jobs (FTE) during the operational phase as advised by Mosman Land No 1 Pty Limited.

I, Wei Tan, MAIQS, CQS (3548) have proficient experience in project construction costs in NSW. My career as a professional Quantity Surveyor spans 30 years and resides 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

A handwritten signature in black ink, appearing to be the initials 'WT' with a stylized flourish.

**Wei Tan MAIQS CQS (3548)**

**Associate Director**

WT

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