

## Preliminary Estimated Development Cost (EDC)

### Project Description:

Mixed-use development comprising 1,500 residential apartments across 10 buildings (ranging from 6 to 33 storeys) and 3,000 sqm of retail/commercial space.

Cost Category	Amount (AUD)
<b>Demolition</b>	\$150,000
<b>Residential Construction</b> (1,500 units @ \$450K each)	\$675,000,000
<b>Commercial Construction</b> (3,000 sqm @ \$3,000/sqm)	\$9,000,000
<b>External Works &amp; Infrastructure</b>	\$28,400,000
<b>Total Estimated Cost</b>	<b>\$712,550,000</b>

### Key Assumptions

- Costs are exclusive of GST.
- Estimates exclude land acquisition, finance, marketing, sales commissions, and developer margin.
- Construction and fee rates are based on standard Australian benchmarks for mid- to high-density developments.

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Status: Preliminary – Subject to Design Development & Consultant Input