

**SET QS Consultants Pty Ltd**

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11 April 2025

**Housing Delivery Authority  
NSW Planning**

**Re: Advice on Preliminary Estimate of Project Cost  
215 Croatia Avenue  
Edmonson Park NSW 2174**

Dear Sir/Madam,

I am writing on behalf of SET QS Consultants Pty Ltd, in reference to the proposed multi residential development at 215 Croatia Avenue Edmonson Park NSW 2174.

Based on our preliminary assessment on the documents provided, we have conducted a thorough evaluation of the scope, design, and projected requirements. In our professional opinion, it is highly likely that the total cost of the residential component of the development will exceed \$75 million.

This opinion is based on the information currently available, and a more detailed cost analysis can be conducted as the project progresses and further details become available.

We appreciate your trust in SET QS Consultants Pty Ltd, and should you require any additional information or clarification, please do not hesitate to contact us.

Thank you for your attention to this matter.

Kind regards,



**Steven Ong**  
Principal  
**SET QS Consultants Pty Ltd**  
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