

30<sup>th</sup> October 2024

**TO:**  
Department of Planning, Housing and  
Infrastructure  
4PSQ  
12 Darcy Street  
Parramatta  
NSW 2150

C/o: Emily Ravenscroft

Email: [emily.ravenscroft@capellacapital.com.au](mailto:emily.ravenscroft@capellacapital.com.au)

600-660 Elizabeth Street, Redfern identified as Lot 1 DP1249145

Estimated Development Cost (EDC) Calculation Report for SSDA Submission

This Estimated Development Cost Report has been prepared by MBMpl on behalf of Homes NSW.

We confirm the estimated development cost is \$ 213,606,722 (Two Hundred and Thirteen Million Six Hundred and Six Thousand Seven Hundred and Twenty-Two (Excluding GST)).

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular PS-24-002
- The AIQS practice standard for calculating EDC in NSW

MBMpl confirms the EDC calculation is accurate and covers the full scope of works in the identified development proposal, at the date of lodgement of the Environmental Impact Statement. This report captures the following:

1. Summary of EDC
2. Basis of report preparation
3. Scope of the calculation of the EDC
4. Detailed calculation schedule that supports the EDC

MBMpl further confirm that no changes to the EDC were required as a result of the changes from the Test of Adequacy stage to satisfy the Department.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours sincerely,




Natalia Iwaniuk

**Executive Quantity Surveyor (MRICS - Member No. 6574617)**

 **Email**  
kelvin.perrie@mbmpl.com.au

 **Phone**  
9270-1000

 **Address**  
1 Chifley Square, Sydney 2000,  
NSW