

Cover Letter

Tuesday, 24 March 2026

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Re: Estimated Development Cost Plan - 79-81 Queens Road, Five Dock NSW 2046

Dear Sir / Madam,

This Estimated Development Cost Plan is prepared for the certifying authority on behalf of the property owners and not in any other capacity.

The proposed development consists of a newly constructed high-rise residential building with 134 self-contained apartments, a multi-storey basement for parking and ground-level retail tenancy areas. Including demolition of existing, excavation, a pool and external works.

The development consists of 1 Stage. All Stages have been included in this Estimated Construction Cost Plan.

The development consists of a total gross floor area (fully enclosed and unenclosed covered area) of 31,351 square metres.

The Estimated Development Cost is \$105,955,133 excluding GST and \$116,550,646 including GST.

Once again, thank you for doing business with MCG Quantity Surveyors. We look forward to dealing with you in the future and will be happy to assist you with any further matters. If you have any questions regarding the report, please do not hesitate to contact one of our friendly Quantity Surveyors on 1300 795 170.

Kind Regards,



Marty Sadlier B. Con. Mgmt. (Build)

Martin Sadlier (CQS, FAIQS, MRICS) Director - Senior Quantity Surveyor (Fellow Member of the Australian Institute of Quantity Surveyors - AAIQS - 9374)
