

41762 ROSEVILLE

NSW Department of Planning and Environment (DPE).

Dear Sir/Madam,

RE: EDC REPORT – SSD-78996460 - 24 LORD STREET & 21-27 ROSEVILLE AVENUE

We enclose the Estimated Development Cost (EDC) Report prepared for the above-referenced development proposal. This report has been prepared in accordance with the AIQS Practice Standard – Construction Cost Assessments for NSW Estimated Development Cost Reports (2024) and the NSW Department of Planning’s Planning Circular PS 24-002.

The works covered by this estimate relates to the proposed construction of a nine (9) storey residential development consisting of two hundred and fifty-nine (259) units above three (3) levels of basement parking including external works and landscaping.

Based on current market rates and the documentation provided, the estimated cost for the works is \$148,596,689 (\$163,456,358 inclusive of \$14,859,669 GST).

The estimated cost for the Affordable Housing allocation is \$25,261,437 (\$27,787,580 inclusive of \$2,526,143 GST).

The purpose of this report is to provide an objective calculation of the estimated development cost for planning assessment purposes. The EDC assessment has been undertaken by a Certified Quantity Surveyor (AIQS CQS) with relevant NSW experience and is based on documentation current within 30 days of submission.

In accordance with the requirements for State Significant Developments (SSD) / State Significant Infrastructure (SSI) requirements, the EDC estimate is attached separately and is marked “Commercial-in-Confidence”. This portion of the report is not for public release and has been provided under separate cover.

Should further clarification or information be required, please do not hesitate to contact the undersigned.

Yours Sincerely



MITCHELL BRANDTMAN
James Brandtman

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