

3 June 2025

Department of Planning, Housing and Infrastructure  
C/- Silvernight (Crows Nest) Land Owner Pty Ltd  
PO Box 22  
CONCORD NSW 2137

Attention: Steven Papadopoulos

Dear Sir

**270 PACIFIC HIGHWAY, CROWS NEST  
ESTIMATED DEVELOPMENT COST (EDC) REPORT  
STATE SIGNIFICANT DEVELOPMENT (SSD – 79658964) - OVER \$3 MILLION**

As requested, we have prepared an Estimated Development Cost Report for the above project.

Our EDC amounts to \$176,670,000 Excluding GST

The proposed development comprises the following general scope of works which is detailed in the Commercial-in-Confidence report.

- Demolition of two existing 5 storey commercial buildings
- Construction of a 16 storey mixed use development including: 2 basement parking levels, 3 podium levels comprising non-residential and residential uses, 13 storeys of residential use in the tower, comprising BTR units
- External works including landscaping on ground and upper levels
- Streetscape upgrades
- Engineering services infrastructure and connections

We confirm that this EDC has been prepared in accordance with the requirements of the Planning Circular PS24-002 and the AIQS Practice Standard 1<sup>st</sup> Edition.

Yours faithfully



Stephen Mee  
Rider Levett Bucknall  
Director / FAIQS, CQS  
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