

20 February 2026
 File Ref.: 2160087005/AA/EC-EDC/R2

 The Department of Planning, Housing and Infrastructure
 4 Parramatta Square
 12 Darcy Street
 PARRAMATTA NSW 2150

Dear Sir/Madam

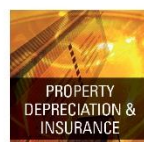
215 & 229-239 Pitt Street, Merrylands
Registered Quantity Surveyor's Estimated Development Cost (EDC) Report for The
Department of Planning, Housing and Infrastructure

We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the demolition of existing dwellings, construction of a 37-storey building comprising ground floor, mezzanine and 35 levels over 4 levels of basement with 238 units including retail and commercial spaces. There are communal open spaces to Levels 3, 29 and 31. The works also include all associated external works with public domain upgrades.

Our **Estimated Development Cost (EDC)** is **\$140,024,387 (Excl GST)**.

An analysis of the estimated costs is summarised below for works:

ITEM		COST (EXCL GST)
Demolition and Remediation		\$ 139,075
Construction Cost		\$ 93,588,584
Fixed & Mobile Plant & Equipment (If applicable)		-
Carrying Out of Works (If applicable)		-
Mitigation of Impact Items (If applicable)		-
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)		-
Fitout costs (Where forming part of the application)		\$ 27,303,727
Sub-total - 1		\$ 121,031,386
Add: Professional Fees	(5.0%)	\$ 6,051,569
Add: Contingency	(5.0%)	\$ 6,051,569
Add: Escalation	(5.4%)	\$ 6,505,851
Sub-total - 2		\$ 139,640,376
Add: Authority Fees (LSLL)	(0.25%)	\$ 384,011
TOTAL EDC (Excl GST) for SSD/SSI		\$ 140,024,387
Add: GST - <i>Calculated on Sub-total - 2 amount only</i>		\$ 13,964,038
TOTAL DEVELOPMENT COST (Plus GST) for NON-SSD/SSI		\$ 153,988,424
GROSS FLOOR AREA		
Total Gross Floor Area (AIQS Definition)		40,659m2
Construction Cost Only \$/m2 GFA (AIQS Definition)		\$2,302/m2


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 Melbourne
 Brisbane

 Adelaide
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 Singapore