

26 June 2026

Affordable Housing
Level 14, 60 Station Street, Parramatta NSW 2150

Attention: Nicolle Harcombe

Dear Nicolle,

Proposed Development: Macarthur Gardens North, Site R3, Affordable Housing
Site Address: Lot 1097 in DP1182558

We refer to your recent request to provide an Estimated Development Cost (EDC) for the proposed Macarthur Gardens North, Site R3, Affordable Housing on Lot 1097 in DP1182558.

The letter has been prepared for the benefit of Affordable Housing and its appointed advisors for the purpose of development application only.

The development includes for the:

- construction of two 8 storey residential flat buildings.
- 130 dwellings, all of which are affordable housing.
- one basement level for car parking.
- landscaping.
- communal open space area.

The EDC has been calculated using the PS-24-002 planning circular outlining the 'Changes to how development costs are calculated for planning purposes' (Planning Circular) .

Based on the above and for the intended purpose of providing an EDC Altus has calculated that the total EDC of the proposed development will be in the order of **\$89,466,210 excluding GST**.

Yours sincerely,



Barry McBeth
Director
Altus Group Cost Management Pty Ltd