

12/06/2025

Planning Secretary
NSW Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

To Whom it May Concern,

RE: Estimated Development Cost and Employment Report

PROJECT ADDRESS 85-91 Thomas Street, Parramatta NSW 2150

- The subject project is for the proposed multi-residential development comprising two (2) eight-storey residential towers with one hundred and twenty-six (126) apartments, above two basement levels with sleeved parking at the lower ground, including an open-air swimming pool and a health and wellness club. This project is a state significant development.
- This report is prepared for the sole purpose of providing the estimated development cost (EDC) and the estimate of the retained and new jobs that would be created during construction and operational phases of the proposed development to the Planning Secretary's environmental assessment requirements for in-fill affordable housing state significant development (SSD).
- This report has been prepared by an appropriately qualified quantity surveyor who is a member of the relevant professional body, the AIQS.
- This report is limited to an assessment of the project within 30 days of DA submission. Should DA submission exceed 30 days of the date of this report, the EDC calculation is null and void.
- The calculation is accurate and covers the full scope of works in the identified development proposal, at the date of development application submission.
- The date of the assessment is 12/06/2025.

Archi-QS

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AIQS | Practice of the Australian Institute of Quantity Surveyors No. 2752
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Samuel Star | Principal, Certified Quantity Surveyor FAIQS, CQS, No. 2752
Sarah Bozionelos | Senior Manager, Nominated Architect RAIA NSW ARB

The EDC is calculated in accordance with PS-24-002 Changes to how development costs are calculated for planning purposes (The Planning Circular) and is summarised below.

ESTIMATED DEVELOPMENT COST (excl. GST)	\$	79,014,191
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The employment estimates are calculated in accordance with the AUS IO Model of the NSW Treasury and are summarised below.

TOTAL EMPLOYMENT ESTIMATES	TOTAL - Employment supported (no.)	522
	TOTAL - Impacted years (no.)	8
	AVERAGE - Employment supported (no. per year)	52

Your sincerely,



SAMUEL STAR
Principal
FAIQS, CQS No. 2752

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