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Q U A N T I T Y S U R V E Y O R

DOCUMENT / ESTIMATED DEVELOPMENT COST REPORT

Estimated Development Cost Report

NSW DEVELOPMENT APPLICATION – COUNCIL SUBMISSION

12 SAMPLE STREET, NEWTOWN NSW 2042

12 Sample Street, Newtown NSW 2042 · Inner West Council

DUAL OCCUPANCY – NEW BUILD · R2 – LOW DENSITY RESIDENTIAL

PREPARED BY	Gordon Xue · Certified Quantity Surveyor
AIQS REGISTRATION	No. 9497
PRACTICE	ClearCost – Quantity Surveyor
REPORT REFERENCE	CC-EDC-SAMPLE
REPORT DATE	02 May 2026
DA REFERENCE	TBC upon lodgement
PROPERTY ADDRESS	12 Sample Street, Newtown NSW 2042
DEVELOPMENT TYPE	Dual Occupancy – New Build
ZONING	R2 – Low Density Residential
COUNCIL / LGA	Inner West Council
LOT / DP	Lot 42 DP 1234567

HERITAGE

Not applicable

Introduction & Executive Summary

This Estimated Development Cost (EDC) Report has been prepared for the proposed dual occupancy development at 12 Sample Street, Newtown NSW 2042. The total Gross Floor Area (GFA) is 430 m² across two dwellings. Based on current Sydney market rates and the architectural documentation provided, the total EDC is estimated at \$1,503,676 (ex GST) or \$1,654,044 (inc GST). This report is prepared in accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2021 (NSW) and is suitable for lodgement with the NSW Planning Portal. NOTE: This is a sample report for illustrative purposes only.

01 / 01 Cost Summary

ITEM	AMOUNT (EX GST)
Total Construction Cost (incl. Contingency)	\$1,336,500
Professional Fees	\$133,500
Statutory & Council Costs	\$33,676
TOTAL EDC (EX GST)	\$1,503,676
GST (10%)	\$150,368
TOTAL EDC (INCL. GST)	\$1,654,044

SECTION / 02

Project Description

The proposed development involves demolition of the existing single-storey dwelling and construction of a two-storey dual occupancy development comprising two dwellings each with 3 bedrooms, 2 bathrooms, open plan living/dining, single garage and private courtyard at 12 Sample Street, Newtown NSW 2042. The subject property is located within the Inner West Council local government area and is zoned R2 – Low Density Residential.

02 / 01 Property Particulars

PROPERTY ADDRESS	12 Sample Street, Newtown NSW 2042
DEVELOPMENT TYPE	Dual Occupancy – New Build
ZONING	R2 – Low Density Residential
SITE AREA	600 m ²
LOT / DP	Lot 42 DP 1234567
COUNCIL / LGA	Inner West Council
HERITAGE	Not applicable

02 / 02 Gross Floor Area Schedule

LEVEL / USE	GFA	NOTES
Ground Floor – Dwelling 1	120 m ²	Living, dining, kitchen, garage
First Floor – Dwelling 1	95 m ²	3 bedrooms, 2 bathrooms
Ground Floor – Dwelling 2	120 m ²	Living, dining, kitchen, garage
First Floor – Dwelling 2	95 m ²	3 bedrooms, 2 bathrooms
TOTAL GFA	430 M²	

Floor Space Ratio (FSR): 0.72:1

Scope of Works

1.01 Demolition

Complete demolition of existing single-storey dwelling, removal of all materials, hazardous materials survey and remediation as required, and site preparation.

1.02 Substructure

Strip footings and reinforced concrete slab-on-ground to both dwellings in accordance with structural engineer's requirements.

1.03 Superstructure

Timber-framed construction to both dwellings, two-storey, including roof framing, external cladding, windows and external doors.

1.04 Internal Finishes

Plasterboard lining throughout; tiling to wet areas; engineered timber flooring to living areas; carpet to bedrooms; joinery to all rooms.

1.05 Services

Hydraulic, electrical, mechanical and communications services to both dwellings including connection to mains services.

1.06 External Works

Driveways, landscaping, boundary fencing, letterboxes and external lighting to both dwellings.

Basis of Estimate

04 / 01 Drawings & Documentation

The following drawings and documents were used in preparing this estimate:

- 4 Architectural Plans – DA Set Rev A, prepared by Sample Architects Pty Ltd
- 4 Site Survey Plan, prepared by Sample Surveyors, dated January 2026

04 / 02 Estimating Methodology

- 4 Cost rates are sourced from the AIQS Building Cost Guide, Rawlinsons Australian Construction Handbook 2026, and prevailing Sydney trade rates as at the date of this report.
- 4 All costs are stated in Australian Dollars (AUD), exclusive of Goods and Services Tax (GST) unless otherwise noted.
- 4 This estimate is classified as a **Class 4 – Concept Estimate** in accordance with the AIQS Cost Management Manual.
- 4 Engineering drawings (structural, mechanical, hydraulic) were not available at the time of preparation; allowances have been included based on typical rates for projects of this type and scale.
- 4 This report has been prepared in compliance with **Schedule 1 of the Environmental Planning and Assessment Regulation 2021 (NSW)** and is suitable for lodgement with the NSW Planning Portal.

SAMPLE
SECTION / 05

Estimated Development Cost

05 / 01 **Construction Cost Summary**

REF	DESCRIPTION	AMOUNT (EX GST)
1.01	Demolition & Site Preparation	\$45,000
1.02	Substructure – Footings & Slab	\$95,000
1.03	Superstructure – Frame & Roof	\$280,000
1.04	External Cladding, Windows & Doors	\$120,000
1.05	Internal Linings & Finishes	\$180,000
1.06	Kitchens & Bathrooms (both dwellings)	\$140,000
1.07	Mechanical, Electrical & Hydraulic	\$160,000
1.08	Garages & Driveways	\$45,000
1.09	Landscaping & External Works	\$55,000
1.10	Preliminaries & Site Overheads	\$95,000
	SUBTOTAL – DIRECT CONSTRUCTION	\$1,215,000
C	Contingency Allowance @ 10%	\$121,500
	TOTAL CONSTRUCTION COST	\$1,336,500

05 / 02 **Estimated Development Cost (EDC) Summary**

REF	DESCRIPTION	AMOUNT (EX GST)
A	Total Construction Cost (incl. Contingency)	\$1,336,500
B	Architect – Design & Documentation	\$95,000
C	Structural Engineer	\$18,000
D	Civil / Hydraulic Engineer	\$12,000
E	Geotechnical Engineer	\$8,500
F	Council DA Application Fee (estimated)	\$14,200
G	Section 7.12 Levy (0.5% of EDC)	\$9,500
H	Construction Certificate Fee	\$3,800
I	Occupation Certificate Fee	\$1,500
J	Long Service Levy (0.35% of contract)	\$4,676

SAMPLE

REF	DESCRIPTION	AMOUNT (EX GST)
TOTAL EDC – EXCL. GST		\$1,503,676
G	GST @ 10%	\$150,368
TOTAL EDC – INCL. GST		\$1,654,044

TOTAL ESTIMATED DEVELOPMENT COST

\$1,503,676

EXCL. GST · NSW PLANNING PORTAL

INCLUSIVE OF GST · \$1,654,044 · CLASS 4 CONCEPT ESTIMATE · AIQS
METHODOLOGY

SECTION / 06

Assumptions & Exclusions

06 / 01 Assumptions

- All costs are based on current Sydney metropolitan market rates as at Q1 2026.
- Structural engineering drawings were not available; structural allowances are based on typical rates for this project type and scale.
- Soil conditions are assumed Class M (moderately reactive clay) per AS 2870.
- All mains services are assumed available at the boundary and of adequate capacity.
- Services allowances are based on typical project benchmarks in the absence of engineering drawings.
- This estimate does not include costs associated with remediation of contaminated material.

06 / 02 Exclusions

- Furniture, fixtures and loose equipment
- Owner's legal costs and stamp duty
- Finance and holding costs during construction
- Any additional council conditions identified post-DA lodgement
- Costs associated with unexpected archaeological finds
- Asbestos or hazardous materials remediation beyond preliminary survey allowance

Certification

I, **Gordon Xue**, hereby certify that this Estimated Development Cost Report has been prepared by me in my capacity as a Certified Quantity Surveyor registered with the Australian Institute of Quantity Surveyors (AIQS), practising under the ClearCost identity, and that the Total Estimated Development Cost for the proposed development at 12 Sample Street, Newtown NSW 2042 is:

TOTAL ESTIMATED DEVELOPMENT COST

\$1,503,676

EXCL. GST

INCLUSIVE OF GST · \$1,654,044

This report has been prepared in accordance with Schedule 1 of the **Environmental Planning and Assessment Regulation 2021 (NSW)** and is suitable for lodgement with the NSW Planning Portal. The estimate is classified as a Class 4 – Concept Estimate in accordance with AIQS methodology.

SIGNED

Gordon Xue

NAME

Gordon Xue

QUALIFICATIONS

Certified Quantity Surveyor (AIQS)

AIQS REGISTRATION

No. 9497

PRACTICE

ClearCost – Quantity Surveyor

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DATE

02 May 2026

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