

QUANTITY SURVEYOR'S
**COUNCIL COST
REPORT**



50 REA STREET
GREENACRE, NSW 2190

PREPARED FOR
ES DESIGN

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Introduction

Duo Quantity Surveyors Pty Ltd has been instructed by ES Design to undertake a cost assessment for the development at 50 Rea Street Greenacre, NSW 2190.

To this end, Duo QS has carried out the following:

- 1 Review of available relevant documents.
- 2 Independent assessment of construction cost by adopting detailed measurement and pricing based on available documents, market price and/or relevant cost data from our Cost Data Bank of projects of similar nature and magnitude.

Disclaimer

This report has been prepared solely for the purpose of calculating the Section 7.12 contribution levy in accordance with Section 208 of the Environmental Planning and Assessment Regulation 2021. The cost summary reflects direct construction costs only, and excludes items not permitted under the Regulation. Duo Quantity Surveyors accepts no responsibility to third parties nor does it contemplate that this report can be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying upon this report, and we reserve our rights to review the contents in the event that our consent is sought.

DEVELOPMENT DESCRIPTION



Proposed construction of a two storey dwelling with basement carpark and swimming pool

Structure

Floors	Concrete slab on basement level with suspended concrete to upper floor
External Walls	Concrete blocks on basement level with double brick walls to upper floor
Roof	Timber framing with metal sheet roof lining
Windows	Aluminum framed windows & doors including glazing, frames and hardware

Finishes

Floors	Timber flooring to common areas with carpet to bedrooms and tiling to wet areas
Internal Walls	Rendered masonry wall lining to all floors
Ceiling	Plasterboard to underside of floor framing & roof

Services

Hydraulics	Stormwater drainage, plumbing and installation of PC items
Mechanical	Mechanical ventilation to bathrooms and laundry

DEVELOPMENT & ESTIMATE DETAILS



Gross Floor Area

The Gross Floor Area has been measured in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Proposed - GFA	486.00 m2	Total - Site Area	555.90 m2
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Proposed - FECA	430.00 m2	Proposed - UCA	56.00 m2
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Parking Area	118.00 m2
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Development Details

Excavation	\$37,712.36	Demolition	\$26,171.31
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Construction Subtotal	\$1,256,100.60
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Contingency (5%)	\$62,805.03
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Builder's Margin (15%)	\$188,415.09
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Professional Fees (5%)	\$62,805.03	GST (10%)	\$157,012.58
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% Construction	5%	% Development	4%
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Total Development Cost	\$1,727,138.33	Including GST
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CONSTRUCTION COST SUMMARY (S7.12 LEVY CALCULATION)



PROJECT: Proposed construction of a two storey dwelling with basement carpark and swimming pool

ADDRESS: 50 Rea Street Greenacre, NSW 2190

Trade Description	Total
Preliminaries	\$ 135,211.69
Demolition	\$ 26,171.31
Site Preparation	\$ 19,543.58
Substructure	\$ 70,530.90
Columns	\$ 17,015.98
Upper Floors	\$ 87,539.83
Staircases	\$ 21,876.09
Roof	\$ 53,629.36
External Walls	\$ 99,801.14
Windows	\$ 38,940.90
Window Furnishings	\$ 5,220.40
External Doors	\$ 17,015.90
Internal Walls	\$ 43,830.60
Internal Screens	\$ 5,915.12
Internal Doors	\$ 18,535.56
Wall Finishes	\$ 36,819.97
Floor Finishes	\$ 53,586.19
Ceiling Finishes	\$ 31,227.03
Fitments	\$ 48,071.44
Appliances	\$ 21,967.69
Hydraulic Services	\$ 59,217.41
Mechanical Services	\$ 42,151.82
Electrical Services	\$ 51,201.14
Transportation Systems	\$ 60,221.49
Roads, Footpaths, Paved Areas	\$ 22,991.55
Swimming Pool	\$ 95,067.69
Boundary Walls, Fencing & Gates	\$ 14,478.31
Landscaping & Improvements	\$ 58,320.54
Construction Subtotal	\$ 1,256,100.60
Builder's Margin (15%)	\$ 188,415.09
Professional Fees (5%)	\$ 62,805.03
Contingency (5%)	\$ 62,805.03
Development Total (Excl GST)	\$ 1,570,125.75
GST (10%)	\$ 157,012.58
Development Total (Incl GST)	\$ 1,727,138.33

ESTIMATED DEVELOPMENT COST



PROJECT DESCRIPTION	Proposed construction of a two storey dwelling with basement carpark and swimming pool
PROJECT LOCATION	50 Rea Street Greenacre, NSW 2190
PROJECT STAGE	DA
DATE OF ASSESSMENT	20 February 2026

ITEM	COST (EXCL GST)	METHODOLOGY - PRACTICE
Demolition and Remediation	\$26,171.31	Remediation of scope as defined by Contamination report or provision if undefined
Construction (Item A)	\$1,196,542.51	Elemental measure & rates build up
Mitigation of Impact Items	TBA	Defined by EIS
Consultant Fees	\$62,805.03	5% of Construction or as otherwise justified
Authorities Fees (LSLL)	\$0.00	0.25% of Construction
Plant & Equipment (Item B)	\$221,801.87	To Maximise operational and/or extraction capacity
Furniture, Fittings & Equipment	TBA	Where applicable to carry out the development (scope as defined in the EIS) i.e., Estimate per room or minimum 5% of Construction
Contingency	\$62,805.03	5% of Construction for Non-Government application or P90 Risk Assessment for Government application
Escalation	TBA	Escalation to the proposed commencement date of construction on site as defined by EIS
TOTAL EDC (EXCL GST)	\$1,570,125.75	
GST	\$157,012.58	
TOTAL EDC (INCL GST)	\$1,727,138.33	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY - PRACTICE
GFA m2 (AIQS)	486.00 m2	
Construction Cost Only \$/m2 GFA (AIQS)	\$3,230.71/m2	Assessed based on Construction Cost and Plant and Equipment Only – items A & B above

General

For the completion of our Estimate, we have made certain reasonable assumptions, as the detailed scope of works and standard of finishes/P.C. items are not well defined in the available documents.

Documents

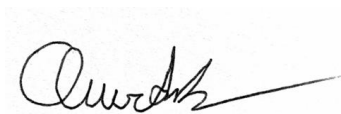
Our cost estimate is based on the following documentation:

- Documents provided via email on 17 February 2026.

Exclusions

The following items are excluded from our estimate:

- Cost Escalation beyond February
- Contributions and Bonds
- Marketing costs and legal fees
- Loose furniture and equipment
- Delay costs/staging costs
- Upgrading, diversion, relocation or encasing of existing services
- New substation
- Any road works outside the boundary
- Rock excavation and / or any substantial soil stabilization works
- Fire Sprinklers
- Works relating to encasement
- Soil remediation works
- Works relating to high water table
- Contaminate spoil removal
- Authority Fees



DUO QUANTITY SURVEYORS PTY LTD

Quoc Duong (AIQS Graduate. 22362)

Principal

APPENDIX



Development Cost Summary Report > \$500,000
Section 94A Environmental Planning & Assessment Regulation 2000

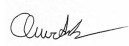
SECTION A. Details of the Applicant									
Mr	Ms	Mrs	Miss						
First Name	ES Design				Family Name				
Unit No.				Street					
Suburb					State		Postcode		
Daytime Telephone					Mobile				
Email									
SECTION B. Location and Title Description of the Property									
Unit No.		Street No.	50	Street	Rea Street				
Suburb	Select	Greenacre				State	NSW	Postcode	2190
Lot No.				Section No.					
Deposited Plan/Strata Plan No.									
SECTION C. Development Cost Please see attached Quantity Surveyors report									
Item					Cost				
DEVELOPMENT DETAILS									
Gross Floor Area - Commercial					m ²				
Gross Floor Area - Residential					m ²	486			
Gross Floor Area - Retail					m ²				
Gross Floor Area - Car Parking					m ²	118			
Gross Floor Area - Other					m ²				
Total Gross Floor Area					m ²	486			
Total Site Area					m ²	555.9			
Total Car Parking Spaces									
Total Development Cost					\$	1,727,138.33			
Total Construction Cost					\$	1,570,125.75			
Total GST					\$	157,012.58			
ESTIMATE DETAILS									
Excavation					\$	37,712.36			
Cost per square metre of site area					\$/ m ²	67.84			
Demolition and Site Preparation					\$	45,714.88			
Cost per square metre of site area					\$/ m ²	82.24			
Construction - Commercial					\$				
Cost per square metre of commercial area					\$/ m ²				
Construction - Residential					\$	909,546.79			
Cost per square metre of residential area					\$/ m ²	1,871.50			
Construction - Retail					\$				
Cost per square metre of retail area					\$/ m ²				
Carpark					\$				

Cost per square metre of site area	\$/ m ²	
Cost per space	\$/space	
Fitout - Commercial	\$	
Cost per square metre of commercial area	\$/ m ²	
Fitout - Residential	\$	514,346.69
Cost per square metre of residential area \$/m ²	\$	1,058.33
Fitout - Retail	\$	
Cost per square metre of retail area	\$/ m ²	
Professional Fees	\$	62,805.03
% of Development Cost	%	4
% of Construction Cost	%	5

SECTION D. Applicant's Declaration

I certify that I have:

- * Inspected the plans the subject of the application for development consent or construction certificate.
- * Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- * Calculated the development costs in accordance with the definition of development costs in the Section 94A Development Contributions Plan of the Council of Bankstown at current prices.
- * Included GST in the calculation of development cost.
- * Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2).
- * I understand that the information supplied on this form and any related document will be made accessible to the public, on Council's website and may be copied at Council under the GIPA Act 2009.

Name	QuoC Duong		
Signature			
Must be signed by a Registered Quantity Surveyor			
Position & Qualifications:	AIQS Graduate	Membership No.	22362
Date	20/02/2026		

PRIVACY NOTICE

Council is required under the Privacy and Personal Information Protection Act 1998 (PPIPA) to collect, maintain and use your personal information in accordance with the Privacy Principles and other relevant requirements of the PPIPA.

Personal information requested on this form will only be used to fulfil the purpose for which it is being collected. Provision of this information is voluntary and is required to help process your application. Council is regarded as the agency that holds the information and access is restricted to council officers and other authorised people. You may apply to access or amend the information. For further information or clarification please contact the Privacy Contact Officer at Council.

BANKSTOWN CUSTOMER SERVICE CENTRE
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

CAMPBIE CUSTOMER SERVICE CENTRE
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PO Box 77, Campsie NSW 2194

CANTERBURY-BANKSTOWN COUNCIL
ABN 45 985 891 846 P. 9707 9000 F. 9707 9700
W. cbc.city.nsw.gov.au

Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Element	Cost (Excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	\$ 45,714.88
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to, but excluding, the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$ 661,319.65
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms, together with associated finishes.	\$ 21,876.09
Roof The structurally sound and watertight covering over the building.	\$ 53,629.36
Windows, internal walls, doors and screens	\$ 129,458.47
Surface finishes Finishes and decoration applied to internal and external surfaces, such as walls, floors and ceilings (e.g. painting, cladding, rendering, carpeting, etc).	\$ 121,633.19
Fitments Includes built-up fitments and fixed items (e.g. joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	\$ 70,039.13
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	\$
Building services Internal and external services necessary for the functioning of the building and property (e.g. stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).	\$ 212,791.85
External works	\$ 190,858.09

Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Works external to the building other than external building services (e.g. soft landscaping, footpaths, decks, retaining walls, etc).	
Professional fees Professional service fees associated with the design and construction of a development (e.g. architect, project manager, town planning consultant, etc).	\$ 62,805.03
Estimated development cost (The sum of the above cost elements, exclusive of GST)	\$ 1,570,125.75
GST	\$ 157,012.58
Estimated development cost plus GST	\$ 1,727,138.33