



Development Cost Summary Report > \$500,000

Section 7.12 Environmental Planning and Assessment Regulation 2000

SECTION A. Details of the Applicant

Mr.		Ms.		Mrs		Miss	
First Name	Nasser			Family Name	Hussein		
Unit No.	1	Street No.	59	Street	Halstead Street		
Suburb	South Hurstville				State	NSW	Post Code 2221
Daytime Telephone				Mobile	0424432744		
Email	nasser@safdevelopments.com.au						

SECTION B. Location and Title Description of the Property

Unit No.		Street No.	11	Street	Harold Street		
Suburb	Mount Lewis				State	NSW	Post Code 2190
Lot No.	154		Section No.				
Deposited Plan/Strata Plan No.	DP 35385						

SECTION C Development t Cost

Item		Cost	
DEVELOPMENT DETAILS		Total Cost	Cost/m2 or Cost/no.
Gross Floor Area - Commercial	NA		/m2
Gross Floor Area - Residential**	433 m2	\$ 730,068	\$ 1,686 /m2
Gross Floor Area - Retail	NA	**GFA Residential excludes car parking	
Gross Floor Area - Carparking	37 m2	\$ 48,312	\$ 1,320 /m2
Gross Floor Area - Other	NA		/m2
Total Gross Floor Area -	470 m2	\$ 778,380	1657 /m2
Total Site Area	621 m2		
Total Carparking Spaces	2 no.	\$ 48,312	\$ 24,156 /no.
Total Development Cost (including fees & GST)		\$ 788,380	\$ 1,678 /m2

Total Construction Cost (including GST)	\$ 1,657 /m2 778,380
Total GST	\$ 71,671
**excludes carparking	
<p>PRIVACY NOTICE</p> <p>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.</p> <p>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</p>	
<p>BANKSTOWN CUSTOMER SERVICE CENTRE Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885</p>	<p>CAMPSPICE CUSTOMER SERVICE CENTRE 137 Beamish Street, Campsie NSW 2194 PO Box 77, Campsie NSW 2194</p>
<p>CANTERBURY-BANKSTOWN COUNCIL ABN 45 985 891 846 P. 9707 9000 F. 9707 W. cbcity.nsw.gov.au</p>	

Canterbury Bankstown Council

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5 Bega Place, Georges Hall

ESTIMATE DETAILS	\$
Excavation	\$ 9,087
Cost per square metre of site area	\$/m2 14.63
Demolition and Site Preparation	\$ 9,240
Cost per square metre of site area \$/m2	\$/m2 14.87
Construction - Commercial	\$ NA
Cost per square metre of commercial area	\$/m2 NA
Construction - Residential (incl. demo, excavation and GST)	\$ 778,380
Cost per square metre of residential area (GFA)	\$/m2 1,253
Construction - Retail	\$ NA
Cost per square metre of retail area	\$/m2 NA
Carpark	\$ Included
Cost per square metre of site area (incl.GST)	\$/m2 48,312.00
Cost per space (incl.GST)	\$/space 24,156
Fitout - Commercial	\$/m2 NA
Cost per square metre of commercial area	\$ NA
Fitout - Residential	\$/m2 included
Cost per square metre of residential area	\$ included
Fitout - Retail	\$ NA
Cost per square metre of retail area	\$/m2 NA
Professional Fees \$	\$ 10,000
% of Development Cost	% 1.27%
% of Construction Cost	% 1.28%

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).

√ This cost plan is a preliminary assessment of probable building costs for submission with the application for approval of local authorities and should not be used for any other purpose. The rates used are applicable

to the date of issue of the cost plan.√ 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 under the GIPA Act 2009. *Must be signed by a Registered Quantity Surveyor*

Signature: *J Farr*

Date: 07/12/2021

Print Name:**Jeffrey Farr...AAIQS**.....

Position & Qualifications:Director FQS Pty Ltd, Diploma in Technology (Quantity Surveying) NSWIT

AIQS Membership No.**10807**.....