



SECTION A. Details of the Applicant							
Mr	<input type="checkbox"/>	Ms	<input type="checkbox"/>	Mrs	<input type="checkbox"/>	Miss	<input type="checkbox"/>
First Name	Residential Logistics Pty Ltd			Family Name			
Unit No.		Street No.		Street	PO Box 129		
Suburb	Liverpool			State	NSW	Postcode	1871
Daytime Telephone	9602 7700			Mobile	0419 434 770		
Email	alexnd@rl.net.au						
SECTION B. Location and Title Description of the Property							
Unit No.		Street No.	85	Street	Ely Street		
Suburb	Revesby			State	NSW	Postcode	2212
Lot No.	22			Section No.	7		
Deposited Plan/Strata Plan No.	2343						
SECTION C. Development Cost							
Item				Cost			
DEVELOPMENT DETAILS							
Gross Floor Area - Commercial				m ²	N/A		
Gross Floor Area - Residential				m ²	420.72		
Gross Floor Area - Retail				m ²	N/A		
Gross Floor Area - Car Parking				m ²	N/A		
Gross Floor Area - Other				m ²	N/A		
Total Gross Floor Area				m ²	420.72		
Total Site Area				m ²	929.00		
Total Car Parking Spaces					4		
Total Development Cost				\$	1,253,150.00		
Total Construction Cost				\$	1,205,190.00		
Total GST				\$	113,923.00		
ESTIMATE DETAILS							
Excavation				\$	11,349.80		
Cost per square metre of site area				\$/ m ²	12.22		
Demolition and Site Preparation				\$	10,111.67		
Cost per square metre of site area				\$/ m ²	10.88		
Construction - Commercial				\$	N/A		

Cost per square metre of commercial area	\$/ m ²	N/A
Construction - Residential	\$	1,083,617.23
Cost per square metre of residential area	\$/ m ²	2,575.63
Construction - Retail	\$	N/A
Cost per square metre of retail area	\$/ m ²	N/A
Carpark	\$	52,151.00
Cost per square metre of site area	\$/ m ²	56.14
Cost per space	\$/space	13,037.75
Fitout - Commercial	\$	N/A
Cost per square metre of commercial area	\$/ m ²	N/A
Fitout - Residential	\$	INCL
Cost per square metre of residential area \$/m ²	\$	INCL
Fitout - Retail	\$	N/A
Cost per square metre of retail area	\$/ m ²	N/A
Professional Fees	\$	47,960.00
% of Development Cost	%	3.83
% of Construction Cost	%	3.98
SECTION D. Applicant's Declaration		
<p>I certify that I have:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Inspected the plans the subject of the application for development consent or construction certificate. <input checked="" type="checkbox"/> Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Included GST in the calculation of development cost. <input checked="" type="checkbox"/> Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2). <input checked="" type="checkbox"/> 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	Xan Duong	
Signature		
Must be signed by a Registered Quantity Surveyor		
Position & Qualifications:	Director, B.Build (CE), AAIQS 	Membership No. 9229
Date	FGFeb-2025	

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

CAMPSPIC CUSTOMER SERVICE CENTRE

137 Beamish Street, Campsie NSW 2194
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

Building Address:	85 Ely Street, Revesby
Date:	31 January 2025
Drawing Ref. #	Residential Logistics P/L Job No.RL 6098, Sheet: 1 of 2 Rev E Dated 08.02.2025

1	Preparation of Plans and Details, including contour survey, stormwater design, landscape plan and statement of environmental effects	\$ 25,000.00
2	DA fees, CC fees, Long Services Levy and Home Owners Warranty Insurance	\$ 18,600.00
3	Site Establishment (toilet hire, sediment erosion control, temp fencing, all weather access)	\$ 6,039
4	Demolition of existing structures	
5	Site Preparation including levelling of site, removal of spoil and green waste	\$ 9,192
6	Concrete piers (drilling rig, concrete and labour)	\$ 10,318
7	Drainer (internal drainage points)	\$ 6,963
8	Termite protection (Part A)	\$ 4,810
9	Concrete Slab (labour and materials)	\$ 76,353
10	External drainage (stormwater and sewer)	\$ 65,050
11	Timber frames, floor joists, sheet flooring and roof trusses (including hardware)	\$ 100,492
12	Aluminium windows and doors	\$ 79,247
13	Framing Carpenter Labour	\$ 31,404
14	Scaffolding (supply and install)	\$ 6,325
15	Bricks and hardware (sand, cement, brick ties, flashing material, steel angles and beams)	\$ 55,703
16	Bricklayer Labour	\$ 51,437
17	Fascia and gutter (supply and install)	\$ 9,138
18	Roof tiles (supply and install)	\$ 66,325
19	Plumbing roughen (water and gas)	\$ 11,530
20	Electrical rough in	\$ 9,688
21	Garage panel lift door	\$ 3,437
22	Lock up (external doors and hardware)	\$ 4,353
23	Eaves material and hardware	\$ 9,174
24	Eaves carpenter (includes installation of eaves)	\$ 7,125
25	Wall and Ceiling Batts	\$ 7,821
26	Wall and Ceiling linings (supply and install)	\$ 49,350
27	Internal fix out (internal door and hardware, skirtings and architraves and general hardware)	\$ 16,178
28	Internal fix out labour	\$ 7,136
29	Kitchen and vanities (supply and install)	\$ 90,582
30	Waterproofing (wet areas)	\$ 3,397
31	Wall and floor tiles - wet areas (supply and install)	\$ 45,069
32	Shower screens and mirrors (supply and install)	\$ 7,567
33	Laundry tub, bathtub, all taps and fittings	\$ 6,887
34	Painter (supply and install)	\$ 63,775
35	Light fittings	\$ 7,554
36	Finish off plumber - including supply and install rainwater tanks	\$ 20,647
37	Finish off electrician	\$ 7,759
38	Floor coverings	\$ 20,678
39	House clean	\$ 2,504
40	Termite protection (Part B)	\$ 4,927
41	Service connections (electricity, gas, water and sewer)	\$ 5,922
42	Retaining walls (supply and install)	\$ 6,176
43	Fencing (supply and install)	\$ 7,317
44	Driveways (supply and install)	\$ 35,827
45	Landscaping (supply and install)	\$ 36,500
46	Final Site Clean	\$ 1,150
47	Whitegoods (cook top, oven, dishwasher and range hood) and hot water system	\$ 16,800

This estimate is prepared based on trade format in accordance with the AIQS standards of measurement.

Prepared by:	Xan Duong
Position/Qualification:	Director, AAIQS Member# 9229
Signature:	
Date:	12 February 2025

Sub total	\$ 1,139,227
GST	\$ 113,923
Total	\$ 1,253,150

Area (GFA)	420.72
Cost / m2 Incl. GST	\$ 2,979

Cost Analysis	\$ (Excl GST)	GST	\$ (incl GST)
Demolition	\$ -	\$ -	\$ -
Total Construction (excl Demo)	\$ 1,095,627.00	\$ 109,562.70	\$ 1,205,189.70
Total Construction Cost (incl Demo)	\$ 1,095,627.00	\$ 109,562.70	\$ 1,205,189.70
Professional & Authority Fees	\$ 43,600.00	\$ 4,360.00	\$ 47,960.00
Total Development Cost	\$ 1,139,227.00	\$ 113,922.70	\$ 1,253,149.70