

Estimated Development Cost Report

Development Cost over \$500,000

Address. 23 Chelmsford Ave, Bankstown NSW 2200.

Prepared for - Canterbury Bankstown Council.

Ref. CA23/2400.

Prepared by -

Raihanul Islam.

Registered Quantity Surveyor.

MAIQS, CQS.

Member of Australian Institute of Quantity Surveyors (AIQS)

Certified Quantity Surveyor.



1. Introduction:

This quantity survey cost report has been prepared to advise the value of the construction cost of the proposed development.

2. Development Address:

23 Chelmsford Ave, Bankstown NSW 2200.
LGA : Bankstown Council.

3. Brief Development Description:

The construction proposal includes demolition of existing house, and construction of two storey single dwelling – modular buildings.

4. Documentation:

Our cost estimate is based on proposed finishes and Architectural drawings prepared by Archisoul Architects, updated on 02/12/24, Rev 01 for Minh Tran.
Please refer to appendix for a reduced copy of floor plans.



5. Gross Floor Areas:

Site Area = 503.22 m2.

Description - Proposed Floor Area	GFA (m2)
First Floor	
Living Area (FECA)	130.25
Balcony (UCA)	23.00
Ground Floor	
Living Area (FECA)	151.78
Deck (UCA)	49.00
Subtotal GFA (m2), Residential Floor Area	354.03
Garage	42.00
Total GFA (m2)	396.03

* FECA (Fully Enclosed Covered Area), *UCA (Unenclosed Covered Area),

* GFA (Gross Floor Area) = FECA + UCA

6. Executive Summary:

The total estimated development cost is \$1,181,614.55, excluding GST.

Description	Amount
Total Construction Cost (Excl. GST)	\$ 1,122,547.74
Add, Consultants Fees	5.00 \$ 59,066.81
Total Development Cost (excl. GST)	100.00 \$ 1,181,614.55
Add, GST (10%)	\$ 118,161.45
Total Development Cost (Include. GST)	\$ 1,299,776.00

Therefore, the development cost rate per residential GFA (m2) = \$ 3,337.61 /m2 , excluding GST.

The cost calculation is accurate as per my knowledge & experience. It covers the full scope of the proposed development.



7. Elemental Estimate:

The total cost has been estimated by elemental that includes material & labour cost - supply & install.

Code	Item	%	Total Cost (\$)
PR	Preliminaries	5.40	\$ 63,807.19
AR	Site Preparation (Demolition, Site Clearance etc)	4.23	\$ 49,982.30
SB	Substructure (Excavation, Footings & Ground Floor Substrate)	8.50	\$ 100,437.24
	Superstructure		
UF	Upper floors	6.30	\$ 74,441.72
SC	Staircases	1.80	\$ 21,269.06
RF	Roof	4.40	\$ 51,991.04
EW / WW	External Walls & Windows	8.75	\$ 103,391.27
ED	External Doors	1.10	\$ 13,021.53
NW	Internal Walls	3.55	\$ 41,947.32
NS	Internal Screens	1.57	\$ 18,551.35
ND	Internal Doors	1.23	\$ 14,524.01
	Finishes		
WF	Wall Finishes	6.30	\$ 74,441.72
FF	Floor Finishes	3.15	\$ 37,220.86
CF	Ceiling Finishes	3.50	\$ 41,356.51
	Fittings		
FT	Fitments (PC allowances)	4.10	\$ 48,446.20
	Services		
PD	Plumbing / Hydraulic Services (incl. External Services)	4.30	\$ 50,809.43
AC	Mechanical Services (Wet areas Ventilation, Air Conditioning if applicable)	2.30	\$ 27,177.13
LP	Electrical Services (excl. substation)	3.60	\$ 42,538.12
XR/XN	Siteworks (Boundary wall, Retaining Wall, Fencing and Gates, etc.)	2.04	\$ 24,104.94
	External Services	1.68	\$ 19,851.12
XL	Landscaping & Improvements	2.20	\$ 25,995.52
BM	Builder's Overhead & Margin	15.00	\$ 177,242.18
	Description		Amount
	Total Construction Cost (Excl. GST)		\$ 1,122,547.74
	Add, Consultants Fees	5.00	\$ 59,066.81
	Total Development Cost (excl. GST)	100.00	\$ 1,181,614.55
	Add, GST (10%)		\$ 118,161.45
	Total Development Cost (Include. GST)		\$ 1,299,776.00



8. Cost item inclusions :

The cost report Includes the below cost:

- Preliminary works such as the erection of scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management etc.;
- Internal fit out flooring, wall finishing's, fittings, fixtures and bathrooms;
- Demolition works including cost of removal from the site and disposal, asbestos included;
- Professional fees as part of the design such as the cost of preparing architectural plans, planning consultants fees for statements and reports;
- Preparation works such as the clearing of vegetation, decontamination and remediation works,
- Site works such as excavation, dredging, shoring, filling, retaining walls etc.;
- Supply of services including but not limited to plumbing, electrics, air-conditioning, mechanical, fire protection, plant, gas, telecommunications, sewage, drains and connection to electrical mains;
- Building construction and engineering: concrete, brickwork, plastering, steelwork/metal works, carpentry/joinery, windows, doors and roofing;
- All the cost includes material, labour fees, plants & equipment.
- Other works associated with the development such as required landscaping, retaining walls, driveways, parking, loading areas; and
- Any other works related to the development.

9. Cost item exclusions:

The cost report excludes the below cost:

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval.
- Land costs including costs of purchasing, holding, and marketing.
- Ongoing maintenance or use of the development, and
- Finance Costs.



10. Declaration

I certify that,

- I have inspected the plans, subject of the application for development consent or construction certificate
- I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- I have prepared the report to the best of my knowledge.
- Calculated the development costs in accordance with the definition of estimated development cost in Section 6 of the Environmental Planning and Assessment Regulation 2021 at current prices, and in accordance with Section 208 of the Environmental Planning and Assessment Regulation 2021;
- Included GST in the calculation of the total development cost;
- Prepared the estimated development cost report using the AIQS practice standard for estimating development costs;
- Submitted the report in the standard form of quantity surveyor report above (available on the NSW Planning Portal);
- Prepared the estimated development cost report based on cost estimates current as of the date of submission, dated no earlier than 30 days from when the application is submitted.

Prepared by

Raihanul Islam.

Corporate member of Australian Institute of Quantity Surveyors,

MAIQS Reg. No. 25190, CQS.

Date. 17-12-2024.



Appendix A.

Filled up council cost summary report form

SECTION A. Details of the Applicant					
Mr	<input checked="" type="checkbox"/>	Ms	<input type="checkbox"/>	Mrs	<input type="checkbox"/>
Miss	<input type="checkbox"/>				
First Name	Raihanul			Family Name	Islam
Unit No.		Street No.	21	Street	Myrtle Road
Suburb	Bankstown			State	NSW
		Postcode	2200		
Daytime Telephone	0432095139			Mobile	0432095139
Email	QSCostEngineer@gmail.com				
SECTION B. Location and Title Description of the Property					
Unit No.		Street No.	23	Street	Chelmsford Ave
Suburb	Bankstown			State	NSW
		Postcode	2200		
Lot No.			Section No.		
Deposited Plan/Strata Plan No.					
SECTION C. Development Cost					
Item				Cost	
DEVELOPMENT DETAILS					
Gross Floor Area - Commercial				m ²	N/A
Gross Floor Area - Residential				m ²	354.03
Gross Floor Area - Retail				m ²	N/A
Gross Floor Area - Car Parking				m ²	42
Gross Floor Area - Other				m ²	N/A
Total Gross Floor Area				m ²	396.03
Total Site Area				m ²	503.22
Total Car Parking Spaces					2
Total Development Cost				\$	\$1,299,776.00
Total Construction Cost				\$	\$1,181,614.55
Total GST				\$	\$118,161.45
ESTIMATE DETAILS					
Excavation				\$	\$45,000.00
Cost per square metre of site area				\$/ m ²	\$89.42
Demolition and Site Preparation				\$	\$49,982.30
Cost per square metre of site area				\$/ m ²	\$99.32
Construction - Commercial				\$	N/A

Cost per square metre of commercial area	\$/ m ²	N/A
Construction - Residential	\$	\$667,077.49
Cost per square metre of residential area	\$/ m ²	\$1,884.24
Construction - Retail	\$	N/A
Cost per square metre of retail area	\$/ m ²	N/A
Carpark	\$	\$84,000.00
Cost per square metre of site area	\$/ m ²	\$166.93
Cost per space	\$/space	\$42,000.00
Fitout - Commercial	\$	N/A
Cost per square metre of commercial area	\$/ m ²	N/A
Fitout - Residential	\$	\$276,487.96
Cost per square metre of residential area \$/m2	\$	\$780.97
Fitout - Retail	\$	N/A
Cost per square metre of retail area	\$/ m ²	N/A
Professional Fees	\$	\$59,066.81
% of Development Cost	%	5.0 %
% of Construction Cost	%	5.3 %

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 Raihanul Islam

Signature

Must be signed by a Registered Quantity Surveyor



Position & Qualifications:

Reg. Quantity Surveyor

Membership No.

MAIQS -25190 , CQS.

Date

17-Dec-2024

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.

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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. cbcity.nsw.gov.au



Appendix B.

Filled up Cost Summary Table

(Department of Planning, Housing and Infrastructure – Planning Circular PS 24-002)

Estimated Development Cost Report – Under \$3 Mill

Estimated Development Cost (EDC) Report as per Planning Circular PS24-002

Portal Application Number (PAN):		Date:
Applicant's name: Minh Tran		
Applicant's address: 23 Chelmsford Ave, Bankstown NSW 2200		
Development address: 23 Chelmsford Ave, Bankstown NSW 2200		
Element		Cost (excluding GST)
Demolition, excavation and site preparation (includes Preliminaries) Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.		\$ \$158,789.48
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.		\$ \$182,570.23
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes.		\$ \$21,269.06
Roof The structurally sound and watertight covering over the building.		\$ \$51,991.04
Windows, internal walls, doors and screens		\$ \$138,744.20
Surface finishes Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc).		\$ \$153,019.08
Fitments Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.		\$ \$48,446.20
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.		\$ N/A
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).		\$ \$140,375.81
External works Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc).		\$ \$50,100.46
Professional fees (includes Builder's Margin) Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc).		\$ \$236,308.99
Estimated development cost (The sum of the above cost elements, exclusive of GST*)		\$ \$1,181,614.55
GST		\$ \$118,161.45
Estimated development cost plus GST		\$ \$1,299,776.00

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Calculated the development costs in accordance with the Department of Planning, Housing and Infrastructure –Planning Circular PS24-002 and;
- Excluded GST in the calculation of Estimated Development Cost (EDC)

Name: Raihanul Islam

Signed: 

Position & Qualification: Registered Quantity Surveyor, MAIQS- 25190, CQS.

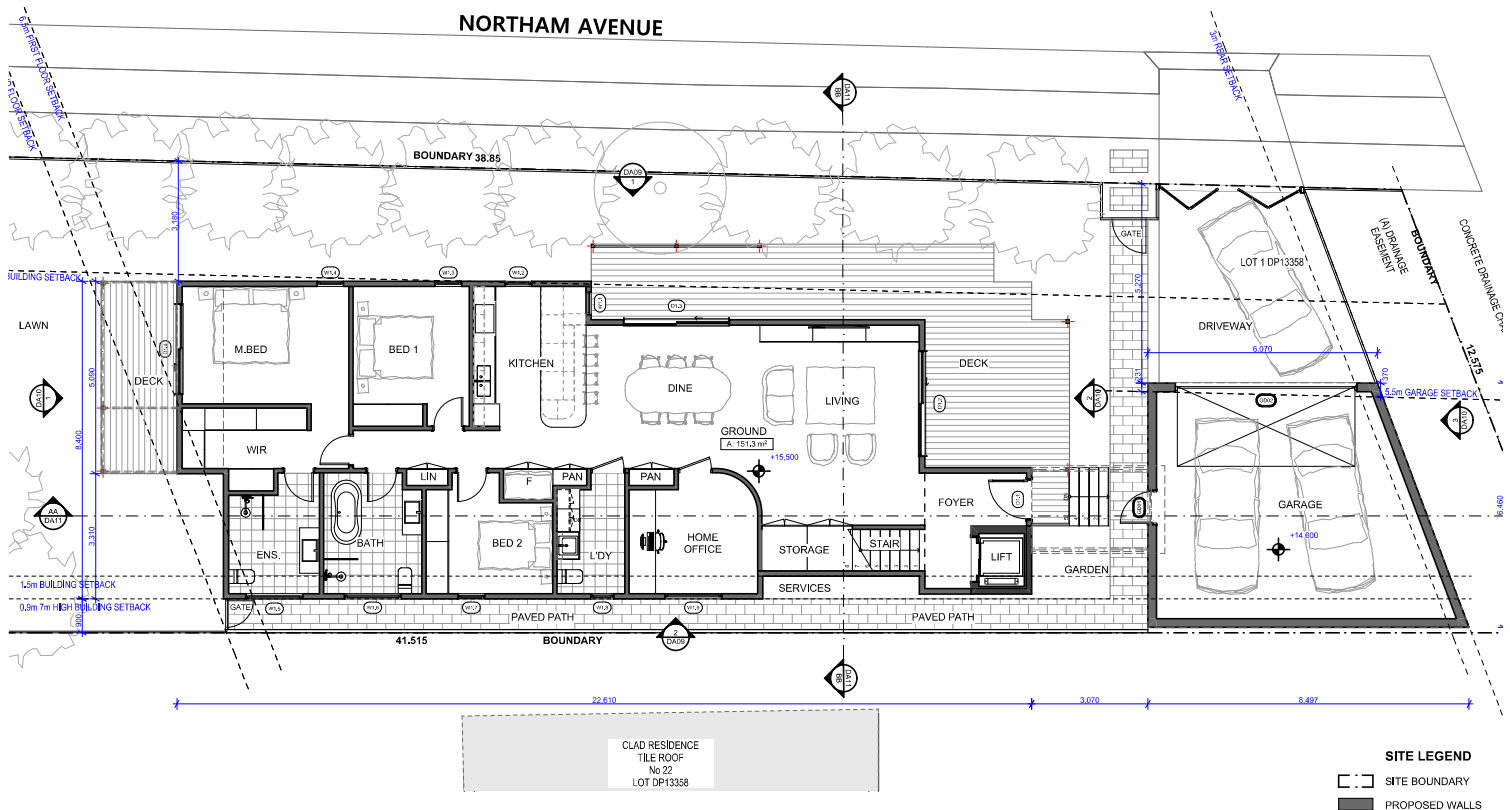
Date: 17-12-2024

* Estimated development cost excludes GST, pursuant to Section 6 of the Environmental Planning and Assessment Regulation 2021.



Appendix C.

Reduced Architectural Drawings



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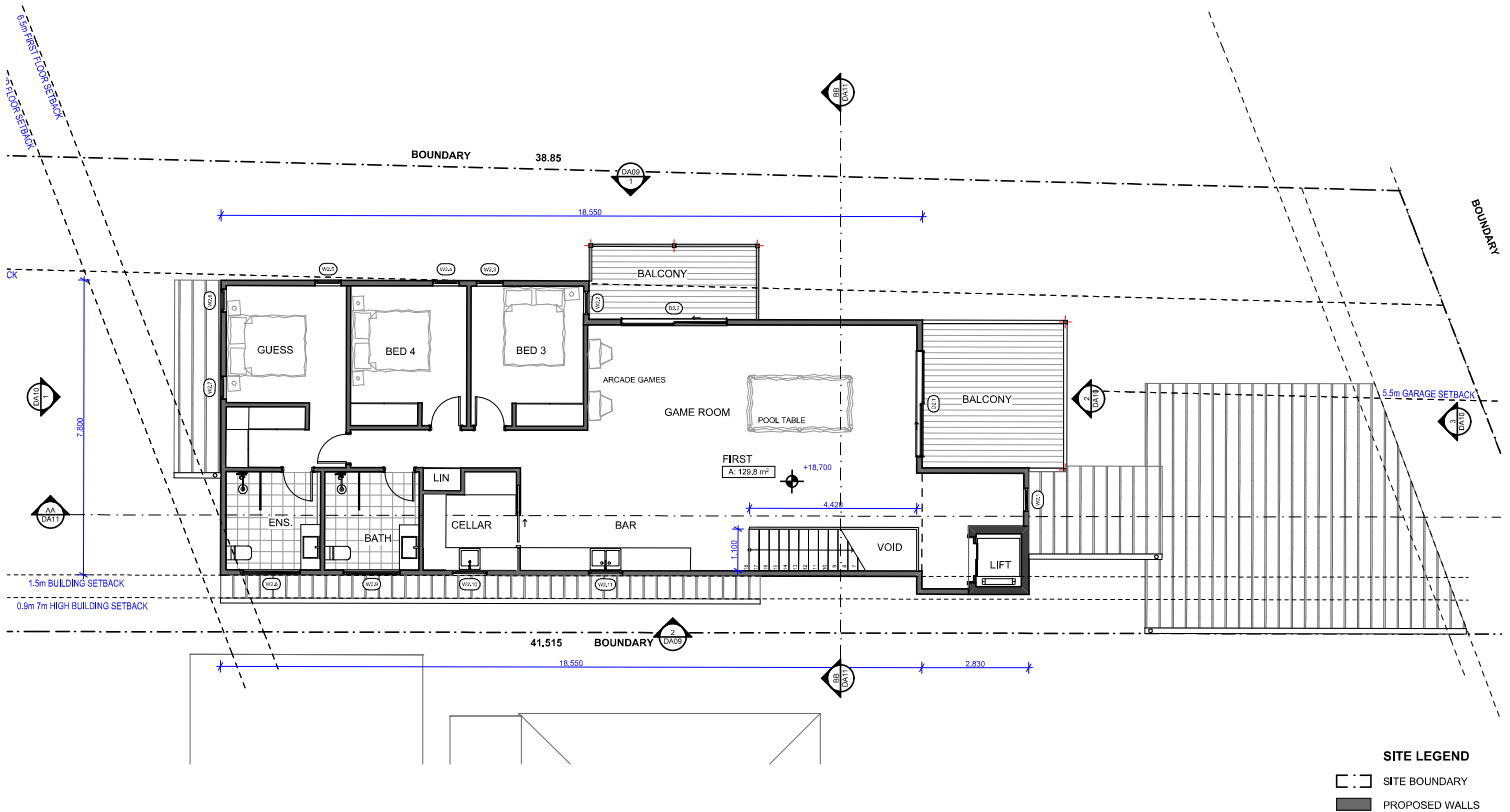
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PROJECT DETAILS
Drawn | Checked **EG - JG**
Plot Date: **2/12/2024**
Project Status: **STAGE 1A**
Client: **Minh Tran**
Project: **2271**

DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN
PROJECT NAME :
23 CHELMSFORD AVENUE
BANKSTOWN

REVISION NO.
01
DRAWING NO.
DA06

SCALE:
1:100 @ A3



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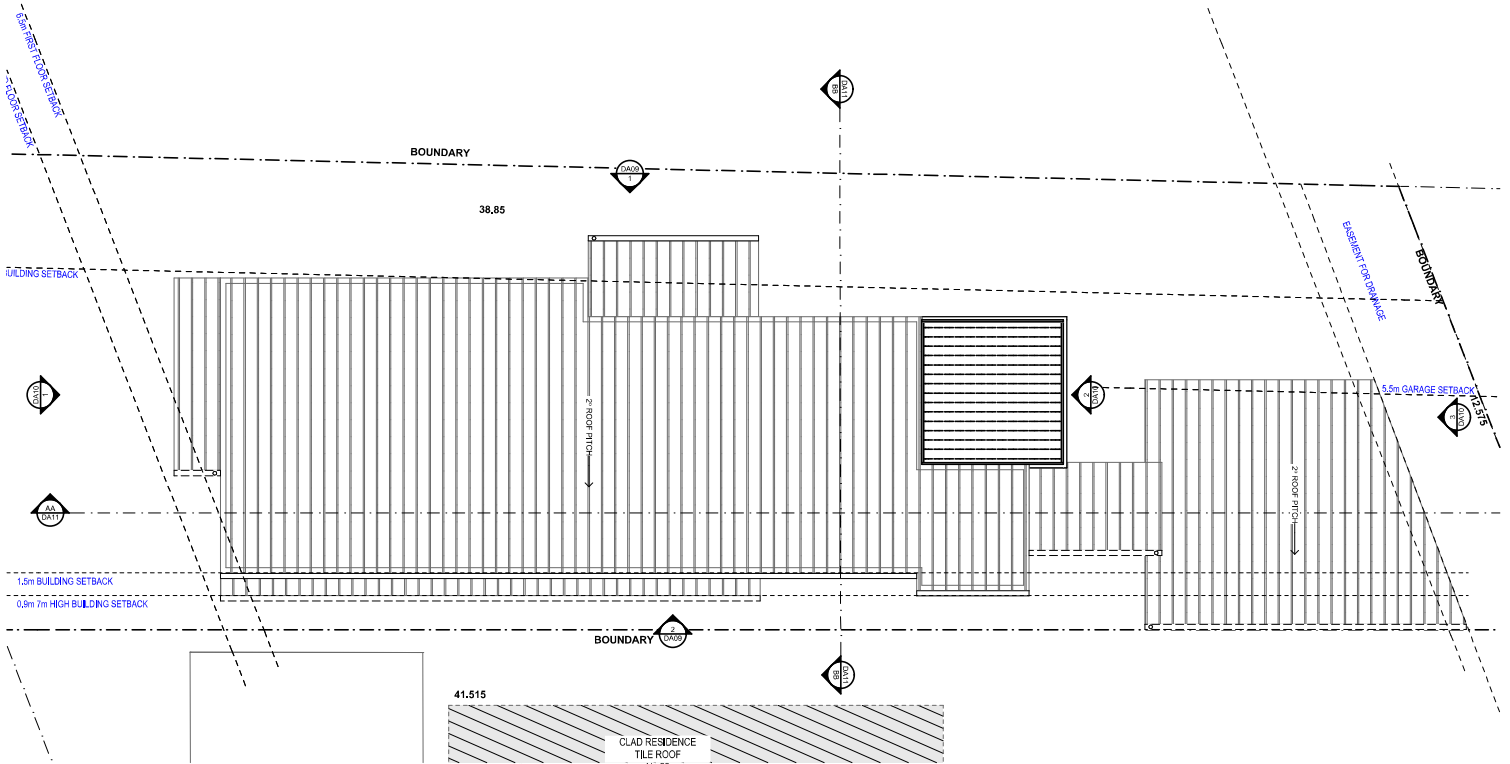
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AUSTRALIAN STANDARDS.

REV	DATE	DESCRIPTION
01	2/12/2024	Issued for DA

PROJECT DETAILS
Drawn | Checked **EG - JG**
Plot Date: **2/12/2024**
Project Status: **STAGE 1A**
Client: **Minh Tran**
Project: **2271**

DRAWING TITLE :
**PROPOSED FIRST FLOOR
PLAN**
PROJECT NAME :
**23 CHELMSFORD AVENUE
BANKSTOWN**

SITE LEGEND
SITE BOUNDARY
PROPOSED WALLS
REVISION NO.
01
DRAWING NO.
DA07
SCALE:
1:100 @ A3



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REV	DATE	DESCRIPTION
01	2/12/2024	Issued for DA

PROJECT DETAILS
Drawn | Checked **EG - JG**
Plot Date: **2/12/2024**
Project Status: **STAGE 1A**
Client: **Minh Tran**
Project: **2271**

DRAWING TITLE :
PROPOSED ROOF PLAN
PROJECT NAME :
**23 CHELMSFORD AVENUE
BANKSTOWN**

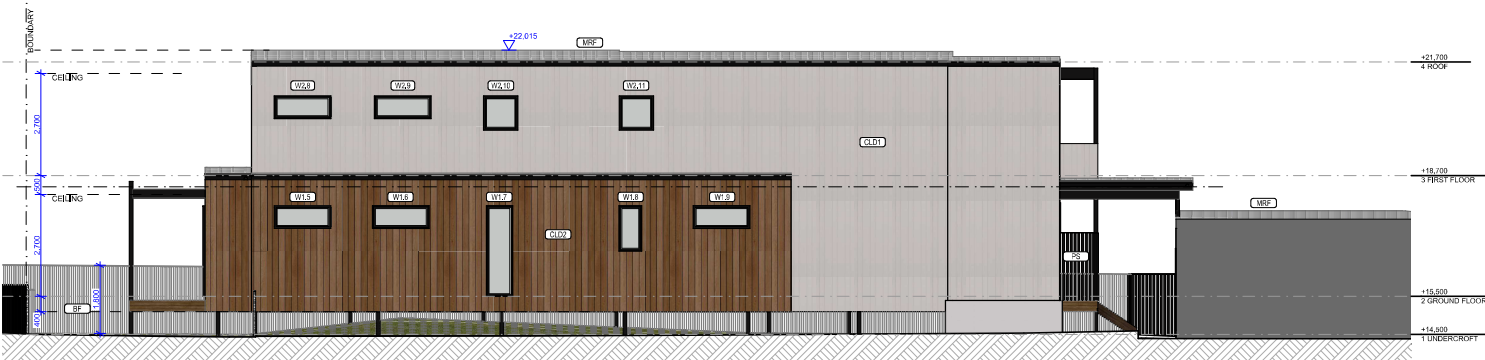
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DRAWING NO.
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LEGEND

- CLD1 Hardie™ Oblique™ Cladding Antique White
CLD2 western red cedar vertical cladding
BRK1 Brick recycled
PS PRIVACY SCREEN
TS VERTICAL SLAT OR LOUVER SCREEN
GB GLASS BALUSTRADE
MRF ROOF/WALL SHEETING
BAL1 METAL POST & WIRE BALUSTRADE
COL CHS COLUMN
VS Vergola system



NORTH ELEVATION



SOUTH ELEVATION

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REV DATE DESCRIPTION

REV	DATE	DESCRIPTION
01	2/12/2024	Issued for DA

PROJECT DETAILS

Drawn | Checked **EG - JG**
Plot Date: **2/12/2024**
Project Status: **STAGE 1A**
Client: **Minh Tran**
Project: **2271**

DRAWING TITLE :

PROPOSED NORTH & SOUTH ELEVATIONS

PROJECT NAME :

**23 CHELMSFORD AVENUE
BANKSTOWN**

REVISION NO.

01

DRAWING NO.

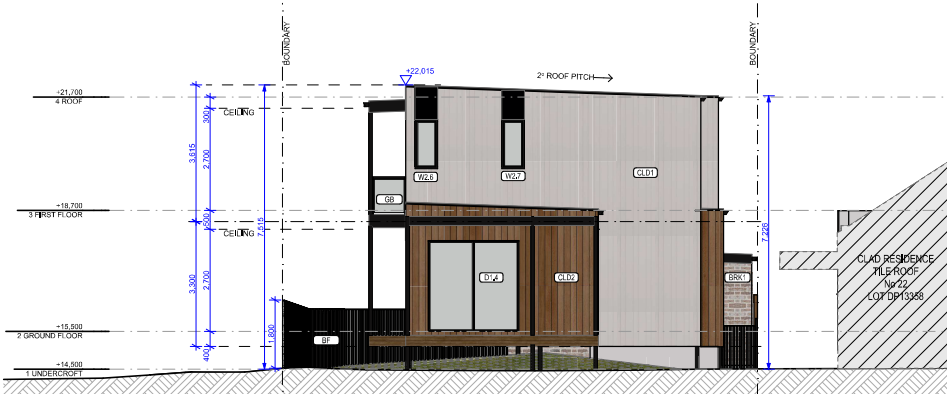
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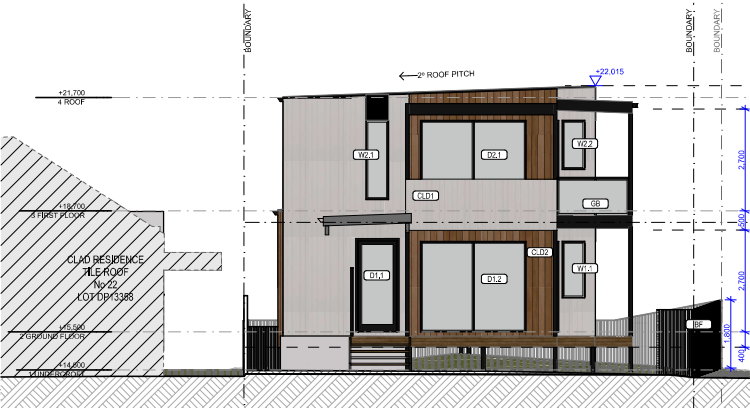
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LEGEND

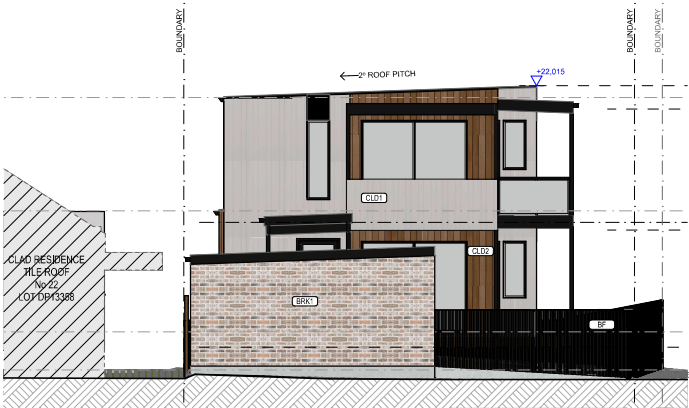
- CLD1 Hardie™ Oblique™ Cladding Antique White
CLD2 western red cedar vertical cladding
BRK1 Brick recycled
PS PRIVACY SCREEN
TS VERTICAL SLAT OR LOUVER SCREEN
GB GLASS BALUSTRADE
MRF ROOF/WALL SHEETING
BAL1 METAL POST & WIRE BALUSTRADE
COL CHS COLUMN
VS Vergola system



1 WEST ELEVATION



2 EAST ELEVATION



3 EAST ELEVATION - GARAGE

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