

SECTION 7.11 & 7.12 DEVELOPMENT CONTRIBUTIONS PLAN
Registered Quantity Surveyor's Detailed Cost Report for Proposed Developments

Environmental Planning and Assessment Act 1979

APPLICATION DETAILS

☒ Development Application No.:

☐ Complying Development Certificate Application No.:

☐ Construction Certificate No.:

PROPERTY DETAILS

Unit, Shop, HNo.: 33 Street: Lascelles Avenue

Suburb Greenacre, NSW 2190 Lot(s) No.: 130

Section: DP No.: 11389

APPLICANT'S DETAILS

Mr/Mrs/Miss/Ms/Other: Business Name (or Company Name & ACN): De`bonnaire Designz

Postal Address: P.O. Box A177, Enfield South Postcode: 2133

Email: deb.designz@gmail.com Phone: 0425 28 43 43

ANALYSIS OF DEVELOPMENT COSTS

Item	Cost
DEVELOPMENT DETAILS	
Gross Floor Area - Commercial	m ² N/A
Gross Floor Area - Residential	m ² 294.1
Gross Floor Area - Retail	m ² N/A
Gross Floor Area - Car Parking / Basement	m ² 227.99
Gross Floor Area - Other	m ² 0
Total Gross Floor Area	m ² 522.09
Total Site Area	m ² 668.9
Total Car Parking Spaces	2
Total Development Cost	\$ 921,270
Total Construction Cost	\$ 898,238
Total GST	\$ 83,752

ESTIMATE DETAILS	
Excavation	\$ 30,101
Cost per square metre of site area	\$/m ² 45
Demolition and Site Preparation	\$ 11,706
Cost per square metre of site area	\$/m ² 17.50
Construction - Commercial	\$
Cost per square metre of commercial area	\$/m ²
Construction - Residential	\$ 861,449
Cost per square metre of residential area	\$/m ² 1650
Construction - Retail	\$
Cost per square metre of retail area	\$/m ²
Carpark	\$ 36,790
Cost per square metre of site area	\$/m ² 55
Cost per space	\$ / space 18,395
Fitout - Commercial	\$
Cost per square metre of commercial area	\$/m ²
Fitout - Residential	\$ 52,209
Cost per square metre of residential area	\$/m ² 100
Fitout - Retail	\$
Cost per square metre of retail area	\$/m ²
Professional Fees	\$ 23,032
% of Development Cost	% 2.50%
% of Construction Cost	% 2.56%

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 7.11 & 7.12 Development Contributions Plan of Council 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).

Signature: *S. Najm*

Date: 28.02.2025

*Must be signed by a
Registered Quantity
Surveyor*

Print Name: Mr. S. Najm

Membership No: AAQS Reg No 2752

Position & Qualifications:

Director, B Build (QS) UTS

PRIVACY STATEMENT

You will need to provide personal information to Council in respect of this application. Council is required under the Privacy & Personal Information Protection Act 1998 (PPIPA) to collect, maintain & use your personal information in accordance with the Privacy Principles & other relevant requirements of the PPIPA. For further clarification please contact the Privacy Contact Officer at Council.

Archi-QS Pty Ltd
Registered Quantity Surveyors
Suite 4/8-10 The Avenue Hurstville NSW 2220

Element Cost Summary. This Budget is not to be used for Sale or Marketing purposes. This Budget was prepared for the sole purpose of DA Council Submission related to Section 7.11 & 7.12 Contribution only. Anyone who is found using this Budget for other than its intended purposes would be subject to prosecution.

Project Address:

CODE	ELEMENT	%	Cost \$ / m ²	Cost
01 SB	Substructure - Bulk & Detailed Excavation, piles, piers, footings, walls, car parking etc.	10.5%	185.3	96,733.32
03 UF	Columns +Slabs/Floors + Staircases	11.5%	202.9	105,946.02
05 RF	Roof - Concrete, Metal, Tiles, etc.	5.5%	97.1	50,669.84
06 EW	External Walls - external, fins, upturns, spandrells, ect.	6.0%	105.9	55,276.18
07 WW	Windows - incl. Glazed shop fronts, Louvres	5.0%	88.2	46,063.49
08 ED	External Doors	1.0%	17.6	9,212.70
09 NW	Internal Walls	6.0%	105.9	55,276.18
11 ND	Internal Doors	2.0%	35.3	18,425.39
12 WF	Wall Finishes - render, plasterboard, paint, etc.	6.0%	105.9	55,276.18
13 FF	Floor Finishes - vinyl, tiles, carpet, grano, etc.	4.0%	70.6	36,850.79
14 CF	Ceiling Finishes - suspended, set, paint, etc.	3.0%	52.9	27,638.09
15 FT	Fitment/Fittings - PC items, appliances, etc.	5.5%	97.1	50,669.84
17 SF	Plumbing	6.5%	114.7	59,882.53
22 VE	Mechanical - basement exhaust, wet area exhaust, A/C	1.0%	17.6	9,212.70
25 FP	Fire Protection - FHR, Hydrant, Sprinklers, smoke, etc.	3.5%	61.8	32,244.44
26 LP	Electric & Communication - light fittings, intercom, TV intenna, Optus, etc.	4.0%	70.6	36,850.79
27 CM	Transportation - Lifts, Travelators, Escalators, Dumb Waiter, Car Stacker etc.	0.0%	0.0	0.00
32 XP	Site Preparation / Demolish	2.0%	35.3	18,425.39
34 XN	Boundary Walls, Fencing, Gates, Council works	2.0%	35.3	18,425.39
36 XL	Landscaping/Improvements - Retaining walls, footpaths, Gazebo, Pool, BBQ Area, driveways, etc.	2.5%	44.1	23,031.74
00 PR	Preliminaries - Site Overheads, Builders Margin	10.0%	176.5	92,126.97
46 YY	Professional & Authorities Fees	2.5%	44.1	23,031.74
Total Development Cost (Incl. GST)		100.0%		921,270