



CPP

QUANTITY SURVEYORS

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COST SUMMARY REPORT

for THE CITY OF CANTERBURY-BANKSTOWN

PROJECT ADDRESS:

**120 TOMPSON ROAD
PANANIA NSW**

CLIENT(S):

JAMES & SARAH HANDYSIDE

ISSUE DATE:

4th APRIL 2025

REVISION:

0

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1.0 - QUANTITY SURVEYOR QUALIFICATIONS

CPP Quantity Surveyors are registered and certified members (CQS) of the Australian Institute of Quantity Surveyors.

The preparer of this report is: -

Gary B. Uys MAIQS, CQS

Director

Certified Quantity Surveyor (AIQS #3327)



For more information about us, please visit our website <https://cppqs.com.au>.

2.0 – DISCLAIMER

This report has been prepared to provide a Registered Quantity Surveyors' Cost Summary Report suitable to fulfil the DA, CC or CDC requirements for NSW Councils and/or NSW Department of Planning & Environment.

The actual construction costs could vary depending on construction methodology adopted, calibre of contractor, timing of the works, ongoing design decisions, inclusions, specifications, tendering conditions, market conditions, availability of resources, development application and other government and authority conditions.

Therefore, this report is for the benefit and use of the applicable NSW Local Council and/or NSW Department of Planning & Environment only and not to be relied upon by third parties.

3.0 - INTRODUCTION

This report has been prepared to provide a Registered Quantity Surveyors' Cost Summary Report for the residential development located at 120 Tompson Road, Panania, NSW.

4.0 - PURPOSE & BASIS OF REPORT

This report has been prepared to determine an indicative development cost for inclusion in the DA/CDC or CC application to ***The City of Canterbury-Bankstown only***. Costs have been prepared in accordance with council requirements and scope definitions per Clause 208 of the Environmental Planning & Assessment Regulation 2021 and S7.11 and S7.12 of the Development Contributions Plan 2020. **It is not intended to be used for any other purpose such as for owner bank/financing use, client budgeting, planning, sales and marketing.**

Estimated costs contained herein are based on our opinion of current average market construction costs with building work completed by a licensed builder and appropriate suppliers and installers.

5.0 - PROJECT DESCRIPTION

The project comprises the site preparation and the construction of a new residential dwelling including external works and landscaping.

6.0 - DEVELOPMENT COST SUMMARY

Our estimated development cost inclusive of professional fees and GST is **\$1,039,000 (Average of \$2,264/m² GFA)**.

We refer you to the "Elemental Estimate Summary" section for more detailed costing information and cost breakdown.

7.0 - BASIS OF COST ESTIMATE

This cost estimate has been based on the following documentation provided by the client or consultants:

- Architectural DA plans, prepared by Castlegate Homes, Rev.J dated 13 March 2025

Where information was not provided, we have made reasonable allowances based on our experience with similar projects.

8.0 - PROJECT AREAS

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

GROSS FLOOR AREA (GFA) DEFINITION

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (FECA)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

The approximate Gross Floor Areas (GFA) in accordance with this definition for this project is as follows:

Location	Area (m2)	Comment
FECA – New expansion	409	Enclosed internal space incl. garage
UCA – New/expansion	50	Covered external verandah, patios and balconies
GFA (m2)	459	FECA + UCA = GFA

Note: The areas above may differ from the areas calculated for FSR purposes as the definition of inclusions/exclusions in the areas are different.

9.0 - INCLUSIONS, EXCLUSIONS & ASSUMPTIONS

The cost generally includes the following works. This is not a concise list of inclusions. Where information was not provided, we have included allowances / assumption based on our experience with similar projects.

Demolition	Painting
No demolition required	Internal painting
Excavation	External painting
Site preparation & bulk excavation	Fitments & Fixtures
Foundations	Staircase(s)
Edge, strip & pad footings	Kitchen cabinetry / joinery / sinks / tapware
Structure	Laundry joinery / sinks / tapware
Retaining walls	Bedroom joinery
Reinforced concrete ground slab	Bathroom joinery
Timber framed floor structure (upper levels)	Living / Living / Secondary rooms, etc joinery
Timber framed roof	External joinery
Structural steel beams and columns	External sinks / tapware / appliances
External Envelope / Enclosure	Kitchen fixtures
Combination of masonry & timber external wall system	Kitchen appliances
Timber wall framing	Laundry fixtures
Weatherboard or similar cladding	Bathroom & ensuite fixtures & fittings
Feature wall finishes	Architraves, trims, fixout, skirtings, etc
Wall insulation	Services
Metal roof covering	Plumbing & hydraulic services
Fascia, gutters and downpipes	Electrical services & light fixtures
Aluminium framed windows	Air-conditioning - Ducted
Glazed external sliding, hinged and stacker doors	Bathroom / laundry ventilation
External balustrades	Water tank(s)
Internal walls & doors	External electrical & light fixtures
Combination of timber and masonry walls	Smoke detectors
Internal doors & hardware	Stormwater reticulation, pits, grates & connection
Wall Finishes	Mains connection
Plasterboard or render	External works
Wall tiling	External works (Driveway, Paving, etc)
Floor Finishes	Landscaping
Tiling to wet areas	Site retaining walls
Carpet to bedrooms	Planter and garden walls
Timber or tiling to living areas	Miscellaneous
Waterproofing to wet areas	Builders' Preliminaries, Insurances & Margin
Skirtings, division strips etc	BASIX provisions
Tiling or decking to alfresco, patios and balconies	Professional fees
Ceiling Finishes	Goods & Services Tax
Plasterboard & paint	
Bulkheads, recesses, etc	
Cornices	
Ceiling insulation	

The following items are **excluded** from this cost estimate.

- Escalation beyond April 2025
- Design, construction & other contingencies
- Ground contamination and other hazardous materials
- Asbestos removal & disposal
- Services & works outside side boundary
- All fitout including machinery, equipment, furniture, specialist items, specific user requirements
- Loose fittings & furnishings
- Long service levy (LSL)
- Land & Legal costs
- Marketing and finance costs
- Project management costs
- Insurances other than builder's insurances
- Taxes, levies & charges other than GST

10.0 - ELEMENTAL ESTIMATE SUMMARY

This report is based on our opinion of market costs and pricing levels to provide our opinion on the development costs and may vary from actual final costs.

Costs have been prepared in accordance with Clause 208 of the Environmental Planning & Assessment Regulation 2021 and S7.11 & S7.12 of the Development Contributions Plan.

The estimated construction cost is **\$1,039,000 (Average of \$2,264/m2 GFA)** and is summarised as follows:

Elemental Estimate	\$
Site Preparation	5,500
Excavation	27,450
Substructure, Footings & Ground Slab	73,820
Columns	2,350
Suspended Floors	40,760
Internal & External Staircases	16,616
Roof Framing, Covering & Rainwater Goods	87,455
External Walls, Cladding & Finishes	55,968
Windows & Glazed Doors	57,108
Non-Glazed External Doors	9,500
Internal Wall Framing	16,780
Internal Screens & Balustrades	7,350
Internal Doors, Frames & Hardware	9,450
Wall Finishes & Internal Linings	46,592
Floor Finishes & Waterproofing	35,557
Ceiling Finishes	34,168
Internal & External Painting	44,990
Joinery, Fitments, Fixtures & Finish Carpentry	76,568
Plumbing & Drainage	27,100
Lifts	-
Air-Conditioning / Ventilation	15,000
Fire Protection & Detectors	500
Electrical Services	31,136
External Works & Landscaping	46,500
Swimming Pool, Pool Fencing & Enclosure	-
External Electrical / Water Supply	3,000
External Stormwater Drainage	8,790
TRADE COST (\$)	780,007
Preliminaries	46,800
Builder's Margin	99,217
CONSTRUCTION COST (Excl. GST) (\$)	926,025
Professional Fees	18,520
DEVELOPMENT COST (Excl. GST) (\$)	944,545
Goods & Services Tax (GST)	94,455
DEVELOPMENT COST (Incl. GST) (\$)	1,039,000
Gross Floor Area (GFA)	459
\$/GFA - Average Across Whole Development	2,264

11.0 - QUANTITY SURVEYOR CERTIFICATION

I CERTIFY THAT I HAVE:

- Inspected the plans subject to the application for development consent or complying development certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Measured gross floor area in accordance with the Method of Measuring of Building Area in the Australian Institute of Quantity Surveyor's Cost Management Manual Volume 1, Appendix A2
- Calculated the development costs in accordance with the definition of proposed cost of development in Clause 208 of the Environmental Planning & Assessment Regulation 2021 and S7.11 & S7.12 of the Development Contributions Plan at current prices; and
- Included GST in the calculation of the proposed cost of development.

SIGNED:




Name: Gary Uys, MAIQS CQS

Position & Qualifications: Director, CPP Quantity Surveyors, Certified Quantity Surveyor (AIQS Member #3327)

Date: 4th April 2025

COUNCIL FORM

SECTION A. Details of the Applicant				
Mr	Ms	Mrs	Miss	
First Name			Family Name	
Unit No.	Street No.	Street		
Suburb			State	Postcode
Daytime Telephone			Mobile	
Email				
SECTION B. Location and Title Description of the Property				
Unit No.	Street No.	Street		
Suburb			State	Postcode
Lot No.		Section No.		
Deposited Plan/Strata Plan No.				
SECTION C. Development Cost				
Item			Cost	
DEVELOPMENT DETAILS				
Gross Floor Area - Commercial			m ²	
Gross Floor Area - Residential			m ²	
Gross Floor Area - Retail			m ²	
Gross Floor Area - Car Parking			m ²	
Gross Floor Area - Other			m ²	
Total Gross Floor Area			m ²	
Total Site Area			m ²	
Total Car Parking Spaces				
Total Development Cost			\$	
Total Construction Cost			\$	
Total GST			\$	
ESTIMATE DETAILS				
Excavation			\$	
Cost per square metre of site area			\$/ m ²	
Demolition and Site Preparation			\$	
Cost per square metre of site area			\$/ m ²	
Construction - Commercial			\$	

Cost per square metre of commercial area	\$/ m ²
Construction - Residential	\$
Cost per square metre of residential area	\$/ m ²
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	\$
Cost per square metre of residential area \$/m ²	\$
Fitout - Retail	\$
Cost per square metre of retail area	\$/ m ²
Professional Fees	\$
% of Development Cost	%
% of Construction Cost	%
SECTION D. Applicant's Declaration	
<p>I certify that I have:</p> <ul style="list-style-type: none"> 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). <p>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.</p>	
Name	
Signature Must be signed by a Registered Quantity Surveyor 	
Position & Qualifications:	Membership No.
Date	

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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CANTERBURY-BANKSTOWN COUNCIL
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