



# BANKSTOWN CITY COUNCIL

## SECTION 94A DEVELOPMENT CONTRIBUTIONS PLAN

Registered Quantity Surveyor's Detailed Cost Report for Development that cost in excess of \$500,000  
Environmental Planning and Assessment Act 1979

### APPLICATION DETAILS

- ☐ Development Application No.: .....
- ☐ Complying Development Certificate Application No.: .....
- ☐ Construction Certificate No.: .....

### PROPERTY DETAILS

Unit, Shop, HNo. 14 Street: CAIRO AVENUE

Suburb: PADSTOW Lot(s) No.: .....

Section: ..... DP/SP No.: .....

### APPLICANT'S DETAILS

Mr/Mrs/Miss/Ms/Other: ..... Name (or Company Name & ACN): .....

Postal Address: ..... Postcode: .....

Email: ..... Phone: .....

### ANALYSIS OF DEVELOPMENT COSTS

Item	Cost
<b>DEVELOPMENT DETAILS</b>	
Gross Floor Area - Commercial	m <sup>2</sup>
Gross Floor Area - Residential	m <sup>2</sup> <u>211</u>
Gross Floor Area - Retail	m <sup>2</sup>
Gross Floor Area - Car Parking	m <sup>2</sup> <u>36</u>
Gross Floor Area - Other	m <sup>2</sup>
Total Gross Floor Area	m <sup>2</sup> <u>307</u>
Total Site Area	m <sup>2</sup> <u>531</u>
Total Car Parking Spaces	<u>2</u>
Total Development Cost (Excl. GST)	\$ <u>675,637</u>
Total Construction Cost (Excl. GST)	\$ <u>662,124</u>
Total GST	\$ <u>67,564</u>

ESTIMATE DETAILS	
Excavation	\$
Cost per square metre of site area	\$/m <sup>2</sup>
Demolition and Site Preparation	\$
Cost per square metre of site area	\$/m <sup>2</sup>
Construction - Commercial	\$
Cost per square metre of commercial area	\$/m <sup>2</sup>
Construction - Residential	\$
Cost per square metre of residential area	\$/m <sup>2</sup>
Construction - Retail	\$
Cost per square metre of retail area	\$/m <sup>2</sup>
Carpark	\$
Cost per square metre of site area	\$/m <sup>2</sup>
Cost per space	\$/space
Fitout - Commercial	\$
Cost per square metre of commercial area	\$/m <sup>2</sup>
Fitout - Residential	\$
Cost per square metre of residential area	\$/m <sup>2</sup>
Fitout - Retail	\$
Cost per square metre of retail area	\$/m <sup>2</sup>
Professional Fees	\$
% of Development Cost	%
% of Construction Cost	%

## 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).

Must be signed by a  
Registered Quantity  
Surveyor

Signature: [Signature] Date: 28/2/2025  
 Print Name: HANEY MIKHAEL  
 Position & Qualifications: FAIQS Membership No. 2684

## 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.

**BANKSTOWN CITY COUNCIL** PO Box 8, Bankstown NSW 1885 PH 02 9707 9400 FAX 02 9707 9495 DX 11220 ABN 38 380 045 375  
**CUSTOMER SERVICE CENTRE** Upper Ground Floor, Civic Tower, 66-72 Rickard Rd, Bankstown PH 02 9707 9999  
Hours 8.30am - 5.00pm Monday to Friday EMAIL [council@bankstown.nsw.gov.au](mailto:council@bankstown.nsw.gov.au)

[www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)