

# Cost Summary Report - Development Application

uplan | 145 Rose Street, Yagoona

DATE OF REPORT	Friday , 16 May 2025
APPLICANT'S NAME	DANDACHLI DESIGN STUDIO
APPLICANT'S ADDRESS	1/26 French Avenue, Bankstown
DEVELOPMENT DESCRIPTION	Secondary Dwelling
DEVELOPMENT ADDRESS	As Above

## 1.0 Residential Development

FOR THE PURPOSE OF DEVELOPMENT APPLICATION

CODE	ELEMENT	P (%) of total cost	\$/m2 cost per sq.m	COST Ex.GST
S1	Signage . Supply & Fit	6.00%	110	\$ 0
F1	Preliminaries	12.00%	220.1	\$ 15,000.00
R1-3 R	Ceiling + Wall Coverings	10.00%	183.4	\$ 8,000.00
EW	External Walls & Penetrations	6.00%	110	\$ 25,000.00
WI	Glazing	4.00%	73.4	\$ 8,000.00
ED	Doors	2.00%	36.7	\$ 10,500.00
IW+S	Internal Walls + Screens	6.00%	110	\$ 7,000.00
ID	Internal Doors	1%	18.3	\$ 2,000.00
WF	Wall Finishes	6.00%	110	\$ 7,000.00
1FF	Floor Finishes	3.80%	69.7	\$ 10,000.00
1.F	Ceiling Finishes	3.00%	55	\$ 6,500.00
05 FT	Fit-out Fixtures	6.00%	110	\$ 7,000.00
17 A	Plumbing	6.00%	110	\$ 9,700.00
22 RF	Mechanical	2.0%	36.7	\$ 1,750.00
EC	Electric & Communication	3.2%	56	\$ 11,000.00
T	Transportation	0.0%	0.0	\$ 1,000.00
SP - D	Commercial Fittings	2.0%	36.7	\$ 0
BWF	Site Safety & Materials	1.00%	18.3	\$ 1,500.00
LI	Retail improvements	4.0%	73.4	\$ 0
PR	Joinery & Cabinetry	10.00%	183.4	\$ 7,000.00
DM	Demolition	10.00%	192.4	\$ 7,500.00
CT	Contingency	10.00%	162.2	\$ 10,000.00
PROJECT COST (EXCLUDING GST)				\$ 155,450.00
GOODS & SERVICES TAX (GST)		10.00%		\$ 15,545.00
PROJECT COST (INCLUDING GST)				\$ 170,995.00

I certify that I have

1. Inspected the plans the subject of the application for development consent
2. Prepared this estimate in accordance with the: Australian Cost Management Manuals as adapted from the Australian Institute of Quantity Surveyors
3. I confirm that I have included GST in the calculation of development cost



Name: J.Karlett  
Position: Quantity Surveyor - Lead Estimation  
(B. CON.MGMT-USYD)