

SECTION A. Details of the Applicant							
Mr	☒	Ms	☐	Mrs	☐	Miss	☐
First Name	ABING			Family Name	ZHENG		
Unit No.		Street No.	4	Street	BELLOMBI STREET		
Suburb	CAMPSIE			State	NSW	Postcode	2194
Daytime Telephone				Mobile	0416 166 946		
Email	plaster1016@gmail.com						
SECTION B. Location and Title Description of the Property							
Unit No.		Street No.	4	Street	BELLOMBI STREET		
Suburb	Campsie			State	NSW	Postcode	2194
Lot No.	3			Section No.			
Deposited Plan/Strata Plan No.	304408						
SECTION C. Development Cost							
Item				Cost			
DEVELOPMENT DETAILS							
Gross Floor Area - Commercial				m ²			
Gross Floor Area - Residential				m ²	196.65		
Gross Floor Area - Retail				m ²			
Gross Floor Area - Car Parking				m ²	37.73		
Gross Floor Area - Other				m ²	24.17		
Total Gross Floor Area				m ²	257.55		
Total Site Area				m ²	535.90		
Total Car Parking Spaces					37.73		
Total Development Cost				\$	586,240.00		
Total Construction Cost				\$	532,945.50		
Total GST				\$	53,294.50		
ESTIMATE DETAILS							
Excavation				\$	28,330.00		
Cost per square metre of site area				\$/ m ²	110.00		
Demolition and Site Preparation				\$	15,720.00		
Cost per square metre of site area				\$/ m ²	61.00		
Construction - Commercial				\$			

Cost per square metre of commercial area	\$/ m ²	
Construction - Residential	\$	298,547.00
Cost per square metre of residential area	\$/ m ²	1,360.00
Construction - Retail	\$	
Cost per square metre of retail area	\$/ m ²	
Carpark	\$	29,465.00
Cost per square metre of site area	\$/ m ²	781.00
Cost per space	\$/space	14,732.00
Fitout - Commercial	\$	
Cost per square metre of commercial area	\$/ m ²	
Fitout - Residential	\$	140,365.00
Cost per square metre of residential area \$/m2	\$	545.00
Fitout - Retail	\$	
Cost per square metre of retail area	\$/ m ²	
Professional Fees	\$	20,518.00
% of Development Cost	%	3.50
% of Construction Cost	%	3.85

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 **HITESHKUMAR (HARRY) ISSRANI**

Signature

Must be signed by a Registered Quantity Surveyor



Position & Qualifications:

BUILDER

Membership No.

LIC NO : 375222C

Date

10-Mar-2026

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.

BANKSTOWN CUSTOMER SERVICE CENTRE
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

CAMPSIE CUSTOMER SERVICE CENTRE
137 Beamish Street, Campsie NSW 2194
PO Box 77, Campsie NSW 2194

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