

**COST SUMMARY REPORT – TO ACCOMPANY  
DEVELOPMENT APPLICATION**  
(Development Cost between \$100,001 - \$2,000,000)



City of  
**Canada Bay**

Development Application No:	Complying Application Development
Construction Certificate No: Applicant	No:
Name:	Date:
Applicant Address:	
Development Proposal: Development	
Address:	

<b>Analysis of Development Costs</b>	\$	Hydraulic Services: Mechanical Services:	\$
Demolition & Alterations: Structure:	\$	Fire Services: Lift Services: External Works:	\$
External Walls, Windows & Doors:	\$	External Services: Other Related Work:	\$
Internal Walls, Screens & Doors: Wall	\$	<b>Sub-Total:</b>	\$
Finishes:	\$		\$
Floor Finishes: Ceiling Finishes:	\$		\$
Fittings & Equipment:	\$		\$
	\$		\$

Sub-Total above carried forward:	\$
Preliminaries & Margin:	
<b>Sub-Total:</b>	\$
	\$

Consultant Fees:	\$
Other related development costs: Sub-	
Total:	\$
Goods & Services Tax:	\$
<b>TOTAL DEVELOPMENT COST:</b>	\$
	\$
	\$

Cost Summary Report to Accompany Development Application

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- Included GST in the calculation of development cost.

Signed:	
Name:	
Position & Qualification:	
Date:	

**Lodgement of Form Options**

Postal	City of Canada Bay Civic Centre	Email:
	<a href="mailto:council@canadabay.nsw.gov.au">council@canadabay.nsw.gov.au</a>	Address: 1A Marlborough Street, Drummoyne,
NSW 2047	Contact: 9911 6555	
Locked Bag 1470 Drummoyne NSW 1470		Website:
	<a href="http://www.canadabay.nsw.gov.au">www.canadabay.nsw.gov.au</a>	

**DETAILED COST REPORT – TO ACCOMPANY  
DEVELOPMENT APPLICATION**  
Development cost in excess of \$2,000,000



(Registered\* Quantity Surveyor's Detailed Cost Report)

**\*A member of the Australian Institute of Quantity Surveyors (AIQS)**

This Detailed Cost Report is required to be completed by a member of the AIQS due to the requirements of the City of Canada Bay Section 94A Contributions Plan. A copy of this Plan can be downloaded from Council's web page at [www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au). Please note that this cost is used to calculate the s94A Contributions Levy.

Development Application No:	<input type="text"/>	Complying Application Development No:	<input type="text"/>
Construction Certificate No:	<input type="text"/>	Date:	<input type="text"/>
Applicant Name:	<input type="text"/>		
Applicant Address:	<input type="text"/>		
	<input type="text"/>		
Development Proposal:	<input type="text"/>		
Development Address:	<input type="text"/>		
	<input type="text"/>		

<b>Development Details</b>			
Gross Floor Area – Commercial:	<input type="text"/> m <sup>2</sup>	Total Floor Area - Other:	<input type="text"/> m <sup>2</sup>
Gross Floor Area – Residential:	<input type="text"/> m <sup>2</sup>	Total Gross Floor Area:	<input type="text"/> m <sup>2</sup>
Gross Floor Area – Retail:	<input type="text"/> m <sup>2</sup>	Total Site Area:	<input type="text"/> m <sup>2</sup>
Gross Floor Area – Car Parking:	<input type="text"/> m <sup>2</sup>	Total Car Parking Spaces:	<input type="text"/>
<b>Total Development Cost:</b>	<input type="text"/> \$		
<b>Total Construction Cost:</b>	<input type="text"/> \$		
<b>Total GST</b>	<input type="text"/> \$		

**Estimate Details**

<b>Professional Fees</b>	\$	<b>Excavation</b>	\$
% of Development Cost	%	Cost per square metre of site area	\$ /m2
% of Construction Cost	%	<b>Car Park</b>	\$
<b>Demolition and Site Preparation</b>	\$	Cost per square metre of site area	\$ /m2
Cost per square metre of site area	/m2	Cost per space	\$ /m2
<b>Construction - Commercial</b>	\$	<b>Fit-out - Commercial</b>	\$
Cost per square metre of site residential area	/m2	Cost per square metre of commercial area	\$ /m2
<b>Construction - Residential</b>	\$	<b>Fit-out - Residential</b>	\$
Cost per square metre of area	/m2	Cost per square metre of residential area	\$ /m2
<b>Construction - Retail</b>	\$	<b>Fit-out - Retail</b>	\$
Cost per square metre of retail area	/m2	Cost per square metre of retail area	\$ /m2

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 S94A Levy Contributions Plan of the City of Canada Bay 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

Signed:	
Name:	
Position & Qualification:	
Date:	

**Council Details**

Postal	City of Canada Bay Council Civic Centre	Email:	<a href="mailto:council@canadabay.nsw.gov.au">council@canadabay.nsw.gov.au</a>
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