

## COST ASSESSMENT FOR DEVELOPMENT VALUED \$150,000 AND OVER

**NOTE: Development exceeding \$2,500,000 in cost, will require a  
Cost Assessment Sheet to be signed by a Registered Quantity Surveyor\***

(eg Residential Units, Commercial, Industrial)

with the exception of Class 1A development, including Townhouses, that aligns with Council's Costing Sheet  
(Capital Investment Value is to be incorporated for development over \$7m and signed by a Registered Quantity Surveyor)

\*Associated member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION NO: DA _____		DATE: _____
PROPOSED DEVELOPMENT ADDRESS 26 Tarrawa Street, Prestons		
APPLICANT'S NAME Goodman Property Group		
APPLICANT'S ADDRESS L17, 60 Castlereagh Street, Sydney		
TOTAL DEVELOPMENT COST:	\$	11,836,000
TOTAL CONSTRUCTION COST:	\$	11,642,490
TOTAL SITE AREA:	m <sup>2</sup>	41,109
TOTAL GROSS FLOOR AREA:	m <sup>2</sup>	16,172
GROSS FLOOR AREA (Commercial):	m <sup>2</sup>	16,172
GROSS FLOOR AREA (Residential):	m <sup>2</sup>	
GROSS FLOOR AREA (Retail):	m <sup>2</sup>	
GROSS FLOOR AREA (Parking):	m <sup>2</sup>	1,698
NUMBER OF PARKING SPACES	No	70
PROFESSIONAL FEES:	%	1.66% of construction cost
DEMOLITION & SITE:	\$	52,597 Total construction cost /m <sup>2</sup> of site area
REPARATION EXCAVATION:	\$	390,962 Total construction cost /m <sup>2</sup> of site area
CONSTRUCTION (Commercial):	\$	10,600,072 Total construction cost /m <sup>2</sup> of Commercial area
CONSTRUCTION (Residential):	\$	Total construction cost /m <sup>2</sup> of Residential area
CONSTRUCTION (Retail):	\$	Total construction cost /m <sup>2</sup> of Retail area
FITOUT (Commercial):	\$	499,280 Total construction cost /m <sup>2</sup> of Commercial area
FITOUT (Residential):	\$	Total construction cost /m <sup>2</sup> of Residential area
FITOUT (Retail):	\$	Total construction cost /m <sup>2</sup> of Retail area
CARPARK:	\$	99,580 Total construction cost /m <sup>2</sup> of parking area per space
GST:	\$	1,076,000 Total GST cost

We certify that

- We have inspected the plans the subject of the application for construction certificate
- We have calculated the development costs at reasonable current rates including preliminaries overhead project and contingency
- All costs included GST
- Gross Floor Areas have been measured in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

PREPARED BY (Name of Organisation): Turner and Townsend Pty Ltd

NAME (Person): Keenan Coetzee

ADDRESS: L14, 55 Clarence Street, Sydney NSW 2000

QUALIFICATIONS: BSc(QS) AAIQS Member 9470

SIGNATURE: 