

Cost summary report/ quantity surveyors report form



If you need help lodging your form, contact us		
Email	council@northernbeaches.nsw.gov.au	
Phone	1300 434 434	
Customer Service Centres	Manly Town Hall, 1 Belgrave Street Manly NSW 2095 Mona Vale 1 Park Street Mona Vale NSW 2103	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099 Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107

Office use only	
Form ID	2080
TRIM Ref.	
Last updated	February 2022
Business unit	Development Assessment
Application no.	

Privacy Protection Notice	
Purpose of collection	For Council to provide services to the community
Intended recipients	Northern Beaches Council staff
Supply	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction	Please contact Customer Service on 1300 434 434 to access or correct your personal information

Cost Summary Report and Quantity Surveyors Report
The estimated cost of development provided with the application will be used to calculate Development Application fees (where relevant) in accordance with Clause 255 of the Environmental Planning & Assessment Regulation, 2000 and development contribution levies (where relevant) in accordance with Clause 25J of the Environmental Planning & Assessment Regulation, 2000. Cost Summary Reports and Quantity Surveyors Reports may be the subject of a check by Council at the time a quality check of the whole Development Application is conducted after it is lodged via the NSW Planning Portal. Should Council determine that there is a significant difference between the cost estimate provided in the Cost Summary Report and Council's estimate, the application will not be accepted, and the application will receive a request for additional information to submit a revised Cost Summary Report.

General Notice
This form is required to be submitted with all Development Applications, except where there is no associated works. The form is to be completed by the following persons based on the estimated cost of works: - Development with an estimated cost up to \$1,000,000 – Building Industry Professional - Development with an estimated cost of \$1,000,001 or greater – Quantity Surveyor Note: If council identifies that the estimated cost of works exceeds \$1,000,001 a Quantity Surveyor report will be requested as additional information.

Part 1: Applicant Details

Title	Mr ☒ Mrs ☐ Ms ☐ Other:		
First Name	Michael		
Last Name	Standley		
Company Name (attached business card if relevant)	Michael Standley & Associates Pty Ltd		
Address	4n St Andrews Road LEURA NSW		
		Postcode	2780
Phone	0418228258	Mobile	0418228258
Email	michael@michaelstandley.com.au		

Part 2: Development Analysis

The following table is to be completed for all applications:

Total floor area proposed (sqm)	No change to existing	Retaining walls (metres)	Nil
Total parking area proposed (sqm)	No change to existing	Sheds (sqm)	Nil
Pergolas/Decks (sqm)	Nil	Pools (litres)	Nil
Fencing (metres)	No change to existing		

Cost Summary Report or Quantity Surveyors Report			
In accordance with the Northern Beaches 7.12 Contribution Plan/s and Council's Development Lodgement Requirements, for developments with a cost of works up to and including \$1,000,000, you are required to complete Part 2A and for developments with a cost of works \$1,000,001 or greater you are required to complete Part 2B and provide a Quantity Surveyor's Report.			

Part 2A: Development Cost Summary (Development up to and Including \$1,000,000.00)

Description	Genuine Estimate \$	Description	Genuine Estimate \$
Proposed Works	\$	Change of Use	\$ -
Alterations and Additions	\$ 49,800.00	Subdivision	\$ -
Demolition Works	\$ 3000.00	Services (gas, telephone electricity)	\$ 2000.00
Site Preparation	\$ -	Other (specify)	\$
Excavation Works	\$ -	Signage	\$ 25,000.00
External Works (Landscaping, pools fences walls etc.)	\$ -		\$
Services (fire, mechanical, hydraulic etc.)	\$ -		\$
Preliminaries and Margin	\$ 15,600.00	Goods and Services Tax	\$ 9540.00
Subtotal	\$ 68,400.00	Total Estimated Cost of Works incl GST	\$ 104,940.00

Development Details			
Gross Floor Area - Commercial	m ² No change	Gross Floor Area – Other	m ² No change
Gross Floor Area – Residential	m ² Nil	Total Gross Floor Area	m ² No change
Gross Floor Area – Retail	m ² Nil	Total Site Area	m ² 8195
Gross Floor Area – Car Parking	m ² No change	Total Car Parking Spaces	Number No change
Total Development Cost	\$ 104,940.00	Total Construction Cost	\$ 104,940.00
Total GST			\$ 9540.00

I certify that I have:			
• Provided the genuine costs of the development proposed by this application. These costs are based on industry recognised standards, • Included GST in the calculation of the development costs, • Referred to Section 25J and / or Section 255 of the Environmental Planning & Assessment Regulation, 2000, at current prices. • Acknowledge that Council may review the information provided and may seek further information or make its own fee determination.			
Print Name	Michael Standley		
Qualification/Builder's Licence No.	Reg. Architect NSW 2731	Phone number	0418 228 258
Contact Address	4 St. Andrews Road Leura NSW 2780		
Signature		Date	19 May 2022

Part 2B: Quantity Surveyors Declaration

(Development with an estimated cost of \$1,000,001.00 or greater)

A Quantity Surveyors report is required for all developments over \$1,000,001.00 and must be provided at time of lodgement.

The Quantity Surveyors report must be prepared by a qualified quantity surveyor. Qualifications must be provided in Part 3: Declaration on this form.

Estimate Details	
Excavation	\$
Cost per square metre of site area	\$/m ²
Demolition and Site Preparation	\$
Cost per square metre of site area	\$/m ²
Construction – Commercial	\$
Cost per square metre of commercial area	\$/m ²
Construction – Residential	\$
Cost per square metre of residential area	\$/m ²
Construction – Retail	\$
Cost per square metre of retail area	\$/m ²
Car Park	\$
Cost per square metre of site area	\$/m ²
Cost per space	\$/m ²
Fit-out – Commercial	\$
Cost per m2 of commercial area	\$/m ²
Fit-out – Residential	\$
Cost per m2 of residential area	\$/m ²
Fit-out – Retail	\$
Cost per m2 of retail area	\$/m ²
Professional Fees	\$
% of Development Cost	%
% of Construction Cost	%

I certify that I have:			
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Print Name			
Qualification/Builder's Licence No.		Phone number	
Contact Address			
Signature		Date	

Disclaimer

The information provided on this form will be used by Northern Beaches Council or its agents to process the application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or where you give permission for third party access.

Part 3: Declaration

I certify that I have:			
Inspected the plans, subject of the application for development consent or construction certificate			☐
Calculated the development costs in accordance with the definition of development costs in Clause 25J and/or Clause 255 of the Environmental Planning & Assessment Regulation, 2000, at current prices.			☐
Included GST in the calculation of Total Development Cost			☐
Signature of Qualified Person Certifying the Value of Work		Date	
Print Name			
Qualification/Builder's Licence No.			