

# Cost summary report/ Quantity Surveyors report form

If you need help lodging your form, contact us				Office use only	
Email	council@northernbeaches.nsw.gov.au			Form ID	2080
Phone	1300 434 434			TRIM Ref.	
Customer Service Centres	<b>Manly</b> Town Hall, 1 Belgrave Street, Manly NSW 2095	<b>Dee Why</b> Civic Centre, 725 Pittwater Road, Dee Why NSW 2099	<b>Mona Vale</b> 1 Park Street, Mona Vale NSW 2103	Last updated	June 2024
				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
<p>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 &amp; Assessment Regulation, 2000 and development contribution levies (where relevant) in accordance with Clause 25J of the Environmental Planning &amp; 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.</p>

General Notice
<p>This form is required to be submitted with all Development Applications, except where there is no associated works.</p> <p>The form is to be completed by the following persons based on the estimated cost of works:</p> <ul style="list-style-type: none"><li>• Development with an estimated cost up to \$1,000,000 – Building Industry Professional</li><li>• Development with an estimated cost of \$1,000,001 or greater – Quantity Surveyor</li></ul> <p><b>Note:</b> If council identifies that the estimated cost of works exceeds \$1,000,001 a Quantity Surveyor report will be requested as additional information.</p>

## Part 1: Applicant details

Title	Mr <input type="radio"/>	Mrs <input type="radio"/>	Ms <input type="radio"/>	Other:
First name				
Last name				
Company name <i>(attached business card if relevant)</i>				
Address			Postcode	
Phone			Mobile	
Email				

## Part 2: Development analysis

The following table is to be completed for all applications:

Total floor area proposed (sqm)		Retaining walls (metres)	
Total parking area proposed (sqm)		Sheds (sqm)	
Pergolas/Decks (sqm)		Pools (litres)	
Fencing (metres)			

### 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	\$	Subdivision (including all civil works)	\$
Demolition works	\$	Services (gas, telephone electricity)	\$
Site preparation	\$	Other (specify)	\$
Excavation works	\$		\$
External works (Landscaping, pools fences walls etc.)	\$		\$
Services (fire, mechanical, hydraulic etc.)	\$		\$
Preliminaries and margin	\$	Goods and Services Tax	\$
<b>Subtotal</b>	<b>\$</b>	<b>Total estimated cost of works incl GST</b>	<b>\$</b>

Development details			
Gross Floor Area - commercial	m <sup>2</sup>	Gross Floor Area – other	m <sup>2</sup>
Gross Floor Area – residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area – retail	m <sup>2</sup>	Total Site Area	m <sup>2</sup>
Gross Floor Area – car parking	m <sup>2</sup>	Total car parking spaces	Number
<b>Total development cost</b>	<b>\$</b>	<b>Total construction cost</b>	<b>\$</b>
<b>Total GST</b>			<b>\$</b>

### 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			
Qualification/Builder's Licence no.		Phone number	
Contact address			
Signature		Date	

## 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.

<b>Estimate details</b>	
<b>Excavation</b>	\$
Cost per cubic metre of site area	\$/m <sup>3</sup>
<b>Demolition and site preparation</b>	\$
Cost per square metre of site area	\$/m <sup>2</sup>
<b>Construction – commercial</b>	\$
Cost per square metre of commercial area	\$/m <sup>2</sup>
<b>Construction – residential</b>	\$
Cost per square metre of residential area	\$/m <sup>2</sup>
<b>Construction – retail</b>	\$
Cost per square metre of retail area	\$/m <sup>2</sup>
<b>Car park</b>	\$
Cost per square metre of site area	\$/m <sup>2</sup>
Cost per space	\$/m <sup>2</sup>
<b>Fit-out – commercial</b>	\$
Cost per m2 of commercial area	\$/m <sup>2</sup>
<b>Construction – subdivision - all civil works</b>	\$
<b>Fit-out – residential</b>	\$
Cost per m2 of residential area	\$/m <sup>2</sup>
<b>Fit-out – retail</b>	\$
Cost per m2 of retail area	\$/m <sup>2</sup>
<b>Professional fees</b>	\$
% of development cost	%
% of construction cost	%

<b>I certify that I have:</b>			
<ul style="list-style-type: none"> <li>• Provided the genuine costs of the development proposed by this application. These costs are based on industry recognised standards,</li> <li>• Included GST in the calculation of the development costs,</li> <li>• Referred to Section 25J and / or Section 255 of the Environmental Planning &amp; Assessment Regulation, 2000, at current prices.</li> <li>• Acknowledge that Council may review the information provided and may seek further information or make its own fee determination.</li> </ul>			
Print name			
Qualification/Builder's Licence no.		Phone number	
Contact address			
Signature		Date	

<b>Disclaimer</b>
<p>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.</p>

### Part 3: Declaration

<b>I certify that I have:</b>			
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.			