City of Ryde

Lifestyle and opportunity @ your doorstep

COST SUMMARY REPORT

About this form

Use this form for Development costs below $1 million.

Council Contact Details

Customer Service Centre 1 Pope Street, Ryde NSW
Post Locked Bag 2069, North Ryde NSW 1670
Email cityofryde@ryde.nsw.gov.au
Phone (02) 9952 8222 **TTY** (02) 9952 8470 **Fax** (02) 9952 8070

PART 1 : APPLICANT DETAILS
The applicant is the person lodging the form and the only person the City will communicate with.

Title* ☐ Mr ☐ Mrs ☐ Ms ☐ Miss Other _____

Given Name* _____ Family Name* _____

Unit / Suite or House No.* ____ Street Name* _____

Suburb* _____ Postcode* ____

Postal Address (If different from above) _____

Suburb _____ Postcode ____

Preferred Contact* ☐ Mobile ☐ Business ☐ Home

Mobile _____ Fax _____

Business Phone _____ Home Phone _____

Email* _____

PART 2 : SITE ADDRESS

Unit / Suite or House No.* ____ Street Name* _____

Suburb* _____ Postcode* ____

PART 3 : PROPOSAL

Please provide a description of the proposal

_____

Personal information collected from you is held and used by Council under the provisions of the *Privacy and Personal Information Protection Act 1998*. The supply of information is voluntary, however if you cannot provide, or do not wish to provide the information sought, Council may be unable to process your request. Please note that the exchange of information between the public and Council, may be accessed by others and could be made publicly available under the *Government Information Public Access Act 2009 (GIPA Act).* If you require further information please contact Council's Customer Service Centre on 9952 8222.

PART 4 : ANALYSIS OF DEVELOPMENT COSTS

(Note: If works do not form part of your application insert "N/A")

Floor area of Building or part		Cost
Land subdivision costs such as planning, execution and registration of covenants and easements.		$
Change of use costs.		$
Demolition costs.		$
Remediation and decontamination costs.		$
Excavation costs such as shoring, tanking, filling and waterproofing.		$
Preliminaries such as scaffolding, hoarding, fencing site sheds, waste management.		$
Construction costs such as engineering works, footings, slabs, walls, floors, roof, beams, windows, doors, staircases, balustrades, handrails and miscellaneous structures such as decks, terraces, verandahs, carport, garages, sheds, shopfronts, etc.		$
Supply and installation of services such as electrical, plumbing, drainage, mechanical, fire, hydraulic, gas, communications and related plant equipment.		$
Fittings and furnishings - where the development involves an enlargement, expansion or intensification of a current land use.		$
Wall, floor and ceiling finishes including carpeting, tiles and painting etc.		$
External works such as landscaping, driveways, parking, fencing, pools, retaining walls, paving etc.		$
Consultants' fees.		$
Other miscellaneous work.		$
GST.		$
SUBTOTAL in accordance with Clause 255 of the Environmental Planning and Assessment Regulation 2000	**A**	$
The following costs are not subject to S.7.12 Levy (pursuant to Clause 25J) but subject to cost of development (pursuant to Clause 255) of the Environmental Planning and Assessment Regulation 2000.		
Fittings and furnishings, (including any refitting or refurbishing) where there is no enlargement, expansion or intensification of a current use plus GST. (Excludes base building works).		$
Disabled access measures plus GST.		$
Energy efficiency measures plus GST.		$
Affordable housing costs plus GST.		$
Adaptive reuse of a heritage item plus GST.		$
SUBTOTAL in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000.	**B**	$
TOTAL DEVELOPMENT COST (FROM WHICH DA FEE IS CALCULATED)	**A + B**	$

PART 5 : DECLARATION

I certify that I am a Suitably Qualified Person as defined in the "Guide for Estimating Costs" and I have:

- Inspected the plans the subject of the application for development consent, complying development certificate or
- construction certificate.
- Calculated the development costs in accordance with clause 25J and clause 255 of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development costs.

Given Name*	Family Name*
Unit / Suite or House No.*	Street Name*
Suburb*	Postcode*
Preferred Contact*	☐ Mobile ☐ Business ☐ Home
Mobile	Fax
Business Phone	Home Phone
Email*	
Profession*	License / Accreditation No.: *
Qualifications*	
Category of suitably qualified person relied upon, as defined below*	
Signature	Date

DEFINITION OF "SUITABLY QUALIFIED PERSON"

Council requires the estimate of costs associated with a DA, CC & CDC to be provided by a person who is qualified and experienced to determine the costs of the proposed building work. The following persons are recognised as meeting these requirements:

1) A practising builder who is licensed to undertake the proposed building works, or
2) A practising registered quantity surveyor (member, affiliate or fellow), or
3) A practising registered architect, or
4) A practising qualified building estimator with relevant qualifications (e.g. degree in construction management), or
5) A practising qualified and accredited building designer, or
6) A practising tradesperson who is licensed with the Department of Fair Trading or WorkCover and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed, or
7) A practising registered landscape architect who has proven experience in costing of development work at least to a similar scale and type as is proposed, or
8) A practising structural, civil, electrical, mechanical or building services engineer who is registered with the National Engineering Registration Board and who has proven experience in costing of development works at least to a similar scale and type as is proposed.

OFFICE USE ONLY   DA No: BC No: CDC No: Date