

| Element   | Cost (excluding GST) |
|---|----------------------|
| <b>Demolition, excavation and site preparation</b><br>Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.  | \$                   |
| <b>Substructure, columns, external walls and upper floors</b> <ul style="list-style-type: none"> <li>Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish.</li> <li>Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings.</li> <li>External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades.</li> <li>Upper floors are the floor structures above the lowest level</li> </ul> | \$                   |
| <b>Staircases</b><br>Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes  | \$                   |
| <b>Roof</b><br>The structurally sound and watertight covering over the building   | \$                   |
| <b>Windows, internal walls, doors and screens</b>   | \$                   |
| <b>Surface finishes</b><br>Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc).  | \$                   |
| <b>Fitments</b><br>Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.   | \$                   |
| <b>Special equipment</b><br>Special equipment is fixed equipment that is necessary to the use for which consent is sought.  | \$                   |
| <b>Building services</b><br>Internal and external services necessary for the functioning of the building and property (e.g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).   | \$                   |
| <b>External works</b><br>Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc).   | \$                   |
| <b>Professional fees</b><br>Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc).   | \$                   |
| <b>Estimated development cost</b>   | \$                   |
| (The sum of the above cost elements, exclusive of GST*)   |                      |
| <b>GST</b>  | \$                   |
| <b>Estimated development cost plus GST</b>  | \$                   |

\* Estimated development cost excludes GST, pursuant to Section 6 of the Environmental Planning and Assessment Regulation 2021

I \_\_\_\_\_ (insert name) certify that I have:

- Provided the estimated costs of the proposed development and that those costs are based on industry recognised prices, and;
- The estimated costs have been prepared having regard to the matters set out in the *Environmental Planning and Assessment Regulation 2021*.

**Position**

**Signed**

**Date**