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| **Cost summary table (for development under $3 million)** | |  |
| **Element** | **Cost (excluding GST)** | |
| **Demolition, excavation and site preparation**  Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material. | $ Click or tap here to enter text. | |
| **Substructure, columns, external walls and upper floors**  Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level. | $ Click or tap here to enter text. | |
| **Staircases**  Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes. | $ Click or tap here to enter text. | |
| **Roof**  The structurally sound and watertight covering over the building. | $ Click or tap here to enter text. | |
| **Windows, internal walls, doors and screens** | $ Click or tap here to enter text. | |
| **Surface finishes**  Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc). | $ Click or tap here to enter text. | |
| **Fitments**  Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included. | $ Click or tap here to enter text. | |
| **Special equipment**  Special equipment is fixed equipment that is necessary to the use for which consent is sought. | $ Click or tap here to enter text. | |
| **Building services**  Internal and external services necessary for the functioning of the building and property (e.g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). | $ Click or tap here to enter text. | |
| **External works**  Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc). | $ Click or tap here to enter text. | |
| **Professional fees**  Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc). | $ Click or tap here to enter text. | |
| **Estimated development cost**  (The sum of the above cost elements, exclusive of GST\*) | $ Click or tap here to enter text. | |
| **GST** | $ Click or tap here to enter text. | |
| **Estimated development cost plus GST** | $ Click or tap here to enter text. | |

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