

Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Element	Cost (Excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	\$ 25,000
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.	\$ 15,000
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms, together with associated finishes.	\$
Roof The structurally sound and watertight covering over the building.	\$ 15,000
Windows, internal walls, doors and screens	\$ 20,000
Surface finishes Finishes and decoration applied to internal and external surfaces, such as walls, floors and ceilings (e.g. painting, cladding, rendering, carpeting, etc).	\$
Fitments Includes built-up fitments and fixed items (e.g. joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	\$
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	\$
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).	\$ 35,000
External works	\$ 70,000

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Works external to the building other than external building services (e.g. soft landscaping, footpaths, decks, retaining walls, etc).	
Professional fees Professional service fees associated with the design and construction of a development (e.g. architect, project manager, town planning consultant, etc).	\$ 20,000
Estimated development cost (The sum of the above cost elements, exclusive of GST)	\$ 200,000
GST	\$ 20,000
Estimated development cost plus GST	\$ 220,000