



1st March 2025

Attention: DA - Assessment Officer

RE: Cost Summary for:

28 FOORD AVENUE HURLSTONE PARK, NSW 2193

1	<u>DEMOLITION</u>	\$15,000.00
2	<u>SITE PREPARATION</u>	\$5,000.00
	Clearing vegetation	
	Fencing	
	Toilet	
3	<u>EXCAVATION</u>	\$5,000.00
	For footings and foundation	
	Soil removal	
4	<u>STRUCTURE</u>	\$165,000.00
	Foundation	
	Walls	
	Roof framing, sheeting	
5	<u>POOL</u>	\$0.00
6	<u>FINISHES</u>	\$20,000.00
7	<u>SERVICES</u>	\$20,000.00
	Electrical	
	Hydraulic	
8	<u>JOINERY</u>	\$30,000.00
9	subtotal	\$260,000.00
10	gst under the EP&A Regulations 2000 is to be excluded	\$0.00
11	TOTAL	\$260,000.00

EP&A Regulation:

capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (c) land costs (including any costs of marketing and selling land),
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).**