

Development Cost Guide (value of work)

For fee estimation purposes period 1 July 2020 – 30 June 2021 (inclusive of GST)

		\$ Rate per m ²		\$ Rate per m ²
DWELLING (including additions)			SHOPS	
Fibro		1,300	Lock-up single storey	2,000
Weatherboard		1,300	Two storey plaza style	1,300
Brick veneer		1,390	Supermarket	1,545
Cavity brick		1,495	Department store – 2-3 storey	1,605
First floor additions		2,040	Shopping complex, comprising all above	2,260
Relocated Dwelling (not manufactured home)		360	Parking area - under cover	970
PATIOS/VERANDAHS			Parking area - open	155
Concrete floor		540	DEMOLITION	
Timber floor		605	OFFICES	
PERGOLA			2/3 storey	1,630
DECK NO ROOF			MOTELS, CLUBS, HOTELS	
GARAGES/CARPORTS/SHEDS			Motel - up to 2 storey	1,815
Brick	Attached	750	Hotel - up to 2 storey	2,345
Fibro	Detached	545	Club - up to 3 storey	2,545
Weatherboard/metal	Detached	545	Parking area - under cover	970
Garage	Under dwelling	660	Parking area - open	155
Carport	Kit	210	INDUSTRIAL	
Carport	Kit	280	Warehouse – single storey, brick walls, truss roof	1,000
Carport	Constructed	245	Portal frame – metal cladding office accommodation	965
Carport	Constructed	315	Portal frame-blockwork walls first floor office	1,105
Machinery shed/garage (metal construction)	Concrete floor	350	Portal frame – metal cladding, mezzanine floors, first floor office accommodation, ground floor showroom, prestige finish	1,265
Machinery shed/garage (metal construction)	Earth floor	285	Load bearing cavity brickwork open web joists	990
Garden shed maximum 20m ²		95		
FLATS/UNITS			TOWN HOUSES VILLAS + (DUAL OCCUPANCY)	
Units of up to 3 storeys – including parking		2,500	Villa units (Dual occupancy)	2,000
Units 4+ storeys		2,700	Town houses 1-3 storey	2,500
PLEASE NOTE: These costs apply to a level site only. Additional costs to be estimated for foundation walls and garages or room under. If the above categories do not adequately reflect the type of construction, contact Council's Building Assessment Section.				
SWIMMING POOLS				
<i>Guide only – does not include landscaping, paving, retaining walls, electrical, spas</i>				
	New	Secondhand		New
			Secondhand	
Concrete – marble finish	840	n/a	Vinyl lined – below ground	580
Fibreglass	760	350	Vinyl lined – above ground	210
FENCING				
Face brick with inserted panels per lineal metre		825	Brushwood 1.8	235
Pool type 1.5		145	Colourbond 1.8	95
RETAINING WALLS				
Brick 1m high per lineal metre	595	Block 1m high	360	Treated pine 1m high
				370

