

Development Cost Guide (value of work)

For fee estimation purposes period 1 July 2018 – 30 June 2019 (inclusive of GST)

		\$ Rate per m ²			\$ Rate per m ²
DWELLING & DUAL OCCUPANCIES (including additions)			SHOPS		
Fibro		1275.00	Lock-up single storey		1080.20
Weatherboard		1275.00	Two storey plaza style		1274.35
Brick veneer		1365.00	Supermarket		1516.25
Cavity brick		1465.00	Department store – 2-3 storey		1574.10
First floor additions		2000.00	Shopping complex, comprising all above		2217.85
Relocated Dwelling (not manufactured home)		350.00	Parking area	- under cover	952.45
PATIOS/VERANDAHS			Parking area	- open	151.50
Concrete floor		530.00	DEMOLITION		
Timber floor		593.00	OFFICES		
PERGOLA		266.00	2/3 storey		1600.00
DECK NO ROOF		422.00	MOTELS, CLUBS, HOTELS		
GARAGES/CARPORTS/SHEDS			Motel	- up to 2 storey	1780.50
Brick	Attached	735.00	Hotel	- up to 2 storey	2300.00
Fibro	Detached	536.00	Club	- up to 3 storey	2500.00
Weatherboard/metal	Detached	536.00	Parking area	- under cover	952.45
Garage	Under dwelling	648.00	Parking area	- open	151.50
Carport	Kit	No Slab	205.00	INDUSTRIAL	
Carport	Kit	With Slab	274.00	Warehouse – single storey, brick walls, truss roof	
Carport	Constructed	No Slab	240.00	Portal frame – metal cladding office accommodation	
Carport	Constructed	With Slab	308.00	Portal frame-blockwork walls first floor office	
Machinery shed/garage (metal construction)	Concrete floor	342.00	Portal frame – metal cladding, mezzanine floors, first floor office accommodation, ground floor showroom, prestige finish		1238.65
Machinery shed/garage (metal construction)	Earth floor	278.00	Load bearing cavity brickwork open web joists		970.25
Garden shed maximum 20m ²		91.00			
FLATS/UNITS			TOWN HOUSES VILLAS		
Units of up to 3 storeys – including parking		1850.00	Villa units	Project brick veneer	1400.00
Balcony, cantilever, tiled floor		616.00	Town houses 2 storey	Custom cavity brick	1800.00
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	822.00	n/a	Vinyl lined – below ground	570.00	285.00
Fibreglass	743.00	342.00	Vinyl lined – above ground	462.00	205.00
FENCING					
Face brick with inserted panels per lineal metre		811.00	Brushwood 1.8	228.00	
Pool type 1.5		140.00	Colourbond 1.8	90.00	
RETAINING WALLS					
Brick 1m high per lineal metre	582.55	Block 1m high	352.15	Treated pine 1m high	364.00

