

FUNCTIONAL AREAS AND STANDARD COSTS

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As at September 2025 for January 2026

Facility ID	Functional area description	Current Cost per m ² \$ (Construction)	Current Cost per m ² \$ (Refurbishment)
1	-NONE- NONE		
2	ADMIN ADMINISTRATION / STAFF <i>Includes principal's and assistant principal's offices, business and clerical offices, reception/ waiting area, interview room, storage and work rooms, utility /print room, staff lounge and kitchen, staff lockers, sick bay / clinic, general bulk storage, cleaners store, and any other administration support rooms. Includes associated joinery. NOTE: Teacher work rooms and offices are included in each specialist area.</i>	3,425	2,398
3	ART-PRI ART ROOMS PRIMARY <i>Includes Learning Space/art room, wet area, storage areas and associated joinery.</i>	3,500	2,450
4	ART-SEC ART / DESIGN / GRAPHICS / TEXTILES SECONDARY <i>Includes Learning Spaces, Learning Studios, Photographic Studio, Computer areas for higher end more powerful computers, wet areas, storage areas, offices, display areas and associated joinery.</i>	3,500	2,450
5	ART-IND INDUSTRIAL ARTS INCLUDING WOOD, METAL, PLASTICS <i>Includes workshop areas, computer spaces, computer aided design, machine bays, spraying bays, wash areas, project areas, storage and offices and associated joinery</i>	3,380	2,366
6	COLA COVERED OUTDOOR LEARNING AREA (NOT ENCLOSED) <i>Includes large free standing under cover student spaces, large enough for outdoor learning and or sporting activity.</i>	1,040	728
7	GLA GENERAL LEARNING AREA FOR PRIMARY & SECONDARY <i>Includes General Learning Areas, classroom space and associated joinery. Includes learning areas for students with special needs.</i>	3,385	2,370
8	GLA-LEARN LEARNING COMMON FOR PRIMARY & SECONDARY <i>Includes Common Learning Spaces, spaces in addition to the General Learning Areas, wet points, withdrawal areas, quiet areas, storage areas, teacher work areas/offices and associated joinery.</i>	3,385	2,370
9	GLA-MULTI MULTI-PURPOSE LEARNING AREA FOR PRIMARY & SECONDARY <i>Includes Learning Studios, practical areas with wet points and services for multipurpose project work, art, technology, low level sciences, 3D printing, STEM Maker Spaces, "Dry" Laboratories, areas with elevated requirements for power, hydraulics and mechanical, etc. Includes storage areas, offices and associated joinery.</i>	3,435	2,405
10	IT HUB IT HUB <i>Includes Computer Studies and Business Studies, storage rooms, offices, server room, associated IT workspace, any IT help desk functions and associated joinery.</i>	3,410	2,387
11	HOME EC HOME ECONOMICS <i>Includes Student Learning Area, demonstration area, hospitality practical areas, pantry, laundry, dry storage, cool room, offices and associated joinery.</i>	3,825	2,678
12	LIBRARY RESOURCE CENTRE / LIBRARY PRIMARY & SECONDARY <i>Includes the main reading area, display areas, IT areas, individual and group study areas, work rooms, storage rooms, offices and associated joinery.</i>	3,915	2,741
13	MUSIC-MEDIA MUSIC / DRAMA / MEDIA / DANCE <i>Includes performing spaces, practice rooms, band rooms, dance studios, recording studios, sound booths, media rooms, Podcast studios, VLOG studios, storage rooms, offices and associated joinery.</i>	3,520	2,464

FUNCTIONAL AREAS & STANDARD COSTS (CONTINUED)

Facility ID	Functional area description	Current Cost per m ² \$ (Construction)	Current Cost per m ² \$ (Refurbishment)
14	PHYS ED- PRI PHYSICAL EDUCATION / MULTIPUPOSE HALL PRIMARY Includes hall/court space, learning areas, equipment storage, storage areas, change rooms, foyer, offices, mezzanine areas and viewing areas and associated joinery.	2,795	1,957
15	PHYS ED- SEC PHYSICAL EDUCATION / MULTIPUPOSE HALL SECONDARY Includes hall/court space, Learning Areas, equipment storage, storage areas, change rooms, foyer, offices, mezzanine areas and viewing areas and associated joinery	2,885	2,020
16	PLANT PLANT Includes plant rooms associated with lifts, air conditioning etc., switchboard and equipment rooms. Does not include lifts.	2,555	1,789
17	SCIENCE SCIENCE LABS / ASSOC AREA Includes "wet" laboratory spaces, project/research labs, experiment labs, storage areas, preparation rooms, chemical stores, fume cupboards, gas supplies, eye washes, safety showers, offices and associated joinery.	4,000	2,800
18	STUD-AMEN STUDENT AMENITIES Includes disabled toilets, toilets, urinals, basins/wash areas, showers and associated joinery. Assumes "single user" type arrangements.	3,445	2,412
19	STAFF- AMEN STAFF AMENITIES Includes disabled toilets, showers, toilets, urinals, basins/wash areas and associated joinery. Assumes "single user" type arrangements.	3,465	2,426
20	TRAV-ENC STAIRWELLS / CORRIDORS / CIRCULATION Includes pedestrian travel enclosed, stairwells, corridors, hallways and other enclosed circulation areas. Does not include lifts.	3,025	2,118
21	OUTDOOR- LS VERANDAH / BALCONY / OUTDOOR LEARNING SPACES Includes verandahs, balconies and covered student outdoor learning spaces that are attached to the building.	1,410	987
22	TRAV- COVER COVERED WALKWAYS (NOT ENCLOSED) Includes covered pedestrian walkways between buildings or to allow for disabled access (not enclosed)	735	515
23	CANTEEN CANTEEN TUCKSHOP Includes the kitchen and preparation areas, servery areas, storage areas, cool rooms and associated joinery. Does not include covered outdoor areas or waste areas.	3,460	2,422
24	WELLBEING HEALTH AND WELLBEING Includes sick bays, first aid treatment rooms, consult rooms, toilets associated with sick bays, sensory rooms, offices, reception, waiting areas and associated joinery.	3,810	2,667

EXCLUSIONS:

Note (1): Rates exclude demolition, audio visual & ICT equipment, hardware, fittings, furniture, specialist equipment, landscaping, transformers, stormwater, carparking, civil works, professional fees (including ESD certification), lifts, contingencies and regional loadings.

Note (2): Multi-level construction in excess of two levels.

Note (3): The CGP Program does not fund Carparks.

Where any of the exclusions are to be included, they are to be listed as associated costs on Stage 2 Initial Application – PROPOSED PROJECT STD COST.