

Sport and Recreation Facilities Costs

Facility costs

The indicative costs detailed in the following pages are intended to assist sport and recreation organisations and smaller local councils, planning for new capital development projects. The information may also be used to assist in the preparation and development of applications for grant funding from the Department of Tourism, Innovation and Sport.

Please note that funding programs have specific eligibility requirements on the type and scope of projects that can be applied for, and organisations should refer to the program guidelines.

The information contained in this document may be used in the following circumstances:

1. When attempting to determine a rough cost estimate for a project/development.
2. To assist in estimating the likely required contributions by clubs/organisations to be eligible for a grant program application, e.g., state contribution 80%, club/organisation contribution 20%.

The indicative costs are based on providing community level facilities at reasonable levels of quality and have been based on projects previously funded through the department's various funding programs of a similar scope, size and complexity.

The indicative costs are based on established quantity surveying practice and current industry cost information. Costs provided are as of **September 2023**, are indicative only and represent simple construction methodology on a clean, flat site in the southeast corner of Queensland (SEQ) area. For proposed developments outside the SEQ area please refer to the [locality indices table](#) at the end of this document.

Sites having complex construction characteristics (e.g., sloping sites, poor soil conditions, contaminated sites etc.) are not represented in the indicative costings. Consideration for these additional costs will need to be determined using professional advice.

Please also refer to the following sections of the document:

- [Clarifications, inclusions and exclusions](#)
- [Locality indices](#)

Disclaimer

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Facility type/activity	Item/Area	Capital cost GST (excl.)
Amenities & Clubhouses		
<u>Small Clubhouse – basic fit-out:</u> Small club room, kitchenette, shower cubicle (shower with change area), closet pans, wash basins including accessible unisex sanitary compartment	80 m ²	\$482 000
<u>Clubhouse – basic fit-out:</u> Club room with bar, small kitchen, dining area, change rooms, showers, closet pans and wash basins including accessible unisex sanitary compartment.	450 m ²	\$2 149 000
<u>Change room building – basic fit-out (female friendly design/universal design):</u> Players only. Direct external access only 2 x team change rooms, each with adjoining amenities – showers, closet pans and wash basins and 1 x accessible unisex sanitary compartment including shower.	110 m ²	\$613 000
<u>2 x Change room building – (female friendly design/universal design)</u> 2 x team change rooms, each with adjoining amenities – showers, closet pans and wash basins and 1 x accessible unisex sanitary compartment including shower. Also includes referees' rooms and amenities, first aid room, spectator toilets and PWD bathroom and cleaner's storeroom with sink.	140 m ²	\$780 000
<u>4 x Change room building – (female friendly design/universal design)</u> 4 x team change rooms, each with adjoining amenities – showers, closet pans and wash basins and 1 x accessible unisex sanitary compartment including shower. Also includes referees' rooms and amenities, first aid room, spectator toilets and PWD bathroom and cleaner's storeroom with sink.	228m ²	\$1 270 000
<u>Toilet building – Unisex model:</u> 11 x closet pans, 6 x wash basins 1 x accessible amenities	50 m ²	\$297 000
Athletics		
<u>Athletics track and field</u> 400m / 8 lane running track, high jump, dual double ended long jump, triple jump and runway, double ended pole vault, steeple chase, hammer throwing circles, discus & shot put, synthetic surface and all line marking.	6 500 m ²	\$2 956 000
Basketball		
Outdoor: 32m x 19m bituminous concrete finish, hoops, backboard and frame and 3.6m high fence		
1 x court	608 m ²	\$141 000
2 x courts	1 216 m ²	\$252 000
3 x courts	1 824 m ²	\$361 000
as above with non-cushioned synthetic finish (acrylic)		
1 x court	608 m ²	\$160 000
2 x courts	1 216 m ²	\$288 000
3 x courts	1 824 m ²	\$417 000
concrete base with synthetic surface		
1 x court	608 m ²	\$193 000
2 x courts	1 216 m ²	\$364 000
3 x courts	1 824 m ²	\$537 000
Indoor: masonry walls, metal roof, and timber floor		
1 x courts	608 m ²	\$1 554 000
2 x courts	1 216 m ²	\$3 059 000
3 x courts	1 824 m ²	\$4 571 000
Futsal		
Indoor: 46m x 27m Building, timber floor, pitch only excludes amenities offices etc.		
1 x pitch	1 242 m ²	\$3 124 000
2 x pitches	2 484 m ²	\$6,208 000
4 x pitches	4 968 m ²	\$12 357 000

Lawn games		
<u>Bowls – lawn only</u>		
Natural grass: 40m x 40m earthworks, drainage, base construction, irrigation, ditches, topsoil, settling and grassing.	1 600 m ²	\$246 000
Synthetic grass: 40m x 40m dressing: non-sand survey, geotechnical, earthworks, drainage, base and ditch construction, synthetic grass.	1 600 m ²	\$365 000
Synthetic grass: 40m x 40m dressing: sand survey, geotechnical, earthworks, drainage, base and ditch construction, synthetic grass, sand.	1 600 m ²	\$422 000
Add extra for paving if required:		
1.2m wide concrete path at each end x 2 (40m x 1.2m x 2 = 96) per lawn	96 m ²	\$22 000
<u>Croquet – court only</u>		
Natural grass: 32m x 25.6m		
1 x court	820 m ²	\$128 000
2 x courts	1 640 m ²	\$253 000
Multi-purpose Hall – Hall only		
Small Multi-purpose Hall: 36.6 x 21.35	781 m ²	\$1 983 000
4 x Badminton, 1 x Basketball, 1 x Volleyball		
Medium Multi-purpose Hall: 36.6m x 40.3m	1 475 m ²	\$3 710 000
3 x Basketball, 1 x Indoor football, 1 x Indoor Hockey, 3 x Volleyball		
Large Multi-purpose Hall: 36.6m x 59.15m	2 165 m ²	\$5 410 000
3 x Basketball, 1 x Indoor football, 1 x Indoor Hockey, 3 x Volleyball		
Ovals / Fields - excludes lighting, goals, fencing and accessories		
<u>Australian Rules / Cricket field</u>		
Natural grass: 175m x 155m earthworks, drainage, irrigation, grass finish - includes 5m wide boundary zone	27 125 m ²	\$1 965 000
Synthetic grass: 175m x 155m earthworks, drainage, substrate, synthetic grass - includes 5m wide boundary zone	27 125 m ²	\$7 485 000
<u>Hockey</u>		
Natural grass: 97m x 69m earthworks, drainage, irrigation, grass finish - includes 2m runoff zone	6 693 m ²	\$485 000
Synthetic grass: 97m x 65m earthworks, drainage, substrate, sand based (filled) - includes 2m runoff zone	6 693 m ²	\$1 847 000
<u>Rugby – League / Union</u>		
Natural grass: 130m x 80m earthworks, drainage, irrigation, grass finish - includes side and dead ball zone	10 400 m ²	\$754 000
Synthetic grass: 130m x 80m earthworks, drainage, substrate, synthetic grass - includes side and dead ball zone	10 400 m ²	\$2 869 000
<u>Soccer</u>		
Natural grass: 111m x 74m earthworks, drainage, irrigation, grass finish - includes 3m runoff zone	8 214 m ²	\$595 000
Synthetic grass: 111m x 74m earthworks, drainage, substrate, synthetic grass - includes 3m runoff zone	8 214 m ²	\$2 268 000
Miscellaneous works		
<u>Shade structure</u> : steel structure with shade cloth – 10m x 6m	60 m ²	\$56 000
<u>Car parking</u> : Open carpark - per car space – bitumen surfacing, line marking, kerb, drainage, nominal lighting and landscaping. Includes driveway and access allowance.	per car space	\$10 500
<u>Concrete path</u> : 1.2m wide reinforced concrete path only – broom finish	per linear metre	\$260
Netball		
Outdoor: 36.6m x 21.35m - bituminous concrete finish, 3.6m high fencing, hoops and posts includes free space		

1 x court	781 m ²	\$153 000
2 x courts	1 475 m ²	\$267 000
3 x courts	2 165 m ²	\$386 000
as above, with non-cushioned synthetic finish (acrylic)		
1 x court	781 m ²	\$173 000
2 x courts	1 475 m ²	\$315 000
3 x courts	2 165 m ²	\$437 000
concrete base, synthetic surface, 3.6m high fencing, hoops and posts includes free space		
1 x court	781 m ²	\$219 000
2 x courts	1 475 m ²	\$396 000
3 x courts	2 165 m ²	\$573 000
Indoor: 36.6m x 21.35m - masonry walls, metal roof and timber floor		
1 x court	781 m ²	\$1 908 000
2 x courts	1 475 m ²	\$3 589 000
3 x courts	2 165 m ²	\$5 216 000
Swimming pools		
25m x 18.5m wide – open in-ground, includes plant and filtration equipment	1 item	\$2 036 000
50m x 21m wide – open in-ground, includes plant and filtration equipment	1 item	\$3 068 000
Tennis		
Outdoor: 34.73m x 17.073m - bituminous concrete finish, 3.6m high fencing, nets and posts		
1 x court	593 m ²	\$55 000
2 x courts	1 080 m ²	\$107 000
3 x courts	1 567 m ²	\$160 000
Add extra for applied surface: Acrylic non-cushion surface	per court	\$29 000
Indoor: masonry walls, metal roof, timber floor		
1 x court	593 m ²	\$1 491 000
2 x courts	1 080 m ²	\$2 709 000
3 x courts	1 567 m ²	\$3 922 000
Lighting		
Remember to check Program Guidelines requirements for eligible average illumination (lux) levels		
Exclusions		
Allowances for adverse soil conditions		
Allowances for contaminated soils or developments on old dump sites		
Upgrades to existing electrical infrastructure to accommodate the new installation		
Upgrades to existing Energex/Ergon transformers		
Ongoing repairs and maintenance costs of the new installation		
Notes		
All new installations include required poles, footings, luminaires and all associated electrical infrastructure such as switchboards, cables and control panels		
Upgrades from Metal Halide to LED Luminaires include only the replacement of the fittings as well as minimal electrical upgrades		
Baseball		
500 lux infield and 300 lux outfield – Metal Halide to LED	Per field	\$88 000
500 lux infield & 300 lux outfield – New Install (Club/Local/State/Major Competition) 25 m poles (Softball reduce pole heights by 5m to 20m (\$40,000))	Per field	\$385 500
500 lux infield & 300 lux outfield – New Install (National level) 30m poles (Softball reduce pole heights by 5m to 25m (\$40,000))	Per field	\$428 000
Netball/Basketball/Multi court		
New Installation - 100 Lux - LED Luminaires	Per court	\$53 000
New Installation - 200 Lux - LED Luminaires	Per court	\$64 000
New Installation - 200 Lux – LED Luminaires	Twin court	\$78 000

Tennis		
New Installation - Single court - 200 Lux - LED Luminaires	Per court	\$39 000
New Installation - Twin court - 200 Lux - LED Luminaires	Twin court	\$53 000
New Installation - Single court - 350 Lux - LED Luminaires	Per court	\$87 000
Football (all codes)		
AFL/Cricket - New installation - 100 Lux - LED	Per field	\$423 000
AFL/Cricket - New installation - 200 Lux - LED	Per field	\$505 500
Union/League/Soccer - New installation - 100 Lux – LED 22 metre poles	Per field	\$297 000
Union/League/Soccer - New installation - 200 Lux – LED 22 metre poles	Per field	\$379 000
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 100 Lux LED (luminaire replacement only, no switchboard, cable or circuitry upgrades)	Per field	\$83 000
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 100 Lux LED (includes switchboard, cable or circuitry upgrades if required, no pole or supply upgrades e.g., transformer or feed in cable)	Per field	\$139 000
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 200 Lux LED (luminaire replacement only, no switchboard or circuitry upgrades)	Per field	\$197 000
Hockey		
New Installation - 500 Lux – LED Luminaires	Per field	\$532 000
Bowls		
New Installation - Medium comp (75 Lux) LED	Per green	\$71 000

Clarifications, inclusions and exclusions

Clarifications

- indicative costs are based on the area for the building (internal space only) - fully enclosed covered area only (FECA)
- the playing areas represent current Australian standard dimensions
- safety / run off zones for court / field areas have been included as per the specifications of each sport
- nominal spectator provision has been included
- an *accessible unisex sanitary compartment* (to provide for people with a disability) adopts the meaning set out by the National Construction Code Series (from the Australian Building Codes Board) - Building Code of Australia.

Inclusions

The indicative costs assume procurement by traditional lump sum tender and include allowances for the following associated, direct project costs:

- preliminaries and builder's profit and overheads
- simple single storey construction and basic finishes
- external works and services to the immediate surrounds of the building / field – limited to three metres beyond building / field footprint
- nominal landscaping – limited to three metres beyond the building footprint
- construction standards in accordance with current building legislation
- contingency of 5% for the construction works only (not for additional scope or additional fees)
- statutory fees, charges and building approval costs
- professional fees e.g., architect, engineer, quantity surveyor etc.

Exclusions

- land acquisition costs
- finance and insurance costs, legal fees and stamp duty
- local authority headworks fees and charges
- development approval costs
- site clearing and demolition
- costs associated with latent conditions
- costs associated with difficult or restricted site access
- costs associated with poor soil conditions or sloping sites
- costs associated with lengthy services connections
- site infrastructure provision or upgrades e.g., electrical / data services, water and drainage services, fire hydrant systems, access roads, street lighting etc.
- high wall to floor ratios and unusual shaped buildings
- project specific scope – e.g., specific fit-out, function rooms, covered or spectator areas
- air conditioning
- external features – e.g., landscaping, carparks, shelters, covered verandahs / decks, covered ways, paving / paths, stairs, ramps, benches / seating
- accessories (unless noted otherwise)
- loose furniture and equipment
- regional cost variations in materials and labour ([refer to locality indices](#))
- escalation beyond January 2023
- other project contingency - at the client's discretion
- maintenance
- GST
- Costs due to the effects of the COVID-19 pandemic on the construction sector including:
 - Impacts on contractor and subcontractor availability
 - Impacts on materials and equipment lead times and availability
 - Fluctuating construction costs and pricing of risk
 - Increased Workplace Health and Safety compliance requirements.

Locality indices

The following table shows **indicative locality index percentages** applicable to the above facility costs for projects outside the south east corner of Queensland area. To utilise this table, the proposed project cost should consider the locality factor percentage indicative against the center closest to your development location.

Agnes Water	110	Chinchilla	110	Gayndah	110
Airlie Beach	118	Clermont	130	Georgetown	155
Alpha	130	Cloncurry	155	Gin Gin	115
Aramac	140	Coconut Island	210	Gladstone	115
Atherton	117	Coen	170	Gold Coast	100
Augathella	125	Collinsville	125	Gympie	105
Aurukun	190	Condamine	110		
Ayr	115	Cooktown	135	Helidon	100
		Crows Nest	103	Heron Island	150
Babinda	120	Croydon	160	Hervey Bay	105
Bamaga	170	Cunnamulla	125	Hopevale	140
Badu Island	190			Hughenden	140
Barcaldine	130	Dajarra	165		
Beaudesert	100	Dalby	106	Ingham	118
Bedourie	190	Darnley Island	210	Inglewood	110
Beerburrum	100	Dauan Island	210	Injune	120
Biloela	115	Dirranbandi	125	Innisfail	117
Birdsville	185	Doomadgee	180	Ipswich	100
Blackall	130	Duaringa	125	Isisford	135
Blackwater	125	Duchess	155		
Blair Athol	130	Dysart	130	Jandowae	110
Boigu Island	210			Jericho	130
Boonah	100	Eidsvold	115	Jimboomba	100
Boulia	170	Emerald	125	Julia Creek	160
Bowen	118	Esk	100		
Bundaberg	106	Eungella	125	Karumba	175
Burketown	170			Kilcoy	100
		K'gari (Fraser Island)	130	Kilkivan	110
Caboolture	100			Killarney	105
Cairns	108	Goomeri	110	Kingaroy	110
Camooweal	160	Goondiwindi	110	Kynuna	160
Charleville	125	Gordon Vale	105		
Charters Towers	124	Greenvale	135	Laidley	100

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Childers	110	Gatton	100	Lockhart River	190
Longreach	135	Nanango	110	Tambo	135
Lowood	100	Nebo	120	Tamborine	103
Kubin Island	195	Normanton	175	Taroom	120
				Texas	115
Mabuiag Island	185	Palm Island	195	Thargomindah	140
Mackay	115	Pittsworth	105	Theodore	120
Magnetic Island	130	Porpuraaw	185	Thursday Island	190
Mareeba	110	Port Douglas	115	Tieri	130
Maryborough	106	Proserpine	120	Tin Can Bay	105
Maxwelton	150			Toowoomba	102
McKinlay	160	Quilpie	135	Townsville	107
Middlemount	130			Tully	115
Miles	110	Rainbow Beach	105		
Millmerran	105	Ravenshoe	120	Urandangie	160
Miriam Vale	115	Redcliffe	100		
Mitchell	120	Richmond	150	Warraber Island	185
Monto	115	Rockhampton	115	Wallangarra	110
Moranbah	130	Rolleston	125	Wandoan	115
Moreton Island	125	Roma	115	Warwick	105
Mornington Island	205	Rosewood	100	Weipa	190
Mossman	115			Whitsunday Islands	130
Mt. Garnet	130	Sarina	120	Windorah	145
Mt. Isa	150	Saibai Island	205	Winton	140
Mt. Larcom	115	Springsure	125	Wondai	110
Mt. Morgan	120	St. George	125	Woodford	100
Moura	120	St. Lawrence	120	Woorabinda	130
Mundubbera	115	Stanthorpe	110		
Muttaburra	140	Stephen Island	210	Yam Island	210
Murgon	110	Stonehenge	145	Yorke Island	205
Murray Island	205	Stradbroke Island	125	Yeppoon	115
		Sunshine Coast	100		
Nambour	100	Surat	120		