

Sport and recreation facilities costs

Funding to improve facilities

Facility costs

The indicated 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 Department of Housing and Public Works, Sport and Recreation.

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 and the likely required contributions by clubs/organisations to be eligible for a grants program application, e.g. state contribution 80%, club/organisation contribution 20%.
2. When preparing grant applications requiring a mandatory quantity surveyor's estimate, e.g. projects with an estimated value in excess of \$200,000. In this instance the information may be used for projects at concept or schematic design stages only.

The indicated 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 indicated costs are based on established quantity surveying practice and current industry cost information. Costs provided are as at June 2018, are indicative only and represent simple construction methodology on a clean, flat site in the south east 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](#)
- [Need further information](#)

Disclaimer:

The information contained in this fact sheet is indicative as at **June 2018** and should be used as a general guide only. These costs cannot be considered as, or relied upon as being professional advice concerning the costs for the design and/or construction of facilities, infrastructure or playing areas. No assurance is given as to the accuracy of any information contained in this fact sheet.

Users are advised to obtain their own independent and professional advice in relation to their proposed project including seeking all necessary approvals (i.e. Development Approval, Building Approval etc.).



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	\$322 000
<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	\$1 427 000
<u>Change room building – basic fit-out (female friendly design/unisex 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	\$409 000
<u>Toilet building – Unisex model:</u>		
11 x closet pans, 6 x wash basins 1 x accessible amenities	50 m ²	\$197 000
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	\$1 954 000
Basketball		
Outdoor: 32m x 19m bituminous concrete finish, hoops, backboard and frame and 3.6m high fence		
1 x court	608 m ²	\$96 000
2 x courts	1 216 m ²	\$174 000
3 x courts	1 824 m ²	\$253 000
as above with non-cushioned synthetic finish (acrylic)		
1 x court	608 m ²	\$108 000
2 x courts	1 216 m ²	\$200 000
3 x courts	1 824 m ²	\$292 000
concrete base with synthetic surface		
1 x court	608 m ²	\$136 000
2 x courts	1 216 m ²	\$259 000
3 x courts	1 824 m ²	\$383 000
Indoor: masonry walls, metal roof, and timber floor		
1 x courts	608 m ²	\$1 024 000
2 x courts	1 216 m ²	\$2 028 000
3 x courts	1 824 m ²	\$3 031 000

Futsal			
Indoor:	46m x 27m		
Building, timber floor, pitch only excludes amenities offices etc.			
1 x pitch		1 242 m ²	\$2,071,000
2 x pitches		2 484 m ²	\$4,114,000
4 x pitches		4 968 m ²	\$8,189,000
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	\$169 000
Synthetic grass:	40m x 40m	dressing: non-sand	
survey, geotechnical, earthworks, drainage, base and ditch construction, synthetic grass.		1 600 m ²	\$253 000
Synthetic grass:	40m x 40m	dressing: sand	
survey, geotechnical, earthworks, drainage, base and ditch construction, synthetic grass, sand.		1 600 m ²	\$290 000
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	\$16 100
<u>Croquet – court only</u>			
Natural grass:	32m x 25.6m		
1 x court		820 m ²	\$87 000
2 x courts		1 640 m ²	\$173 000
Multi-purpose Hall – Hall only			
Small Multi-purpose Hall:	36.6 x 21.35	781 m ²	\$1 316 000
4 x Badminton, 1 x Basketball, 1 x Volleyball			
Medium Multi-purpose Hall:	36.6m x 40.3m	1 475 m ²	\$2 460 000
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	\$3 585 000
3 x Basketball, 1 x Indoor football, 1 x Indoor Hockey, 3 x Volleyball			
Ovals / Fields			
Note: 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	\$1 431 000
Synthetic grass:	175m x 155m		
earthworks, drainage, substrate, synthetic grass - includes 5m wide boundary zone		27 125 m ²	\$5 130 000
<u>Hockey</u>			
Natural grass:	97m x 69m		
earthworks, drainage, irrigation, grass finish - includes 2m runoff zone		6 693 m ²	\$354 000

Synthetic grass: 97m x 65m earthworks, drainage, substrate, sand based (filled) - includes 2m runoff zone	6 693 m ²	\$1 268 000
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Rugby – League / Union

Natural grass: 130m x 80m earthworks, drainage, irrigation, grass finish - includes side and dead ball zone	10 400 m ²	\$550 000
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Synthetic grass: 130m x 80m earthworks, drainage, substrate, synthetic grass - includes side and dead ball zone	10 400 m ²	\$1 968 000
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Soccer

Natural grass: 111m x 74m earthworks, drainage, irrigation, grass finish - includes 3m runoff zone	8 214 m ²	\$434 000
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Synthetic grass: 111m x 74m earthworks, drainage, substrate, synthetic grass - includes 3m runoff zone	8 214 m ²	\$1 555 000
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Miscellaneous works

Shade structure: steel structure with shade cloth – 10m x 6m	60 m ²	\$30,000
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Car parking: Open carpark - per car space – bitumen surfacing, line marking, kerb, drainage, nominal lighting and landscaping. Includes driveway and access allowance.	per car space	\$7,500
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Concrete path: 1.2m wide reinforced concrete path only – broom finish	per linear metre	\$170
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Netball

Outdoor: 36.6m x 21.35m bituminous concrete finish, 3.6m high fencing, hoops and posts includes free space		
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1 x court	781 m ²	\$101 000
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2 x courts	1 475 m ²	\$180 000
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3 x courts	2 165 m ²	\$266 000
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as above, with non-cushioned synthetic finish (acrylic)		
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1 x court	781 m ²	\$118 000
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2 x courts	1 475 m ²	\$210 000
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3 x courts	2 165 m ²	\$301 000
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concrete base, synthetic surface, 3.6m high fencing, hoops and posts includes free space		
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1 x court	781 m ²	\$154 000
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2 x courts	1 475 m ²	\$281 000
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3 x courts	2 165 m ²	\$407 000
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Indoor: 36.6m x 21.35m masonry walls, metal roof and timber floor		
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1 x court	781 m ²	\$1 267 000
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2 x courts	1 475 m ²	\$2 379 000
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3 x courts	2 165 m ²	\$3 487 000
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Swimming pools

25m x 18.5m wide – open in-ground, includes plant and filtration equipment	1 item	\$1 354 000
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50m x 21m wide – open in-ground, includes plant and filtration equipment	1 item	\$2 041 000
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Tennis

Outdoor:	34.73m x 17.073m		
bituminous concrete finish, 3.6m high fencing, nets and posts			
1 x court		593 m ²	\$39 000
2 x courts		1 080 m ²	\$78 000
3 x courts		1 567 m ²	\$114 000
Add extra for applied surface: Acrylic non-cushion surface		per court	\$13 000
Indoor:			
masonry walls, metal roof, timber floor			
1 x court		593 m ²	\$990 000
2 x courts		1 080 m ²	\$1 796 000
3 x courts		1 567 m ²	\$2 600 000

Lighting**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 Luminaires	Per field	\$183 700
Netball/Basketball/Multi court	Per court	
New Installation - 100 Lux - Metal Halide Luminaires	Per court	\$34 000
New Installation - 200 Lux - Metal Halide Luminaires	Per court	\$45 500
New Installation - 200 Lux – LED Luminaires	Per court	\$54 700

Tennis

New Installation - Single court - 200 Lux - Metal Halide Luminaires	Per court	\$25 000
New Installation - Twin court - 200 Lux - Metal Halide Luminaires	Per court	\$30 000
New Installation - Single court - 350 Lux - Metal Halide Luminaires	Per court	\$45 600
New Installation - Twin Court - 350 Lux – LED Luminaires	Per court	\$56 333

Football (all codes)

AFL/Cricket - New installation - 100 Lux - LED	Per field	\$275 967
Union/League/Soccer - New installation - 100 Lux - LED	Per field	\$135 405
Union/League/Soccer - New installation - 200 Lux - LED	Per field	\$210 810

Union/League/Soccer - New installation - 200 Lux – Metal Halide	Per field	\$132 200
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 100 Lux LED	Per field	\$87 200
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 200 Lux LED	Per field	\$149 900
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<u>Hockey</u>		
New Installation - 500 Lux – LED Luminaires	Per field	\$301 800
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<u>Bowls</u>		
New Installation - Medium comp (75 Lux) Metal Halide	Per green	\$46 500
New Installation - Top comp (140 Lux) Metal Halide	Per green	\$53 000

Clarifications, inclusions and exclusions

Clarifications:

- indicated 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 indicated 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 locality indices](#))
- escalation beyond June 2018
- other project contingency - at the client's discretion
- maintenance
- GST.

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 indicated against the centre closest to your development location.

Agnes Water	110	Chinchilla	110	Gayndah	115
Airlie Beach	120	Clermont	130	Georgetown	155
Alpha	130	Cloncurry	155	Gin Gin	115
Aramac	140	Coconut Island	195	Gladstone	115
Atherton	120	Coen	170	Gold Coast	100
Augathella	125	Collinsville	125	Gympie	104
Aurukun	185	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	185			Hughenden	140
Barcaldine	130	Dajarra	155		
Beaudesert	100	Dalby	105	Ingham	115
Bedourie	190	Darnley Island	195	Inglewood	110
Beerburrum	100	Dauan Island	205	Injune	120
Biloela	115	Dirranbandi	125	Innisfail	115
Birdsville	185	Doomadgee	180	Ipswich	100
Blackall	130	Duarina	125	Isisford	135
Blackwater	125	Duchess	155		
Blair Athol	130	Dysart	130	Jandowae	110
Boigu Island	205			Jericho	130
Boonah	100	Eidsvold	115	Jimboomba	100
Boulia	170	Emerald	125	Julia Creek	160
Bowen	120	Esk	100		
Bundaberg	105	Eungella	125	Karumba	170
Burketown	170			Kilcoy	100
		Fraser Island	130	Kilkivan	110
Caboolture	100			Killarney	105
Cairns	107	Goomeri	110	Kingaroy	110
Camooweal	160	Goondiwindi	110	Kynuna	160
Charleville	125	Gordon Vale	105		

Charters Towers	125	Greenvale	135	Laidley	100
Childers	110	Gatton	100	Lockhart River	185
Longreach	140	Nanango	110	Tambo	135
Lowood	100	Nebo	120	Tamborine	103
Kubin Island	185	Normanton	170	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	185
Mareeba	110	Port Douglas	115	Tieri	130
Maryborough	105	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	185
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	195	Yam Island	195
Murgon	110	Stonehenge	145	Yorke Island	195
Murray Island	195	Stradbroke Island	125	Yeppoon	115
		Sunshine Coast	100		
Nambour	100	Surat	120		

Need further information?

For further information please visit the webpage www.qld.gov.au/recreation/sports/funding/getinthegame or contact your local Sport and Recreation advisor on 13 QGOV (13 7468).