

Sport Facilities Costs

Funding to improve facilities – Costs estimated at May 2026

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 the Department of Sport, Racing and Olympic and Paralympic Games.

The costs contained herein cannot be used as a substitute for formal quotes or in lieu of professional quantity surveyors estimates. These are provided purely as a guide for conceptualising the project and developing early-stage budgets.

The indicated costs are based on providing community-level facilities at reasonable levels of quality and have been derived from projects previously funded through the department of a similar scope, size and complexity.

The indicated costs are based on established quantity surveying practice and current industry cost information. The costs provided are indicative only as at the end of May 2026, and represent simple construction methodology on a clean, flat site in South-East Queensland (SEQ).

For proposed developments outside SEQ, please refer to the locality indices table at the end of this document.

Sites with 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.

Disclaimer:

The information contained in this fact sheet is indicative as at end May 2026 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.).

Facilities

Facility type/activity	Item/Area	Capital cost GST (excl.)
Amenities and clubhouses		
<u>Small Clubhouse</u> Single storey, small club room, kitchenette, 2 x closet pans, 2 x shower cubicles including change area), wash basins and an accessible unisex sanitary compartment	80 m ²	\$464,600
<u>Clubhouse</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	\$1,314,450
<u>2 x Change room building</u> – (female-friendly design/universal design) 2 x team change rooms, each with adjoining amenities – showers, closet pans and wash basins and 1 x PWD accessible unisex sanitary compartment including shower. Also includes referees' rooms and amenities, first aid room, spectator toilets, cleaner's storeroom with sink	110 m ²	\$581,900
<u>4 x Change room building</u> – (female-friendly design/universal design) 4 x team change rooms, each with adjoining amenities – showers, closet pans and wash basins and 1 x PWD 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	228 m ²	\$1,197,043
<u>Toilet building – Unisex model</u> 11 x closet pans, 6 x wash basins 1 x PWD accessible amenities	50 m ²	\$385,250
Basketball		
Outdoor: 32m x 19m bituminous concrete finish, hoops, backboard and frame, 3.6m high fence		
1 x court	608 m ²	\$193,200
2 x courts	1 216 m ²	\$369,150
3 x courts	1 824 m ²	\$546,250
as above with non-cushioned synthetic finish (acrylic)		
1 x court	608 m ²	\$212,750
2 x courts	1 216 m ²	\$407,790
3 x courts	1 824 m ²	\$602,600
concrete base with synthetic surface		
1 x court	608 m ²	\$326,600
2 x courts	1 216 m ²	\$623,300
3 x courts	1 824 m ²	\$929,200
Indoor: masonry walls, metal roof, timber floor		
1 x courts	608 m ²	\$2,341,400

Facility type/activity	Item/Area	Capital cost GST (excl.)
Futsal		
Indoor: 46m x 27m Building, timber floor, pitch only (excludes amenities offices etc.)		
1 x pitch	1 242 m ²	\$4,778,250
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	\$427,800
Synthetic grass: 40m x 40m dressing: non-sand survey, geotechnical, earthworks, drainage, base and ditch construction, synthetic grass	1 600 m ²	\$546,250
Synthetic grass: 40m x 40m dressing: sand survey, geotechnical, earthworks, drainage, base and ditch construction, synthetic grass, sand	1 600 m ²	\$533,600
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	\$20,700
<u>Croquet – court only</u>		
Natural grass: 32m x 25.6m		
1 x court	820 m ²	\$181,700
2 x courts	1 640 m ²	\$355,350
Multi-purpose Hall – Hall only		
Small Multi-purpose Hall: 36.6 x 21.35 4 x Badminton, 1 x Basketball, 1 x Volleyball, 1 x Netball	781 m ²	\$3,006,100
Miscellaneous works		
<u>Shade structure</u> steel structure with shade cloth – 10m x 6m	60 m ²	\$35,880
<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	\$15,309
<u>Concrete path</u> 1.2m wide reinforced concrete path only – broom finish	per square metre	\$228

Facility type/activity	Item/Area	Capital cost GST (excl.)
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	\$185,150
2 x courts	1 475 m ²	\$324,300
3 x courts	2 165 m ²	\$483,000
as above, with non-cushioned synthetic finish (acrylic)		
1 x court	781 m ²	\$223,100
2 x courts	1 475 m ²	\$399,050
3 x courts	2 165 m ²	\$568,100
concrete base, synthetic surface, 3.6m high fencing, hoops and posts. Includes free space		
1 x court	781 m ²	\$288,650
2 x courts	1 475 m ²	\$527,850
3 x courts	2 165 m ²	\$762,450
Tennis		
Outdoor: 34.73m x 17.073m bituminous concrete finish, 3.6m high fencing, nets and posts		
1 x court	593 m ²	\$171,350
2 x courts	1 080 m ²	\$327,750
3 x courts	1 567 m ²	\$520,950
Add extra for applied surface: Acrylic non-cushion surface	per court	\$25,300

Lighting

Facility type/activity	Item/Area	Capital cost GST (excl.)
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 supply infrastructure including 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	\$351,900
500 lux infield and 300 lux outfield – New Install (Club/Local/State/Major Competition) 25 m poles (Softball reduce pole heights by 5m to 20m (minus \$35 000))	Per field	\$509,450
500 lux infield and 300 lux outfield – New Install (National level) 30m poles (Softball reduce pole heights by 5m to 25m (minus \$40,000))	Per field	\$564,650
Netball/Basketball/Multi court (Outdoor)		
New Installation - 100 Lux - LED Luminaires (4 poles)	Per court	\$75,900
New Installation - 200 Lux - LED Luminaires (4 poles)	Per court	\$89,700
New Installation - 200 Lux – LED Luminaires (4 poles)	Twin court	\$109,250
New Installation – 6 or more courts - 200 Lux – LED Luminaires	Per court	\$35,880
Tennis		
New Installation - Twin court - Club competition and commercial - PPA 350 and TPA 250 - LED Luminaires - 4 poles, 16 luminaires	Per court	\$49,450
New Installation - Single court - Club competition and commercial - PPA 350 and TPA 250 - LED Luminaires - 4 poles, 12 luminaires	Per court	\$69,000
New Installation - Twin court - Club competition and commercial - PPA 350 and TPA 250 - LED Luminaires - 4 poles, 16 luminaires	Twin court	\$98,900
Football (all codes) & cricket		
AFL/Cricket - New installation - Club competition and match practice 150 Lux – LED – 25 metre poles	Per field	\$435,850
AFL/Cricket - New installation – Semi-professional competition 200 Lux – LED – 25 metre poles	Per field	\$516,350
Union/League/Soccer - New installation - 100 Lux – LED 22 metre poles	Per field	\$407,100
Union/League/Soccer - New installation - 200 Lux – LED 22 metre poles	Per field	\$507,150
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 100 Lux LED (luminaire replacement only, no switchboard, cable or circuitry upgrades)	Per field	\$118,450
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	\$195,500
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 200 Lux LED (luminaire replacement only, no switchboard or circuitry upgrades)	Per field	\$287,500

Hockey

New Installation - 500 Lux – LED Luminaires	Per field	\$684,250
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Lawn Bowls

New installation Recreation, training, and club competition – 4 poles, 8 lights - 100 lux	Per green	\$141,450
New installation State/national competition - 4 poles, 8 lights - 200 Lux	Per green	\$151,800

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 disability) adopts the meaning set out by the National Construction Code Series (from the Australian Building Codes Board) - Building Code of Australia
- PPA means Principal Playing Area and TPA means Total Playing Area e.g. includes runoff areas.

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-story construction and basic finishes
- external works and services to the immediate surrounds of the building / field – limited to 3 metres beyond building / field footprint
- nominal landscaping – limited to 3 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)
- contingency for pretender design and project development add another 5% minimum
- 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 table on page 8)
- escalation beyond May 2026
- 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 South East Queensland. To use this table, the proposed project cost should consider the locality factor percentage indicated against the centre closest to your development location.

Agnes Water	110	Gin Gin	115	Nambour	100
Airlie Beach	120	Gladstone	117	Nanango	110
Alpha	130	Gold Coast	100	Nebo	120
Aramac	140	Goomeri	110	Normanton	180
Atherton	120	Goondiwindi	110	Palm Island	195
Augathella	125	Gordon Vale	105	Pittsworth	105
Aurukun	185	Greenvale	135	Pormpuraaw	185
Ayr	115	Gympie	107	Port Douglas	120
Babinda	120	Helidon	100	Proserpine	120
Badu Island	185	Heron Island	150	Quilpie	135
Bamaga	180	Hervey Bay	105	Rainbow Beach	105
Barcaldine	130	Hopevale	140	Ravenshoe	120
Beaudesert	100	Hughenden	140	Redcliffe	100
Bedourie	190	Ingham	120	Richmond	150
Beerburum	100	Inglewood	110	Rockhampton	117
Biloela	115	Injune	120	Rolleston	125
Birdsville	185	Innisfail	115	Roma	120
Blackall	130	Ipswich	100	Rosewood	100
Blackwater	125	Isisford	135	Saibai Island	205
Blair Athol	130	Jandowae	110	Sarina	120
Boigu Island	205	Jericho	130	Springhurst	125
Boonah	100	Jimboomba	100	St. George	121
Boulia	170	Julia Creek	160	St. Lawrence	120
Bowen	120	Karumba	170	Stanthorpe	110
Bundaberg	107	Kilcoy	100	Stephen Island	195
Burketown	170	Kilkivan	110	Stonehenge	145
Caboolture	100	Killarney	105	Stradbroke Island	125
Cairns	110	Kingaroy	109	Sunshine Coast	102
Camooweal	160	Kubin Island	185	Surat	120
Charleville	126	Kynuna	160	Tambo	135
Charters Towers	130	Laidley	100	Tamborine	103
Childers	110	Lockhart River	195	Taroom	120
Chinchilla	110	Longreach	135	Texas	115
Clermont	130	Lowood	100	Thargomindah	140
Cloncurry	155	Mabuiag Island	185	Theodore	120
Coconut Island	195	Mackay	117	Thursday Island	185
Coen	170	Magnetic Island	150	Tieri	130
Collinsville	125	Mareeba	110	Tin Can Bay	105
Condamine	110	Maryborough	107	Toowoomba	102
Cooktown	145	Maxwelton	150	Torres Strait Islands	215
Crows Nest	103	McKinlay	160	Townsville	117
Croydon	160	Middlemount	130	Tully	115
Cunnamulla	125	Miles	110	Urandangie	160

Dajarra	155	Millmerran	105	Wallangarra	110
Dalby	106	Miriam Vale	115	Wandoan	115
Darnley Island	195	Mitchell	120	Warraber Island	185
Dauan Island	205	Monto	115	Warwick	106
Dirranbandi	125	Moranbah	130	Weipa	195
Doomadgee	180	Moreton Island	125	Whitsunday Islands	150
Duaringa	125	Mornington Island	215	Windorah	145
Duchess	155	Mossman	115	Winton	145
Dysart	130	Moura	120	Wondai	110
Eidsvold	115	Mt. Garnet	130	Woodford	100
Emerald	125	Mt. Isa	150	Woorabinda	130
Esk	100	Mt. Larcom	115	Yam Island	195
Eungella	125	Mt. Morgan	120	Yeppoon	115
Fraser Island	130	Mundubbera	115	Yorke Island	195
Gatton	100	Murgon	110		
Gayndah	115	Murray Island	195		
Georgetown	155	Muttaburra	140		

Need more information?

For further information please visit the webpage [Funding and grants | Department of Sport, Racing and Olympic and Paralympic Games](#), contact [your local Sport office](#), or call 13 QGOV (13 74 68).