

Sport Facilities Costs

Funding to improve facilities – Costs estimated at 30 September 2025

The indicated costs detailed in this document are intended to assist sport 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 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 when conceptualising the project and developing early-stage budgets.

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 costs detailed in this document may only be used for projects at concept or schematic design stages.

The indicated costs reflect the provision of community-level facilities at a reasonable quality and are based on similar projects previously funded through the department's programs, considering their scope, size, and complexity.

The indicated costs are based on established quantity surveying practice and current industry cost information. Costs provided are as at end September 2025, 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.

Disclaimer:

The information contained in this fact sheet is indicative as at end September 2025 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 a accessible unisex sanitary compartment	80 m ²	\$404,000
<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	\$1,143,000
<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	\$506,000
<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	\$1,040,907
<u>Toilet building – Unisex model</u> 11 x closet pans, 6 x wash basins 1 x PWD accessible amenities	50 m ²	\$335,000
Basketball		
Outdoor: 32m x 19m bituminous concrete finish, hoops, backboard and frame and 3.6m high fence		
1 x court	608 m ²	\$168,000
2 x courts	1 216 m ²	\$321,000
3 x courts	1 824 m ²	\$475,000
as above with non-cushioned synthetic finish (acrylic)		
1 x court	608 m ²	\$185,000
2 x courts	1 216 m ²	\$354,600
3 x courts	1 824 m ²	\$524,000
concrete base with synthetic surface		
1 x court	608 m ²	\$284,000
2 x courts	1 216 m ²	\$542,000
3 x courts	1 824 m ²	\$808,000
Indoor: masonry walls, metal roof, and timber floor		
1 x courts	608 m ²	\$2,036,000

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	\$4,155,000
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	\$372, 000
Synthetic grass: 40m x 40m dressing: non-sand survey, geotechnical, earthworks, drainage, base and ditch construction, synthetic grass	1 600 m ²	\$475,000
Synthetic grass: 40m x 40m dressing: sand survey, geotechnical, earthworks, drainage, base and ditch construction, synthetic grass, sand	1 600 m ²	\$464,000
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	\$18,000
<u>Croquet - court only</u>		
Natural grass: 32m x 25.6m		
1 x court	820 m ²	\$158,000
2 x courts	1 640 m ²	\$309,000
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	\$2,614,000
Miscellaneous works		
<u>Shade structure</u> steel structure with shade cloth - 10m x 6m	60 m ²	\$31,200
<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	\$13,312
<u>Concrete path</u> 1.2m wide reinforced concrete path only - broom finish	per square metre	\$198

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	\$161,000
2 x courts	1 475 m ²	\$282,000
3 x courts	2 165 m ²	\$420,000
as above, with non-cushioned synthetic finish (acrylic)		
1 x court	781 m ²	\$194,000
2 x courts	1 475 m ²	\$347,000
3 x courts	2 165 m ²	\$494,000
concrete base, synthetic surface, 3.6m high fencing, hoops and posts includes free space		
1 x court	781 m ²	\$251,000
2 x courts	1 475 m ²	\$459,000
3 x courts	2 165 m ²	\$663,000
Tennis		
Outdoor:	34.73m x 17.073m	
bituminous concrete finish, 3.6m high fencing, nets and posts		
1 x court	593 m ²	\$149,000
2 x courts	1 080 m ²	\$285,000
3 x courts	1 567 m ²	\$453,000
Add extra for applied surface: Acrylic non-cushion surface	per court	\$22,000

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 beef it up	Per field	\$306,000
500 lux infield & 300 lux outfield – New Install (Club/Local/State/Major Competition) 25 m poles (Softball reduce pole heights by 5m to 20m (minus \$35 000))	Per field	\$443,000
500 lux infield & 300 lux outfield – New Install (National level) 30m poles (Softball reduce pole heights by 5m to 25m (minus \$40,000))	Per field	\$491,000
Netball/Basketball/Multi court (Outdoor)		
New Installation - 100 Lux - LED Luminaires (4 poles)	Per court	\$66,000
New Installation - 200 Lux - LED Luminaires (4 poles)	Per court	\$78,000
New Installation - 200 Lux – LED Luminaires (4 poles)	Twin court	\$95,000
New Installation – 6 or more courts - 200 Lux – LED Luminaires	Per court	\$31 200
Tennis		
New Installation - Twin court - Club competition and commercial - PPA 350 and TPA 250 - LED Luminaires - 4 poles, 16 luminaires	Per court	\$43,000
New Installation - Single court - Club competition and commercial - PPA 350 and TPA 250 - LED Luminaires - 4 poles, 12 luminaires	Per court	\$60,000
New Installation - Twin court - Club competition and commercial - PPA 350 and TPA 250 - LED Luminaires - 4 poles, 16 luminaires	Twin court	\$86,000
Football (all codes) & cricket		
AFL/Cricket - New installation - Club competition and match practice 150 Lux – LED – 25 metre poles	Per field	\$379,000
AFL/Cricket - New installation – Semi-professional competition 200 Lux – LED – 25 metre poles	Per field	\$449,000
Union/League/Soccer - New installation - 100 Lux – LED 22 metre poles	Per field	\$354,000
Union/League/Soccer - New installation - 200 Lux – LED 22 metre poles	Per field	\$441,000
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 100 Lux LED (luminaire replacement only, no switchboard, cable or circuitry upgrades)	Per field	\$103,000
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	\$170,000
Union/League/Soccer - Upgrade - 100 Lux Metal Halide to 200 Lux LED (luminaire replacement only, no switchboard or circuitry upgrades)	Per field	\$250,000

Hockey

New Installation - 500 Lux - LED Luminaires	Per field	\$595,000
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Lawn Bowls

New installation Recreation, training, and club competition - 4 poles, 8 lights - 100 lux	Per green	\$123,000
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New installation State/national competition - 4 poles, 8 lights - 200 Lux	Per green	\$132,000
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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.
- 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 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)
- 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 September 2025
- 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 southeast 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	Gold Coast	100
Airlie Beach	120	Childers	110	Goomeri	110
Alpha	130	Clermont	130	Goondiwindi	110
Aramac	140	Cloncurry	155	Gordon Vale	105
Atherton	120	Coconut Island	195	Greenvale	135
Augathella	125	Coen	170	Gympie	104
Aurukun	185	Collinsville	125	Helidon	100
Ayr	115	Condamine	110	Heron Island	150
Babinda	120	Cooktown	135	Hervey Bay	105
Bamaga	170	Crows Nest	103	Hopevale	140
Badu Island	185	Croydon	160	Hughenden	140
Barcaldine	130	Cunnamulla	125	Ingham	115
Beaudesert	100	Dajarra	155	Inglewood	110
Bedourie	190	Dalby	105	Injune	120
Beerburrum	100	Darnley Island	195	Innisfail	115
Biloela	115	Dauan Island	205	Ipswich	100
Birdsville	185	Dirranbandi	125	Isisford	135
Blackall	130	Doomadgee	180	Jandowae	110
Blackwater	125	Duarina	125	Jericho	130
Blair Athol	130	Duchess	155	Jimboomba	100
Boigu Island	205	Dysart	130	Julia Creek	160
Boonah	100	Eidsvold	115	Karumba	170
Boulia	170	Emerald	125	Kilcoy	100
Bowen	120	Esk	100	Kilkivan	110
Bundaberg	105	Eungella	125	Killarney	105
Burketown	170	Fraser Island	130	Kingaroy	110
Caboolture	100	Gatton	100	Kubin Island	185
Cairns	107	Gayndah	115	Kynuna	160
Camooweal	160	Georgetown	155	Laidley	100
Charleville	125	Gin Gin	115	Lockhart River	185
Charters Towers	125	Gladstone	115	Longreach	140

Lowood	100	Nanango	110	Tambo	135
Mabuiag Island	185	Nebo	120	Tamborine	103
Mackay	115	Normanton	170	Taroom	120
Magnetic Island	130	Palm Island	195	Texas	115
Mareeba	110	Pittsworth	105	Thargomindah	140
Maryborough	105	Pormpuraaw	185	Theodore	120
Maxwelton	150	Port Douglas	115	Thursday Island	185
McKinlay	160	Proserpine	120	Tieri	130
Middlemount	130	Quilpie	135	Tin Can Bay	105
Miles	110	Rainbow Beach	105	Toowoomba	102
Millmerran	105	Ravenshoe	120	Townsville	107
Miriam Vale	115	Redcliffe	100	Tully	115
Mitchell	120	Richmond	150	Urandangie	160
Monto	115	Rockhampton	115	Warraber Island	185
Moranbah	130	Rolleston	125	Wallangarra	110
Moreton Island	125	Roma	115	Wandoan	115
Mornington Island	205	Rosewood	100	Warwick	105
Mossman	115	Sarina	120	Weipa	185
Mt. Garnet	130	Saibai Island	205	Whitsunday Islands	130
Mt. Isa	150	Springsure	125	Windorah	145
Mt. Larcom	115	St. George	125	Winton	140
Mt. Morgan	120	St. Lawrence	120	Wondai	110
Moura	120	Stanthorpe	110	Woodford	100
Mundubbera	115	Stephen Island	195	Woorabinda	130
Muttaburra	140	Stonehenge	145	Yam Island	195
Murgon	110	Stradbroke Island	125	Yorke Island	195
Murray Island	195	Sunshine Coast	100	Yeppoon	115
Nambour	100	Surat	120		

Need more information?

Visit the webpage [Funding and grants | Department of Sport, Racing and Olympic and Paralympic Games](#) or call 13 QGOV (13 74 68).