

# Benchmark Construction Cost Guide 2026–27



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## Facilities costs

This guide provides cost allowances to help sporting organisations and local councils plan capital works projects in their early stages, including preparing grant applications for the Office for Recreation, Sport and Racing.

These figures can be used as a high-level budgeting tool to:

- Set preliminary project budgets; and
- Estimate the funding contributions required from applicant organisations under grant programs.

The rates are based on typical community-standard facilities and informed by recent projects of similar scale and complexity. They have been prepared using standard quantity surveying methods and industry cost data current to July 2026. The estimates assume straightforward construction on level, unconstrained sites within the Adelaide metropolitan area, with cost adjustments needed for projects elsewhere in South Australia.

The estimates exclude additional costs arising from challenging site conditions, such as sloping land, poor ground conditions, or contamination. These should be assessed separately with professional advice.

| Facility type/activity                                                                                                                                                                                                                                                                              | Item/area | Capital Cost<br>(excl. GST) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------|
| <b>Amenities and Clubhouses</b>                                                                                                                                                                                                                                                                     |           |                             |
| Small Clubroom Building – basic fit-out:<br>Small clubroom, kitchen, unisex amenities & canteen                                                                                                                                                                                                     | 100m2     | \$650,000                   |
| Medium Clubroom Building – basic fit-out:<br>Medium clubroom with kitchen, canteen/bar, dining/function area, change rooms, showers & amenities                                                                                                                                                     | 450m2     | \$2,700,000                 |
| Large Clubroom Building – basic fit-out:<br>Large clubroom with kitchen, canteen/bar, large dining/function area, change rooms, showers & amenities                                                                                                                                                 | 1,000m2   | \$5,000,000                 |
| Standalone 2 x Team Change room building (inclusive design)<br>Players only, non-shared facilities. Direct external access only.<br>2 x team change rooms, each with adjoining amenities – showers, amenities and 1 x accessible unisex sanitary compartment including shower.                      | 160m2     | \$930,000                   |
| Standalone 4 x Team Change room building (inclusive design):<br>Players only, non-shared facilities. Direct external access only<br>4 x team change rooms, each with adjoining amenities – showers, 1 x umpires/referee changeroom and 2 x accessible unisex sanitary compartment including shower. | 280m2     | \$1,625,000                 |
| <b>Sheds (Proprietary designs)</b>                                                                                                                                                                                                                                                                  |           |                             |
| Note: Shed pricing is based on a basic proprietary shed design and includes for a concrete slab, basic lighting and power. It does not include air conditioning, hydraulics or any other project specific requirements.                                                                             |           |                             |
| Small Storage Shed – 6m x 6m:<br>Small shed, 1 x pedestrian access door, 1 x vehicle access roller door                                                                                                                                                                                             | 36m2      | \$26,000                    |
| Medium Storage Shed – 10m x 10m:<br>Medium shed, 1 x pedestrian access door, 2 x vehicle access roller doors                                                                                                                                                                                        | 100m2     | \$67,000                    |
| Large Storage Shed – 12m x 12m:<br>Large shed, 2 x pedestrian access door, 2 x vehicle access roller doors                                                                                                                                                                                          | 144m2     | \$94,000                    |
| Very Large Storage Shed – 15m x 15m:<br>Large Shed 2 x pedestrian access door, 3 x vehicle access roller doors                                                                                                                                                                                      | 225m2     | \$145,000                   |

| Facility type/activity | Item/area | Capital Cost (excl. GST) |
|------------------------|-----------|--------------------------|
|------------------------|-----------|--------------------------|

### Basketball

|                                                               |          |           |
|---------------------------------------------------------------|----------|-----------|
| <b>Outdoor: 32m x 19m Asphalt finish</b>                      |          |           |
| 1 x court                                                     | 608 m2   | \$110,000 |
| 2 x courts                                                    | 1,216 m2 | \$220,000 |
| 4 x courts                                                    | 2,432 m2 | \$440,000 |
| <b>As above with non-cushioned synthetic finish (acrylic)</b> |          |           |
| 1 x court                                                     | 608 m2   | \$128,000 |
| 2 x courts                                                    | 1,216 m2 | \$256 000 |
| 4 x courts                                                    | 2,432 m2 | \$512,000 |
| <b>Asphalt base with synthetic cushioned surface</b>          |          |           |
| 1 x court                                                     | 608 m2   | \$134,000 |
| 2 x courts                                                    | 1,216 m2 | \$268,000 |
| 4 x courts                                                    | 2,432 m2 | \$536,000 |

### Lawn Games

|                                                                                                                             |          |           |
|-----------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| <b>Bowls – lawn only</b>                                                                                                    |          |           |
| Natural grass (8 Lane) 40m x 36m, Sub-base, drainage including concrete edge gutters, irrigation, topsoil & turf.           | 1,440 m2 | \$360,000 |
| Synthetic grass (8 Lane) 40m x 36m, Sub-base, drainage including concrete edge gutters, synthetic surface and sand dressing | 1,440 m2 | \$750,000 |
| Bowls Green Drainage (Supply & Install only)                                                                                | 1,440m2  | \$36,000  |
| Bowls Green Irrigation (Supply & Install only)                                                                              | 1,440m2  | \$43,500  |
| <b>Add extra for paving if required:</b>                                                                                    |          |           |
| 1.2m wide concrete path at each end x 2 (36m x 1.2m x 2 = 87m2)                                                             | 87 m2    | \$22,000  |

### Multi-purpose Sports Hall (Basketball, Netball, Futsal, Badminton etc)

|                                                                                                                                                                               |          |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|
| Note: Pricing includes for line marking, sockets, lighting and infrastructure for equipment. It does not include for sporting equipment, scoreboards, grandstand seating etc. |          |              |
| Single Court Multi-purpose Hall including 2 x changerooms, amenities & circulation                                                                                            | 1,200 m2 | \$6,600,000  |
| Two Courts Multi-purpose Hall including 2 x changerooms, amenities & circulation                                                                                              | 2,400m2  | \$12,480,000 |
| Four Courts Multi-purpose Hall including 4 x changerooms, amenities & circulation                                                                                             | 4,000m2  | \$20,000,000 |

| Facility type/activity | Item/area | Capital Cost<br>(excl. GST) |
|------------------------|-----------|-----------------------------|
|------------------------|-----------|-----------------------------|

### Ovals / Fields – excludes lighting, goals, fencing and accessories

|                                                                                                                                                       |                      |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------|
| <b>Australian Rules / Cricket Field</b>                                                                                                               |                      |             |
| Note: Competition ovals vary in size from 16,000m <sup>2</sup> to over 20,000m <sup>2</sup> , this needs to be considered when reviewing the pricing. |                      |             |
| Natural grass: Sub-base and prep, drainage, irrigation, turf                                                                                          | 18,300m <sup>2</sup> | \$2,200,000 |
| Synthetic grass: Earthworks, drainage, substrate, synthetic grass                                                                                     | 18,300m <sup>2</sup> | \$3,385,500 |
| Additional Cost for Concrete Cricket Pitch (extra over)                                                                                               | Per Pitch            | \$20,000    |
| AFL Pitch Drainage (Supply & Install only)                                                                                                            | 18,300m <sup>2</sup> | \$250,000   |
| AFL Pitch Irrigation (Supply & Install only)                                                                                                          | 18,300m <sup>2</sup> | \$322,500   |
| <b>Hockey</b>                                                                                                                                         |                      |             |
| Natural grass: 100m x 65m<br>earthworks, drainage, irrigation, grass finish - includes runoff zone                                                    | 6,500m <sup>2</sup>  | \$812,500   |
| Synthetic grass (Sand Dressed): 100m x 65m<br>earthworks, drainage, substrate, sand based (filled) - includes runoff zone                             | 6,500m <sup>2</sup>  | \$1,800,000 |
| Synthetic grass (Water Based): 100m x 65m<br>earthworks, drainage, Irrigation, substrate, sand base & water tanks - includes runoff zone              | 6,500m <sup>2</sup>  | \$2,800,000 |
| Hockey Pitch Drainage (Supply & Install only)                                                                                                         | 6,500m <sup>2</sup>  | \$265,000   |
| Hockey Pitch Irrigation including Sprinkler Guns, Electrical work including switchboard, Siren/alarm, water tanks and connection into water line.     | 6,500m <sup>2</sup>  | \$600,000   |
| <b>Soccer</b>                                                                                                                                         |                      |             |
| Natural grass: 115m x 77.5m<br>earthworks, drainage, irrigation, grass finish – includes runoff zone                                                  | 8,900m <sup>2</sup>  | \$1,110,000 |
| Synthetic grass: 115m x 77.5m<br>earthworks, drainage, substrate, synthetic grass - includes runoff zone                                              | 8,900m <sup>2</sup>  | \$2,225,000 |
| Soccer Pitch Drainage (Supply & Install only)                                                                                                         | 8,900m <sup>2</sup>  | \$110,000   |
| Soccer Pitch Irrigation (Supply & Install only)                                                                                                       | 8,900m <sup>2</sup>  | \$160,000   |

### Miscellaneous Works

|                                                                                                                                                          |                  |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------|
| Shade structure: lightweight steel structure with plain grey concrete pad – 4m x 5m                                                                      | 20m <sup>2</sup> | \$19,000 |
| Shade structure: lightweight steel structure with plain grey concrete pad – 8m x 5m                                                                      | 40m <sup>2</sup> | \$36,000 |
| Shade structure: lightweight steel structure with plain grey concrete pad – 8m x 7.5m                                                                    | 60m <sup>2</sup> | \$51,000 |
| Car parking: Open carpark - bitumen surfacing, line marking, kerb, drainage & basic lighting.                                                            | Per square metre | \$350    |
| Concrete path: 1.2m wide reinforced concrete path only – broom finish                                                                                    | Per linear metre | \$260    |
| General Turf Irrigation – assumed a standard sprinkler type with costs to connect to an existing water supply within the vicinity of the irrigated area. | Per square metre | \$30     |

| Facility type/activity | Item/area | Capital Cost<br>(excl. GST) |
|------------------------|-----------|-----------------------------|
|------------------------|-----------|-----------------------------|

### Netball

|                                                                                    |          |           |
|------------------------------------------------------------------------------------|----------|-----------|
| <b>Outdoor: 37m x 21.6m asphalt finish, line marking &amp; Stormwater drainage</b> |          |           |
| 1 x court                                                                          | 800 m2   | \$144,000 |
| 2 x courts                                                                         | 1600 m2  | \$288,000 |
| 3 x courts                                                                         | 2 400 m2 | \$432,000 |
| <b>as above, with non-cushioned synthetic finish (acrylic)</b>                     |          |           |
| 1 x court                                                                          | 800m2    | \$168,000 |
| 2 x courts                                                                         | 1,600m2  | \$336,000 |
| 3 x courts                                                                         | 2,400m2  | \$504,000 |
| <b>Asphalt base synthetic surface, line marking &amp; stormwater drainage</b>      |          |           |
| 1 x court                                                                          | 800m2    | \$176,000 |
| 2 x courts                                                                         | 1,600m2  | \$352,000 |
| 3 x courts                                                                         | 2,400m2  | \$528,000 |

### Tennis

|                                                                                     |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
| <b>Outdoor: 35m x 17m – asphalt finish , line marking &amp; stormwater drainage</b> |           |           |
| 1 x court                                                                           | 600m2     | \$66,000  |
| 2 x courts                                                                          | 1,200m2   | \$132,000 |
| 3 x courts                                                                          | 1,800m2   | \$198,000 |
| Add extra for applied surface: Acrylic non-cushion surface                          | per court | \$25,000  |

| Facility type/activity                                                                                                                                                   | Item/area    | Capital Cost (excl. GST) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------|
| <b>Lighting</b>                                                                                                                                                          |              |                          |
| <b>Exclusions</b>                                                                                                                                                        |              |                          |
| No allowances for adverse soil conditions including contamination, poor bearing capacity, retaining etc                                                                  |              |                          |
| No Allowance for switchboards (to be allowed separately dependant on the LUX rating and number of poles/luminaries)                                                      |              |                          |
| No allowances for additional poles & luminaires as a result of obtrusive lighting factors (i.e pole height restrictions, additional poles due to existing buildings etc) |              |                          |
| No allowances for upgrades to existing electrical infrastructure to accommodate the new installation                                                                     |              |                          |
| No allowances for upgrades to existing SAPN transformers or services runs to meet existing infrastructure                                                                |              |                          |
| No allowances for ongoing repairs and maintenance costs of the new installation                                                                                          |              |                          |
| No allowances for Living Away from Home Allowances                                                                                                                       |              |                          |
| <b>Notes</b>                                                                                                                                                             |              |                          |
| All new installations include required poles, footings, luminaires and cables.                                                                                           |              |                          |
| <b>Netball / Basketball / Multi court</b>                                                                                                                                |              |                          |
| New Installation - 100 Lux – Recreational/Training - LED Luminaires & Poles                                                                                              | Per Court    | \$140,000                |
| New Installation - 200 Lux – Club - LED Luminaires & Poles                                                                                                               | Per Court    | \$150,000                |
| New Installation - 300 Lux – Regional/State - LED Luminaires & Poles                                                                                                     | Per Court    | \$180,000                |
| <b>Tennis</b>                                                                                                                                                            |              |                          |
| New Installation - 200 Lux – Recreational/Training - LED Luminaires & Poles                                                                                              | Per Court    | \$140,000                |
| New Installation - 350 Lux – Club - LED Luminaires & Poles                                                                                                               | Per Court    | \$160,000                |
| New Installation - 500 Lux – Regional/State - LED Luminaires & Poles                                                                                                     | Per Court    | \$185,000                |
| <b>AFL, Soccer &amp; Cricket</b>                                                                                                                                         |              |                          |
| AFL/Cricket - New installation – Recreational & Training - 50 Lux - LED                                                                                                  | Per Field    | \$250,000                |
| AFL/Cricket - New installation – Club - 100 Lux - LED                                                                                                                    | Per Field    | \$340,000                |
| AFL/Cricket - New installation – Regional/State - 200 Lux - LED                                                                                                          | Per Field    | \$435,000                |
| Soccer - New installation - 50 Lux – LED Luminaries & Poles                                                                                                              | Per Field    | \$225,000                |
| Soccer - New installation - 100 Lux – LED Luminaries & Poles                                                                                                             | Per Field    | \$275,000                |
| Soccer - New installation - 200 Lux – LED Luminaries & Poles                                                                                                             | Per Field    | \$330,000                |
| <b>Hockey</b>                                                                                                                                                            |              |                          |
| New Installation - 350 Lux – Mini Training Pitch - LED Luminaires & Poles                                                                                                | ¼ Size Field | \$130,000                |
| New Installation - 200 Lux – Training - LED Luminaires & Poles                                                                                                           | Per Field    | \$225,000                |
| New Installation - 350 Lux – Club / Regional - LED Luminaires & Poles                                                                                                    | Per Field    | \$275,000                |
| New Installation - 500 Lux – National - LED Luminaires & Poles                                                                                                           | Per Field    | \$385,000                |
| <b>Bowls</b>                                                                                                                                                             |              |                          |
| New Installation - 100 Lux - Recreational/Club – LED Luminaires & Poles                                                                                                  | Per Green    | \$120,000                |
| New Installation - 200 Lux - Regional/State – LED Luminaries & Poles                                                                                                     | Per Green    | \$160,000                |



# Clarifications, inclusions and exclusions

## Clarifications

- Building facility costs are based on the fully enclosed covered areas (FECA) of a building and don't allow for large unenclosed covered areas (UCA) such as spectator viewing areas or covered walkways.
- The playing areas represent current standard dimensions where known, however many facilities, pitches, ovals and courts have different areas and run-offs than is required under the relevant sporting codes and as such may have larger or smaller areas than shown within this report. It is up to the users of this report to review and compare their specific project requirements against this report and adjust as required to align. *(i.e a sporting clubs existing pitch may be 200m<sup>2</sup> larger than priced within this report, the club should increase their budget to capture the additional 200m<sup>2</sup> to remove the risk of budgetary problems.)*
- Simple construction and finishes, typical of community facilities.
- Construction standards in accordance with current building legislation (NCC 2022), Further NCC Revisions may incur cost increases.

## Inclusions

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

- Preliminaries and builders' margin and overheads
- Statutory fees, charges, CITF Levy and building approval costs
- Professional consultant fees (Project Manager, Architect, Building Surveyor, Engineer, Quantity Surveyor)

## Exclusions

- Land acquisition costs including transaction costs, legal fees and stamp duty.
- Finance, holding and insurance costs
- Marketing, sales and leasing costs
- Club/Tenant relocation or decanting costs during the construction period (pitch & clubroom hire, storage etc)
- Demolition works including site clearance.
- Bulk earthworks, cut and fill works, importation of fill or disposal of fill
- Retaining Walls
- Pile foundation systems
- Underpinning or propping of existing structures
- Latent conditions including but not limited to:
  - Contaminated soil materials (PFAS, Asbestos, Waste etc)
  - Rock excavation
  - Sinkholes/Pug holes
  - Groundwater
  - Undocumented building services (cables, pipework etc)
- Sites with poor access, sloping/falls, poor soil conditions or easements.
- Site infrastructure provisions or upgrades including SA Power Networks (SAPN) Costs, SA Water Costs (Water and Sewer), NBN Costs or street lighting.
- Costs for lengthy services runs beyond 100 metres from site.
- Elite level sporting facilities.
- Project specific scope including operator/tenant fitouts, commercial kitchens, unusual shaped buildings etc
- Dugouts, shelters or sports benches
- External site works including carparking, pavements, fencing, shelters, decks, landscaping, stairs or ramps.
- Grandstands, viewing platforms or seating structures
- Staging or phasing costs
- Loose furniture, equipment and accessories (by Club/Council)
- Regional cost impacts due to materials and labour (refer to 3.0 Regional Locality Indices)
- Escalation in construction costs beyond July 2026
- Contingency funds including:
  - Design Development Contingency
  - Construction Contingency
  - Principal's Client Contingency
  - Latent Condition Contingency
  - Program & Risk Contingency
- Building Facilities and/or Equipment Maintenance
- Cost premiums/impacts due to the effects of the Global Pandemics, Conflicts or Natural Disasters on the construction sector including:
  - Changes in construction costs and risk pricing.
  - Changes to the national construction code (NCC).
  - Lead times and availability of materials and equipment.
  - Higher workplace, health and safety requirements
  - Availability of contractors and sub-contractors.
  - Office for Recreation, Sports and Racing (ORSR) Fees/ Costs
  - Department for Infrastructure & Transport (DIT) Fees/ Costs
  - Goods & Services Taxation (GST)

## Regional locality indices

Regional locality indices forecast the costs to build in regional areas as compared to the base location (Adelaide). Costs range per region due to factors such as logistical challenges, lack of competitive tenderers, limited local resources (Labour, Trades & Consultants), Travel & Accommodation.

The below table shows the estimated regional locality index percentages to be considered on any project located outside of Metropolitan Adelaide. Any proposed projects outside of Metropolitan Adelaide should consider the Regional Locality Index Percentage against the region closest to your development location.

| Location               | Index | Location      | Index |
|------------------------|-------|---------------|-------|
| Adelaide (Metro Areas) | 100   | Mount Gambier | 115   |
| Balaklava              | 105   | Murray Bridge | 105   |
| Berri                  | 115   | Naracoorte    | 115   |
| Bordertown             | 115   | Nuriootpa     | 105   |
| Ceduna                 | 130   | Peterborough  | 120   |
| Clare                  | 110   | Port Augusta  | 115   |
| Coober Pedy            | 140   | Port Lincoln  | 118   |
| Kapunda                | 105   | Port Pirie    | 110   |
| Kingscote              | 150   | Renmark       | 115   |
| Kingston S.E           | 120   | Roxby Downs   | 130   |
| Leigh Creek            | 125   | Swan Reach    | 110   |
| Maitland               | 115   | Walleroo      | 110   |
| Millicent              | 115   | Whyalla       | 115   |
| Morgan                 | 115   | Yorke town    | 115   |

### Locality factor example

|                   |                |                                  |             |
|-------------------|----------------|----------------------------------|-------------|
| Project           | Clubrooms      | Capital Cost (A)                 | \$1,000,000 |
| Locality Location | Adelaide Metro | Locality Index (B)               | 100%        |
| Berri             |                | Forecast Cost after Locality (C) | \$1,000,000 |

|                         |             |                                  |             |
|-------------------------|-------------|----------------------------------|-------------|
| Project                 | Clubrooms   | Capital Cost (A)                 | \$1,000,000 |
| Locality Location       | Coober Pedy | Locality Index (B)               | 140%        |
| Calculation (A x B = C) |             | Forecast Cost after Locality (C) | \$1,400,000 |

|                                                                                  |                  |
|----------------------------------------------------------------------------------|------------------|
| <b>Price Increase for the same project in different locations as shown above</b> | <b>\$400,000</b> |
|----------------------------------------------------------------------------------|------------------|

Based on the above table the selected project has a base capital cost of \$1,000,000 to be built within the Adelaide Metropolitan Area (Locality Index of 100%). However, as the project is located at Coober Pedy, there is a Locality Loading Index of 140% resulting in a total cost \$1,400,000 for the same project, showing a \$400,000 cost increase or +40% over Adelaide.



**Government of South Australia**

Office for Recreation, Sport and Racing