



FOOTBALL  
QUEENSLAND

# MODULAR SPORTING FACILITIES GUIDE



INFRASTRUCTURE



# TABLE OF CONTENTS

<b>1. INTRODUCTION</b>	<b>3</b>
<b>2. THE SOLUTION TO THE CHALLENGE</b>	<b>4</b>
<b>3. FACILITIES FOR ALL CLUB LEVELS</b>	<b>5</b>
<b>4. FOOTBALL QUEENSLAND APPROVED DESIGNS</b>	<b>6</b>
<b>5. CUSTOMISATION &amp; ADDITIONAL OPTIONS</b>	<b>14</b>
<b>6. FREQUENTLY ASKED QUESTIONS</b>	<b>15</b>
<b>7. CONTACT DETAILS</b>	<b>16</b>

## ACKNOWLEDGEMENT

Football Queensland would like to acknowledge the work, support and guidance provided by our Official Modular Facilities Partner, Ausco Modular in the development of guide.

This guide has been developed to assist Local Council Authorities, consultants, building designers, developers, clubs and zones to plan and deliver successful modular clubhouse, canteen, change room and referee facilities.



**DISCLAIMER:** This Guide has been developed to provide general guidance to local Council, clubs and associations in Queensland to assist them with facility projects. The contents of this Guide should not be used for any other purpose or reproduced or communicated without the consent of Football Queensland. Football Queensland makes no representation or warranty about the accuracy or completeness of the information contained in the Guide. You should not rely solely on the information in this Guide and should make independent inquiries, including seeking professional advice. To the extent permitted by law, Football Queensland disclaims any responsibility and liability for any cost, expense, loss or damage incurred by any entity or person relying on the information contained in this Guide. Ausco Modular owns the copyright to all the plans and designs displayed in this brochure and on its website and the plans and designs, and the facilities which are built from them, are protected by copyright. Images used in this brochure are for illustrative purposes only and may depict fixtures, finishes, feature, equipment and landscaping not included in standard pricing or supplied by Ausco Modular.

VERSION: 2020v1

# INTRODUCTION

Football is the largest team-based sport in Queensland, with over 700,000 people actively involved in the game across the state each weekend. The game continues to grow year-on-year and with this growth the demands on community facilities continues to rise. Facilities are the cornerstone of every football club and hence crucial in accommodating additional participants in the world game in the future.

Our partnership with Ausco Modular is appropriate with our recent work on the Football Queensland Strategic Infrastructure Plan. One of the the key priorities of our infrastructure plan is to accommodate football's diversity of participants, particularly in the fast-growing women and girls demographic. Gender neutral change room facilities are vital in supporting this growth in female participation.

Ausco's facilities provide a perfect solution for our football clubs to deliver state of the art amenity buildings in a fast and efficient manner. Regardless of size or budget, Ausco can produce the right amenity building for football clubs across the state.

We look forward to our collaboration with Ausco as we work together to improve football infrastructure across QLD.



**Fraser Coast Sports & Recreation Precinct**



## THE SOLUTION TO THE CHALLENGE

**The lower build cost, significant time savings and end-to-end project management make modular sporting facilities perfect for clubs where administrative and playing resources are already stretched.**



Using an Ausco Modular building for your club facilities solves many of the challenges that clubs face when considering new or upgraded facilities:

- Ausco's in-house design teams have worked closely with national and state sporting codes to develop facilities that meet or exceed their minimum standards
- Modular buildings require minimal ground works and little space beyond the built area of the building - preserving playing fields during the build and minimising disruption to the neighbouring community
- Building times are up to 60% faster than conventional on-the-ground construction
- An independent assessment revealed cost savings of 15% to 30% over conventional buildings
- The modular building methodology makes facilities suitable for the landfill and reclaimed substrates under many playing fields
- Access issues can be bypassed by craning the building modules over the top of obstacles
- Ausco manages the project from beginning to end to mitigate the risk of scope, timeline and cost overruns and to lessen the burden on club volunteers
- A modular solution allows clubs the flexibility to grow their facilities as more funding becomes available
- Is a sustainable choice

Because modular buildings are built offsite in our factories, they have inherent sustainability advantages:

- The factory environment allows for strict quality and environmental controls
- In-house manufacture produces around 30% less waste than building on-site
- End-to-end quality management, creating a constant loop of improvement
- R&D to learn from earlier designs, particularly for cyclonic wind resistance, energy efficiency, materials and engineering design
- In situations where lease agreements change, the facility can be relocated
- All Ausco buildings comply with the National Construction Code of Australia

### ONE-STOP-SHOP

Ausco in-house design team have created a collection of football-specific designs in collaboration with Football Queensland, which can be reviewed in line with the specific facility needs of your club.

There's no need for additional upfront architect fees as this is included in the final project cost with Ausco.

## FACILITIES FOR ALL CLUB LEVELS



**Rochedale**

All of the modular designs contained in this guide have been designed by Ausco Modular in conjunction with Football Queensland to ensure they provide the design features players need to get the most out of their training and games.

Every change room facility includes:

- Sound-rated, operable or fixed walls for flexible use of space
- Rigid floor structure to give the floors a firm, rigid feel
- The inclusion of additional floor joists for further floor rigidity
- Internal ceiling and wall protection to prevent damage from balls and other equipment
- High 3m ceilings throughout
- Modern and dynamic external finishes for longevity, thermal efficiency and a stylish look
- Instantaneous hot water systems for piping hot showers that won't run out

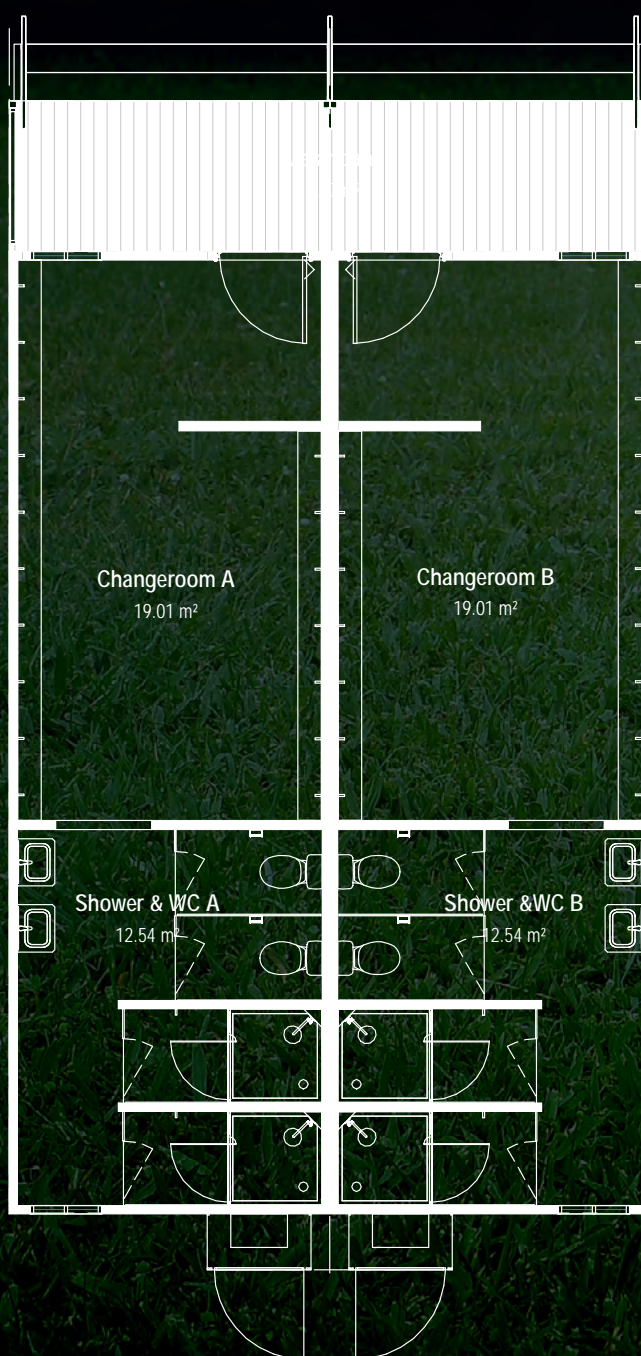




# Football QLD approved designs

## Design 1

2  2 





## Key:



Changerooms



Referee Changeroom



Unisex/Disabled Amenities



Canteen



Cleaning Room



Male / Female Amenities



Store Room



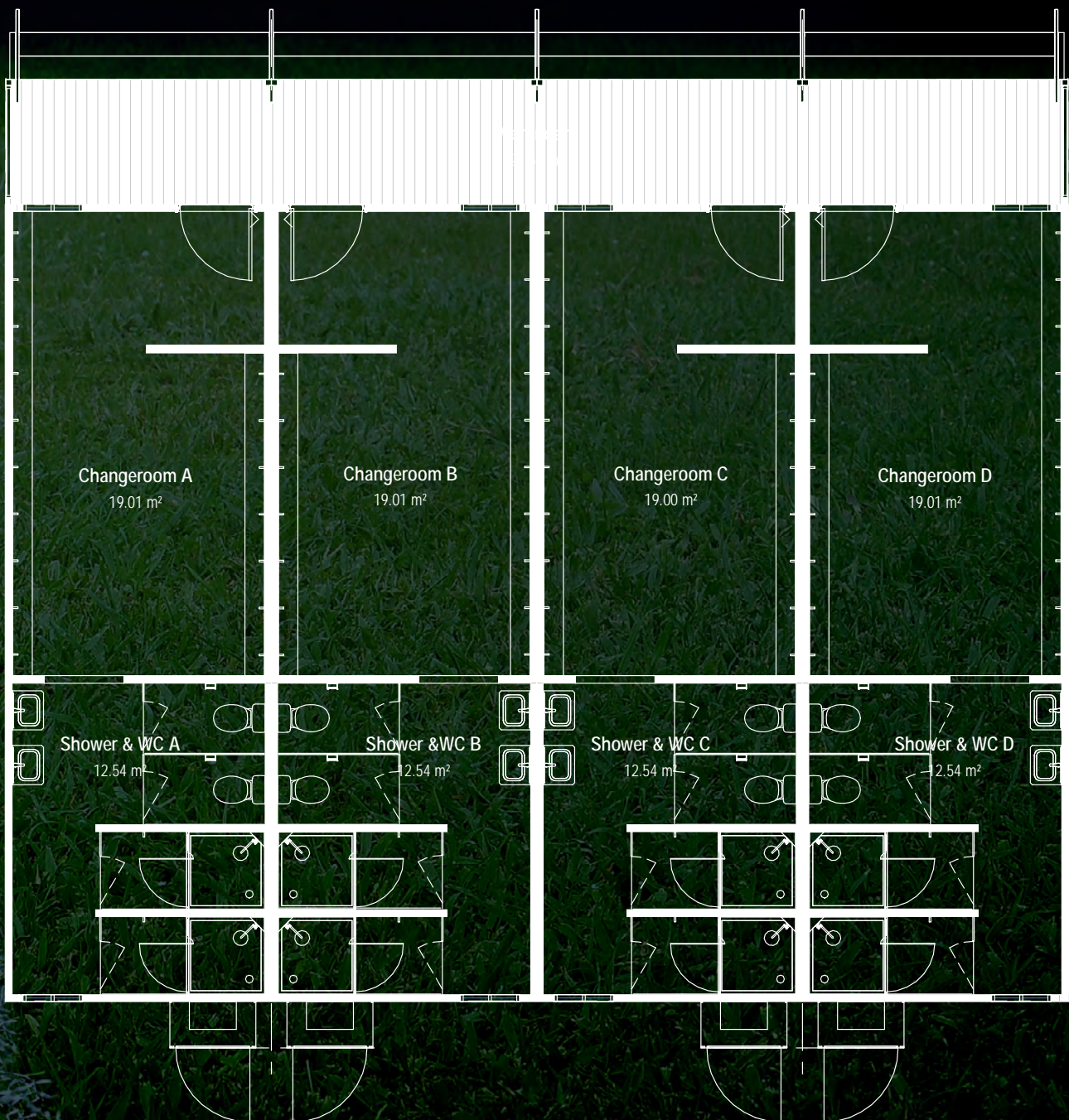
Amenities



Social / Function Room

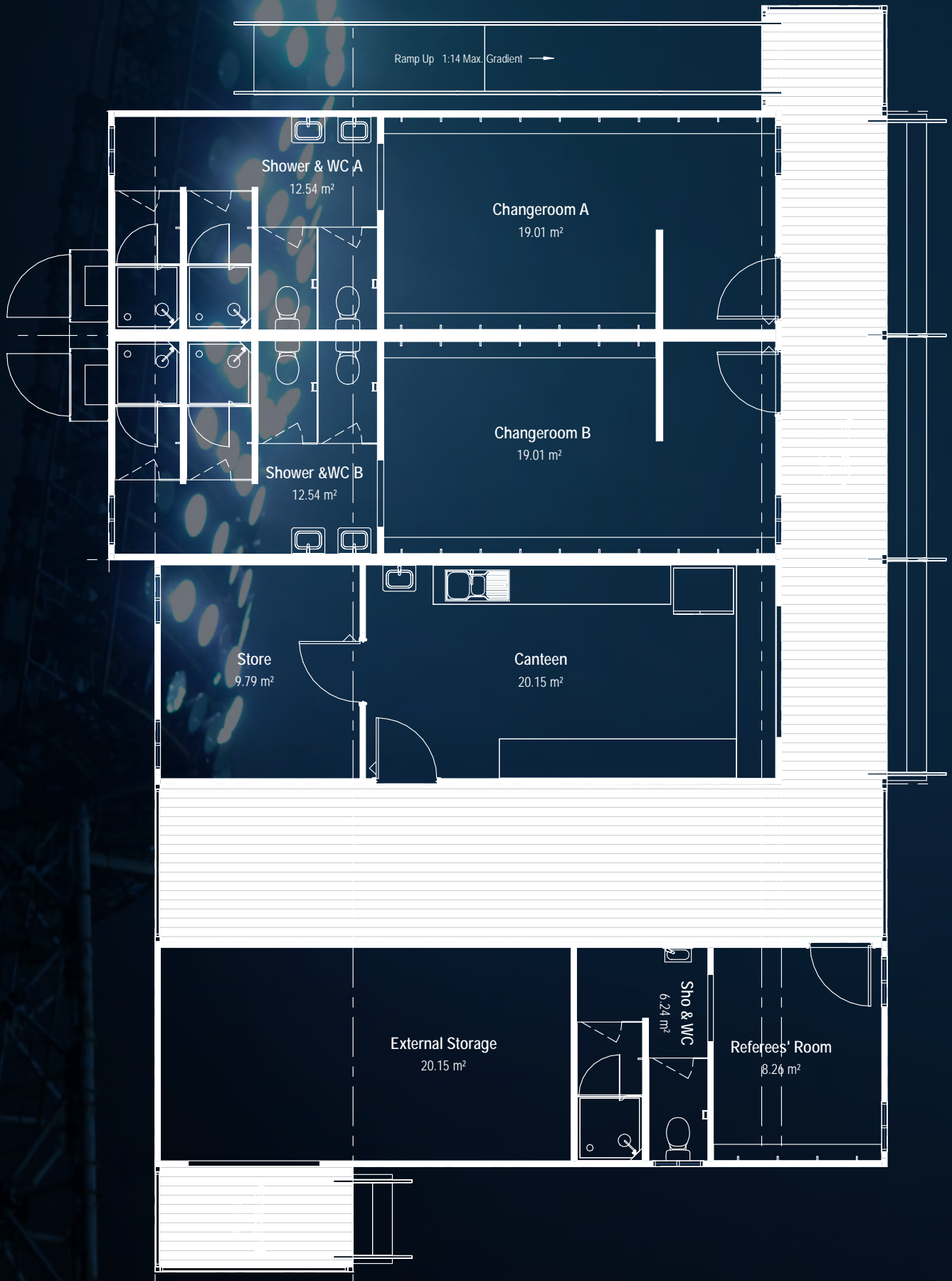
## Design 2

4 4



# Design 3

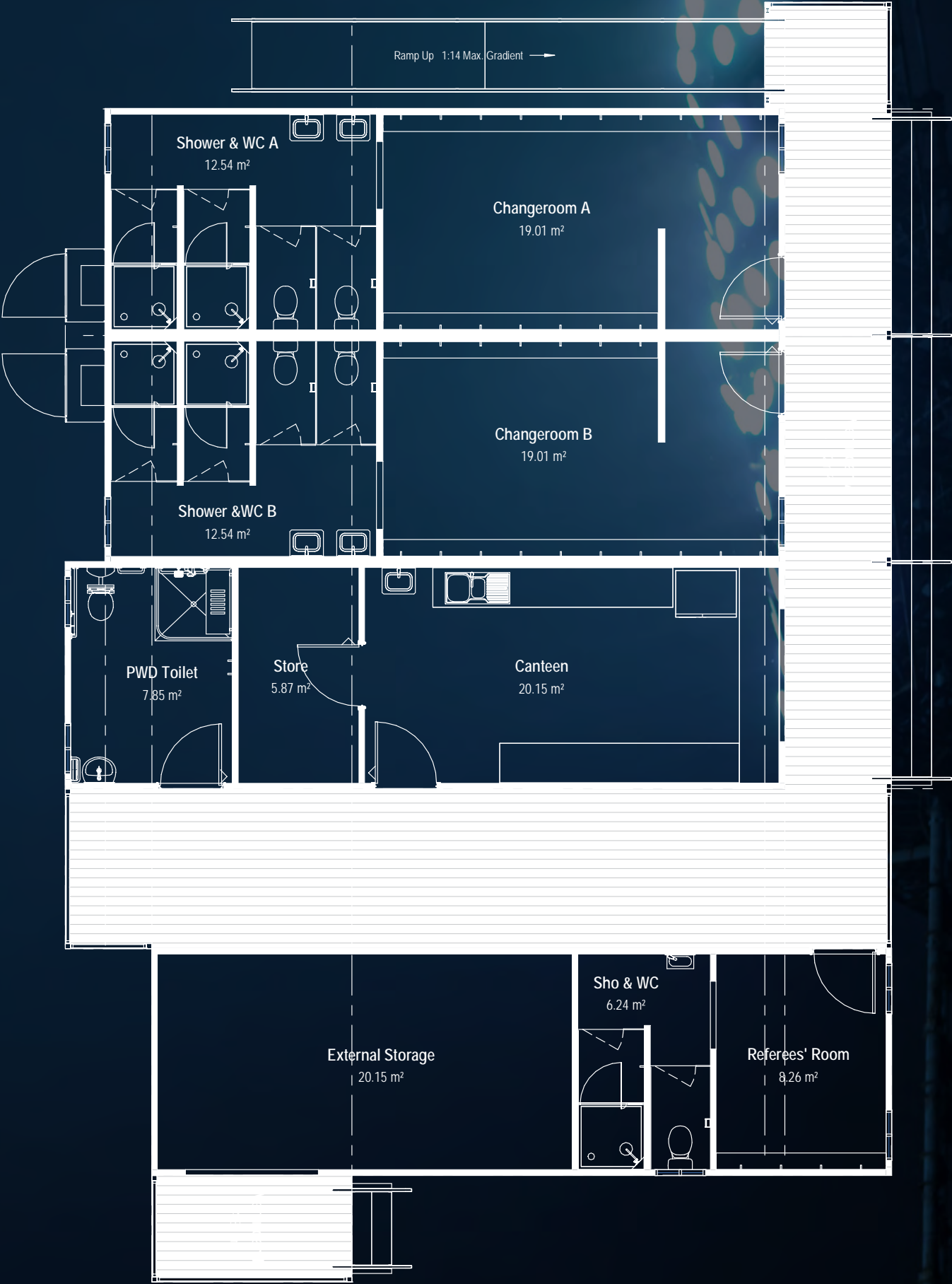
2 2 1 2 1













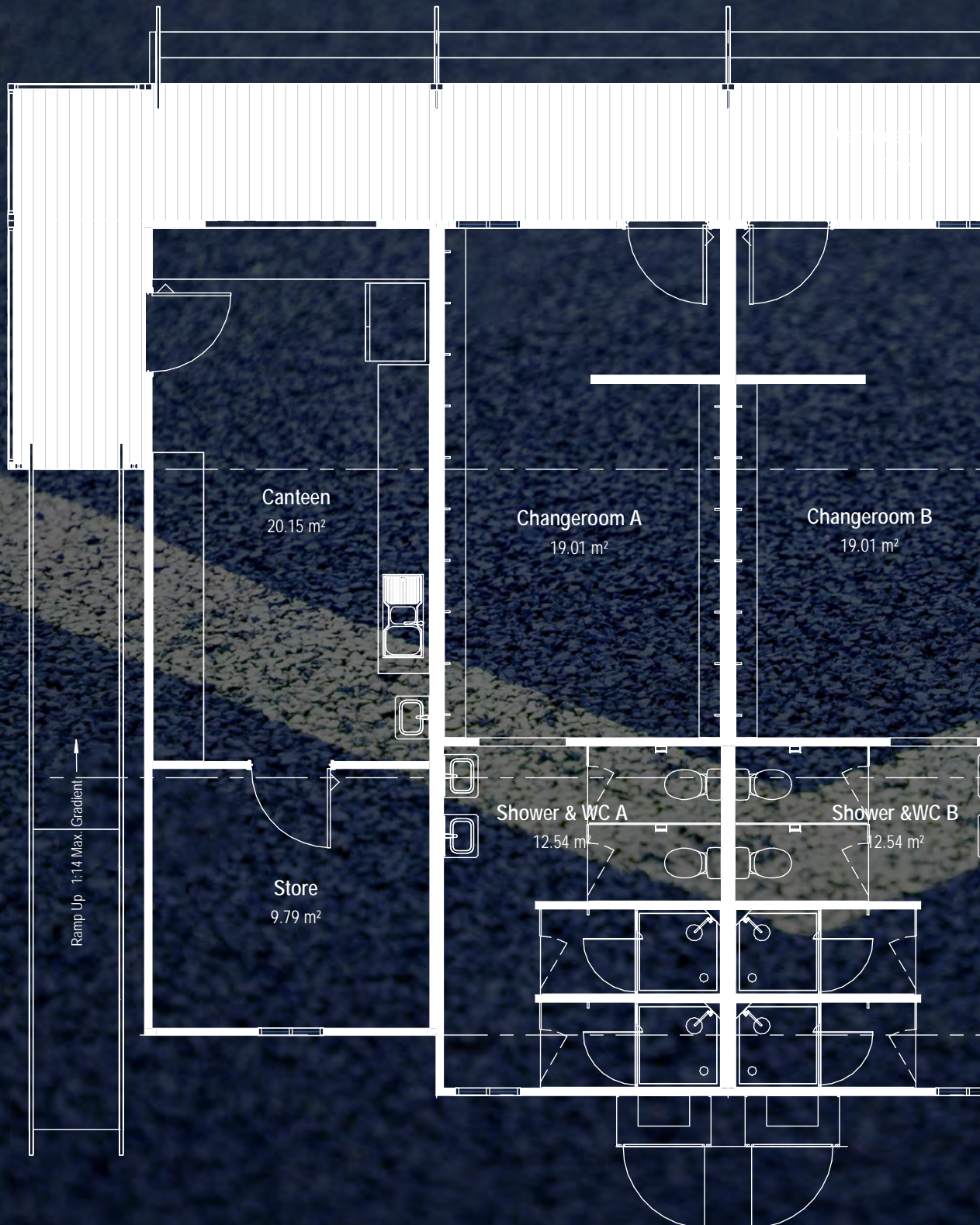
Design 4

2 2 1 2 1 1 1

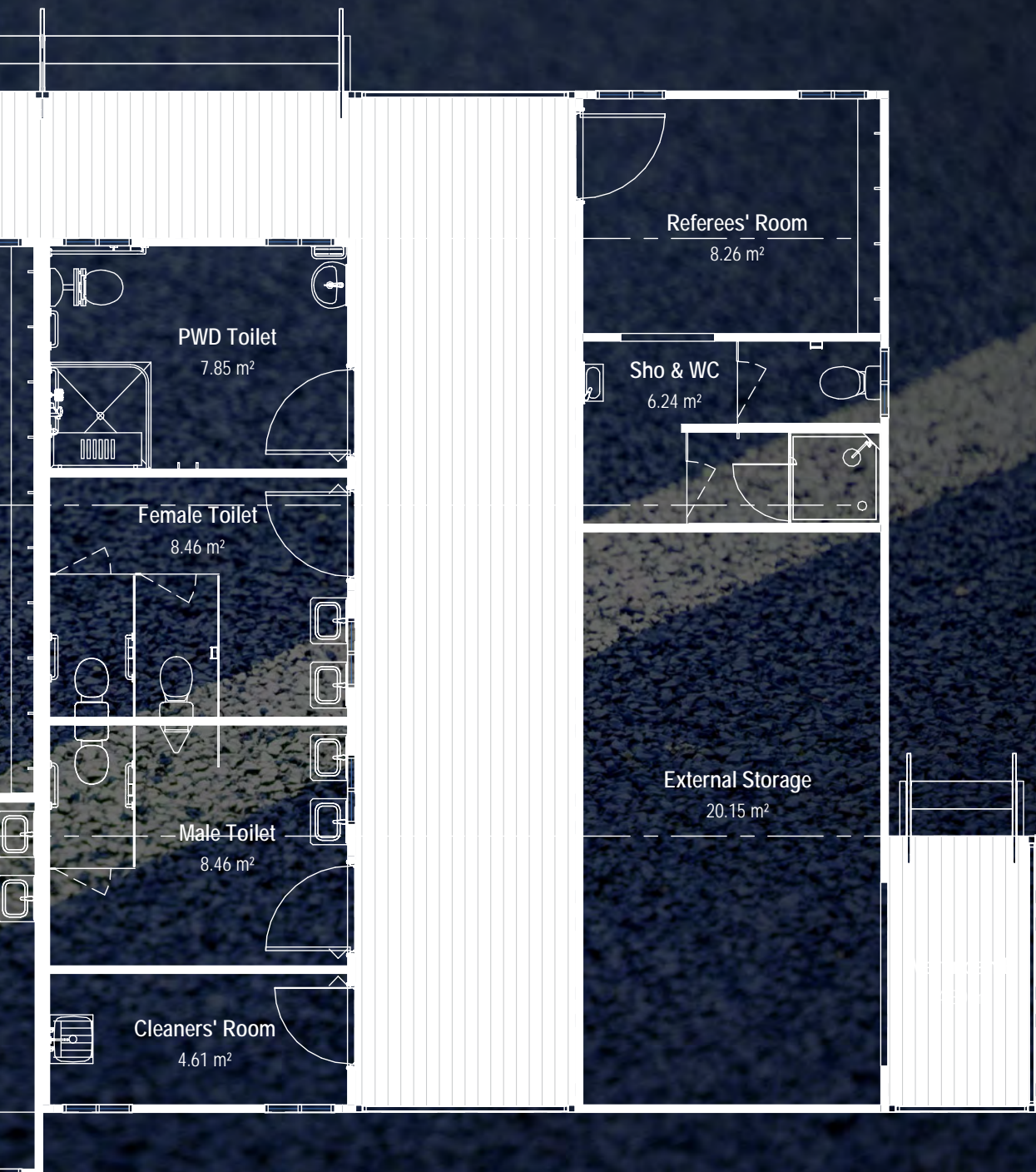


## Design 5

2  2  1  2  1  1  1  1  1







Design 6

2 2 1 2 1 1 1 1 1 1 1







# CUSTOMISATION & ADDITIONAL OPTIONS

All Ausco facilities can be customised and reconfigured, to provide enhanced features to your club and members through the following options:

## ACCESSIBILITY

- Disabled access toilet (with baby change table)
- Access ramp with landing and handrails

## TRAINING & RECOVERY

- Change room netting
- Gym room 40m<sup>2</sup>
- Sherwood gym flooring, 15mm thick
- Ice bath including connections
- Ice machine including connections
- Lockers
- Strapping tables

## SECURITY

- Window shutters
- Security system

## COMFORT & AMENITY

- Additional aesthetic features
- Air-conditioning
- Bifold doors for social rooms
- Breezeway
- Canopy at entrance doors
- Cool room store
- Covered deck or veranda area
- External specification upgrade
- Skylights
- Steps, ramps and landings with handrails
- Solar panels

## LANDSCAPING

- Retaining walls
- External lighting
- Terrace seating
- Signage





# FREQUENTLY ASKED QUESTIONS

## WHAT IS A MODULAR BUILDING?

A modular building is built off-site in a controlled factory environment and will be delivered to your club in modules. The building modules are 90% complete prior to delivery and installation on site. This greatly reduces disruption to your club, as the installation process takes a fraction of the time that traditional construction would.

## WHAT IS THE LIFESPAN OF A MODULAR BUILDING?

Ausco Modular buildings are steel framed and have a specification equal to a conventional site-built building. The steel frame structure is expected to last 30 years and the linings are subject to their own warranty and life spans from the individual material suppliers. The buildings are designed to form a sound alternative to conventional construction and are built more quickly and economically than site-built facilities.

## WHAT IS THE PROJECT TIMELINE FOR MODULAR DEVELOPMENTS?

Handover to the club or Council will be within 20 weeks from date of award. This timeline is inclusive of engineering, drafting finalisation, procurement, manufacture, transportation and installation.

## HOW ARE BUILDINGS SPECIFIED TO MEET FOOTBALL QUEENSLAND STANDARDS?

Designs included in this guide created by Ausco, meet the needs of busy sporting clubs and comply with Football Queensland standards by featuring:

- Unisex facilities in all change rooms
- Increased ceiling heights to support activity with the building
- Rigid floor structure ensuring floor feel
- Sound-rated, operable walls that allow one space to be used in several different ways
- Robust wall materials to prevent damage from ball impact
- Dynamic building finishes to enhance visual appearance and blend with the surrounding environment

## HOW MUCH DOES A MODULAR BUILDING COST?

Pricing varies due to different on-site requirements. For more information on the price of the designs included in this guide or custom floor plans to support facility scoping, planning approvals and grant applications, contact Ausco directly via the details on page 16.

## WHAT ADDITIONAL COSTS ARE EXPECTED TO BE INCURRED?

Ausco offers a full design to handover service, inclusive of design, project management, development approval, manufacture, transportation, site preparation, installation and onsite construction.



**For more information, contact:**

Ausco South East QLD

Andre Nunn

0417 167 216 | [andre.nunn@ausco.com.au](mailto:andre.nunn@ausco.com.au)

Ausco North QLD

Ben Fairhall

0447 619 219 | [ben.fairhall@ausco.com.au](mailto:ben.fairhall@ausco.com.au)