



2020 KEN GANNON COMMUNITY FOOTBALL FACILITIES AWARDS WINNING PROJECT CASE STUDIES



**GOVERNMENT
& FACILITIES**

FOREWORD

Matching supply of venues for our growing game's needs is one of our sport's biggest challenges and is a key part of our strategy for the foreseeable future. There is some wonderful work being undertaken around the nation in partnership with many different stakeholders to improve existing venues and develop new precincts. The AFL Ken Gannon Community Football Facilities Awards process annually recognises best practise in community football facility development across Australia, along with the people, clubs and other stakeholders driving our best projects. These awards are funded by the AFL's Australian Football Facilities Fund which partners on over \$50 million worth of projects that benefit more than 100 community football clubs across Australia each year. They will also recognise the incredible service to Australian Football of over four decades by Ken Gannon. In a decorated career across many areas of the game, Ken spent much of his last decade of his career developing the AFL's interest and partnerships in the community facilities space, leading \$500 million of outcomes for more than 800 community football facility projects in that period. The following seven award winning project case studies are remarkable examples of best practise with each aligning strongly to the AFL's aim of providing well positioned, welcoming, fit for purpose football facilities that support our growing game's strategic priorities. We trust you enjoy hearing about the stories behind these projects and look to replicate some of these project features in your own community in coming years.

SHAYNE WARD

HEAD OF FACILITIES AND LOCAL GOVERNMENT PARTNERSHIPS

SAM GRAHAM

GENERAL MANAGER GAME DEVELOPMENT

3	AFL NSW/ACT WINNER	Lavington Sports Ground Redevelopment, Albury
5	AFL NORTHERN TERRITORY WINNER	Elliott Football Oval, Barkly Regional Council
7	NATIONAL AND AFL QUEENSLAND WINNER	Nathan Road Sports Complex at Redcliffe, Moreton Bay Regional Council
9	SOUTH AUSTRALIAN NATIONAL FOOTBALL LEAGUE WINNER	K M Bennett Oval Redevelopment, Whyalla
11	AFL TASMANIA WINNER	Ulverstone Football Ground, Central Coast Council
13	NATIONAL AND AFL VICTORIA WINNER	MacPherson Park Redevelopment, Melton City Council
15	WESTERN AUSTRALIAN FOOTBALL COMMISSION WINNER	Ernest Johnson Oval, City of South Perth

LAVINGTON SPORTS GROUND REDEVELOPMENT \$19.6M AFL NSW/ACT WINNER

Stakeholders	Contribution	Utilisation	Football Clubs
AFFF	\$250,000	2019: 21-25 hours	Lavington Panthers Football Netball Club
Albury City Council	\$12,120,000	2021: 26-30 hours (+5)	Lavington Panthers Junior Football Club
Federal Government	\$4,025,000		
NSW Government	\$3,153,000		
User Groups (in-kind)	\$50,000		

PROJECT DESCRIPTION:

- > Construction of a complete multi-sport complex with two full size ovals, one of which capable of hosting elite Australian football.
- > 2 x ovals, lighting, coaches boxes, 1,800 seat grandstand, amenities (4 changerooms, 2 of which at state standard), function space and carparking



UTILISATION AND BENEFITS:

- > The clubs can now expand across two ovals and host State / National activities.
- > Provides an opportunity for local and regional residents to experience and participate in higher level and elite sporting events close to home
- > It is now an appropriate venue for AFLW and AFL Preseason matches
- > AFL NSW/ACT in the final stages of confirming an agreement with council to secure preferred access and long term tenure at the venue.
- > Project in line with Albury City Councils 2016 Master Plan for the site

The venue benefits over 50,000 people per year including:

- > Over 21,000 members of local sporting clubs who use the venue for weekly sporting (AFL, Netball, Cricket and Cycling) training/comp
- > 9,000 annual spectators for weekly competition
- > Over 1,200 annual participants for major events and carnivals
- > Approximately 20,000 annual spectators for major events and carnivals



NSW: Lavington Sports Ground Redevelopment \$19.6M

LINKS:

- > **YouTube drone footage from building contractors (Hansen Yuncken) details some of the construction elements for the new amenities and grandstand:**
<https://www.youtube.com/watch?v=bDuBSoAvuBE>
- > **Aerial footage:**
https://www.youtube.com/watch?v=ccTM02l_4mE&t=12s
- > **Time lapse, 2nd ground:**
<https://www.youtube.com/watch?v=wr7f7YvBSQk&t=26s>
- > **Mayor during development:**
<https://www.youtube.com/watch?v=PGIXJ9JmaCE>

"This sporting precinct is now one of the best in regional cities across all state. It is certainly something that all sporting codes will respect and it has so much to offer our community and visitors to the region".

Mayor Cr Kevin Mack, Albury City



ELLIOTT FOOTBALL OVAL AT JIM RENNIE RESERVE \$940,000

AFL NORTHERN TERRITORY WINNER

Stakeholders	Contribution	Utilisation	Football Clubs
Northern Territory Government	\$500,000	2019: 0-5 hours	Elliott Hawks Football Club
Barkly Regional Council	\$440,000	2021: 11-15 hours (+10)	
User Groups (in-kind)	Origin Energy - Earth Clearing		

PROJECT DESCRIPTION:

A brand-new oval development in remote NT (Barkly). Significant consultation with stakeholders and traditional owners was undertaken to select the site, then the land was cleared before oval earthworks, irrigation installation and planting of turf. It was then fenced for the local community and football club to use.



UTILISATION AND BENEFITS:

- > In 2018 the Elliott Local Authority proposed that a football oval be constructed in the Elliott Town Centre to make an oval accessible to both North and South camp as well as Marlinja. It was then added to Council's five-year infrastructure plan.
- > The Elliott Hawks have played in the Barkly Australian Football League for majority of the 30-year competition.
- > In order to compete, they would make a 500 km round trip to Tennant Creek each weekend of the season.
- > Access to their own oval means they are now able to host 'home games' and will also provide them with a place to train (previously used to train in a 30m x 15m area at the town park).
- > The reserve is now a focal point and sense of pride for the wider community.
- > It will also be utilised by the local school and other community groups and sets Elliott Hawks up to become a hub for footy in the region as the local school has a dirt oval that is very small and a burden on the school to maintain.
- > The intention is also for neighbouring schools to also utilise the oval for footy carnivals and matches.



Northern Territory: Elliott Football Oval

LINKS:

- > **The Origin Beetaloo Exploration Project – video:**
<https://fb.watch/1AvY5d76UB/>
- > **Katherine Times article about the new oval being announced on 11 May 2018:**
<https://www.katherinetimes.com.au/story/5394185/new-oval-for-elliott/>
- > **NT Government media release on 1 March 2019:**
<https://newsroom.nt.gov.au/mediaRelease/28717>
- > **The Origin Beetaloo community case study:**
<https://originbeetaloo.com.au/community-case-studies/>
- > **AFLNT Facebook post on 29 April 2019 just as grass was being laid:**
<https://www.facebook.com/AFLNT/posts/1978994228896120>
- > **AFLNT Facebook post on 10 February 2020 as grass had covered the ground:**
<https://www.facebook.com/AFLBarkly/posts/1553557491467269>
- > **AFLNT Facebook post on 3 September 2020 just before Elliott Hawks first home game:**
<https://www.facebook.com/AFLNT/posts/3009981669130699>
- > **NT News article prior to first Elliott Hawks BAFL home game on 4 Sept 2020:**
<http://www.ntnews.com.au/sport/news-story/a3c621b17026ed31570d7e8e46335b995b99>



NATHAN ROAD SPORTS COMPLEX AT REDCLIFFE \$18.8M

NATIONAL AND AFL QUEENSLAND WINNER

Stakeholders	Contribution	Utilisation	Football Clubs
AFFF	\$100,000	2019: 0 hours	Redcliffe Tigers AFC
Moreton Bay Regional Council	\$18,000,000	2021: 25 hours (+25)	

PROJECT DESCRIPTION:

Moreton Bay Regional Council completed the region's newest AFL precinct in July 2020.

The \$18.8M project includes a full-sized AFL Field, 130 LUX LED lighting, a large clubhouse with kitchen/bar/canteen facilities two unisex change rooms, as well as new club office, gymnasium, medical rooms, carpark, playground and surrounding landscape.



UTILISATION AND BENEFITS:

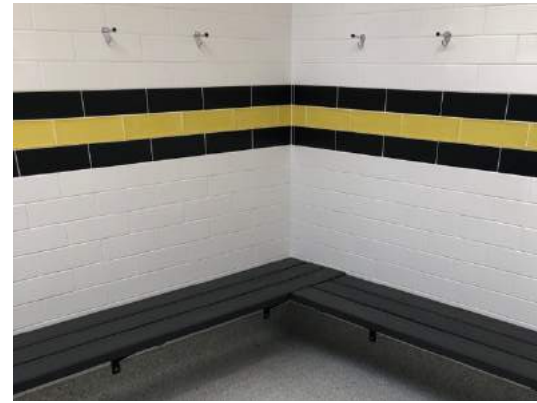
- > The club's former home ground, Rothwell Park, was located adjacent to Saltwater Creek and susceptible to regular flood inundation resulting in cancelled fixtures and challenges for the club's hardworking volunteer base.
- > Nathan Road has capacity for a second field to be delivered in future years.
- > Redcliffe Tigers AFC are located within the Brisbane North Region. Across the region total participation has grown by 128% since 2014 with club/Auskick/9s growth up by 26%.
- > Female participation across the region has grown 430% since 2014.
- > The region is the highest participation region for AFL in the state with a further over 15% population growth predicted through until 2031.
- > The new facility will help attract and retain players to not only help the club's senior team to thrive and push for the top tier competition, but it will allow the club to grow the game through their junior programs.
- > There has also been a significant interest for the clubs women's and young girls team, which has been a huge focus for the club and its future sustainability.
- > Moreton Bay Regional Council are leaders in the delivery of quality sports facilities. Working with AFL, Council have delivered Moreton Bay Sports Complex and South Pine Sports Complex, which have hosted AFL preseason and AFLW matches, as well as local clubs.



Queensland: Nathan Road Sports Complex, Redcliffe

LINKS:

- > <https://youtu.be/-RQJH00vQtl>
- > https://youtu.be/Mz_dh_wCzYk



BENNETT OVAL REDEVELOPMENT

\$3.837M

SOUTH AUSTRALIAN NATIONAL FOOTBALL LEAGUE WINNER

Stakeholders	Contribution	Utilisation	Football Clubs
AFFF - Camera Platform	\$7,500	2019: 16-20 hours	Whyalla Football League
Grassroots AFL, Cricket and Netball Facilities Funding	\$890,850	2021: 26-30 hours (+10)	
Whyalla City Council	\$2,938,650		

PROJECT DESCRIPTION:

The redevelopment included a total refurbishment of the grandstand, associated player, umpire and spectator facilities incorporating modular design into the existing grandstand structure, an upgrade of the playing surface to AFL standard and lights to 500 lux.

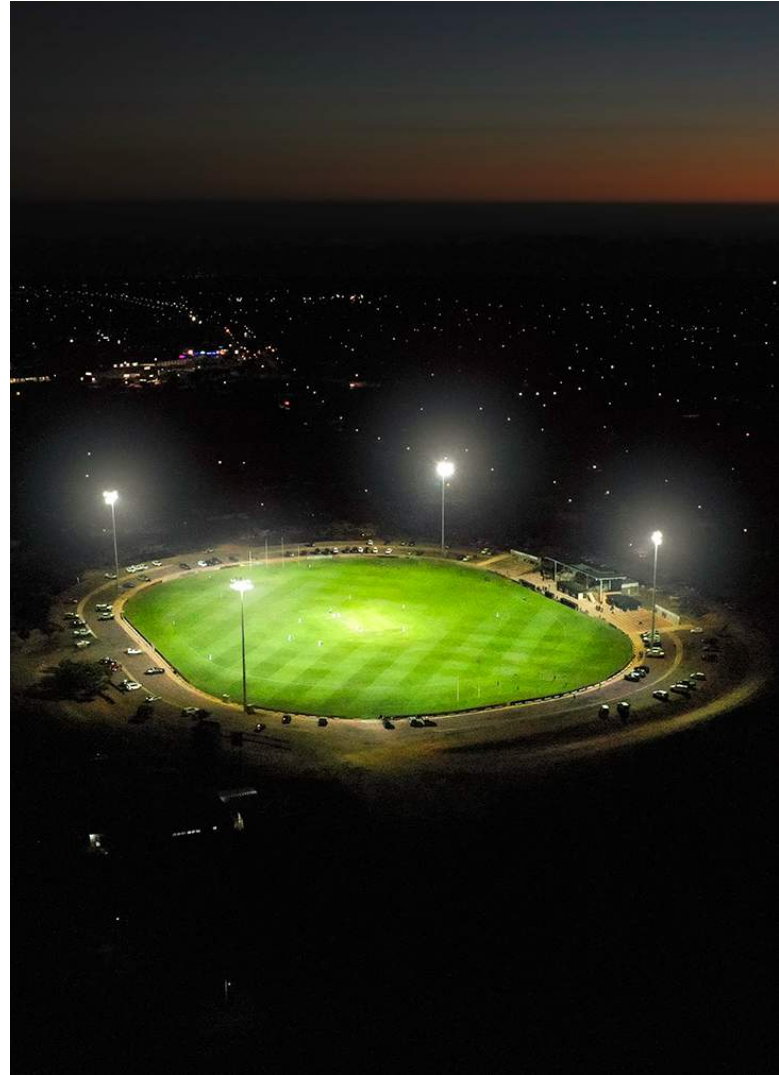
UTILISATION AND BENEFITS:

- > Bennett Oval is the central venue utilised by Australian football in Whyalla for training, competition and finals for the six Football Clubs affiliated to the Whyalla Football League.
- > The playing surface upgrade and improved lighting increased access opportunities for Clubs. Previously Clubs had to source alternate ovals due to consistently poor surface quality and inefficient lighting which led to high traffic area damage. Facilitating alternate venues also came at a cost to both volunteer capacity and club finances.
- > The facilities upgrade provides an elite standard facility for the local Whyalla community football clubs to enjoy for years to come.

EVENT OPPORTUNITIES:

- > The standard of infrastructure, lighting and playing surface delivered has provided opportunity for Whyalla Council to tender for other sport and community events including SANFL Country Championships and Regional cricket events.
- > The redevelopment of Bennett Oval to an AFL standard, was the foundation requirement for the Port Adelaide Football Club to host the Western Bulldogs in a 2020 Marsh Cup preseason AFL match Marsh Cup held at the venue on 7 March. Community football training commenced end May 2020 once COVID restrictions eased.





ULVERSTONE FOOTBALL GROUND, CENTRAL COAST COUNCIL

\$995,291

AFL TASMANIA WINNER

Stakeholders	Contribution	Utilisation	Football Clubs
AFL AFFF	\$50,000	2019: 16-20 hours	Ulverstone Football Club
Central Coast Council	\$324,091	2021: 21 -25 hours (+5)	Auskick
Tasmanian Government	\$471,200		AFL Tasmania Offices
Federal Government	\$150,000		

PROJECT DESCRIPTION:

The project completely overhauled the facilities across the site, providing four modern full-size changerooms and amenities, and two smaller changerooms and amenities for umpires and officials. All changerooms and amenities have universal access, privacy, and unisex suitability for all users, delivering modern facilities to an AFL Regional standard.

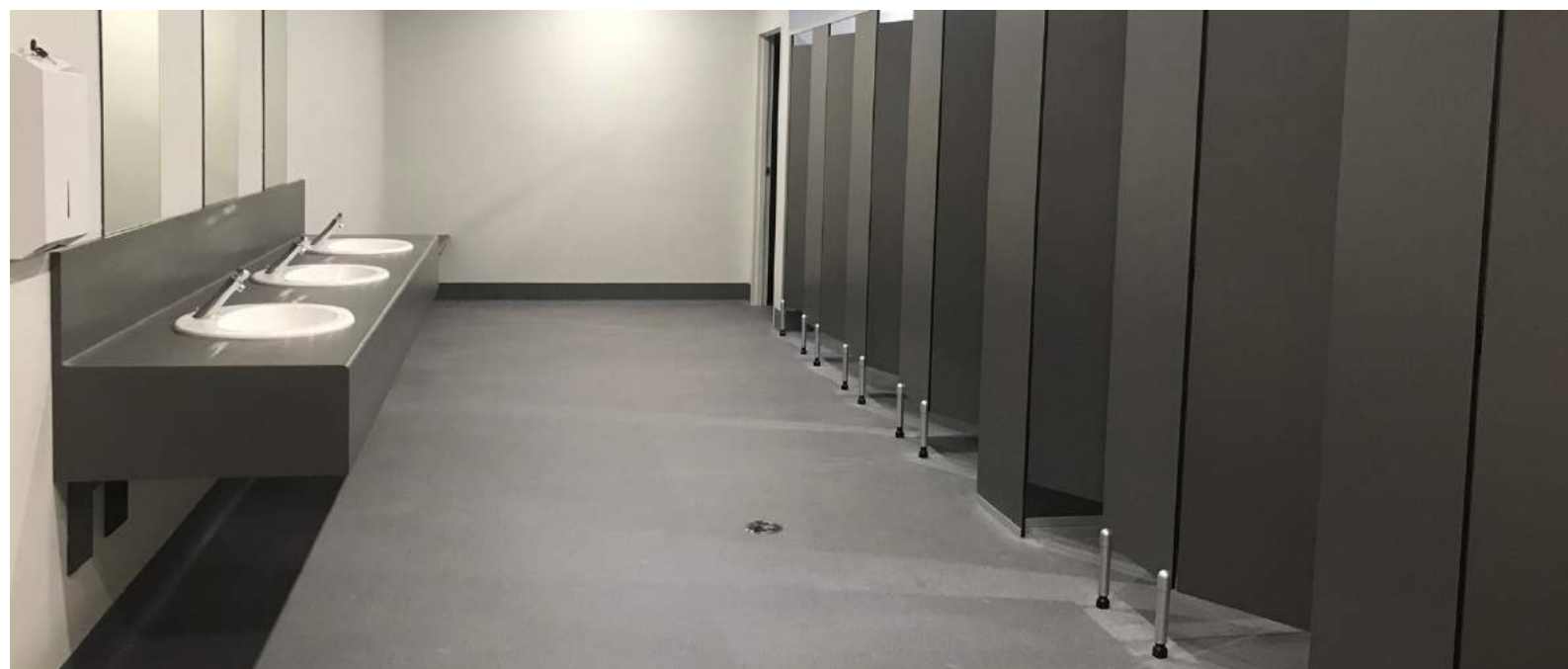
The collaborative, team-focussed approach between Council, user groups, design team, and the building contractor, allowed the project to deliver additional improvements outside the initial concept including small structural upgrades to the north grandstand, and a range of functional user spaces, including dedicated spaces for first aid, trainer support, player warm-up, player recovery, and gymnasium.



UTILISATION AND BENEFITS:

- > Regional facility and one of the most heavily utilised facilities in NW Tasmania, and the single most used sports ground on the Central Coast.
- > The ground is also used for AFLT's junior training academy, school athletics and cross-country carnivals, special purpose hire, and general public use.
- > The existing amenities were in very poor condition, not accessible and not female friendly and the umpires changed in a non-female friendly building under the scoreboard at the opposite side of the ground.





The Ulverstone Recreation Ground is one of the most heavily utilised sporting facilities in north west Tasmania, and home to the largest AFL AusKick program in the state.

Changeroom facilities were antiquated, located under the two grandstands built in the 1920s and in 1931.

The redevelopment has completely overhauled the participant facilities across the site, providing four modern full-size changerooms and amenities, and two smaller changerooms and amenities for umpires and officials (or smaller user groups, as may be required).

All changerooms and amenities have universal access, privacy, and unisex suitability for all users, delivering modern facilities to the Regional standard in accordance with the AFL Preferred Facility Guidelines.

Simon Angilley

**Manager Community Development
CENTRAL COAST COUNCIL**

MACPHERSON PARK REDEVELOPMENT \$13.3M NATIONAL AND AFL VICTORIA WINNER

Stakeholders	Contribution	Utilisation	Football Clubs
AFL AFFF	\$100,000	2019: 11 – 15 hours	Melton Football Netball Club
Melton City Council	\$11,200,000	2021: 31+ hours (+15)	Riddell District Umpires Association
Victorian Government - Growing Suburbs Fund	\$2,000,000		Melton Junior Football Netball Club

PROJECT DESCRIPTION:

- > MacPherson Park Redevelopment included construction of a multipurpose pavilion including eight flexible accessible change rooms for both football and netball, accessible umpire rooms, canteen facilities, social space, offices, and public toilets.
- > It also included additional netball court, and synthetic multipurpose oval which elevated the reserve to an AFL Regional Facility.

UTILISATION AND BENEFITS:

- > Pavilion now caters for diverse users by renewing existing facilities to significantly increase usage.
- > Installation of synthetic oval provides greater utilisation of the venue for training and matches.
- > It created the ability to move the junior club from another venue to align with the senior club as they had been split across two facilities for many years.
- > Stage 2 (commenced in November 2020) realigns the secondary oval to finish off the AFL zone.
- > Participation will increase from 181 footballers in 2019 to an anticipated 630 footballer in 2021.
- > The redevelopment will now provide 2008 total weekly participant hours (increase of 333%) and a total of 37 weekly facility hours for football use in the Winter. An increase of 85% from 2019 season!
- > On top of the 3 football users, there are also 13 other groups based at MacPherson Park





"The Melton Football Netball Club are extremely grateful to the City of Melton for providing us with high quality, modern facilities that will see our club grow with the addition of Women's Football and the relocation of our Junior club to the precinct."

Melton Senior Football Netball Club



ERNEST JOHNSON MASTER PLAN

\$10.5M

WESTERN AUSTRALIAN FOOTBALL COMMISSION WINNER

Stakeholders	Contribution	Utilisation	Football Clubs
AFFF	\$50,000	2019: 16-20 hours	South Perth Junior Football Club
State Government	\$300,000	2021: 26-30 hours (+10)	WANFL Umpires Association
City of South Perth	\$10,150,000		

PROJECT DESCRIPTION:

- > Stage 1 provided multi-purpose buildings, 6x all-gender changerooms, 2x all-gender umpires changerooms, external storage, first aid.
- > Stage 2 comprised turf renewal on EJ Oval; new football goals; new irrigation; landscaping; seating from Subiaco Oval; new playground and exercise equipment; and 100 lux floodlights on main oval, 50 lux on two secondary ovals

UTILISATION AND BENEFITS:

- > The clubs can now expand across two ovals and host State / National activities.
- > Taking 3 years to build, the new facility has improved female participation in junior football and AFL Umpires, provided more space for storage, meeting rooms, office use for WAFC umpires, functions and a kiosk.
- > The unisex design has been critical to allow club to grow their girls program.
- > Night matches can now be played and training increased on other two ovals.
- > The venue supports the entire pathway, hosting junior football in addition to the WAFC Umpiring program
- > Football participation has increased female membership to all clubs but also provided a venue for country week football, WAFL, school sports and a number of other football organisations, particularly females and juniors.





"The significant investment in the upgrade of buildings and all other facilities has been greatly appreciated by the South Perth Junior Football Club and all Stakeholders. Gone are the days of cold, flooded showers and leaking roofs. We now have club rooms the envy of all community clubs, lighting that now allows games to be played and a playing surface of extremely high quality."

Travis Burrows

South Perth Junior Football Club





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