

AUSCO
MODULAR



Make space for talent to grow



Sporting spaces that inspire
connection, collaboration,
and **productivity.**

Future-ready football facilities

As grassroots football participation continues to grow across Australia, Ausco Modular's partnership with the AFL ensures that players experience enhanced facilities and increased accessibility through our range of standard facility designs.

Modular construction delivers community football facilities more quickly than traditional building methods, with the added benefits of greater sustainability and minimal site disruption.

We're confident that our modular solutions will support clubs in developing and nurturing the next generation of AFL and AFLW stars.

George Petrohilos
Ausco Modular Managing Director

The continued growth in grassroots football participation, particularly among women and girls, has highlighted the lack of gender-neutral amenity options for players and officials and the need to provide affordable facility solutions to support diversity.

Through our partnership with Ausco Modular, we endeavour to achieve a building solution option that will enable the health and growth of our game, delivering club facilities more efficiently, faster and at less cost.

The Ausco offsite construction program is aimed to have pricing and delivery security. This innovation in construction allows state government, councils and clubs to invest in best practice facilities that meet the requirements of their sporting community from a design, cost and quality perspective.

New innovations and technology have allowed the development and implementation of an AFL configuration model, allowing stakeholders to start using compliant building blocks to test out their design and cost estimates.

All Ausco designs comply with the National Construction Code of Australia and meet the AFL Preferred Facility Guidelines. The designs support not only the AFL but other sporting codes and diversity in participation through the provision of safe and private changing facilities.

Shayne Ward
AFL Head of Venue Network Enhancements and Partnerships



Ausco Modular acknowledges the traditional custodians of Country throughout Australia and pay respect to their history, stories, culture and Elders past, present and future.

Experience you can rely on

When you choose Ausco to deliver your new facility, you're working with an expert team that will guide you through the process. From initial design selection to final handover, we'll ensure end-to-end project management to lessen the burden on your staff and volunteers.

"The benefit that Ausco bring is that they're able to provide a really unique solution that's affordable but can be designed to meet the needs of the end user, whoever that may be, and be able to be constructed really quickly. With all those things considered, they're a really attractive partner for us to work with."

Samuel Thomson
AFL NSW Venue & Government Partnerships Manager

Embracing modular construction

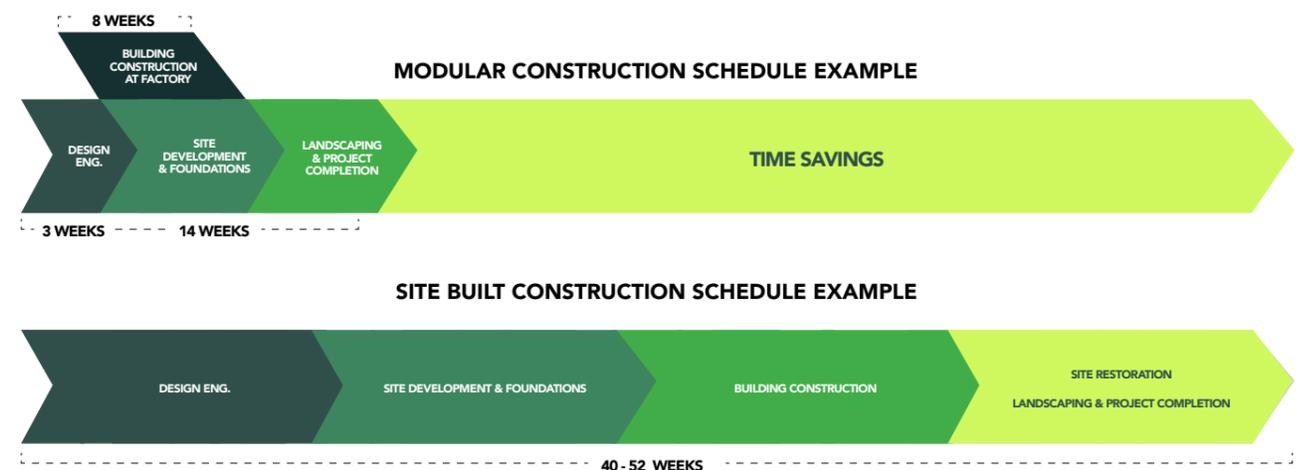
Ausco Modular has collaborated with the AFL as their Preferred Modular Facilities Provider to create a range of Junior and Local modular facility designs to assist clubs in the planning and development of welcoming, inclusive and sustainable facilities.

The designs meet minimum requirements outlined in the AFL Preferred Community Facility Guidelines 2024 for fit-for-purpose infrastructure to promote diversity and growth of the game.

The facility designs have been created by Ausco's in-house design team and include a range of base modules which clubs can add to or amend to suit site and budget requirements.

Modules are manufactured off-site in our various factory locations, allowing for strict quality and environmental controls, and then transported to site. Buildings arrive on site 90% complete, reducing project timeframes and delivering new facilities without the traditional lengthy waiting times.

As modular buildings require minimal groundworks and space beyond the built area of the building, playing fields aren't affected during construction, minimising disruption to playing seasons and the neighbouring community.



Junior facilities

Junior AFL facilities are commonly used for the introductory forms of the game, so expectations of facility provision for ovals and off field amenities are reduced.

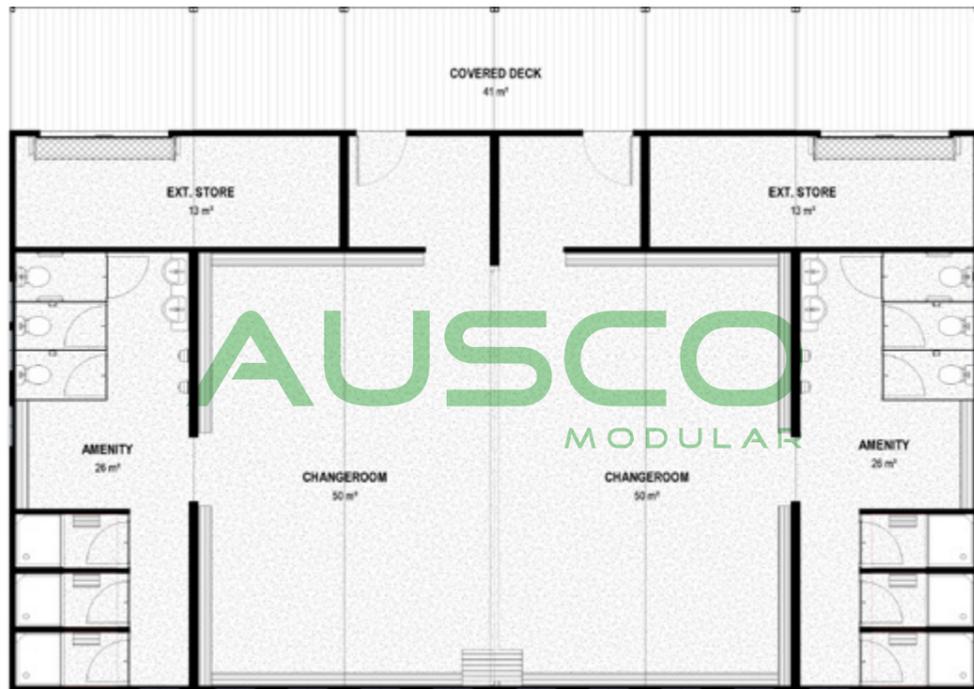
Ask us about adding club colours to external finishes!

Junior facilities

Design example one

18m x 12.7m (incl. deck)

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Design example two

21.2m x 12.7m (incl. deck)

🏠 2 🚿 2 🚽 1 🪜 1



🏠
CHANGEROOMS

🚿
AMENITIES

🪜
RAMP

🚽
PUBLIC TOILETS*

🪜
STAIRS*

🪟
DECK*

🪟
OPERABLE WALL BETWEEN CHANGEROOMS*

*Optional

Image for illustration purposes only.

Image for illustration purposes only.



CHANGEROOMS



AMENITIES



RAMP



PUBLIC TOILETS



CANTEEN/
KITCHEN



SOCIAL ROOM



UMPIRE



ADMIN



STAIRS*



DECK*



OPERABLE WALL
BETWEEN
CHANGEROOMS*

*Optional

Local facilities

Local AFL facilities are designed to cater for local level community competition and are usually the home ground of a seasonal football club.

Design example one

21.4m x 12.7m (incl. deck)

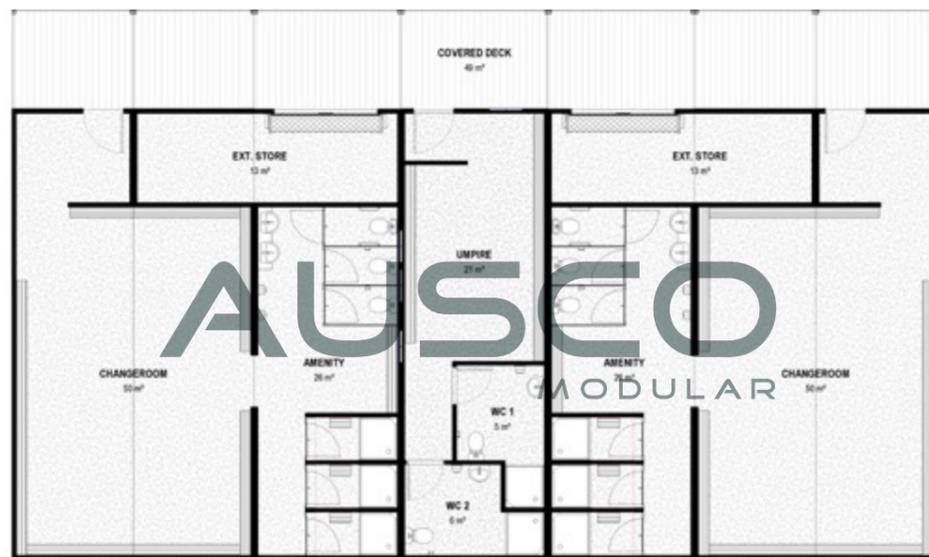
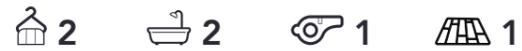


Image for illustration purposes only.

Local facility designs contain the same base modules as junior facilities, plus module options for umpire, social room, admin, and canteen/kitchen spaces.

Design example two

27.8m x 12.7m (incl. deck)

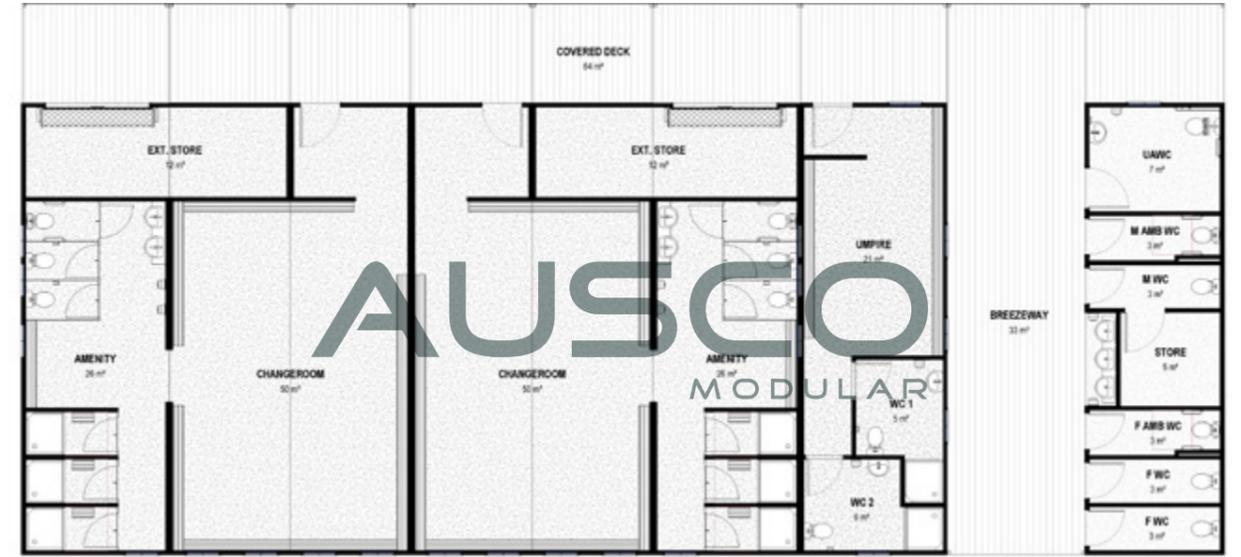


Image for illustration purposes only.

Ask us about adding club colours to external finishes!

Local facilities

Standard inclusions

The standard inclusions listed below are examples of fixtures and material finishes specified in the base offer. For more details or information on alternative or upgraded options, please contact your local Ausco representative.

Furniture and fittings

- Standard 1800mm high toilet partitions and doors suitable for commercial use
- Aluminium bench seating in changerooms with storage shelving and wall-mounted coat hooks
- LED lighting with impact resistant fittings in changerooms
- Lockable roller doors to store rooms
- Optional operable walls located between player changeroom areas for flexibility of space use, with whiteboard/fabric finish
- All vanity basins to be vitreous china

Floors

- Steel chassis and steel floor frame with plywood flooring to ensure robustness and durability
- Slip resistant vinyl for changeroom, wet area and store floor coverings
- Reeded hardwood external decking
- Engineered footing options under floors include standard block pavers, post and rail systems, or concrete, depending on site conditions

Walls, ceilings and roof

- Steel wall frames with Polyply internal wall linings for wet and dry areas, with low maintenance impact resistant reinforced plywood in changerooms
- 150mm coved vinyl up wall skirting to allow for ease of regular cleaning required
- Coated steel external wall linings and feature sections of expressed joint FC panels and Colourbond flashings
- 3000mm flat ceilings

Other

- All required statutory signage (e.g. emergency and amenity signage)
- Passive ventilation in changerooms and suitable exhaust fans in wet areas and changerooms
- Building Structural Certification provided by an independent Registered Structural Engineering Consultant
- Energy Efficiency Certification via compliance with National Construction Code – Volume 1, Section J – Energy Efficiency, as assessed by an independent Certified Consultant

Additional budget considerations

Additional costs to the facility may vary depending on the site and could include services such as site preparation, foundation work, upgrades to existing utilities (electrical, water, or sewerage), and fire rating requirements for buildings located on a boundary or adjacent to existing structures. Please contact your local Ausco representative who can provide further information based on the details provided below.

Club or association name: _____

Site address: _____

Contact name: _____ **Phone:** _____

Email: _____

Type of funding model and timing

Who is involved in the funding application? _____

If successful, when will funding be available? _____

Will additional funding be required? _____

Existing infrastructure demolition required

Is demolition of an existing structure/s required? Yes No

Do you have a site plan available? Yes No

Is asbestos likely to be present? Yes No

Civil design and site composition

Do you have a soil test report/s available? Yes No

What environment will the facility be in?
Consider flood zones, proximity to ocean, Bushfire Attack Level (BAL) assessment requirements, etc.

Footings, levelling, steps/ramps required

Site services and future-proofing the site

Has a check been completed on the current electrical capacity of the site? Yes No

Is there access to water and sewerage connections? Yes No

Will there likely be a need to expand the size of the facility in future years? Yes No

Transport and installation costs

Site access

Is there safe crane access to site?
Consider low-hanging powerlines, trees and branches, fencing/gates, etc.

Will installation impact the local community or club?
Consider school holiday or off-season timeframe installation requirements, local road closures, etc.





Frequently asked questions

What is a modular building?

A modular building is built off-site in a controlled factory environment and is delivered site in modules. The building modules are approximately 90% complete prior to delivery and installation. This greatly reduces disruption to your club, as the installation process literally takes days on-site, and not months.

Do modular buildings require more maintenance?

The lifespan of the building will be no different to a site-built structure using the same materials. The lifespan will be determined by the treatment and maintenance of the building. The warranty of the individual building components is passed on from each supplier, with the same warranty conditions and maintenance requirements for both on-site and off-site builds.

What is the project timeline for modular developments?

It really depends on the complexity of the design and the site. What we can say with confidence, however, is that choosing to build with Ausco Modular will save time, meaning your club can start using your facilities sooner.

Is it possible to expand my facility requirements beyond the Junior or Local guidelines?

Yes, you can incorporate enhanced features tailored to your club and community needs. Various designs are available, typically suited for projects at a regional or state level.

How much will a modular building cost?

Pricing will vary from club to club due to different on-site requirements. There are a range of design examples in this pack to use as a guide. Note the prices quoted are for build and design only. Transportation costs are calculated on kilometres from the nearest factory to site. Installation costs vary due to site conditions and scope of work required. Please contact us if you need a formal quote.

What additional costs can be incurred?

The additional costs will depend on the site and what is currently in-situ and could include site preparation or footing costs for any sloping sites, upgrading existing services such as electrical, water or sewerage, and fire rating for a building on a boundary or against an existing building.

What is included in the price?

Ausco offers a range of designs and service, inclusive of project management and off-site manufacture. There are no architectural fees. For more information on pricing or designs to support facility scoping, planning approvals and grant applications, please contact your local Ausco team.

Can modular buildings integrate with existing infrastructure?

Modular units may be designed to fit in with external aesthetics of any existing building. Modular units, once assembled, are indistinguishable from their site-built counterparts.



Health and safety

All of our sites are accredited to AS/NZS ISO 45001:2018 Occupational Health and Safety Management Systems. Dedicated health and safety managers aim to constantly improve health and safety performance. By pre-fabricating buildings in factories, eliminates many building-site risks, creating a safer overall build.



Environment

All sites have environmental management plans covering waste, water and energy management. Good design practices reduce the overall quantity of materials used. All sites are accredited to AS/NZS ISO 14001:2015 Environmental Management Systems.



Quality

We analyse performance and review processes to ensure that we deliver on promises to customers. Our buildings are designed, engineered, manufactured and maintained to Australian building standards All locations are accredited to the Australian Quality Standard AS/NZS ISO 9001:2015 Quality Management Systems.

Case study



Ferny Grove Falcons Football Club

The Ferny Grove Falcons AFC were the proud recipients of a modular changeroom and community facility thanks to Brisbane City Council, AFL Queensland and the State Government.

Adjoining netball, cricket and hockey clubs at the shared sporting ground will also benefit from the new facilities which comply with the AFL's Preferred Facility Guidelines to support participation growth of grass roots sport and the changing profile of participation.

The project was awarded the AFLQ 2021 Ken Gannon Community Football Facilities Award.

The facility includes two changerooms with benches and lockers, a large social space for club functions and meetings, umpires' changeroom, public amenities including access for disabled persons and an external deck running the length of the building for spectator viewing.

"These Ausco changerooms had an immediate impact on our club and made game day much less operationally challenging," said President Janne Barnes.

"Prior to their completion, squads were using small and outdated amenities. We've seen female participation grow and we now field two female teams."

"The AFL's need to deliver fit-for-purpose facilities is driven by ongoing participation growth and the changing role of participants," added former AFL Investment Partnerships Lead Cobey Moore.

"More Queenslanders than ever before are playing AFL, with females making up 42% of all participants. We know that providing safe, accessible and welcoming facilities achieve this as it keeps players and officials engaged in the game and supports future growth for participants and the community."



RMIT University Women's Football Academy

The Royal Melbourne Institute of Technology (RMIT) University is leading women's football with its Women's Football Academy, a program to develop players, coaches, and administrators. The rapid growth in grassroots football, especially among women, has highlighted the need for inclusive, affordable facilities to support diversity and participation.

RMIT partnered with Ausco Modular to address this need with the installation of unisex changerooms and supporting amenities at the Bundoora West campus, alongside a new oval. The project included two compliant changerooms with private cubicle showers, two medical rooms, an AFL-standard umpires' facility, public amenities, storage, and the university's first gender-neutral toilet in a sports facility.

To enhance convenience, each changeroom also features 30 digital lockers, providing secure storage for players and coaches.

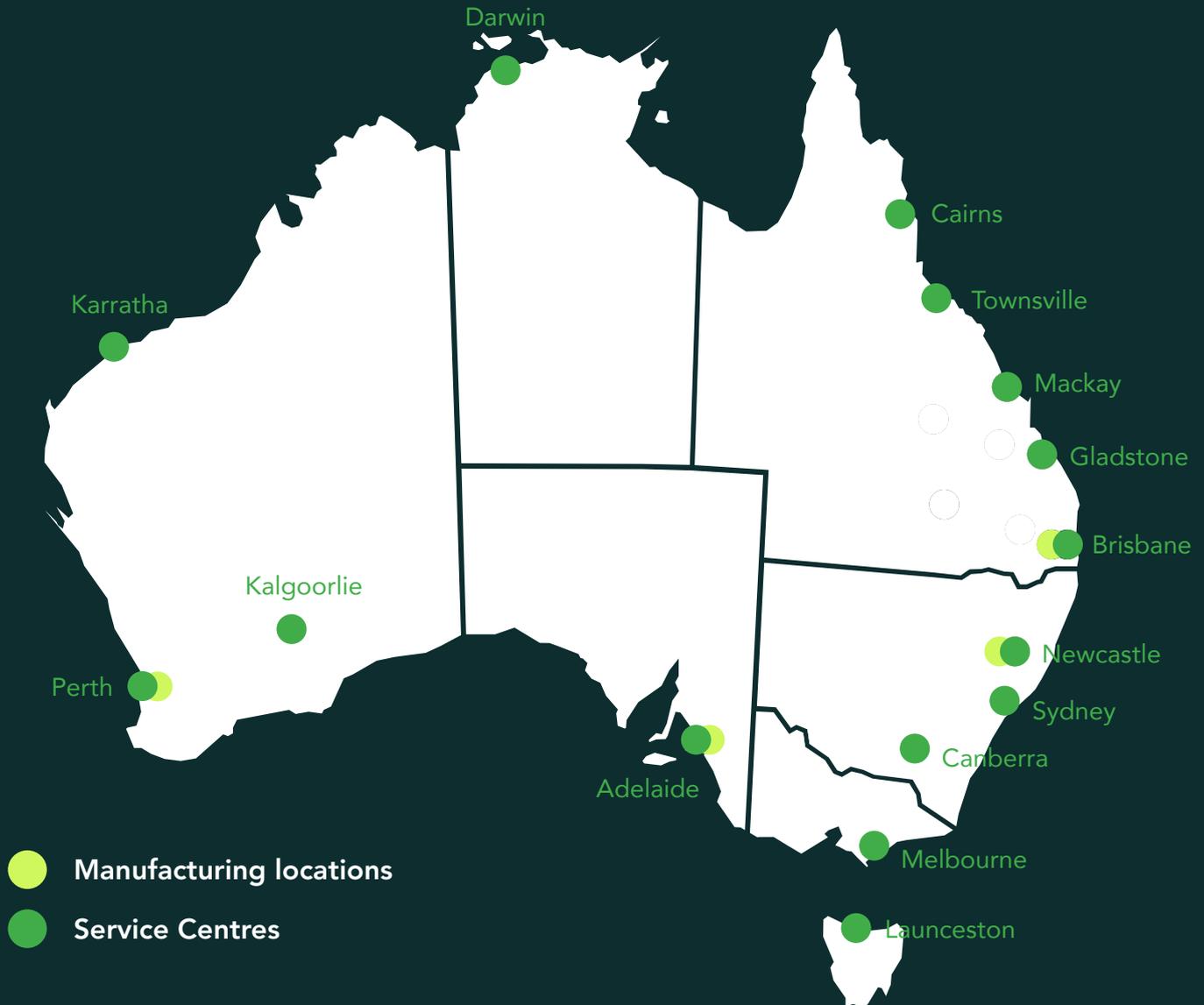
Ausco's modular construction methodology ensured efficient delivery, completing the project up to 60% faster than traditional methods. The facilities were delivered in under six months, from contract signing to handover, with Ausco managing the entire process in collaboration with RMIT's key contacts.

The new facilities have enabled RMIT's largest sporting clubs to return to the Bundoora Sports Precinct and supported the establishment of new women's teams. Backed by Essendon Football Club, the Women's Football Academy creates pathways for education, development, and greater community participation, reinforcing RMIT's commitment to gender diversity in sport.



Case study

Smart space solutions across Australia



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