



# **PREFERRED FACILITY GUIDELINES**

**FOR LOCAL, REGIONAL AND STATE LEAGUE FACILITIES  
AMENITIES UPGRADE FOR UNISEX USE**

**ADDENDUM**

**JULY 2015**

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## **1.0 Introduction**

Female football is now the fastest growing segment of our game. There were almost 200,000 female participants nationally in 2014, representing over 19% of the total football participation. In 2014, 108 new female club teams were established and this trend is expected to continue as more and more leagues, competitions and clubs establish dedicated girls and women's teams and competitions. In addition to players, umpiring ranks are also seeing growing female involvement along with more female administrators and support personnel like physio's and trainers.

Most of the facilities that are used for our game were built to cater for male use. If we are to continue to attract more girls and women, we need to provide welcoming physical environments. This includes ensuring that players and umpires of both genders have access to appropriate change, shower and toilet facilities.

This document has been developed to provide more detail around what is considered best practice in the design of unisex football change rooms and amenities. People often think of female change rooms as separate dedicated change facilities. This is not the case, rather it is about transforming the existing amenities to cater for unisex use, removing urinals and open showers and replacing with toilet cubicles and shower cubicles that allow showering and changing in privacy. In other words, great change facilities cater equally well for both genders.

This document is intended as an addendum to the AFL Preferred Facilities Guidelines and as such should be read in conjunction with that document. It is important to note that this is a guide only and outlines the preferred facility requirements for State League, Regional and Local level facilities. Individual Associations and/or public land managers may decide to provide additional facilities, larger sizes and alternate layouts depending on specific local requirements on a case by case basis.

The guidelines have been developed in order to provide direction for the development of new facilities and/or those being considered for major refurbishment or redevelopment. It is acknowledged that many existing facilities may not meet these preferred standards, however it is not intended that they be used as a basis for assessing the compliance of existing facilities. Rather should existing facilities be considered for upgrade, then where possible, the guidelines should be used to inform development/refurbishment plans.

It should be noted there are other facility elements that help make a welcoming facility and club environment. These include cleanliness of the change, shower and toilet areas, provision of sanitary bins and external pavilion and car park lighting to provide additional safety and security during and after training and night matches. These elements should also be front of mind when considering new and upgraded facilities.

It is hoped that these guidelines will help transform existing facilities that have largely catered for male use, to welcoming and vibrant unisex facilities that continue to attract people of all ages, genders and abilities to our great game.

## 2.0 Amenities Unisex Upgrades



- Avoid open shower pillars, open stalls and glazed shower screens.
- Provide compact laminate shower cubicles with dedicated seating.
- Provide vandal-resistant fittings and fixtures such as recessed soap dishes.



- Avoid trough and individual urinals.
- Convert all urinals into individual partitioned toilet pans.
- Provide minimum 1(no) ambulant accessible toilet cubicle in each Amenities and Umpires rooms as required by current codes and standards.



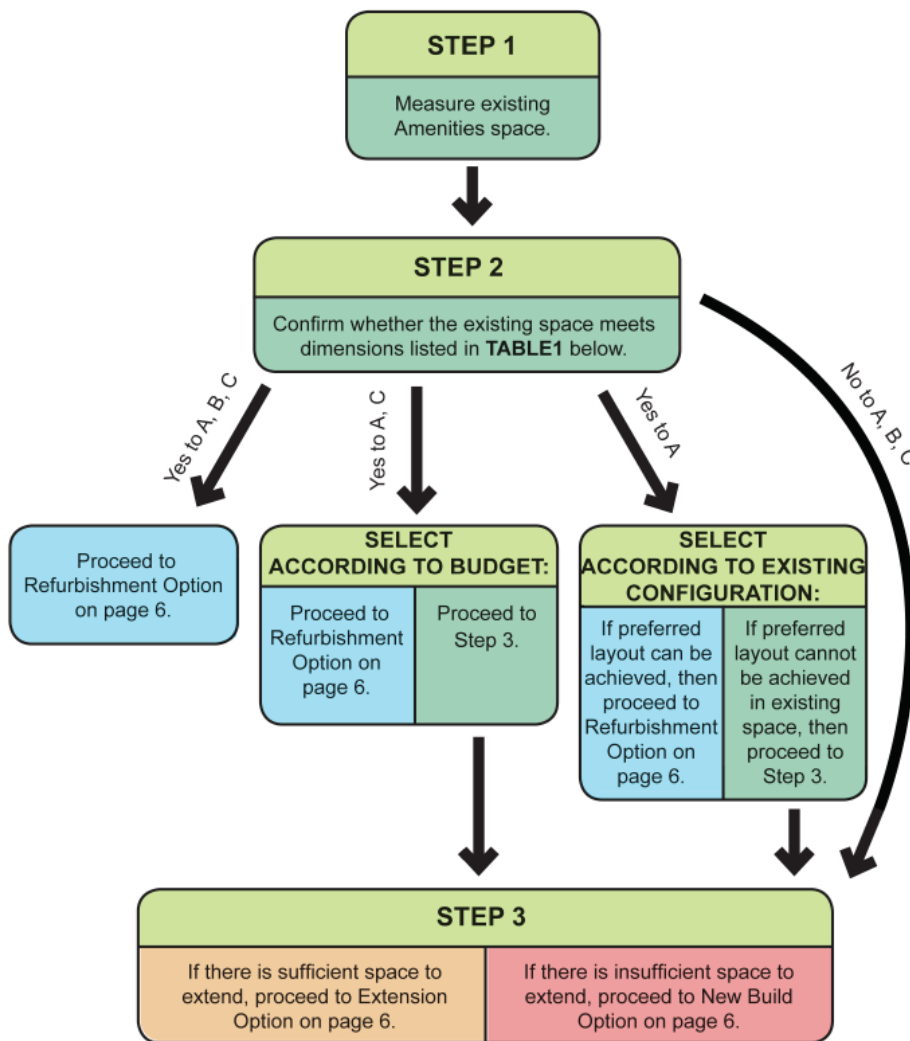
- Avoid wall-hung basins with no shelf space.
- Provide vanity / shelving / ledge and mirror behind.
- Provide electrical outlets in close proximity for hair dryers.

### 3.0 Design Guide

The following design guide is divided into two parts:

- PART A is a guide for evaluating whether to refurbish, extend or construct new Unisex Amenities.
- PART B is a checklist of key design considerations and requirements for each of the Unisex Amenities spaces.

#### PART A: Site Conditions Considerations



<b>TABLE 1</b>	<b>A - Total Area (sqm)</b>	<b>B - Preferred Dimensions</b>	<b>C - Minimum Dimensions</b>
<b>LOCAL</b>			
Amenities	25	3500 x 7250	3550 x 6700
Umpires	20-25	5900 x 4250	5500 x 3850
<b>REGIONAL</b>			
Amenities	29	3550 x 8150	3550 x 7350
Umpires	30-40	4900 x 8250	4800 x 7500
<b>STATE LEAGUE</b>			
Amenities	36	4450 x 7860	4450 x 7300
Umpires	30-40	4900 x 8250	4800 x 7500

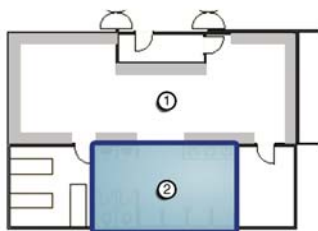
## Key Plan



### GENERIC FACILITY LAYOUT

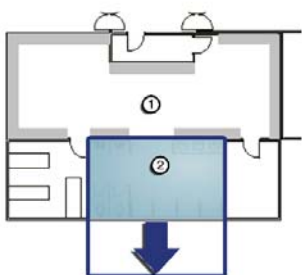
- ① Players Change Room
- ② Players Amenities
- ③ Umpires Room

## Refurbishment Option - Select where there is sufficient space in the existing Amenities.



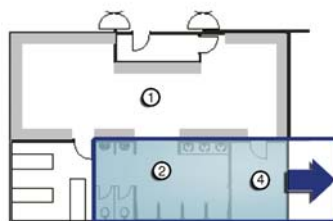
- ② Remove all urinals and convert into WCs with toilet partitions.
- ② Provide individual shower cubicles with change areas within each cubicle.
- ② Replace fixtures and fittings with vandal-resistant fixtures and fittings.
- ② Refurbish walls and floor finishes throughout as required.
- ② Upgrade Electrical and Mechanical services to current Standards as required.

## Extension Option - Select where there is insufficient space in existing Amenities for refurbishment and where site constraints allow.



### EXTENSION – OPTION 1

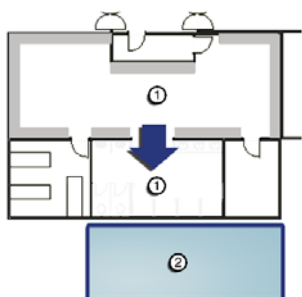
- ② Extend into adjacent open space to achieve required area for Amenities.
- ② Extension to the external of building is preferred over extension into existing Players Change Room.



### EXTENSION – OPTION 2

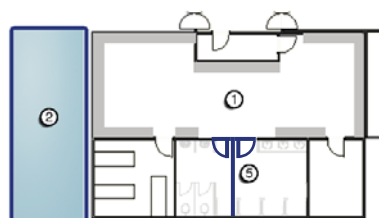
- ② Extend into adjacent existing space to achieve required area for Amenities.
- ④ Existing space occupied by expanded Amenities to be relocated to another area.

## New Build Option - Select where there is insufficient space in existing Amenities for refurbishment and where site constraints prohibit extension.



### NEW BUILD – OPTION 1

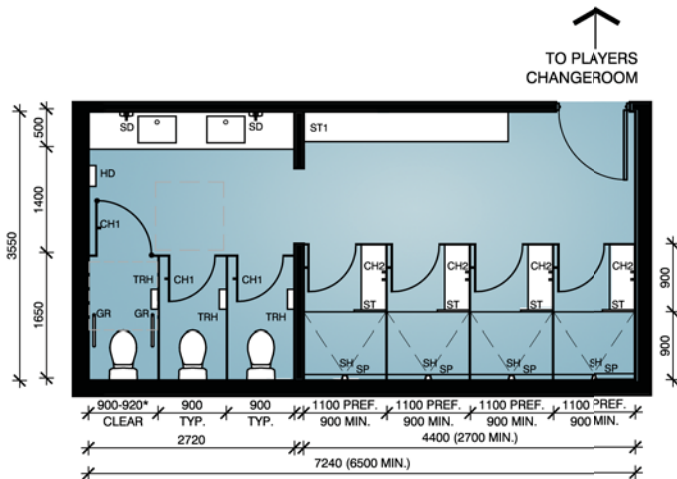
- ② Construct new Amenities adjacent to existing Players Change Room.
- ① Redundant Amenities space may be used for expansion of existing Players Change Room for increased Change area.



### NEW BUILD – OPTION 2

- ② Construct new Amenities adjacent to existing Players Change Room.
- ⑤ Redundant Amenities space may be converted to alternative “wet” areas such as Medical Room or Umpires Room.

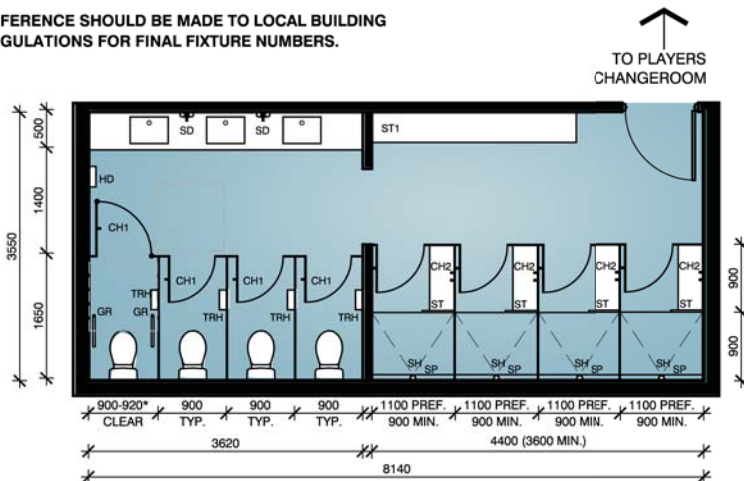
## 4.0 Preferred Layout Standards



**LOCAL LEVEL - PLAYERS AMENITIES**

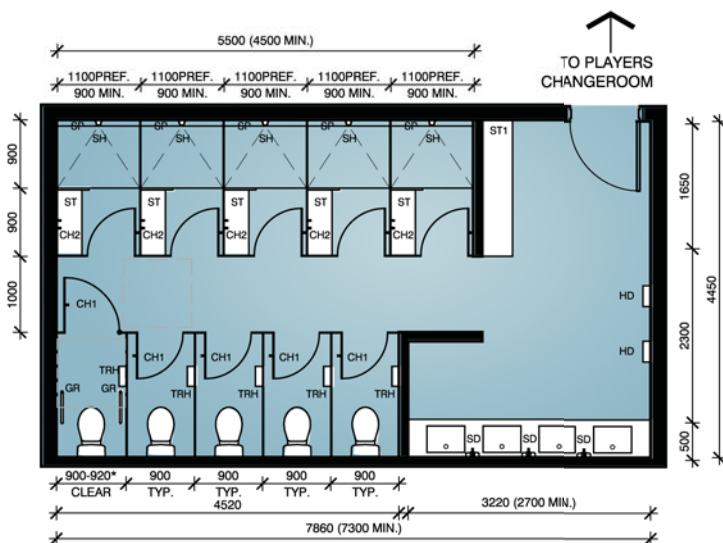
AREA: 25sqm  
PREFERRED DIMENSIONS: 3550mm x 8140mm  
(MIN. DIMENSIONS: 3550MM x 7350mm)

REFERENCE SHOULD BE MADE TO LOCAL BUILDING REGULATIONS FOR FINAL FIXTURE NUMBERS.



**REGIONAL LEVEL - PLAYERS AMENITIES**

AREA: 29sqm  
PREFERRED DIMENSIONS: 3550mm x 8140mm  
(MIN. DIMENSIONS: 3550MM x 7350mm)



**STATE LEAGUE LEVEL - PLAYERS AMENITIES**

AREA: 35sqm  
PREFERRED DIMENSIONS: 4450mm x 7860mm  
(MIN. DIMENSIONS: 4450MM x 7300mm)

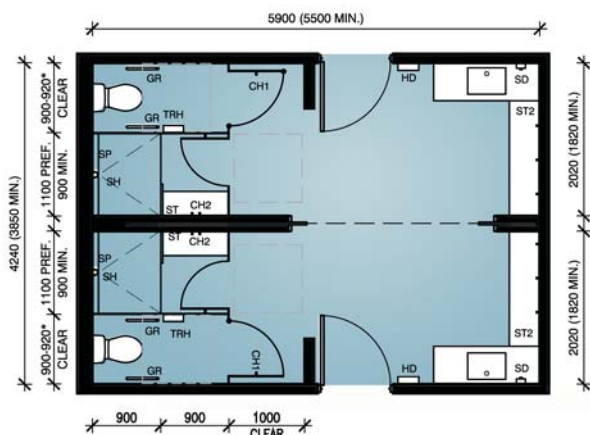
### PLAYERS AMENITIES PLANS

#### DESIGN CONSIDERATIONS:

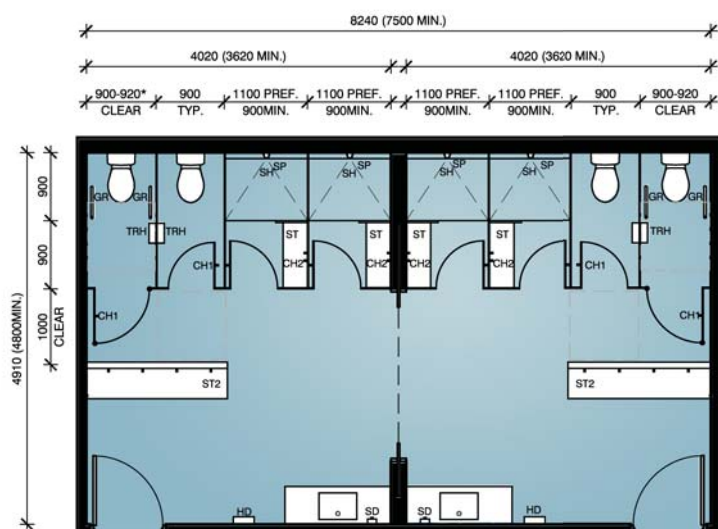
- Provide at least 1no. ambulant compliant toilet cubicle
- Provide seating within each shower cubicle.
- Provide min. 1900mm high partitions.
- Provide power outlets near basins for hair dryers.
- Provide shelving / ledge near basin for personal grooming items.

#### FIXTURES LEGEND:

- CH1** 1no. Door mounted coat hook with rubber tips in toilets
- CH2** 2no. Partition mounted coat hooks with rubber tips in shower cubicles
- GR** AS1428 compliant ambulant grabrails to both sides of the toilet
- HD** Hand Dryer - hard wired
- SD** Soap Dispenser
- SP** Vandal-resistant Soap Dish
- SH** Vandal-resistant Shower Head
- ST** Min. 300mm wide slotted seat
- ST1** 400mm wide slotted seat
- TRH** Toilet Roll Holder



**LOCAL LEVEL - UMPIRES AMENITIES**  
AREA: 25sqm  
PREFERRED DIMENSIONS: 4240mm X 5900mm  
(MIN. DIMENSIONS: 3850mm X 5500mm)



**REGIONAL / STATE LEAGUE LEVEL - UMPIRES AMENITIES**  
AREA: 40sqm  
PREFERRED DIMENSIONS: 4910mm x 8240mm  
(MIN. DIMENSIONS: 4800MM x 7500mm)

\*DESIGN AND DIMENSIONS BASED ON AS1428.1 - 2009. IT IS THE FACILITY DESIGNER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH CURRENT STANDARDS AND CODES.

## UMPIRES ROOM PLANS

### DESIGN CONSIDERATIONS:

- Provide at least 1 no. ambulant compliant toilet cubicle.
- Provide seating within each shower cubicle.
- Provide bench seating in main change area.
- Provide full-height partitions.
- Provide power outlets near basin for hair dryers.
- Provide shelving / ledge near basin for personal grooming items.
- Provide sliding / roller shutter doors to divide the space.

### FIXTURES LEGEND:

<b>CH1</b>	1no. Door mounted coat hook with rubber tips in toilets
<b>CH2</b>	2no. Partition mounted coat hooks with rubber tips in showers
<b>GR</b>	AS1428 compliant ambulant grabrails to both sides of the toilet
<b>HD</b>	Hand Dryer - hard wired
<b>SD</b>	Soap Dispenser
<b>SP</b>	Vandal-resistant Soap Dish
<b>SH</b>	Vandal-resistant Shower Head
<b>ST</b>	Min. 300mm wide slotted seat
<b>ST2</b>	400mm wide slotted seat with clothes hook above @ 450mm centres
<b>TRH</b>	Toilet Roll Holder



## 5.0 Guide to Indicative Construction Rates as of JULY 2015

The below schedule of Indicative Construction Rates is a **Guide** to Unisex Amenities (Players and Umpires) at Local, Regional and State League Levels, based on commercial construction rates as of **JULY 2015**. The precise costs for the proposed works will vary from site to site and will be affected by site-specific conditions. The costs will also be impacted by other works that may be proposed in conjunction with the Amenities upgrades. It is recommended that a detailed cost estimate be prepared by a Quantity Surveyor / Design Consultant to verify costs and budgets.

Accommodation	Area (sqm)	CONSTRUCTION COSTS (\$)			
		Minor Refurbishment	Medium Refurbishment	Heavy Refurbishment / Extension	New Build
<b>LOCAL</b>					
Players Amenities (each)	25	\$40,000-\$48,000	\$54,000-\$66,000	\$90,000-\$100,000	\$85,000-\$95,000
Umpire	20-25	\$30,000-\$40,000	\$45,000-\$60,000	\$65,000-\$90,000	\$60,000-\$80,000
<b>REGIONAL</b>					
Players Amenities (each)	29	\$46,000-\$55,000	\$62,000-\$76,000	\$100,000-\$115,000	\$95,000-\$110,000
Umpire	30-40	\$45,000-\$70,000	\$60,000-\$90,000	\$80,000-\$120,000	\$80,000-\$120,000
<b>STATE LEAGUE</b>					
Players Amenities (each)	35	\$56,000-\$66,000	\$75,000-\$90,000	\$110,000-\$130,000	\$110,000-\$130,000
Umpire	30-40	\$45,000-\$70,000	\$60,000-\$90,000	\$80,000-\$120,000	\$80,000-\$120,000

### Assumptions

#### Minor Refurbishment

- New fittings, floor and wall finishes as required.
- Existing layout to remain largely intact. Minimal allowance for slab cutting and reinstatement.

#### Medium Refurbishment

- All new floor and wall finishes, fittings.
- Minimal wall demolition.
- Existing ceilings retained.
- Moderate floor slab cutting and reinstatement.

#### Major Refurbishment/Extension

- Full refurbishment of the existing spaces and / or extension.
- All new floors, walls & ceilings, finishes, fittings, ventilation and lighting.
- Extensive floor slab cutting and reinstatement.
- Demolition with minor structural alterations to suit new layout.

#### New Build

- Construction of new Amenities adjacent to existing spaces.
- No allowance for refurbishment of the vacated space.

### Exclusions

- GST
- Inflation and costs escalation
- Project contingencies
- Consultant fees and project administrative support costs
- Removal of hazardous and contaminated materials from site
- Site-specific infrastructure upgrade required for the new facilities
- Adverse ground conditions
- In-kind contributions from the clubs