



Ford Park Draft AFL Infrastructure Study

March 2018

Acknowledgements



Project partners

The preparation of the Ford Park AFL Infrastructure Study has been a collaborative effort by a number of partner organisations including the Northern Football Netball League, the Yarra Junior Football League, the North Metro Cricket Association and Banyule City Council.

This Draft Study presents proposed recommendations and is an opportunity to test these recommendations. This includes testing assumptions, statistical evidence and critical actions to determine the future facility needs at Ford Park.

Feedback received on this Draft Study will be reviewed by the Project Control Group for consideration as part of delivering the Final Study.

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Introduction



With two ovals that have capacity for expansion, high visibility and easy access, Ford Park presents a unique opportunity for Banyule to establish a regional level venue that caters for its growing population and capitalises on the full breadth of football and cricket programs that actively supports diversity in the municipality

Whilst Ford Park is recognised as an active sport and recreation reserve, the two ovals at the site are currently under-utilised and the venue lacks a permanent winter tenant. Redevelopment to an AFL regional level venue presents opportunity to build participation, maximise oval and amenity use and importantly, reduce demand on other facilities in Banyule and surrounding municipalities.

Ford Park is highly valued by the local community for its vast tracts of open space, pathways and landscaped areas. It currently hosts one tenant cricket club during summer and acts as a secondary junior football facility during winter. Cricket and football also use the venue for overflow training and game day requirements. Both ovals are considered to be underutilised, particularly in winter with no permanent tenant at the Reserve.

With appropriate facility and oval provision, both the Northern Football Netball League (NFNL) and the Yarra Junior Football League (YJFL) have expressed interest in re-locating existing clubs, home and away competition, league finals and community development programs to the Reserve. The North Metro Cricket Association (NMCA) has also indicated that the current tenant cricket club at the Reserve is seeking to expand its community programs, particularly to local multi-cultural residents who live close to the site.

The high visibility of the Reserve, easy vehicle, trail, public transport and bike path access and the rarity of being a dual oval site in Melbourne's north, places Ford Park in a unique redevelopment position. Whilst the existing Ford Park Master Plan aims to expand the Reserve's community sport and recreational offering, escalating this offering to develop an AFL regional level venue with multi-purpose pavilion, unisex player and umpire amenities and one synthetic field would address the significant projected growth in football participation in Banyule. Redevelopment to this level would also reduce access demands currently being placed on other venues around the municipality. Provision of associated cricket infrastructure would further support the extension of local cricket programs and anticipated participation growth.

Core needs that would be met through the Ford Park redevelopment to AFL regional level classification:

- Address the current facility provision gaps by bringing the venue up to the recognised regional level standard, particularly supporting female use;
- Create a northern corridor facility precinct that better caters for sport in the region;
- Cater for current and projected usage with potential to accommodate up to 100 hours a week usage, allowing the area to better cater for the growth of female football;
- Provide an accessible venue for football and other community events;
- Support collaboration and linkages between football, cricket and local schools beyond current relationships.

The Goal

Redevelopment of Ford Park to an AFL regional level facility provides a unique opportunity to establish a sports hub in Banyule that enhances club, sport and community use of the facility, encouraging partnerships and accommodating diversity of participants

Plan for the **12,000+ residents** in Banyule by 2026

Plan for the **520+** new football and **130+** new cricket players projected over the next 10 years

Establish winter tenants at the venue that support player **pathways**, transition from junior to senior clubs and **club sustainability**

Transform Ford Park into a **regional venue**

Develop a precinct that caters for **regional community and sporting events**

Cater for **continued growth** in male and female football and cricket participation

Remove the **barriers to female participation** by providing suitable facilities and amenities

Provide **unisex** player and umpire change rooms that **cater for diversity** of use

Upgrade **lighting** to support participation growth, facility capacity and boosting fixturing flexibility.

Provide a **multi-purpose pavilion and synthetic field** that accommodates sport and community use

As a highly visible and accessible venue, harness opportunities to **build connections to local multicultural communities** through sport

Enable **cross municipal venue** access to support participation growth

Maximising Use

Significant increases in participation throughout the City of Banyule is a key driver for Ford Park stakeholders to further engage in exploring venue and facility redevelopment options. Using the 2016 Ford Park Master Plan as a platform, stakeholders have invested in this Study to highlight the need and demand for increasing the capacity at the venue to better address growing community need.

Ford Park redevelopment objectives

At present Ford Park is underutilised. Stakeholders, have identified objectives to guide venue redevelopment planning and maximise future use:

- Strengthen partnerships between community, sporting and government bodies to ensure the venue reaches its usage potential as a community and social hub.
- Pool stakeholder funds and resources to achieve shared venue redevelopment priorities.
- Engage potential new user groups and maximise scheduling opportunities to support increased venue usage.
- Continue to promote social and unstructured recreational opportunities at the venue for the community.

Current users

Ford Park is not currently operating at capacity in the summer season, with only one cricket club, the Bellfield Cricket Club utilising the venue on a permanent basis across the two oval offering.

At present, the venue does not have a permanent winter tenant but is accessed by Ivanhoe Junior Football Club as a secondary venue for training and games. Both ovals are also utilised as League overflow venues for junior football.

The current tenant arrangement provides ample opportunities for the inclusion of at least one permanent winter tenant and further opportunities for casual use.

Potential new users

Redevelopment of Ford Park to an AFL regional standard that includes significant infrastructure upgrades would increase venue capacity, offer opportunities for new permanent tenant/s and increase capacity and appeal for social / unstructured use. The geographical location of the venue also offers the possibility of accommodating surrounding suburbs and municipalities. Ford Park stakeholders have identified the following opportunities for potential future use following a venue redevelopment:

- Capacity to offer a home to a club in the hugely expanding female AFL football competition, and in turn promote local junior female participation opportunities.
- Venue appeal for a permanent winter tenant.
- The formation of a new football club to utilise the venue permanently during winter, potentially through the relocation of existing clubs. This also offers opportunity to align senior and junior football in the region, strengthening pathways and development.
- The opportunity for an administrative home for the YJFL ensuring full time usage of a new pavilion building.
- The opportunity to create a social and community Ford Park hub to ensure ongoing use for both formal sport and community groups.
- A venue to offer CALD sporting and community programs to promote social connectiveness and encourage healthy and active lifestyles.
- A regional level facility to support both male and female cricket participation opportunities.
- Ensure continued open space usage of the venue for community recreational pursuits through ensuring South Oval remains unfenced (note that some asset protection fencing may be required where a synthetic oval is installed).

The fundamental objective of a redevelopment at Ford Park is maximise venue usage through increasing capacity and ensuring additional opportunities for community participation in sport and recreation.

The Strategic Context

Proposed improvements at Ford Park align with national, state, regional and local stakeholder needs and have the potential to provide greater capacity and access opportunities for community, sport and casual users.

Redevelopment of Ford Park to an AFL regional level standard is consistent with and supports recommendations from Banyule's *Public Open Space Plan (2016-2031)*, specifically "Develop Ford Park into a major sport and recreation reserve and undertake the necessary public consultation and planning processes to ensure community benefit is maximised."

Ford Park is a unique investment proposition being a two oval underutilised precinct that is close to Melbourne's CBD. Redeveloping the venue to AFL regional level standard will provide the community with access to a high quality facility, support projected participation growth, offer continued access to green public spaces and provide additional opportunities for resident participation.

Increasing the quality/functionality and maximising the carrying capacity of existing facilities is a key strategic priority from AFL Victoria's *Growing the Heartland Football Facilities Development Strategy (Heartland Strategy)*. This is achieved through:

- Providing support amenities, particularly change rooms to encourage participation in introductory and social activities and to support the growth in female participation – the games largest growth area.
- Providing suitable facilities to support participation pathways for players, umpires and administrators.
- Ensuring venues keep pace with contemporary facility expectations.
- Encouraging the provision of two oval facilities to support the establishment of strong clubs.
- Promoting the use of synthetic surfaces to support carrying capacity of grounds.

The proposed Ford Park facility redevelopment also aligns to Cricket Australia and Cricket Victoria strategic directions. Cricket Victoria's *Common Ground: A Unified Approach to Victorian Cricket Facilities* identifies strategic priority areas as:

- Offering quality regional centres for practice and game play.
- Furthering female cricket.
- Supporting multi-use facility development.

Cricket Australia's *Community Cricket Facility Guidelines* seeks to create strong and inclusive facilities and environments for participation that maximises the use, enjoyment and experience of players at all levels.

Redevelopment of Ford Park to an AFL regional level facility has the potential to create a social hub to support community cohesion, address current and future projected increases in participation, support player pathways and the continued growth of female participation and provide facilities that meet growing community demand.



Football participation - current trends

Banyule has enjoyed sustained football participation growth, with particularly high participation in the female and junior player categories that now sit well above Victorian metropolitan averages. Capacity of existing ovals and facilities to continue to cater for this growth will be the challenge for the municipality moving forward.

AFL Participation Trends

Overall football player numbers exceeded 5,500 in season 2017, an **increase of 5%** from the preceding season. Growth was spread across all player categories, attracting new participants from the introductory program, NAB AFL Auskick, through to senior and masters competitions.

The highest participation rate is in the introductory program (5-9 year old age cohort) with 1,597 participants or 29% of total registrations. This is closely followed by the junior category (10-14 age cohort) with 28% of participants (1,516 participants).

Banyule's female, junior and youth penetration rates sit well above Victorian metropolitan averages indicating the strong appetite for football in the municipality.

The recognised football participation ages are 5-39. Within this age cohort, Banyule's average penetration rate is 9.2% of the total population aged 5-39. This is well above the metropolitan average of 5.8%.

Female participation has continued to steadily grow with 288 new players attracted to football in season 2017 (58% growth on season 2016).

In the last 3 years, female participation has grown overall by 135% with an extra 451 female players participating in football since season 2014 (the equivalent of 18 new teams).

Banyule's average for female football participation is 2.8% of the female population aged 5-39, this is triple the State metropolitan female penetration average of 0.8%.



Yarra Junior Football League and Northern Football Netball League Participation Trends

Within the two Leagues relevant to this project, both the Yarra Junior Football League (YJFL) and the Northern Football Netball League (NFNL) have enjoyed continued growth, mainly from female participation. The YJFL recorded 7% growth in season 2017 with +708 players overall and the NFNL 16% growth with +1,206 players.

The YJFL welcomed 764 new female players in season 2017. This was a similar experience at the NFNL with 992 new female players. Between these two leagues, this is the equivalent of 70 new female teams requiring access to facilities and grounds in 2017.

Football participation – trends

FIGURE 01 | BANYULE SEASON 2017 FOOTBALL PARTICIPATION, GROWTH FROM SEASON 2016 AND AVERAGE PENETRATION RATES

BANYULE	AGE 5-9	AGE 10-14	AGE 15-19	AGE 20-39	AGE 40+
Participation season 2017	1597	1516	1070	1102	223
Growth from season 2016	6%	7%	4%	1%	8%
Average Penetration Rate	20.6%	22.36%	15.01%	3.1%	0.6%

FIGURE 02 | LEAGUE SEASON 2017 FOOTBALL PARTICIPATION, GROWTH FROM SEASON 2016 AND FEMALE PARTICIPATION GROWTH

LEAGUE PARTICIPATION	YARRA JUNIOR FOOTBALL LEAGUE	NORTHERN FOOTBALL NETBALL LEAGUE
Season 2017	10,244	8,615
Change from season 2016	+708	+1,206
Female participation growth from season 2016	+764	+992

FIGURE 03 | YARRA JUNIOR FOOTBALL LEAGUE TREND BY AGE CATEGORY SEASONS 2015 TO 2017

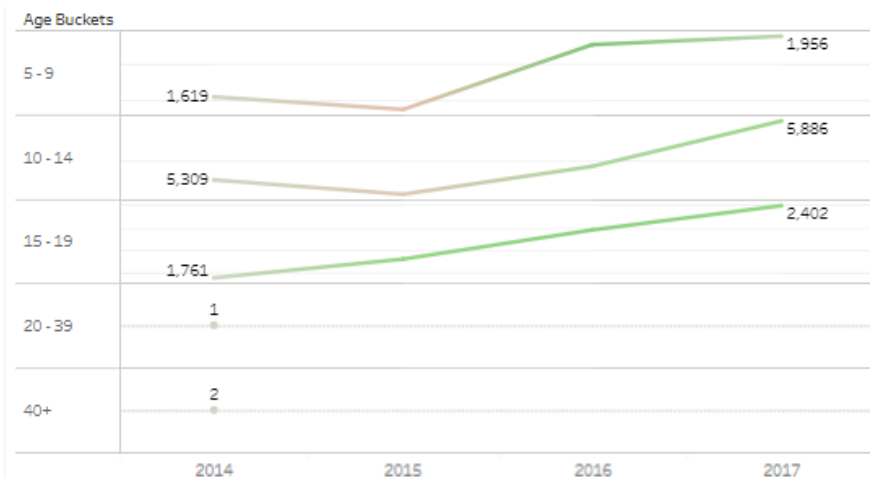
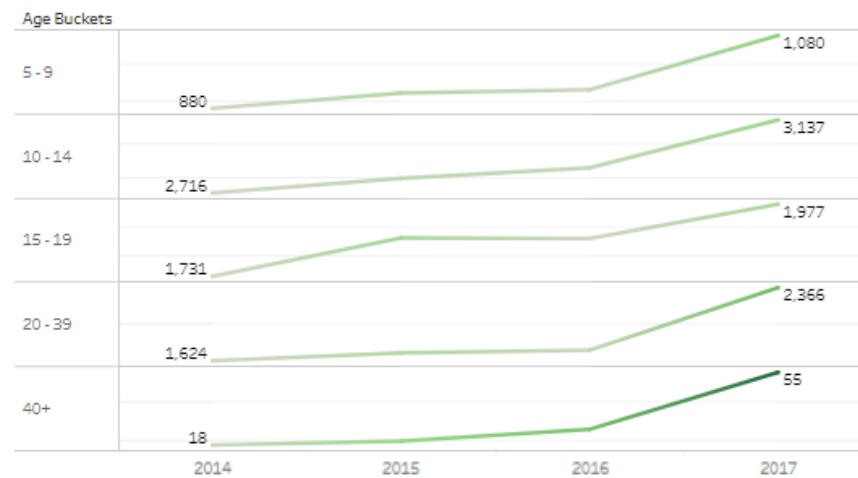


FIGURE 04 | NORTHERN FOOTBALL NETBALL LEAGUE TREND BY AGE CATEGORY SEASONS 2015 TO 2017



Football - future market

The projected football market will create the potential need for access to an additional 3 grounds. Building ground capacity to support projected growth will be crucial.

Future demand

The estimated Banyule population aged 5–39 (typically the key formalised sport participation playing age) in 2016 was 57,370. By 2026 the Region's population within this age cohort is forecast to increase by 5% to approximately 60,300 people.

Based on maintaining current penetration rates, the football market in Banyule is projected to be over 6,000 participants by 2026, **an increase of 9% or +520 participants.**

These projections do not take into consideration cross municipality participation with players often travelling across municipalities to play football.

The projected football market is based on current participation levels with the future impact of female football still effectively unknown. Female football participation projections by AFL Victoria over the last 3 years have under-estimated actual demand at the grass root level from girls and women wanting to play AFL. Projecting the football market in its current volatile state due to this growth in female participation is difficult.

If female participation in Banyule increased from 14% to 15% of total player numbers, an additional 60 female players would require access to female friendly facilities by 2026 .

It is noted that individual project partner Leagues already exceed this target. 19% of Yarra Junior Football League and 17% of Northern Football Netball League total player numbers were female in season 2017.

Ground access projections

AFL Victoria recommend that ideally no more than 7 teams use one natural turf ground at one time, however localised factors such as the ages of those teams and the condition and maintenance regime of the natural turf should be taken into account at each venue.

The estimated growth of 9% in football participation by 2026 equates to the need for access to an additional 3 grounds under this rule of thumb across Banyule.

A 5% increase of penetration rates (from 9% to 14% growth) would result in an additional 63 players. This may be achieved through the continued growth in female football participation.

Such an increase in penetration rates would result in access to 4 additional grounds being required across the municipality by 2026.

Building the capacity of existing grounds in Banyule to support growth is critical. As a dual oval site, Ford Park provides opportunity to install an AFL synthetic field to support junior participation, training and pre-season needs.



Cricket participation - current trends

Like football, there has been continued growth in cricket participation, generally through female participation. This growth has balanced out a minor decline in youth player numbers resulting in general overall growth in cricket in the last 3 seasons.

Cricket Participation Trends

Cricket player numbers in Banyule exceeded 2,100 in season 2016-2017, an increase of 2% or 40+ players from season 2015-2016. Growth was spread between the introductory, junior and masters player categories.

The youth player category (15-19 age cohort) had a slight decline in player numbers with -31 participants (-9%). Similarly the senior player category (20-39 age cohort) had a negligible loss of -4 participants.

The highest participation rate is in the senior category (20-39 age cohort) with 828 participants or 38% of total registrations. This is closely followed by the junior (10-14 age cohort) and masters categories (40+) both with 23% of participants.

Female participation has continued to grow with 23 new players attracted to cricket in season 2016-2017 (45% growth on season 2015-2016). This growth was mainly in the junior player category (10-14 age cohort).

In the last 3 years, female participation has grown overall by 147% with an extra 44 female players participating in cricket since season 2014-2015.

Cricket Victoria's North West Metro Region (which includes Banyule) recorded a 2.9% increase (+161) in overall cricket participation between the 2014/15 and 2016/17 seasons. While this figure is not as high as that experienced across some of the other metropolitan regions, North West Metro is one of the more stable and rounded (healthy spread of participation across all player categories) Regions across the State.

Female participation increased by 83 players between 2014/15 and 2016/17 totalling 281 players (fourth highest Region total across the State) and mirroring the strong growth in female cricket with the neighbouring Region, Northern Metro.

Banyule's player penetration rate of 2.9% is above Cricket Victoria's State average of 1.6%.

North Metro Cricket Association Participation Trends

The North Metro Cricket Association (NMCA) has experienced continued growth with a 12% increase in player numbers (+246 players) since season 2014-2015.

This growth is mainly through female participation. The NMCA attracted 136 new female players in season 2016-2017. This is the equivalent of 12 new cricket teams needing access to facilities and grounds in 2017.

Future demand and ground access projections

Based on current penetration rates, Banyule is forecast to experience an increased cricket market of 134 participants by 2026. This growth will be centred around junior and youth player categories.

Ground access projections

Whilst Cricket Victoria are still developing preferred ground capacity requirements, they currently sit at approximately one ground per four cricket teams (44 players). The estimated growth of cricket participation in Banyule of 134 participants by 2026 identifies a potential need for access to three more grounds in the municipality.

BANYULE	AGE 5-9	AGE 10-14	AGE 15-19	AGE 20-39	AGE 40+
Participation season 2017	38	508	310	828	507
Growth from season 2016	36%	3%	-9%	-0.5%	11%

Regional venue opportunities

The Ford Park Master Plan adopted by Banyule Council in September 2016 aims to maximise access to the venue while improving connectivity in and around the park through providing facilities that meet the needs of user groups.

Regional Venue Opportunities

The *Ford Park Master Plan* aims to create a community and social hub that is consistent with Banyule's *Public Open Space Plan*. Initiatives to achieve this include the provision of new play spaces and accessible courts and recreational facilities for casual use, whilst improving the native landscape, connectivity, access, comfort, car parking and safety around the site.

However, a number of factors provide a unique opportunity to develop the site to an AFL regional level facility that will still align with sporting infrastructure and facility upgrades recommended in the *Master Plan*. These factors include:

- Under utilisation of ovals at Ford Park which provides a unique opportunity to address current and projected significant increases in football and cricket participation;
- Opportunity to establish a permanent winter tenant at Ford Park as outlined in the Master Plan. The Northern Football Netball League has identified a junior club currently located at an unsuitable venue that is willing to consider relocation. This would be further enhanced by tenancy of a senior club at Ford Park to provide junior to senior pathway and player development opportunities and support club sustainability.
- Ability to act as a satellite umpire training venue for both football leagues to cater for continued growth in umpire numbers.
- Capacity to cater for junior football training, home and away matches and league finals, female competitions, representative team training, summer development programs and night matches where lighting and ground provision is suitable.
- Opportunity for football and cricket to further enhance their engagement programs with all sectors of the multicultural community in surrounding areas. This is effectively an untapped market that is difficult to engage. Suitable amenity provision at Ford Park will enable reinvigorated programs to drive multicultural participation strategies for both sports.

Aligning Master Plan Recommendations

AFL Victoria's *Heartland Strategy* identifies regional level facilities as those that service a collection of suburbs or geographic areas within a municipality and usually cater for more than one code or activity. These facilities ideally have perimeter fencing to restrict vehicle and pedestrian access, amenities with capacity to host competition finals and have oval surface quality maintained to a high standard. The Ford Park Master Plan makes the following recommendations regarding site and oval upgrades that align to provision of a AFL facility at regional level classification:

Community Sports Hub

- Replace existing grandstand with accessible multipurpose community / sports hub and spectator area / plaza
- Provide accessible public toilet
- Connect northern and southern car park with internal access road
- Provide safe pedestrian crossing

North Oval

- Replace existing pipe fencing with chain wire fence
- Provide coaches boxes, permanent scoreboards and sheltered spectator area
- Provision of additional cricket practice nets as the cricket club grows

South Oval

- Provide 150 lux lighting
- Retain the open character of the southern oval for community festivals, events and general casual use.

Oval surface options

Through providing alternate ground surface options on North and South Ovals at Ford Park usage opportunities can be maximised, sporting and community programs can be expanded and options to support surrounding LGA access would be better facilitated.

Oval Surface Upgrade Options

Synthetic fields

AFL endorsed synthetic fields offer the equivalent access capacity of three natural turf fields and can cater for growing demand for sports fields in both football and partner sports like cricket. Synthetic turf technology is constantly evolving and is now commonly used by many major sports globally. Synthetic turf also relieves pressure on natural turf fields which are less likely to be impacted by overuse problems where synthetic is available.

Sport and Recreation Victoria's *Artificial Grass for Sport Guide* estimates that the average cost of a synthetic field compared to a natural turf oval when balanced against increased usage capacity on a synthetic field, equates to an approximate saving of \$2.8M over a 30 year period.

Hybrid Turf

Reinforced natural turf (hybrid turf) combines the positive properties of natural grass with the strength of synthetic turf to create a consistent, higher quality year-round playing surface. Hybrid turf is able to sustain wear, increasing carrying capacity from approximately 25 to 40 hours per week, has multiple uses and can be installed at approximately half the cost of a full synthetic field.

The resilience of hybrid turf allows the pitch to be used for additional events on non match days, such as community and regional events and public meetings, generating additional revenue for tenant clubs and Council.

Options should be investigated to use synthetic or hybrid turf in high traffic areas such as goal squares, rather than full investment into synthetic oval installation or oval resurfacing, where funds are limited.

Oval upgrades

The value of expansive oval upgrades such as installing new sub-surface drainage, automatic irrigation and new turf is still being measured. However, anecdotal evidence from LGAs with rolling upgrade programs like Ballarat City Council indicates that ovals previously regarded as 'unplayable' mid season are now accessible all year round.

Ballarat reference the Marty Busch Oval Redevelopment (Sebastopol), 2017 winner of the AFL Victoria Best Community Facility Award. The oval quality is now regarded as state of the art, accommodating increased usage from not only community club football but VFL and TAC Cup training. The ground hosted a total of 82 games in Season 2017 compared to only 57 games pre upgrade in Season 2016

In Melbourne's climate, a combination of a synthetic field (South Oval) and an upgraded natural turf surface with hybrid turf on high traffic areas (North Oval) would potentially best meet Banyule's future need in the most efficient manner. This would provide capacity to cater for existing demand, future proof projected ground requirements and support alternate community use at Ford Park outside of cricket and football activities. Banyule is also under increasing pressure to support cross municipal access at Ford Park. Appropriate ground provision would better facilitate this access and ensure sports participation growth is harnessed across Melbourne's northern region.

INFRASTRUCTURE	USAGE HOURS PER WEEK	CAPITAL COST	EXPECTED LIFE	ANNUAL MAINTENANCE
Synthetic field	60+	\$1.8M	10 years	\$10,000
Hybrid turf to high traffic areas	40	\$250,000	10 years	\$10,000
Turf surface upgrade	15-20	\$500,000	15 years	\$40,000

Facility requirements

As a dual oval site, Ford Park provides a unique opportunity to develop a new facility at AFL regional level classification, that provide unisex player and umpire change rooms, sports lighting at night competition level, improved ground capacity including provision of one synthetic field and a suitably sized pavilion.

Requirements to become a regional level AFL venue

Core facility requirements to meet AFL regional level classification are outlined below in accordance with the *AFL Preferred Facility Guidelines 2012*. As any proposed pavilion and amenity redevelopment will aim to service both North and South Ovals, requirements have been doubled to support provision at both ovals. In addition, as AFL has greater core facility requirements than cricket, provision to AFL regional level classification will also meet the core needs of cricket.

Player amenities

- Four player change rooms @ 55m²
- Four shower amenities @ 25m² consisting of four lockable cubicle showers and two pan toilets in each amenity
- Four massage/strapping rooms @ 15m²

Umpire amenities

- Two umpire change room @ 30m² (including toilet and shower area) that has a minimum of two lockable cubicle showers, pan toilet, hand basin and bench seating. It is suggested that rather than provide two umpire change rooms a larger umpire amenity be included in design with additional showers and toilets to accommodate core umpire requirements.

Pavilion

- Social / community room at 150m² with specialised bar facilities
- Kitchen / kiosk @ 30m² with internal and external servery
- Office / administration meeting room @ 20m² (subject to need)
- Timekeeping/scorers box @ 10m²
- Public toilets consisting of male 15m², female 15m² and accessible toilet 5m²
- Utility/cleaners room @ 5m² fitted to include sink and hot and cold water
- Internal and externally accessible storage area @ 20m²

Cost estimate

Cost estimate to meet AFL regional level classification with player and umpire amenities and pavilion provision as outlined equates to approximately \$2,100 per/m² or around \$3,100 per/m² inclusive of design and contingency.

Modular design options

Options to utilise modular change rooms to meet amenity shortages to cater for females may be more cost effective than retrofitting or demolition of existing structures. Estimated cost for relocatable changerooms, which include two player change rooms and one umpire change room with toilets and showers, is approximately \$400,000 and is currently being utilised by some metropolitan LGAs.

Playing field requirements

Playing field

- Senior playing field – between 135 to 185 metres in length and between 110 metres and 155 metres in width with 4m boundary line
- Junior playing field – may be smaller in size than a senior playing field with no specific dimensions set under AFL guidelines
- Sports lighting – 150 lux level to support night competition at both ovals. Whilst 50 lux level is the Australian Standard for training purposes, AFL are actively encouraging lighting provision to 150 lux level to support match practice, night competition and greater ground capacity options to address participation growth
- Adequate sub-surface drainage and automatic irrigation to support even turf cover and level surface with no depressions or holes

Playing field amenities

- Two coaches boxes per oval that form part of the interchange bench at 4.8m long x 1.2m wide (accommodates 8 people)
- Goal posts 10m out of ground and point posts 6.5m out of ground
- Interchange steward / umpires / officials box at 1.8m long x 1.2m wide (accommodate 3 people)
- Scoreboard preferably electronic with capacity to display goals, behinds and points
- Oval fencing at 900mm high with mesh in-fill or similar with a minimum distance of 4m from the playing field boundary line. It is noted that the *Ford Park Master Plan* seeks to retain the openness (unfenced) character of South Oval however some form of bollard fencing will be required to protect the synthetic surface.



Other considerations

Other considerations

Whilst not regarded as core provision, the following venue amenities would better support regional level sporting and community events:

- External covered viewing area @ 75m²
- Provision of six player change rooms @ 55m² - additional change rooms may be required to manage match day change over between the two ovals
- Public first aid/medical room @ 15m² – while not a core component for a regional level venue, as the facility will be servicing two ovals provision of a first aid/medical room for the public may be factored in where appropriate
- Third umpire/match referee/venue management room @ 10m²



Traffic management and parking considerations

Formal traffic management and parking analysis has not been completed at Ford Park. However, Banyule City Council Engineering Services provided a preliminary traffic statement. Key findings from this statement have been applied to develop the following traffic management considerations.

Site location

Ford Park, is located within 200 metres of the Darebin Creek Corridor and Shared Trail bounded by Davidson Street and the Parks Depot to the west, Banksia Street to the south, Harrison Street to the north and Oriel Road to the east.

Currently there are approximately 100 parking spaces provided on-site across the two car parks. The Ford Park Master Plan recommends rationalisation into a single car park and indented parking along surrounding streets.

Parking requirement

As football is more volunteer intensive and has higher player numbers than cricket, the following parking and traffic estimates have been based on football home and away matches with both North and South Ovals being utilised to support football competition.

A typical community club football game generally consists of two teams of 18 players and 4 umpires. Teams also require as a minimum 6 other game officials (coach, time keeper, trainer, umpire escort, scoreboard duty and interchange steward).

Due to the nature of community club football, home club volunteers are required to complete general game day requirements such as kiosks/canteen or administration. Games also attract player families, club members and community supporters. An additional 10 volunteers and 30 attendees have been allowed for in this instance.

Banyule City Council encourages the utilisation of alternate modes of transport and would expect at least 30% of attendees would not drive to games. Ford Park has accessible public transport and two principle bicycle network on-road routes.

Based on these assumptions it is estimated that full utilisation of Ford Park as a football hub in winter would generate the requirement for 120 parking spaces to be provided onsite. This would require additional parking spaces to be provided at a rate of 10 parking spaces per oval. It is assumed that these additional parking spaces could be absorbed within surrounding street parking areas.

PARKING REQUIREMENT	NORTH OVAL	SOUTH OVAL
Participants and umpires	40	40
Other game officials	6	6
Home club volunteers	10	10
Other attendees	30	30
Total (less 30%)	60	60

Note: there is availability for approximately 50 car spaces on Oriel Road (park side) and the Master Plan suggests indented parking on Harrison Street and Davidson Street (park side) which may result in approximately 30 additional car spaces.



Traffic management and parking considerations

Traffic management

Due to the timing of senior and junior matches it is anticipated that each oval at Ford Park could host up to 5 matches on game days over a 90 minute period per game.

It is also assumed that “home club volunteers” would generally spend the majority of their day at the venue with minimal traffic change over.

A 30% reduction has also been applied to align with car parking assumptions regarding use of public transport.

Based on the above, it is anticipated that Ford Park would attract 53 vehicles to access the site (76 attendees x 0.7 vehicles) per oval for every football game:

- 53 vehicles per game x 2 movements (for entry and exit) = 106 movements per game
- 106 movements per game x 5 games @ 90 minutes per game = 70 vehicles per hour/oval

Traffic generated from use of the two ovals at capacity for home and away football matches would be in the order of 140 vehicles per hour expected to access surrounding streets during peak use.

Based on the proposed operating hours of up to 7.5 hours per day at weekends, this could generate up to 550 vehicle movements per oval, per day on surrounding streets during peak use (total of 1,100 movements per day).

The preliminary traffic statement prepared by the Banyule Engineering Services Program indicates that local road capacity is up to 2,000 vehicles per day. Based on this capacity, increased vehicle movements could be theoretically absorbed into existing estimated traffic volume in surrounding local streets.

TRAFFIC GENERATION	NORTH OVAL	SOUTH OVAL
Peak hour traffic generation (53 vehicles x 2 movements per game)	106	106
5 games @ 90 minutes per game	7.5 hours use	7.5 hours use
Hourly traffic generation (total movements/hours use)	70	70
Plus x2 movements for home club volunteers	20	20
Daily traffic generation (total movements)	550	550

Summary

- The potential to maximise use of both ovals at Ford Park would result in the need for 20 additional parking spaces at the site which could be absorbed in surrounding street parking.
- Increased use would generate up to 140 vehicle movements per hour/oval. Based on previous traffic management assumptions prepared by Banyule City Council, it is considered that this rate can be absorbed by surrounding local streets.

Potential redevelopment summary

- Cricket training net upgrade with 6 synthetic pitches
- Lighting upgrade to 150 lux level
- New multipurpose pavilion with umpire and player to unisex provision that supports competition at both ovals, kitchen/kiosk and public / accessible toilets
- Lighting provision to 150 lux level
- Protection fencing (eg bollards) for synthetic surface



Costing estimate for regional level venue

ELEMENT	ESTIMATE
South Oval Synthetic field	\$1,800,000
North Oval Turf upgrade with hybrid surface in high traffic areas	\$750,000
Player amenities (4) Player change rooms, shower amenities and massage/strapping rooms	\$810,000
Umpire amenities (2) Umpire change rooms and shower amenities	\$180,000
Pavilion Doctors room, gymnasium, kitchen/kiosk, bar, social/community room, office/administration, public toilets, utility/cleaners room, time-keeping/scorers box, storage areas and external viewing area	\$1,200,000
Sports lighting 150 lux to North Oval and South Oval	\$500,000
Oval amenities Coaches boxes, goal posts, interchange steward/umpires/officials box, scoreboard and oval fencing	\$150,000
Cricket – on field pitches	\$70,000
Cricket - synthetic training facility 6 synthetic pitches and netting to Australian Standard	\$230,000
Total estimate	\$5,690,000
Estimated design, development, site services and contingencies	\$2,276,000

Explanatory notes on costing estimate

Facility upgrade estimates relate only to identified facility gaps and investment requirements to meet regional level provision as outlined earlier in this Study.

These estimates do not account for unknown factors such as required power upgrades to meet new lighting installations, additional facility or amenity requirements to meet community provision beyond football or site clearing.

Estimates are considered to be construction costs only and do not include design costs, consultant fees, site infrastructure and building services and any construction contingencies. Collectively these may equate to between 35% to 45% on top of construction costs.

Consideration also needs to be given to price point variances when using alternate materials such as LED lighting or synthetic surfaces and additional costs associated with new amenity development over facility upgrade / retrofit costs.

The basis for costings are known average project costs as developed by AFL, AFL Victoria and Cricket Australia in consultation with architects working directly with these sports and other LGAs to design and cost facility upgrades and improvements.

Project investment will vary and will only be fully known through full site investigation (eg soil testing), final scoping, detailed design and quantity surveying.

Summary

Benefits of venue improvements at Ford Park to AFL regional level standard extend beyond football and cricket provision to encouraging diversity in participation and providing a flagship in Banyule that better serves the community.

Developing a multi-use facility that is supported by increased ground capacity for both ovals at Ford Park will encourage collaboration amongst a variety of stakeholders and potential future users.

As football and cricket participation continues to expand, providing appropriate facilities and ground access opportunities will be critical.

Banyule is in the enviable position of having capacity and flexibility in facility planning to future proof amenity and oval provision for projected need; a position not enjoyed by many of its local government counterparts.

Providing a venue to a regional level standard that caters for diversity will capitalise on the opportunities the growth in football and cricket presents and provide a connectedness to local residents through sport.

Ford Park is a unique opportunity to develop a regional level sport and community hub that supports diversity and development pathways and encourages a vibrant and sustainable base for the next generation of football and cricket participants