



# Inverloch Kongwak Football Netball Club

FACILITY MASTER PLAN  
NOVEMBER 2024

# Executive Summary

The Inverloch-Kongwak Football Netball Club, located in the heart of Inverloch, is a cornerstone of the local community, offering a vibrant hub for sport, recreation, and social connection. Established in 1957 through the merger of two sporting clubs, the club has a proud history of success, with 24 premierships across various grades. Beyond football and netball, the facilities are shared by local schools, community groups, and other sporting clubs, reinforcing the club's role as a vital part of Inverloch's social fabric.

The club has identified the **Rebuild/ Redevelopment of the Football Clubhouse** as a key project that will benefit the club members and supporters and provide improved amenity to the general community and future generations.

The proposed project will transform the club's infrastructure, providing modern, functional facilities that cater to the needs of players, officials, and visitors. The inclusion of female-friendly changerooms, showers, and toilets will promote inclusivity and encourage greater participation, while ample storage and a functions room will enhance the club's capacity to host events and activities.

For the wider community, the new clubhouse will provide a versatile and accessible space for gatherings, events, and social functions. By fostering greater engagement across diverse groups, this development will strengthen community ties, promote active lifestyles, and ensure the club remains a welcoming and vibrant hub for future generations.



## Rebuild Football Clubhouse

\$ 5,700,000

High Priority






Executive Summary	01
Table of Contents	02
Club Location	03
About Us   Club by Numbers	04
Value to Community	05
Project & Budget Priorities	06
Schedule of Use	07
Club Facilities	08
Facility Key Issues	09
Facility Key Directions	10
Project Plans & Costs	11 – 13
Fair Access Policy – Road Map	14
Electorate Summary	15
Strategic Context	16
Landchecker	17
Sporting Facilities Insight Report	18 – 19
Grant Ready Plan	20
Contact Information	21



# Club Location



 Inverloch Recreation Reserve  
Inverloch VIC 3996

Lateral View of the Inverloch Recreation Reserve



Aerial View of the Inverloch Recreation Reserve



# About us

The Inverloch-Kongwak Football Netball Club is located in the heart of Inverloch, within walking distance of the beautiful beaches and central suburb. Established from the merger of two separate sporting clubs in 1957, the club has since become a cornerstone of the community, playing a pivotal role in providing open space, sport, recreation, and community event opportunities. The club's facilities are also utilized by the Inverloch Cricket Club, Inverloch Primary School, Inverloch Soccer Club, and Leongatha Schools, as well as the Inverloch Men's Shed, Inverloch Scouts/Guides, and Inverloch Lions Club, all of which have buildings around the oval and reserve.

Inverloch-Kongwak boasts a rich history of sporting excellence, having won 24 premierships across various grades, including six in the seniors. The club continues to foster a strong sense of community and sportsmanship, making it an integral part of Inverloch's vibrant social fabric.



396  
Total Participants



202  
Female Participants



274  
Junior Players

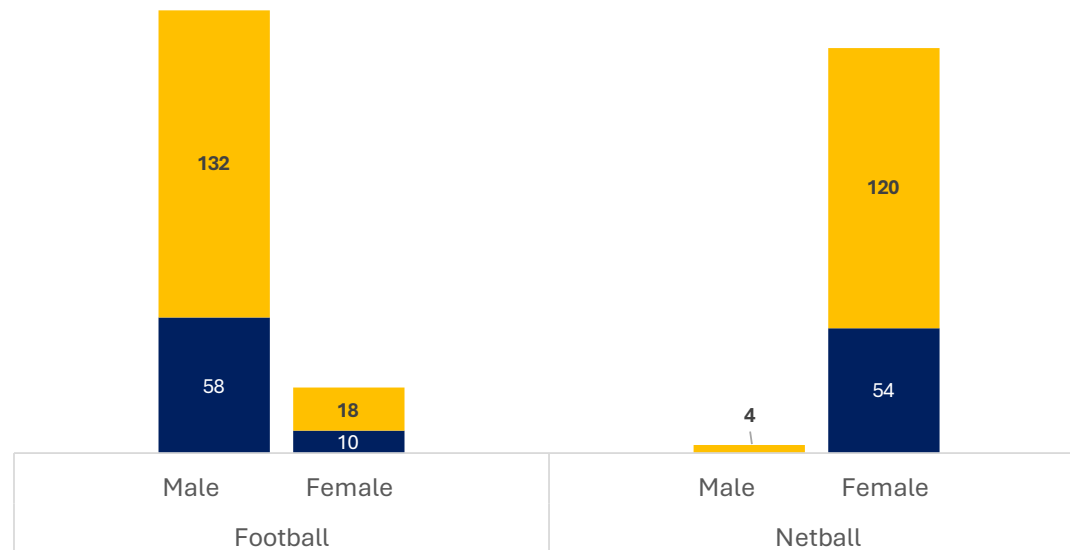
Established in 1957



# Club by Numbers

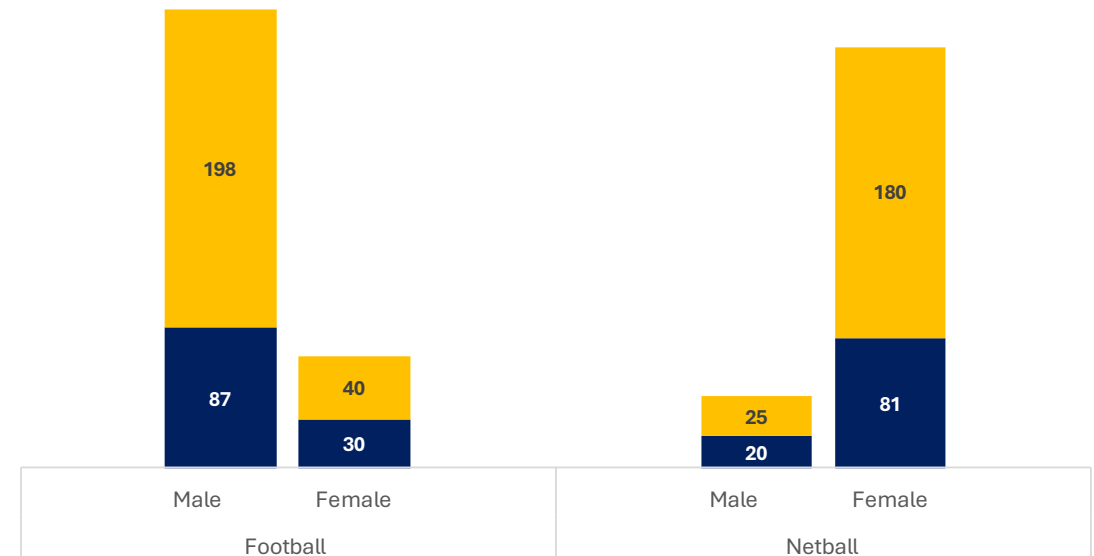
2024 PARTICIPATION

■ Senior ■ Junior



2034 PROJECTED PARTICIPATION

■ Senior ■ Junior



# Value to Community

Inverloch Kongwak Football Netball Club (IKFNC) is dedicated to fostering an inclusive and welcoming environment for players of all abilities. The club actively engages its members and the wider community through a variety of events and initiatives, including:

- Wimbledon Night
- Mystery Bus
- IKFNC Community Ball
- iPod Shuffle Night
- Mother's Day Celebrations
- Half-way Celebrations
- Presentation Nights
- Trivia Nights
- Cocktail Night (held off-site due to limited function room capacity)

In addition to its own events, the club's facilities are widely utilised by other local organisations and schools, further emphasising its value to the community. These include:

- Inverloch Primary School, which uses the facilities for house sports, football matches, and other activities.
- Inverloch Cricket Club, which uses the facilities during the Cricket season.
- Inverloch Soccer Club, which has made use of the facilities on occasion.
- Leongatha schools, which regularly utilise the grounds for events and activities.
- Gippsland Power Football Club, which has occasionally used the facilities.

The proposed upgrades will allow the entire community to benefit from improved facilities, including the ability to host community functions in expanded social rooms. These enhancements will support a broader range of activities, fostering greater community engagement and accessibility for all.



**555k+**

Australians participating in AFL

**212k+**

AFL Participants in Victoria

**89%**

Female Participation are in Netball within Australia

**152k+**

Netball Participants in Victoria

**40k+**

Residents in Bass Coast Shire

**21.5%**

Expected rise in Bass Coast Shire Population

**56.9%**

Residents in Bas Coast Shire are aged between 5-49

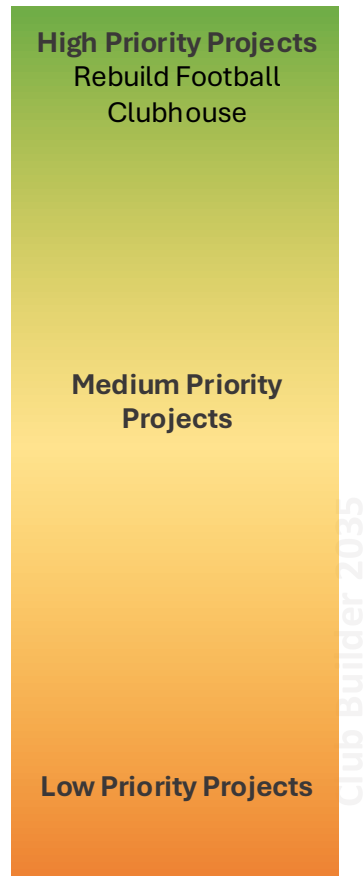


# Project Priorities



# Budget Priorities

Project	Estimate	< 2 Years	2 – 5 Years	5 – 10 Years
Rebuild Football Clubhouse	\$ 5,700,000	■		
<b>Total</b>	<b>\$ 5,700,000</b>			



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# Schedule of Use

	October	November	December	January	February	March	April	May	June	July	August	September	
Monday		Football Training – U16s, U18s, Reserves, Seniors (5PM – 7:30)											
Tuesday		Netball Training (5PM – 8 PM)						Football Training – U16s, U18s, Reserves, Seniors (5PM – 8 PM)					
Wednesday		Football Training – U16s, U18s, Reserves, Seniors (5PM – 7PM)						Football Training – U10s, U12s, U14s, U16s Girls (5PM – 8 PM)					
Thursday							Netball Training – Net Set Go						
Friday	Inverloch Junior Cricket Club – Game Day (4:30PM – 7:30PM)						Football Training (5PM – 8 PM)						
Saturday	Inverloch Junior Cricket Club – Game Day (9 AM – 12 PM)						Football Training (5PM – 8PM)						
Sunday	Inverloch Senior Cricket Club – Game Day (12 PM – 6 PM)						Netball – Game Day (7:30 AM – 12 PM)						
Sunday	Inverloch Cricket Club – Girls Game Day												

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# Club Facilities

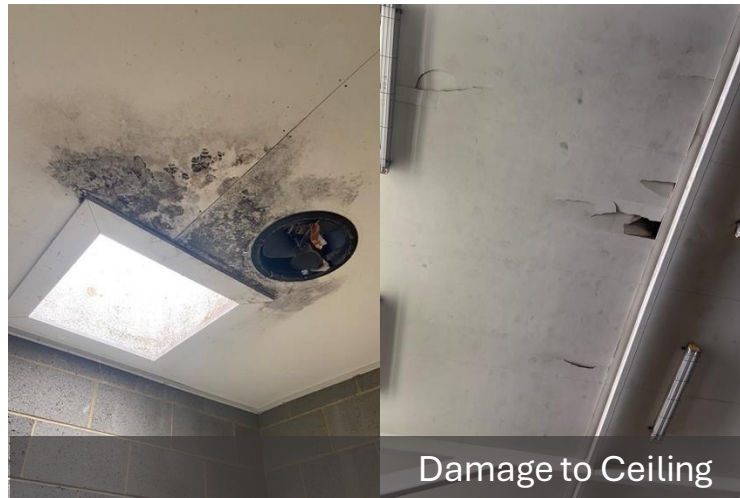


- Subject Area
- AFL Oval (with cricket pitch)
- Netball Courts
- Football Clubhouse
- Netball Changerooms
- Outdoor Toilets
- Timekeeper's Box
- Equipment Storage (Auskick)
- Storage Container
- Inverloch Men's Shed
- Home Coaches Box
- Away Coaches Box
- Lions Club
- Inverloch Scouts Hall
- Scoreboard
- Carpark
- ➔ Entry Point
- L Lights



# Key Issue

- **Football Clubhouse:**
  - The current clubhouse, built in 1984, is old, outdated. Damage due to recent flooding has made it expensive to maintain.
  - The changeroom and toilet amenities are not female-friendly, restricting the club from starting female teams.
  - The toilets at the changerooms have leaks posing hygiene concern for members.
  - The facility lacks adequate storage forces the club to place shipping containers outside the clubhouse for storage of equipment.
  - The functions room is too small and can only host 120 seated attendees. The limited capacity at functions room, prevents the club from hosting social events for members and the community.



Damage to Ceiling



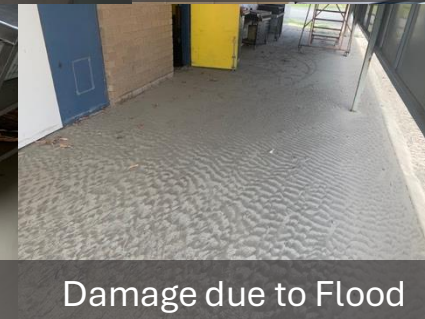
Umpires  
Changeroom



Communal Showers



Leaking Wall at Toilet



Damage due to Flood



# Key Direction

## 1. Rebuild Football Clubhouse:

Knock down and Rebuild the Football Clubhouse to include:

- Female Friendly Changerooms, Showers & Toilets
- Ample Storage to cater to the club's requirements
- Functions Room to accommodate social events for members and the community

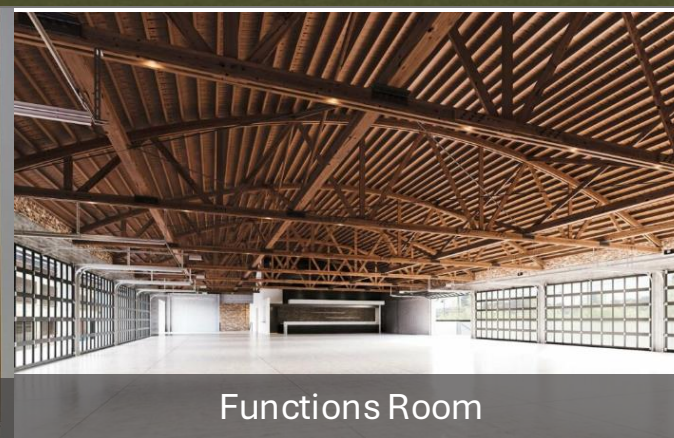
The new clubhouse will ensure a welcoming and functional environment for all participants and visitors.



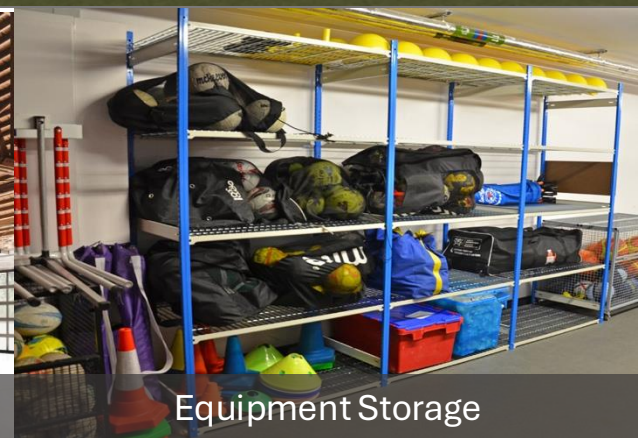
Clubhouse



Female Friendly Amenities



Functions Room

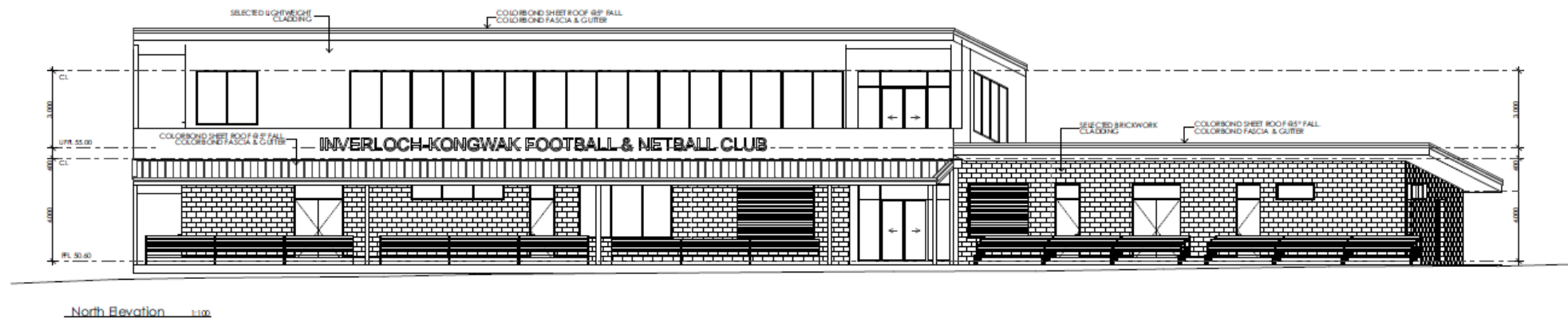


Equipment Storage





# Proposed Clubhouse – Concept Designs



# Project Quote and Plans



27/11/2024

Project – Proposed New Clubrooms  
Inverloch- Kongwak Football & Netball Club  
11-13 Reilly St, Inverloch 3996

Attention – Mr Peter Butcher  
President

Dear Peter ,

We have much pleasure in submitting our Construction Budget Estimate for your Proposed new Clubrooms as per the Draft Plans provided.

JDesign Group – Sheets 1-7

Approximate Sizes calculated

Ground Floor – 685 m2  
Verandah – 324 m2  
1<sup>st</sup> Floor – 340 m2  
1<sup>st</sup> Floor Balcony - 82 m2

Budget estimate is inclusive of the following

- Construction of Building Areas
- External and Internal Finishes
- Fixtures and Fittings
- Floor Coverings
- Stairwells
- Lift
- Verandahs and External Concrete

Budget Estimate - \$5,700,000.00 + gst  
(Five Million , Seven Hundred Thousand Dollars plus gst)

A handwritten signature in black ink, appearing to read 'Trevor Bowler', is written over a faint, large watermark of the Inverloch Kongwak Football &amp; Netball Club logo.

Trevor Bowler



# Fair Access Policy – Road Map

## Fair Access Principles

### 1

Community sports infrastructure and environments are genuinely welcoming, safe, and inclusive

### 2

Women and girls can fully participate in all aspects of community sport and active recreation, including as a player, coach, administrator, official, volunteer and spectator

### 3

Women and girls will have equitable access to and use of community sport infrastructure: a. of the highest quality available and most convenient b. at the best and most popular competition and training times and locations c. to support existing and new participation opportunities, and a variety of sports.

### 4

Women and girls should be equitably represented in leadership and governance roles

### 5

Encourage and support all user groups who access and use community sport infrastructure to understand, adopt and implement gender equitable access and use practices

### 6

Prioritise access, use and support to all user groups who demonstrate an ongoing commitment to gender equitable access and use of allocated community sport infrastructure

## Fair Access Targets

**By 1 July 2027**

More women and girls report equitable access to community sports infrastructure and improved experiences participating in community sport.

**By 1 October 2024**

All local governments in Victoria have gender equitable access and use policies (or equivalent) in place for community sports infrastructure.

**From 1 July 2024**

Victorian Government funding criteria for community sport infrastructure to require gender equitable access and use policies (or equivalent) to be in place.

	Phase 1 – Education August 2022-2023	Phase 2 – Readiness 2023 – 30 June 2024	Phase 3 – Progress 1 July 2024 onwards
Local governments and other public land management groups	Participate in education and community of practice initiatives • Commence review of current sport and recreation strategies and policies in place • Undertake Gender Impact Assessment (GIA) on community sports infrastructure access and use policies and/or processes	As required by the Gender Equality Act 2020, submit first Progress Report by 31 October 2023 that includes any GIAs undertaken on community sports infrastructure access and use policies and/or processes • If not already in place, develop and adopt a locally relevant gender equitable access and use policy and action plan	Progress locally relevant gender equitable access and use policies and action plans • Support a review of the Fair Access Policy Roadmap • Accessing Victorian Government community sport infrastructure funding programs will require evidence of gender equitable access and use policies and action plans being in place and advancing from 1 July 2024 • As required by the Gender Equality Act 2020, submit second Progress Report that includes GIAs undertaken
Sport and recreation organisations	• Participate in education and community of practice initiatives • Raise awareness of the Fair Access Policy Roadmap and its targets with clubs, leagues and associations	Review processes and/or policies of clubs, associations and leagues that may impact gender equitable access and usage of community sports infrastructure in your sport • Commence education of clubs, associations and leagues to advance gender equitable access and usage of community sports infrastructure	Support a review of the Fair Access Policy Roadmap • Clubs, leagues and associations seeking to access Victorian Government community sport infrastructure funding programs will be asked to demonstrate how it is supporting the gender equitable access and use policy of the relevant local government authority from 1 October 2024
Office for Women in Sport and Recreation	Provide education seminars, including how to undertake Gender Impact Assessments • Facilitate community of practice initiatives	Support the development and implementation of locally relevant gender equitable access and use policies and action plans • Continue education seminars and community of practice initiatives • Monitor and report on gender equitable access and use status across Victoria	Embed into the eligibility criteria of Victorian Government community sports infrastructure funding programs the requirement of gender equitable access and use policies • Lead the review of the Fair Access Policy Roadmap • Lead the ongoing monitoring and reporting of gender equitable access and use outcomes across Victoria

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Source





## Inverloch Kongwak Football Netball Club

Inverloch Kongwak Football Netball Club aims to to unite the community through sport by enhancing social connections through the delivery of programs and upgraded facilities. In doing so, the club aims to grow its membership and competition whilst increasing member satisfaction.



### Netball Victoria

Since 2019, Netball Victoria has been a member of the Sports Environment Alliance (SEA) and in February 2020, the inaugural Netball Victoria Environment Working Group (EWG) was established to focus on 'empowering our netball community to live healthier lives in a healthier environment'.

### Netball Australia

Netball Australia is committed to improving access to netball. Netball Australia aims to work with disadvantaged community groups to get kids healthy and happy. Throughout all operations, Netball Australia aim to see Netball thrive.

### AFL Victoria

With a Vision for the future “to be the most accessible sport for all Victorian’s”, AFL Victoria aim to encourage Victorians to play to win, play fair, play with passion and play as one team.. A key imperative of AFL Victoria is to provide equal opportunity to play AFL for all genders, backgrounds, abilities and ages through quality programs and facilities.

### AFL

Australian Football League’s vision is to promote and protect the safety and wellbeing of children and young people in the AFL’s care who access activities, programs, services or facilities for which the AFL is responsible for.



## Bass Coast Shire Council

The community vision of the Bass Coast Shire is, “We live proudly on Bunurong Country, and build on learnings from our first peoples and their knowledge. We have addressed a 5-stage plan that mean the most to our community which are, becoming climate prepared, protecting and enhancing our beautiful environment, creating a healthy and inclusive community, creating more access and movement pathways and lastly creating a better educational, Creative economy and industry-based community.



## Sport and Recreation Victoria

Sport and Recreation Victoria’s Active Victoria 2022-2026 : A Strategic framework for sport and recreation in Victoria highlights 6 key priority outcomes out of which the following 3 key priorities relate to participation and infrastructure -

- Increasing equitable participation in sport and active recreation
- Delivering quality infrastructure that is accessible, respectful and inclusive
- Encouraging Victorians to achieve success at the highest level through high performance.

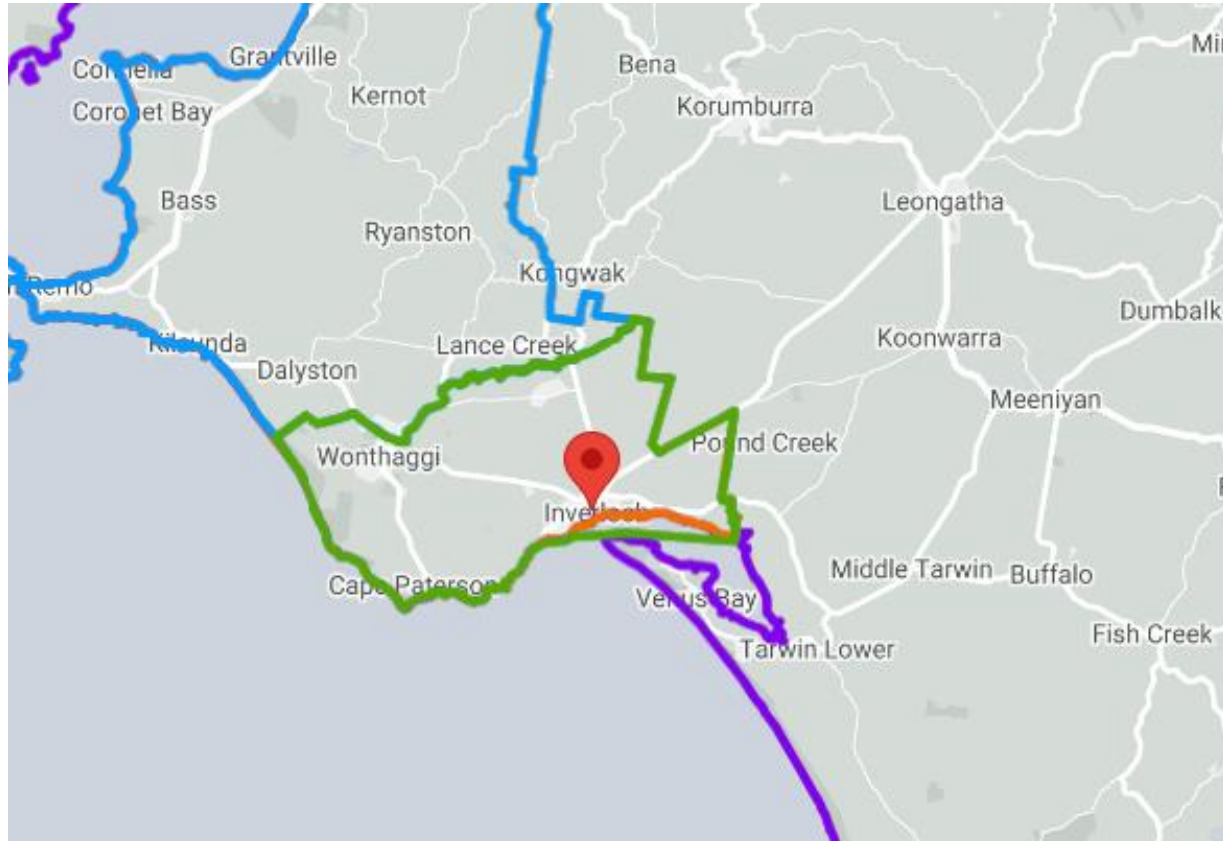


## Australia Sports Commission

Australian Sports Commission Strategic Vision to 2034 aims to -

- Build the capability of sport and the people involved
- Advocate for sport and its positive influence on Australia
- Promote and support inclusive and diverse sporting environments
- Drive thought leadership and innovation, inspiring world’s best practices
- Optimise our facilities to advance sport and inspire Australians to get involved

# Electorate Summary



<b>Location</b>	Inverloch Recreation Reserve, Inverloch VIC 3996	
<b>State</b>	Victoria	
<b>Region</b>	Eastern Victoria	
<b>Division</b>	Monash	Russell Broadbent MP
<b>District</b>	Bass	Jordan Crugnale MP
<b>LGA</b>	Bass Coast Council	Cr Rochelle Halstead (Mayor) Cr Brett Tessari (Deputy Mayor)
	Bunurong Ward	Cr Brett Tessari Cr Meg Edwards Cr Mat Morgan



Russell  
Broadbent MP



Jordan  
Crugnale MP



Cr Rochelle Halstead  
(Mayor)



Cr Brett Tessari  
(Deputy Mayor  
and Ward  
Councillor)



Cr Meg Edwards  
(Ward Councillor)



Cr Mat Morgan  
(Ward Councillor)

Club Builders  
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# Landchecker



**PLANNING INFORMATION** ^

PLANNING ZONES		PLANNING OVERLAYS	
VPP	PPRZ	VPP	VPO
LPP	PPRZ	LPP	VPO3

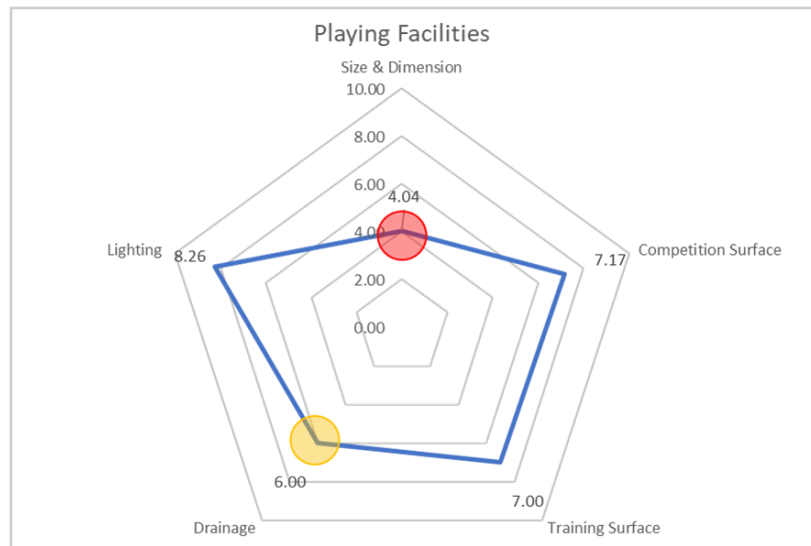
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Club Builder 2035  
© 2024 ARWK Management Pty Ltd

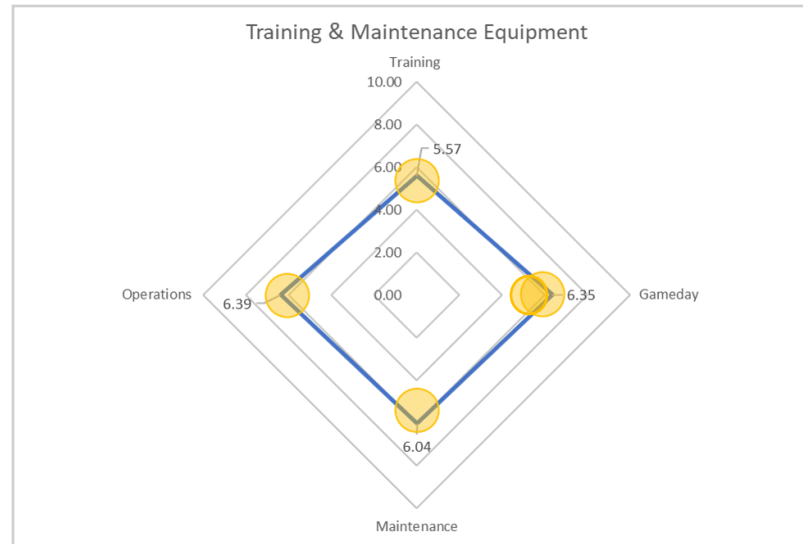


# Sporting Facilities Insights Report

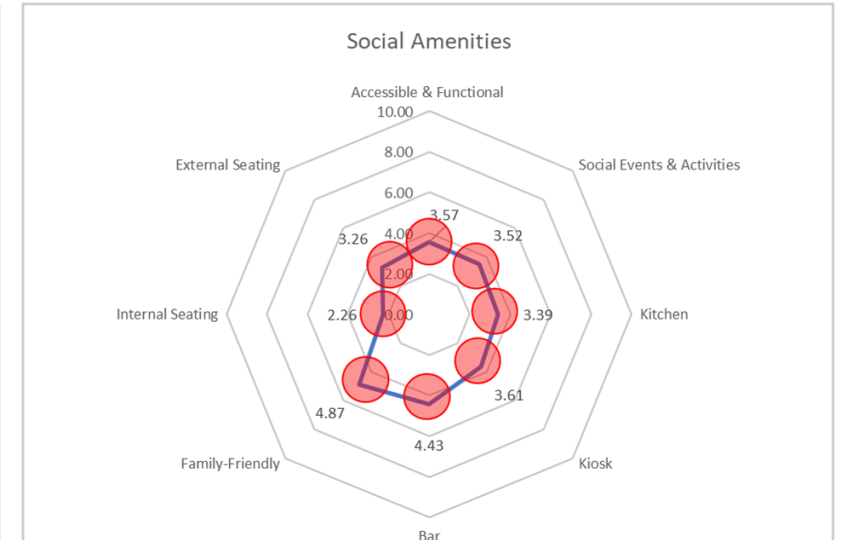
To help better understand the facility development priorities and plan for the future, the Clubs recently undertook a community consultation survey with the objective of gathering clear insights into the thoughts, hopes and concerns of the Facility’s users, stakeholders and the broader community. The survey consisted of questions based off 6 different themes – Playing facilities, Training and maintenance equipment, Social Amenities, Toilet and Changing Amenities, Accessibility and Security and other sporting and non-sporting amenities. The resultant report highlighted the members opinion of the existing facility and what they perceive to be the key issues that require an immediate resolution.



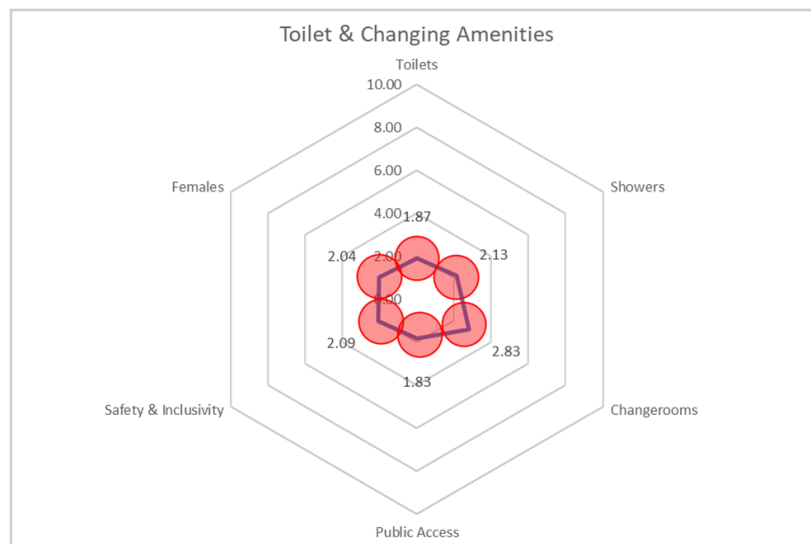
Whilst the quality of the overall playing facilities is acknowledged, respondents have expressed concern regarding the drainage and field and courts meeting the minimum size and dimension required for training and competition.



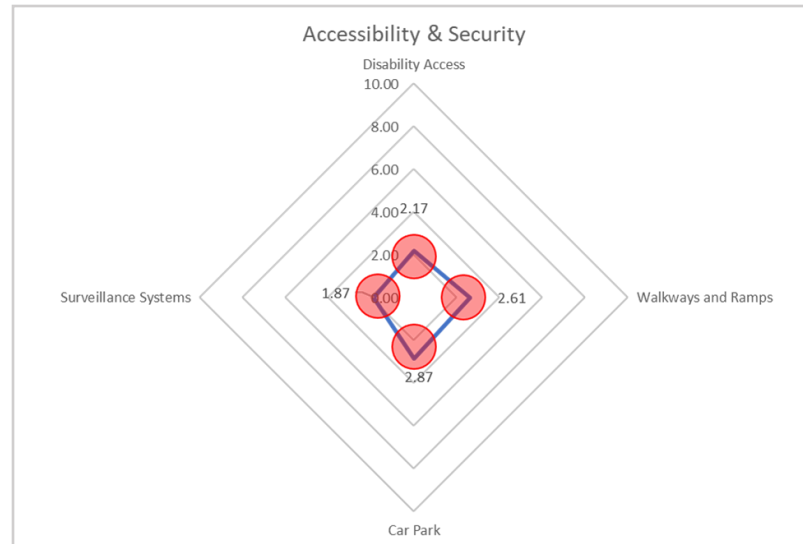
Respondents have expressed ambivalence and uncertainty regarding the quality and quantity of the training and maintenance equipment at the facility.



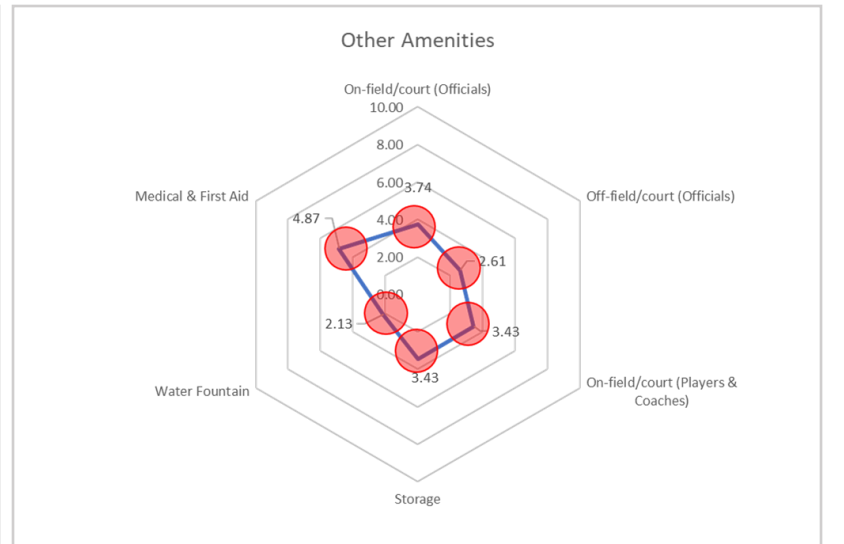
Respondents expressed a poor view regarding the social amenities at the facility.



Respondents expressed a poor view regarding the overall toilet and changing amenities at the facility.



Respondents expressed a poor view of the accessibility and security at the facility.



Respondents have expressed a poor view of the other on-field/court and off-field/court amenities at the facility.



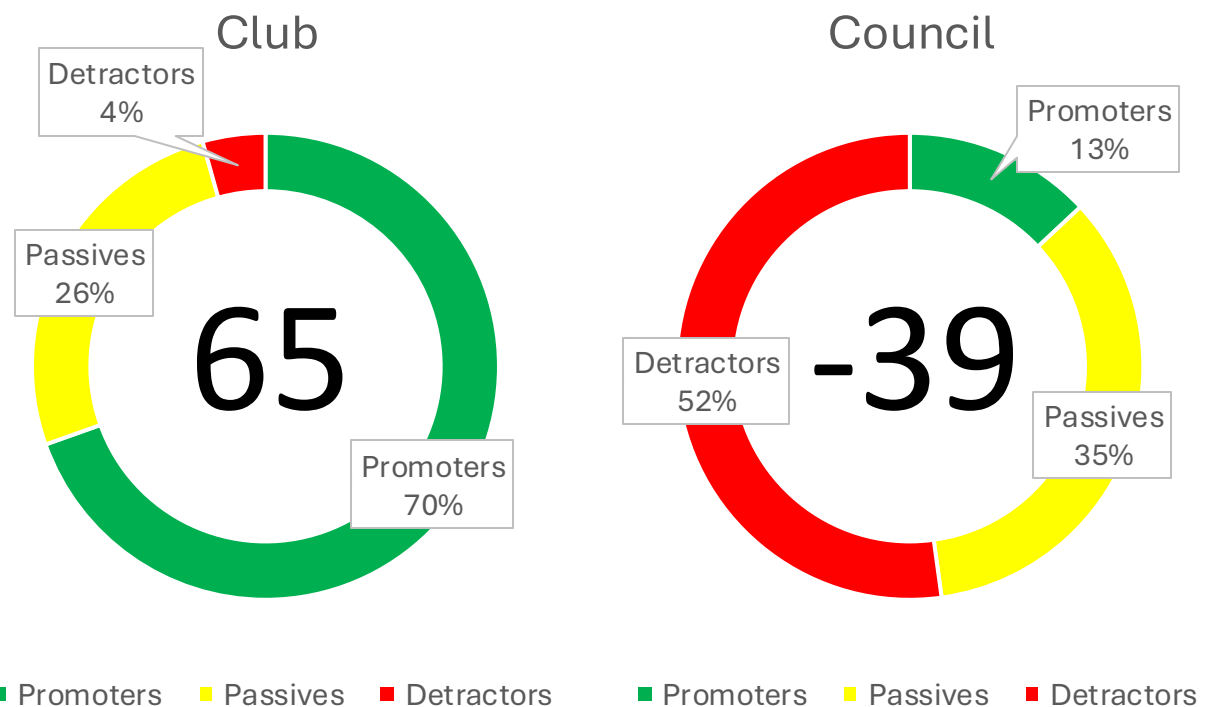
# Sporting Facilities Insights Report



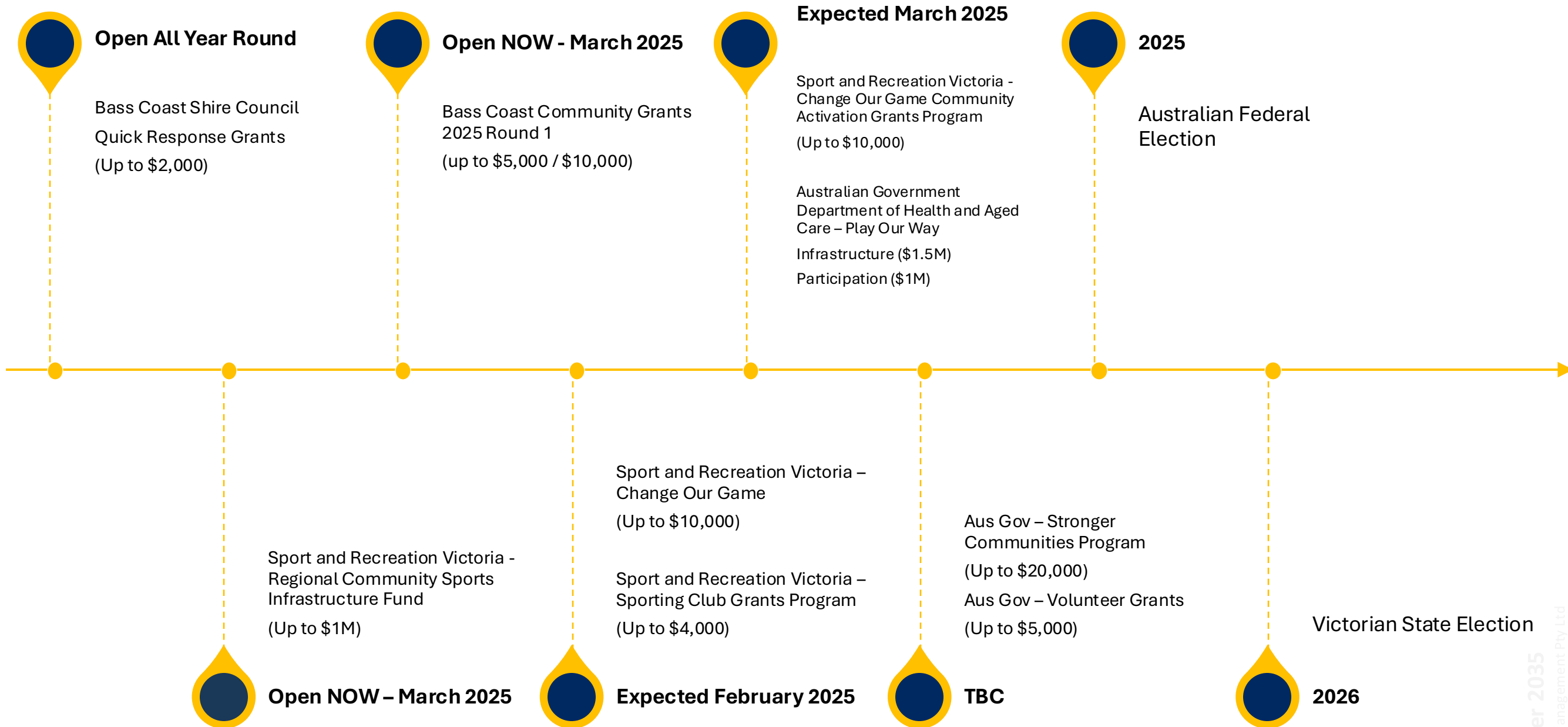
Club Builder Sporting Facility Index	
Theme	Index
Playing Facilities	6.5
Training & Maintenance Equipment	6.1
Social Amenities	3.6
Toilet & Changing Amenities	2.1
Accessibility & Security	2.4
Other Amenities	3.4
<b>Sporting Facilities Index (Max Score = 10)</b>	<b>3.9</b>

## Key Findings

- Access to adequate and quality changerooms and toilets
- Access to female-friendly and inclusive amenities
- Limited capacity of the social rooms restricts community engagement events and activities
- Access to a quality kitchen and canteen
- Lack of nets behind goals
- Lack of adequate seating around oval and netball courts
- Poor surface condition of driveway and carpark



# Grant Ready Plan





**Peter Butcher**  
 President  
 Inverloch Kongwak Football Netball Club  
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