

COMPLETE

Sports Complex Design

Case Study of Griffin Sports Complex

Presentation at IPWEA Hobart Conference 2019



- Multiple Lots
- Large site - 90.7ha
- Bounded North and West by Elizabeth Rd and Henry Rd
- Bounded on the South by Pine River
- Steep embankment to the North

COMPLETE



- View from the North-West corner

COMPLETE

The Final Landscape Master Plan

LEGEND

- Existing protected vegetation
- Proposed revegetation and offset planting areas
- Proposed new boulevard and street trees
- Proposed feature boulevard trees
- Proposed Bio-retention basin
- Proposed District Park including picnic shelters, BBQ, tables and playground
- Proposed District Park including picnic shelters, BBQ, tables, playground and public amenities
- Proposed trail head information and wayfinding shelter
- Proposed passive recreation rocks with shelters, shade trees and turf mounding
- Proposed netball courts with grandstand seating, player shelters and rebound walls
- Proposed player's shelters (red) and grandstand spectator seating (white)
- Proposed bike racks
- Proposed outdoor exercise stations
- Proposed Wildlife Safety Infrastructure
- Proposed wildlife and pedestrian crossing opportunities
- Future Investigation Area (refer page 14 of the master plan report)

0 50 100 150 200m
1:100,000
This plan is illustrative only and is to be used in conjunction with the Elizabeth Road Reserve Landscape Master Plan Report



- Original intention for the project
- Western Precinct – Stage 1

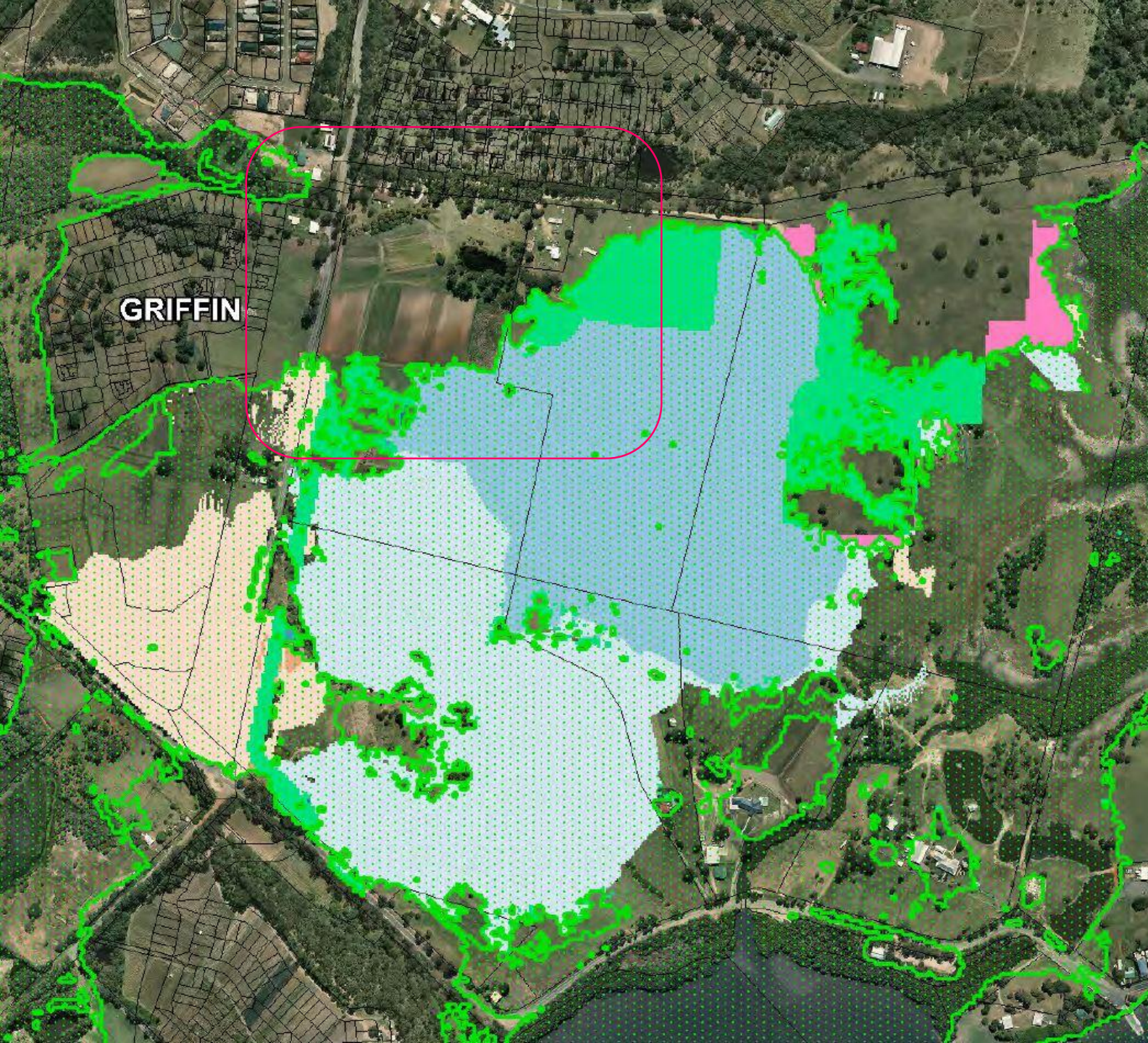
COMPLETE

Flood and tidal restrictions

- Council informed tenderers of the change of complex footprint due to flood and tidal zones to the south.

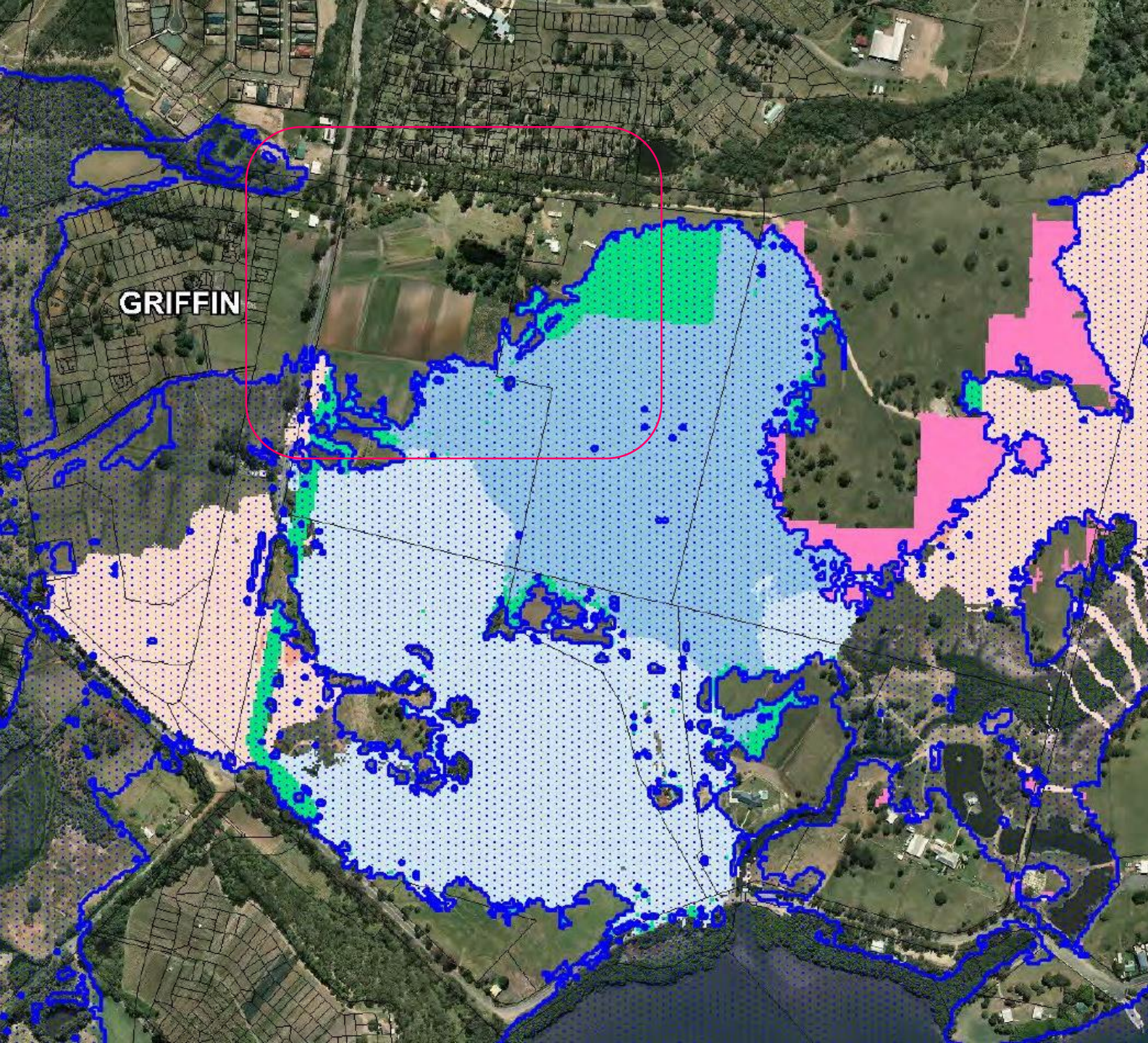
COMPLETE

Storm water – Peak flood level impact



COMPLETE

Tidal inundation level impact

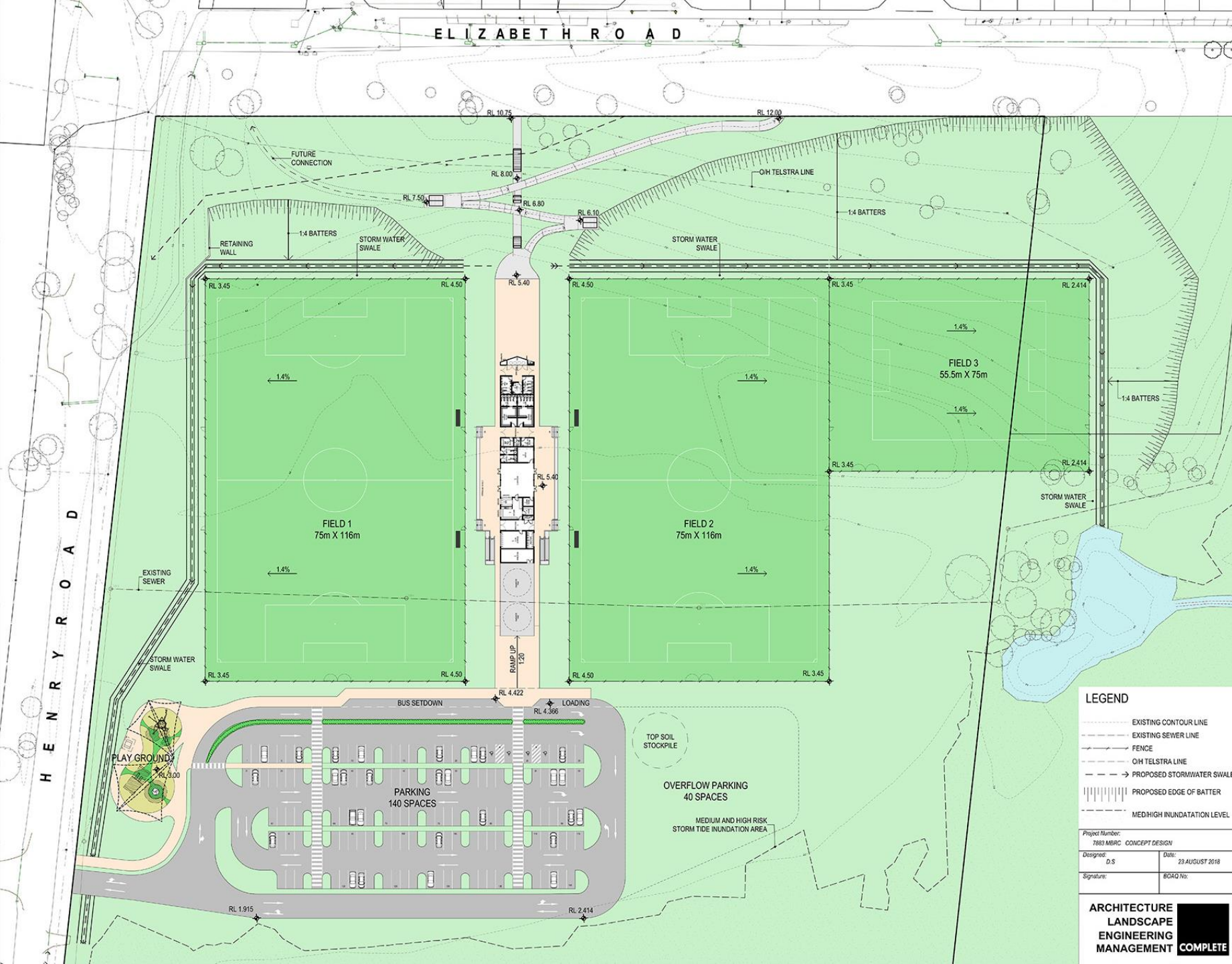


COMPLETE



- Restrictions on the Southern side due to flood and tidal levels
- No filling in this area
- Planting permitted

COMPLETE



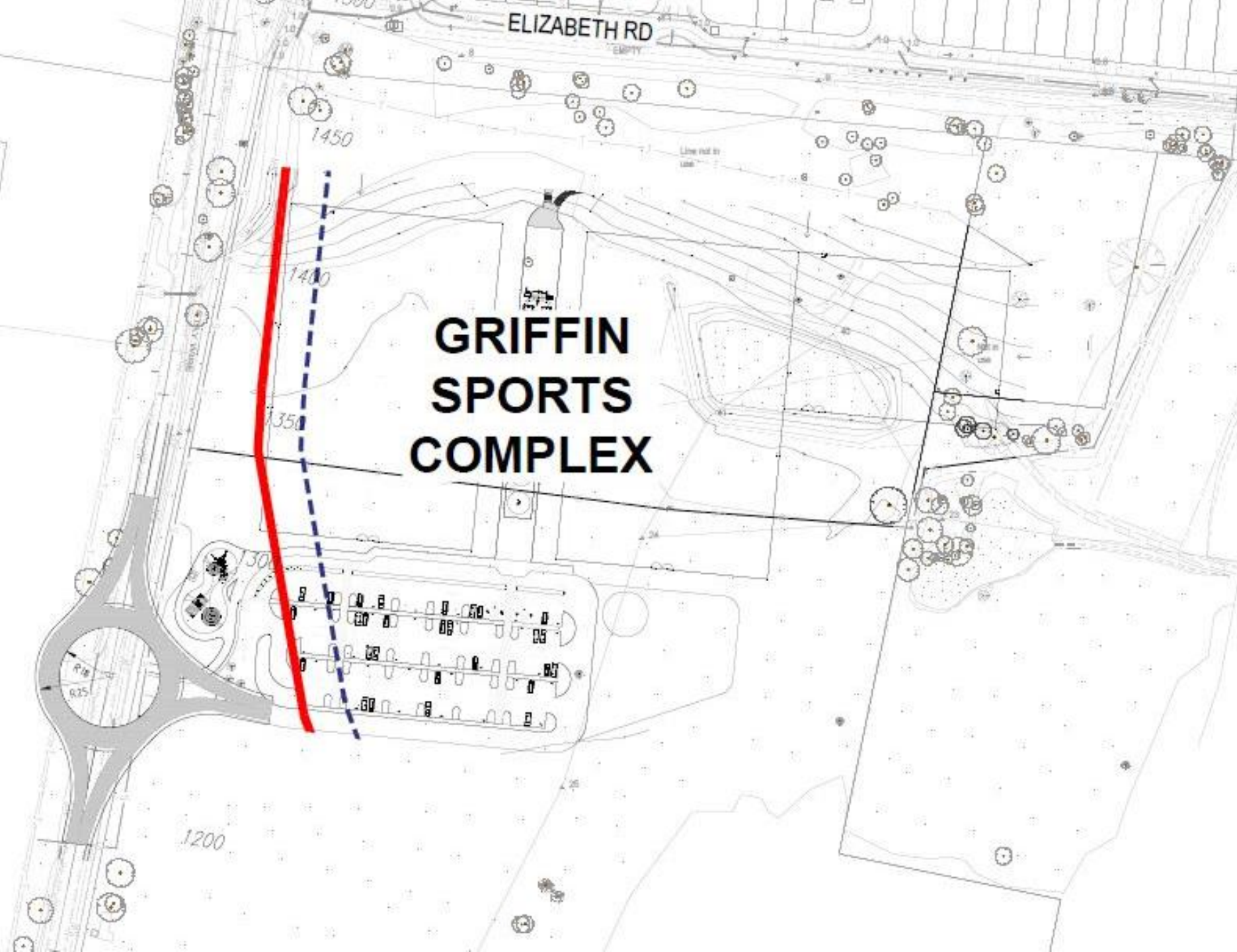
- Round 1 solution
- Push everything North to avoid flood/tidal zone

COMPLETE

TMR Zone

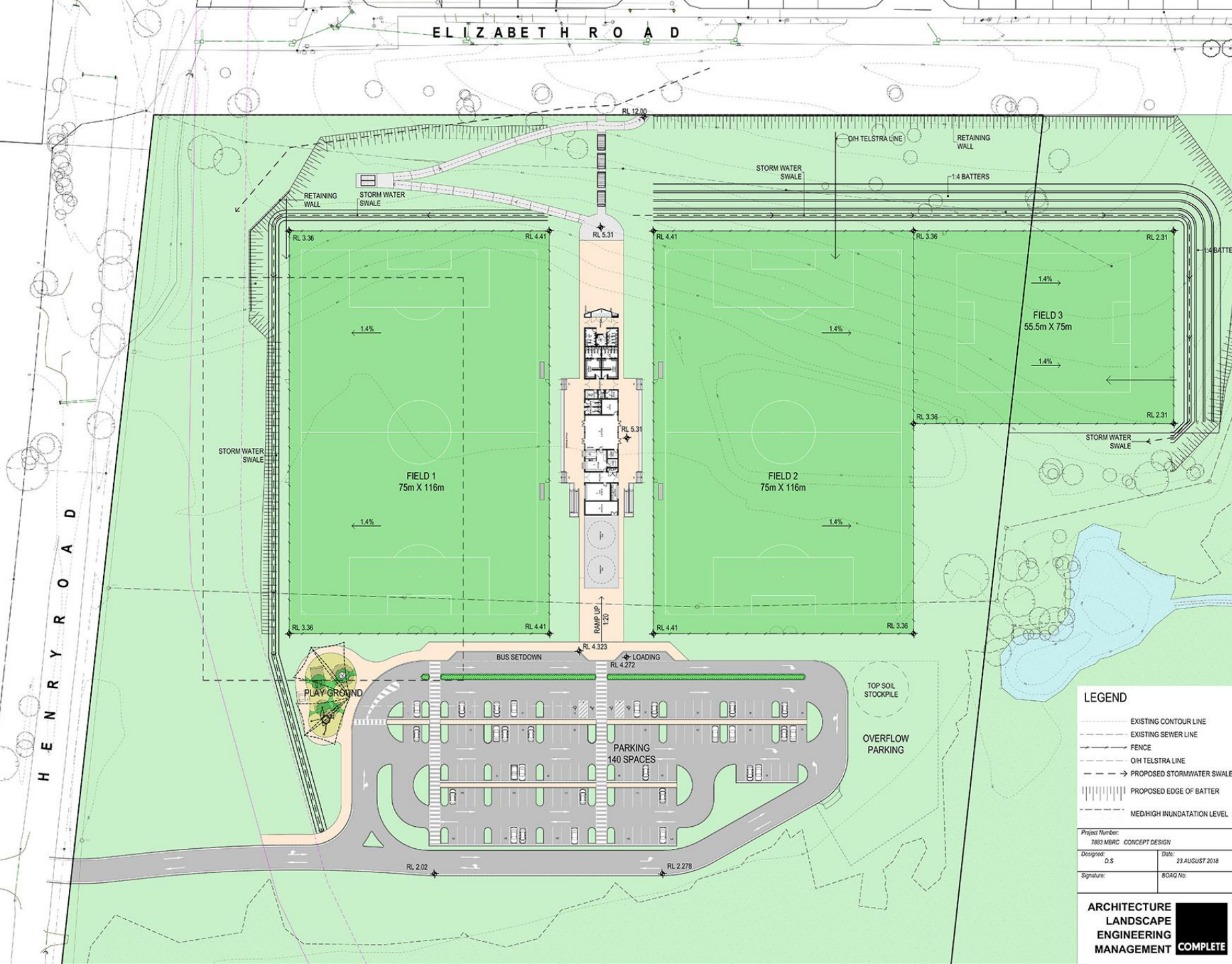
- The Department of Transport and Main Roads informed Council of the proposed Henry Road upgrade on the western side of the site.
- New arterial road running north-south.
- Allow 15m buffer from proposed site boundary.

COMPLETE



- DTMR restrictions on the Western side
- 15m buffer zone

COMPLETE



- Round 2 solution
- Push everything East to avoid TMR corridor

COMPLETE



COMPLETE

Indigenous Cultural Heritage

- Council informed Complete Urban of a change of traditional ownership from the Gubbi Gubbi mob to the Kabi Kabi mob.
- Kabi Kabi mob requested a review of the site.

COMPLETE

- Walk the Site
- Archaeologist
- Kabi Kabi representative



Figure 5: Undertaking the survey (Converge 2018).



Figure 6: Looking south from ridge (Converge 2018).



Figure 7: Thick grass cover in lower section (Converge



Figure 8: Looking north towards ridge (Converge 2018).

COMPLETE



Figure 12: G02 (Converge 2018).



Figure 13: G02 (Converge 2018).



Figure 9: G01 (Converge 2018).



Figure 10: G01 (Converge 2018).



Figure 14: Ridgeline where artefacts found (Converge 2018).



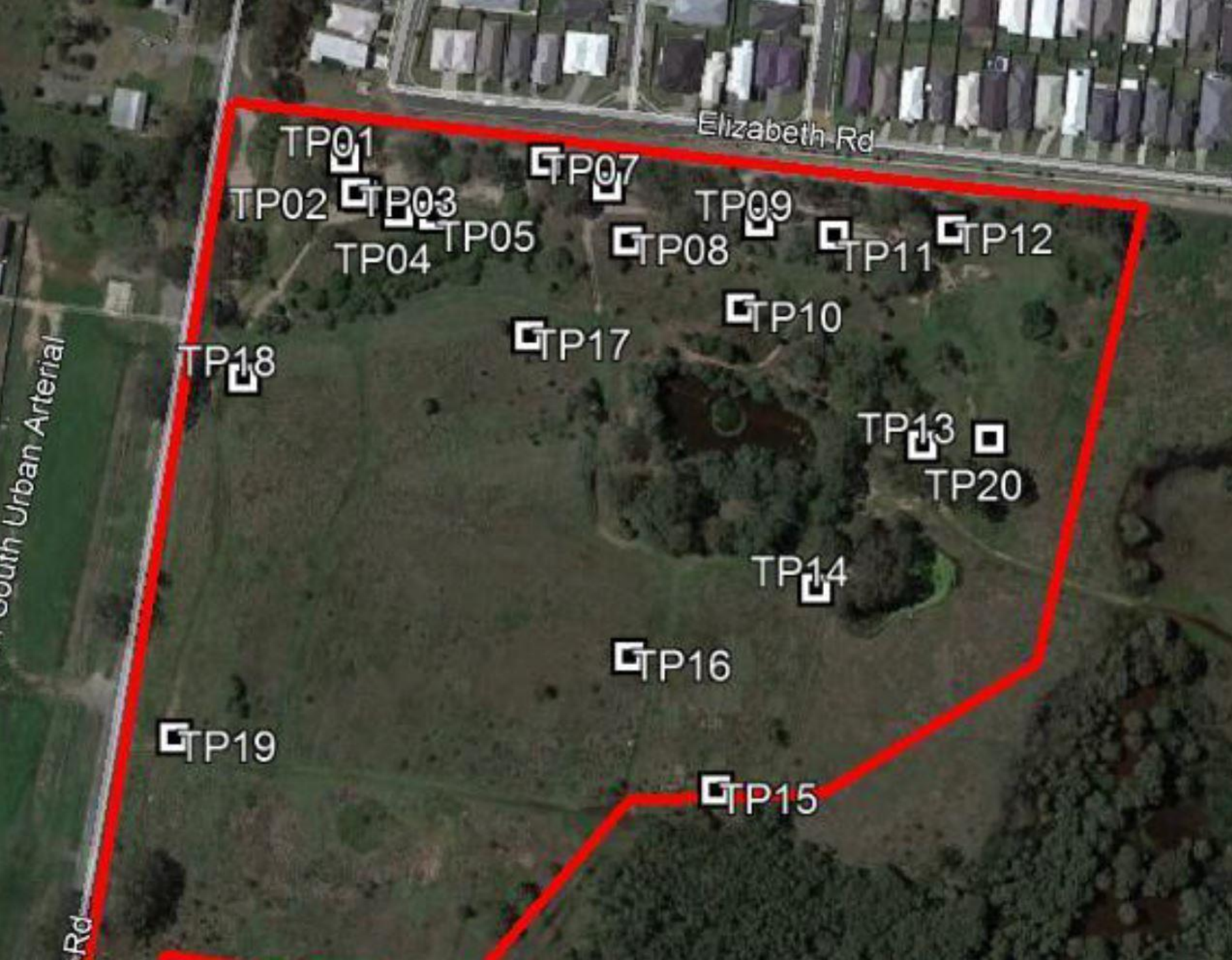
Figure 15: Ridgeline where artefacts found (Converge 2018).



Figure 11: G01 Shell (Converge 2018).

- Evidence of Cultural Heritage significance on surface

COMPLETE



- Kabi Kabi mob and the Archaeologist identified locations for the test pits.
- 20 total
- Cluster on the ridge line and embankment
- Around the pond
- Minor activity on the flat

COMPLETE

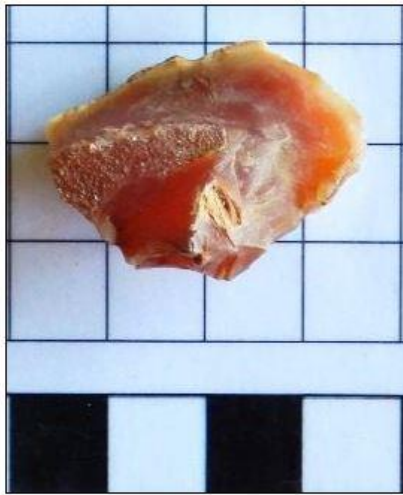


Figure 23: TP01 chalcedony flake (Converge 2018).

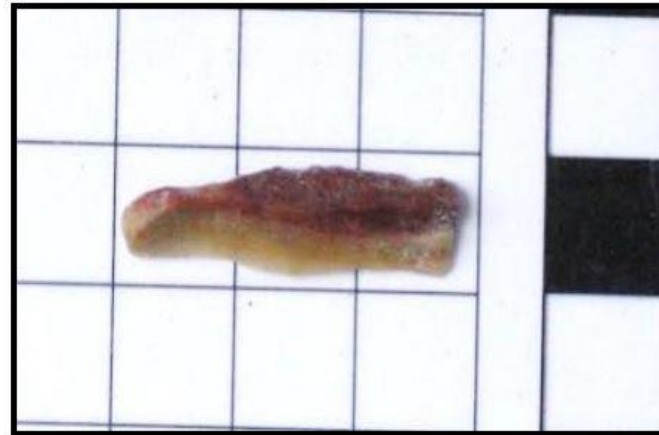


Figure 24: TP09 chert flake - bladelet (Converge 2018).

Significant items found

- Evidence of Cultural Heritage recovered from the test pits
- Evidence of an encampment for migrating mobs
- Tool making

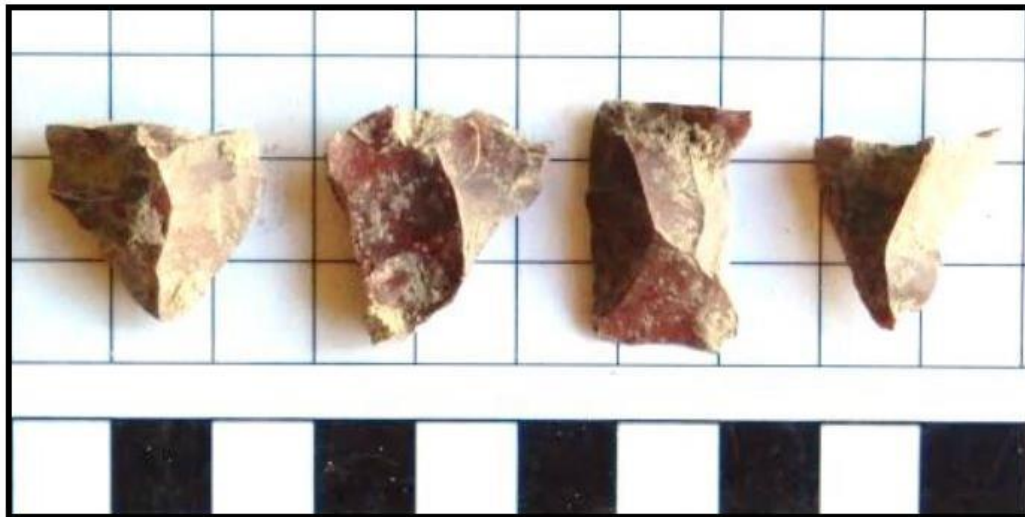


Figure 25: TP03 chert flakes (Converge 2018).

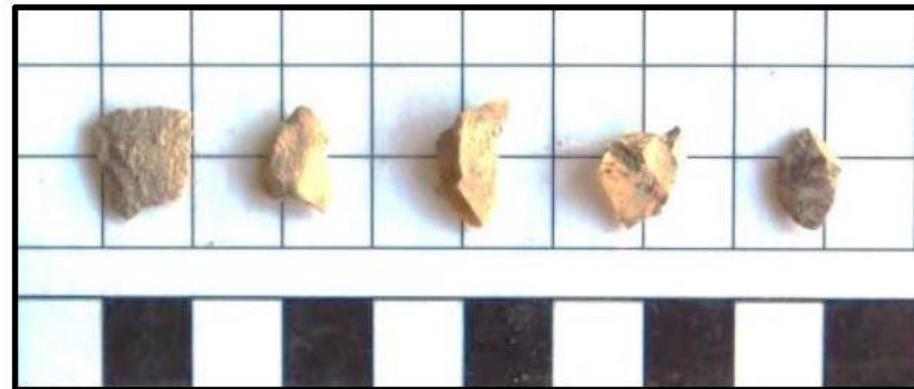


Figure 26: TP03 debitage (Converge 2018).

COMPLETE



Figure 27: TP06 chert core (Converge 2018).



Figure 28: TP20 chert core (Converge 2018).

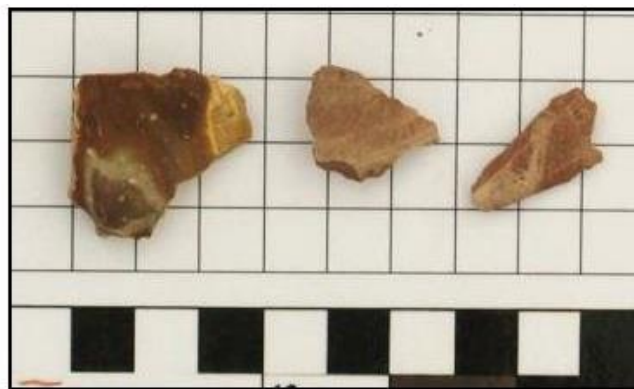


Figure 32: G05 chert flakes (Converge 2018).



Figure 33: G07 chert flake (Converge 2018).



Figure 29: TP20 flaked cobble (Converge 2018).



Figure 36: G11 chert flake (Converge 2018).



Figure 34: G04 cockle and mud whelk shells (Converge 2018).



Figure 35: G08 silcrete core (Converge 2018).

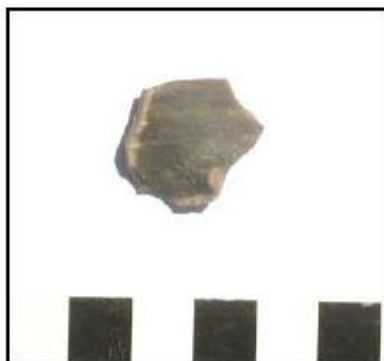


Figure 37: G12 chert flake (Converge 2018).

COMPLETE

Cultural Heritage

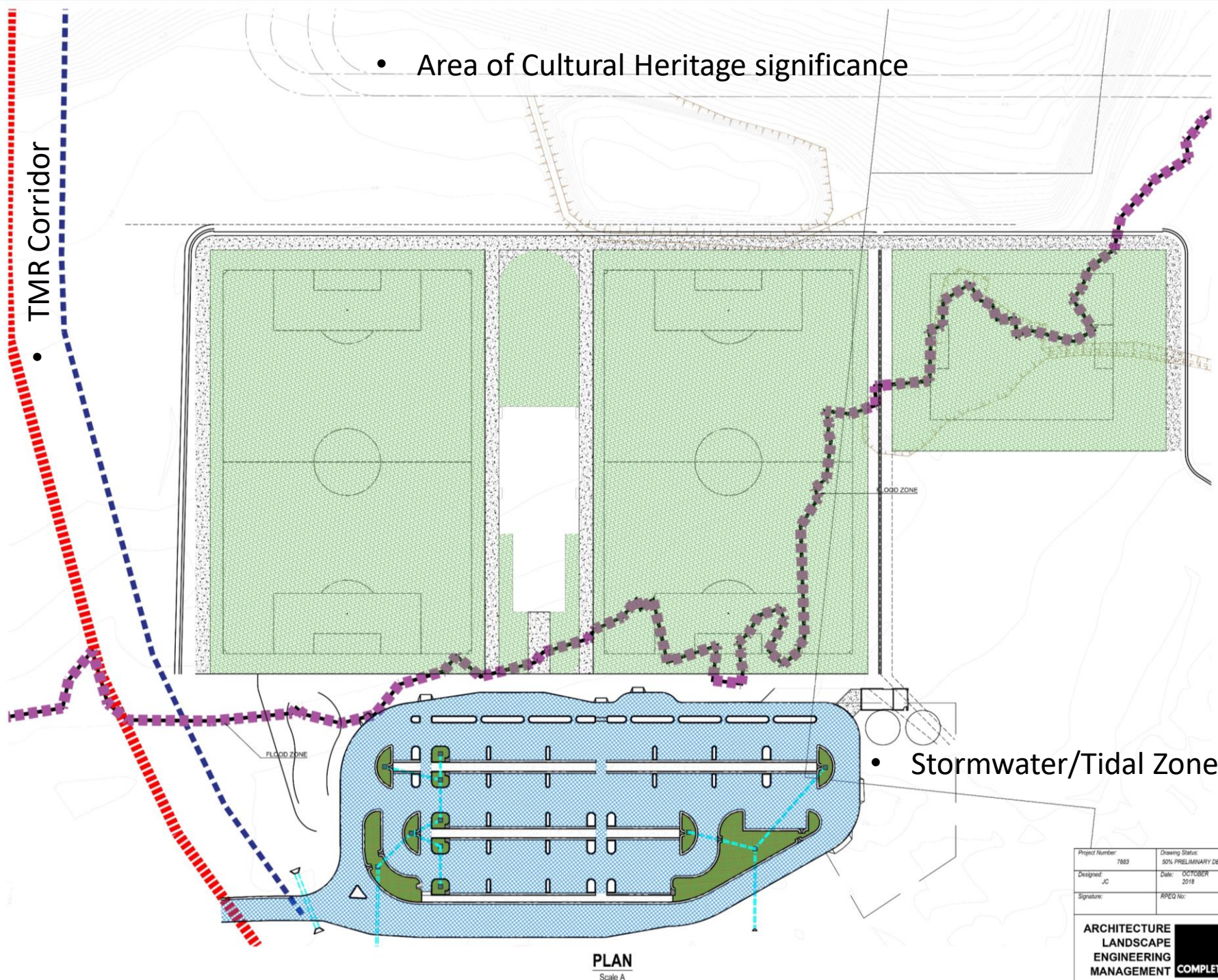
- The findings of the cultural heritage dig identified that the site was of high significance.
- One of the last remaining sites with evidence of clustered activity in north Brisbane.
- The Kabi Kabi mob, Council and COMPLETE Urban worked together to find a way forward for all parties.

COMPLETE

Options for sports complex reconfiguration

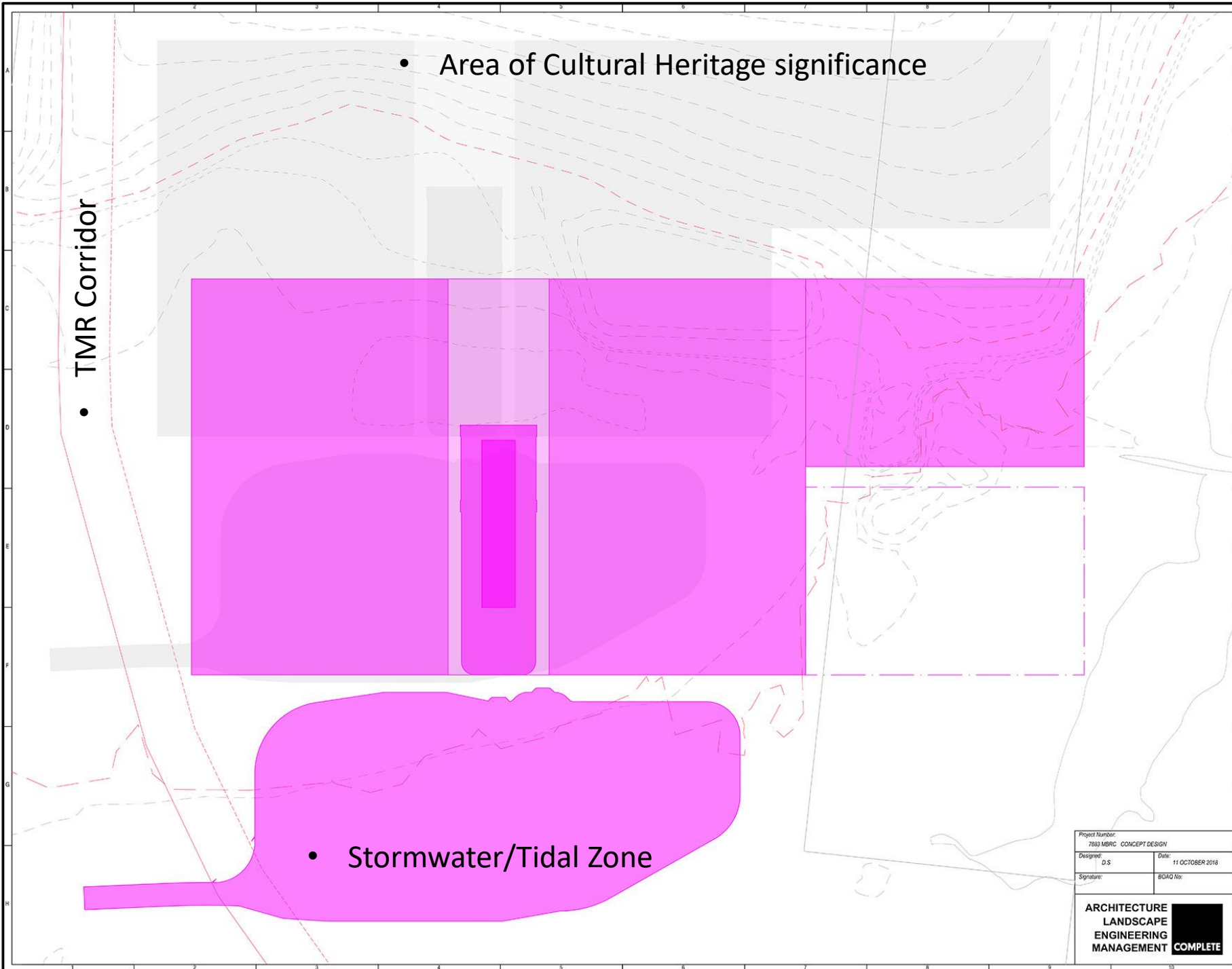
- COMPLETE Urban tabled a number of site options to preserve the cultural heritage findings to the north, avoid the TMR zone to the west and the flood and tidal zone to the south.

COMPLETE



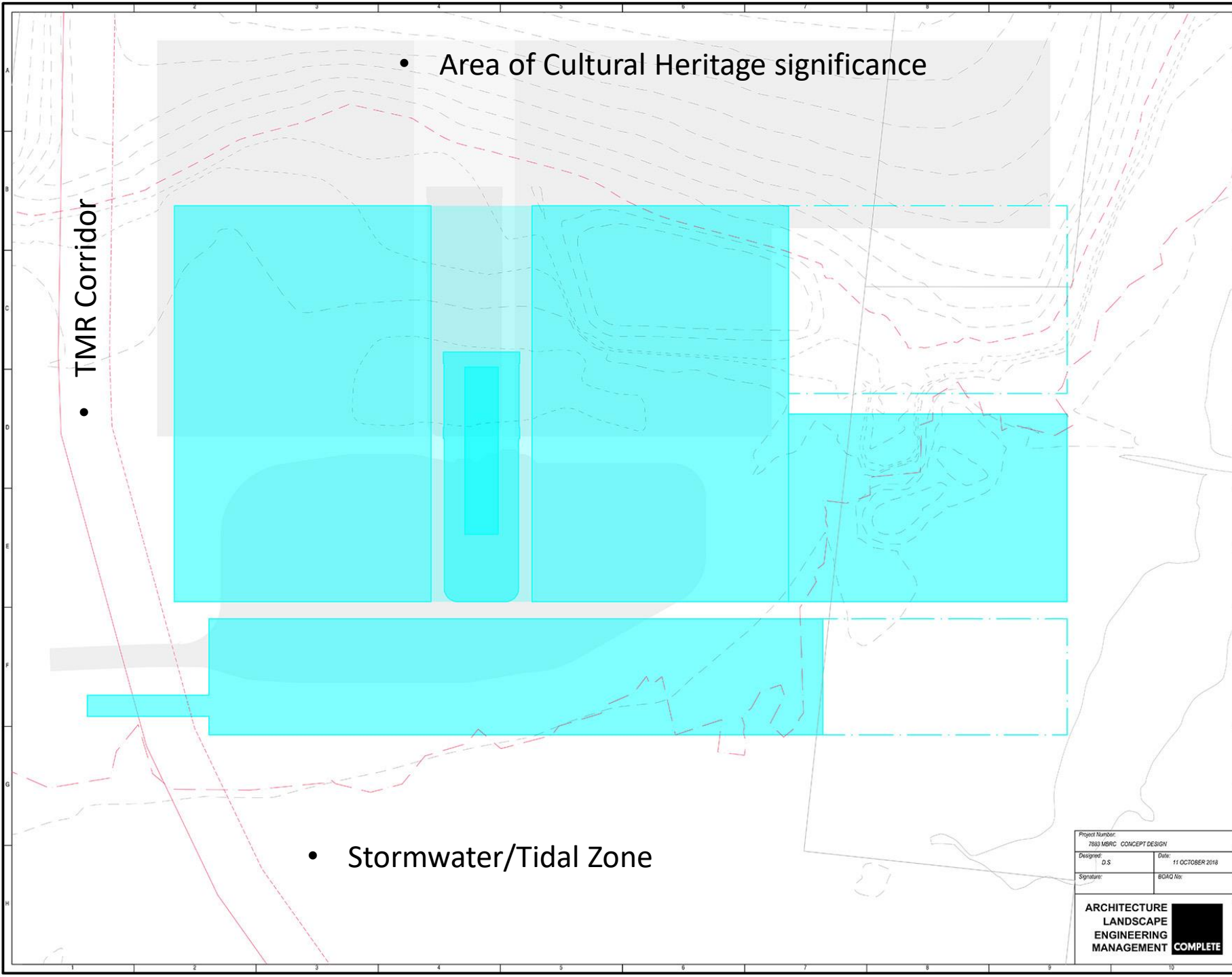
- Option 1 – Keep the same configuration but move south to avoid the Cultural Heritage area and the TMR Corridor.
- Accept that the carpark will encroach the Stormwater/Tidal area on the south.
- This option was not supported due to the filling requirements to the south.

COMPLETE



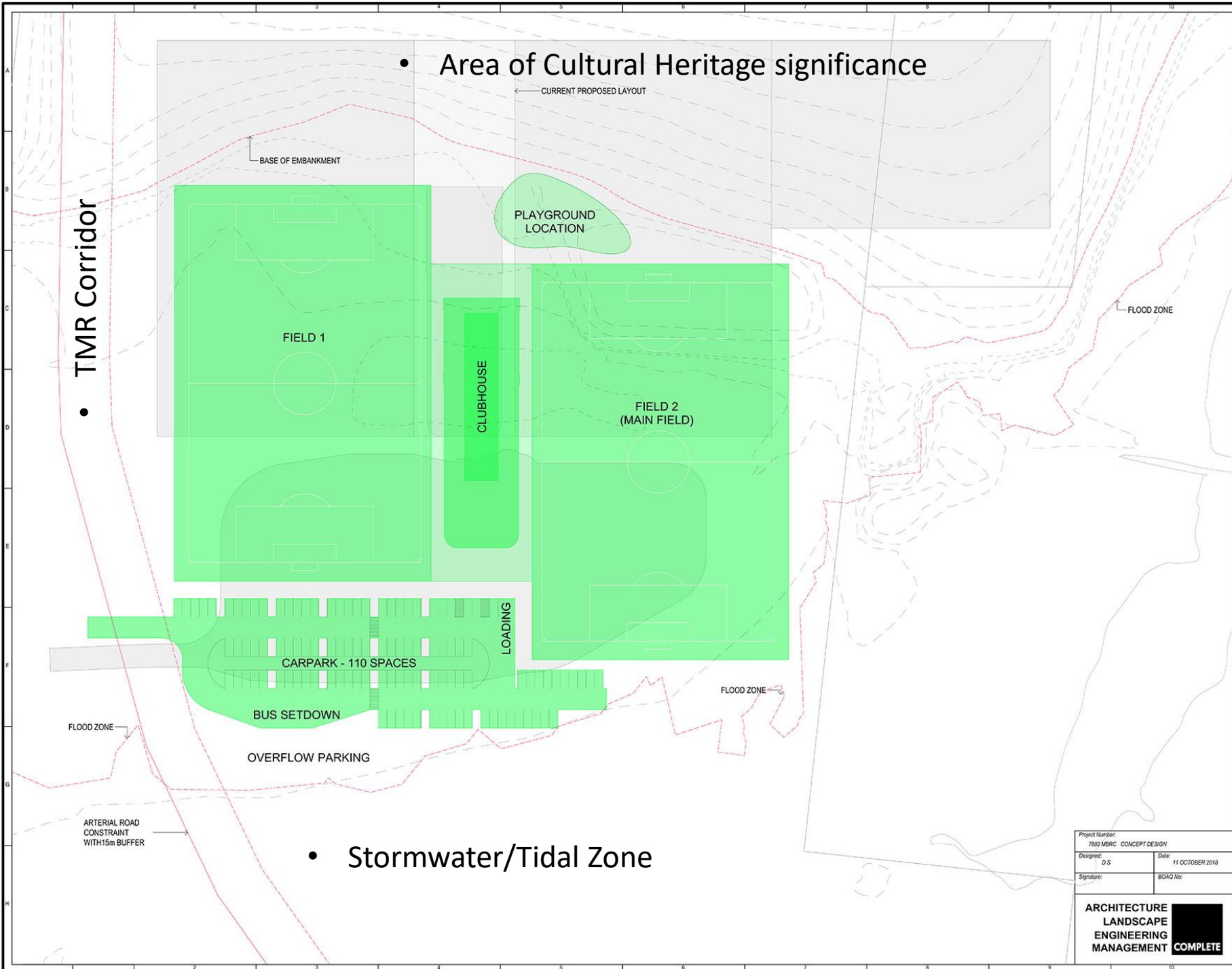
- Option 2 – Keep the same field configuration
- Accept that the carpark will encroach the Stormwater/Tidal area on the south
- Move the carpark West to minimise the encroachment
- This option was not supported due to the filling requirements to the south.

COMPLETE



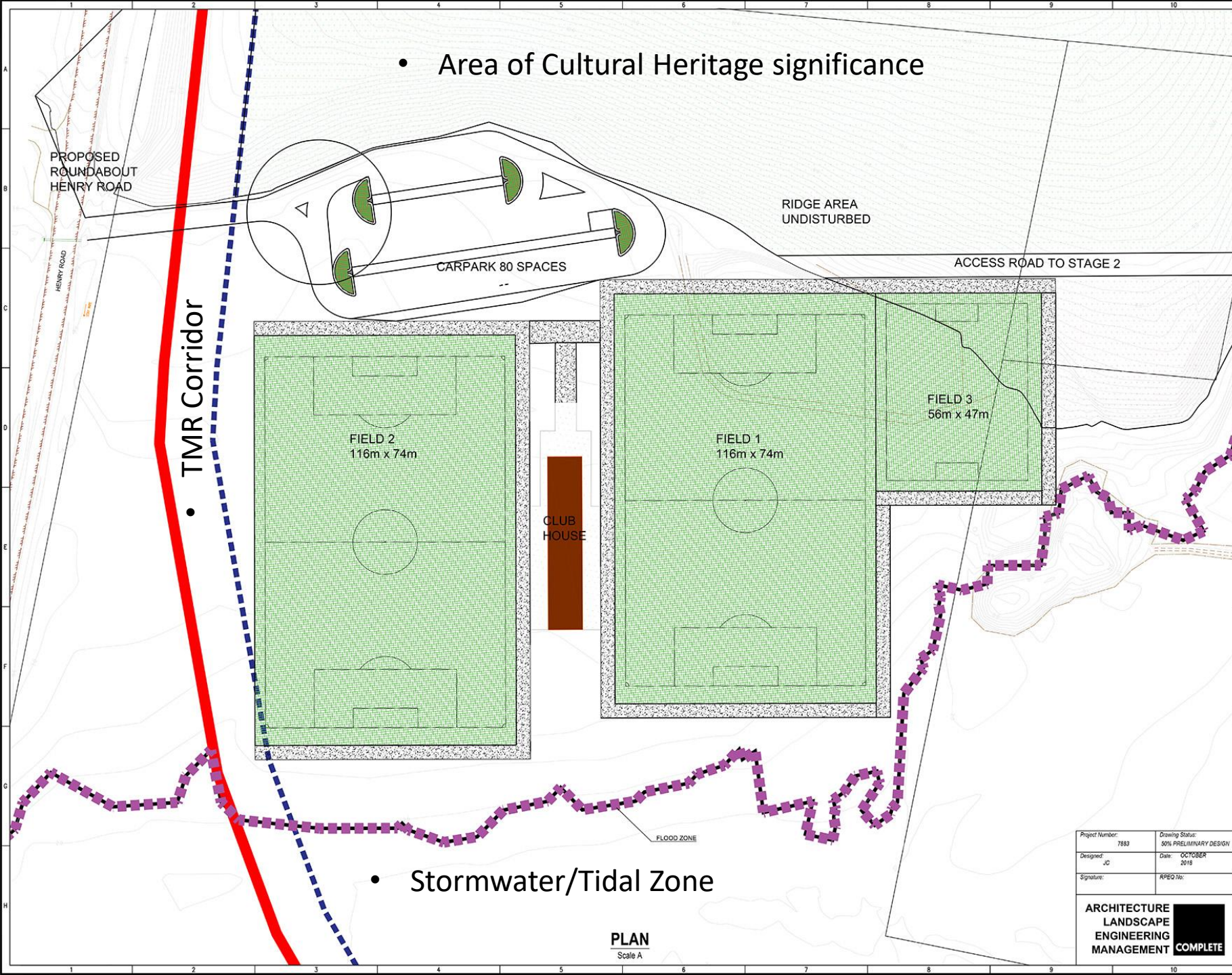
- Option 3 – Minimal reconfiguration of the fields
- Reconfigure the carpark to minimise the Stormwater area
- Accept that Field 3 will encroach the Stormwater area
- This option was not supported due to the filling requirements to the south.

COMPLETE



- Option 4 – Stagger the fields
- Abandon field 3
- Reduce the carparking to avoid the Stormwater area
- MBRC was not supportive of this option due to the staggered layout and the loss of future connection to Stage 2 to the east.

COMPLETE

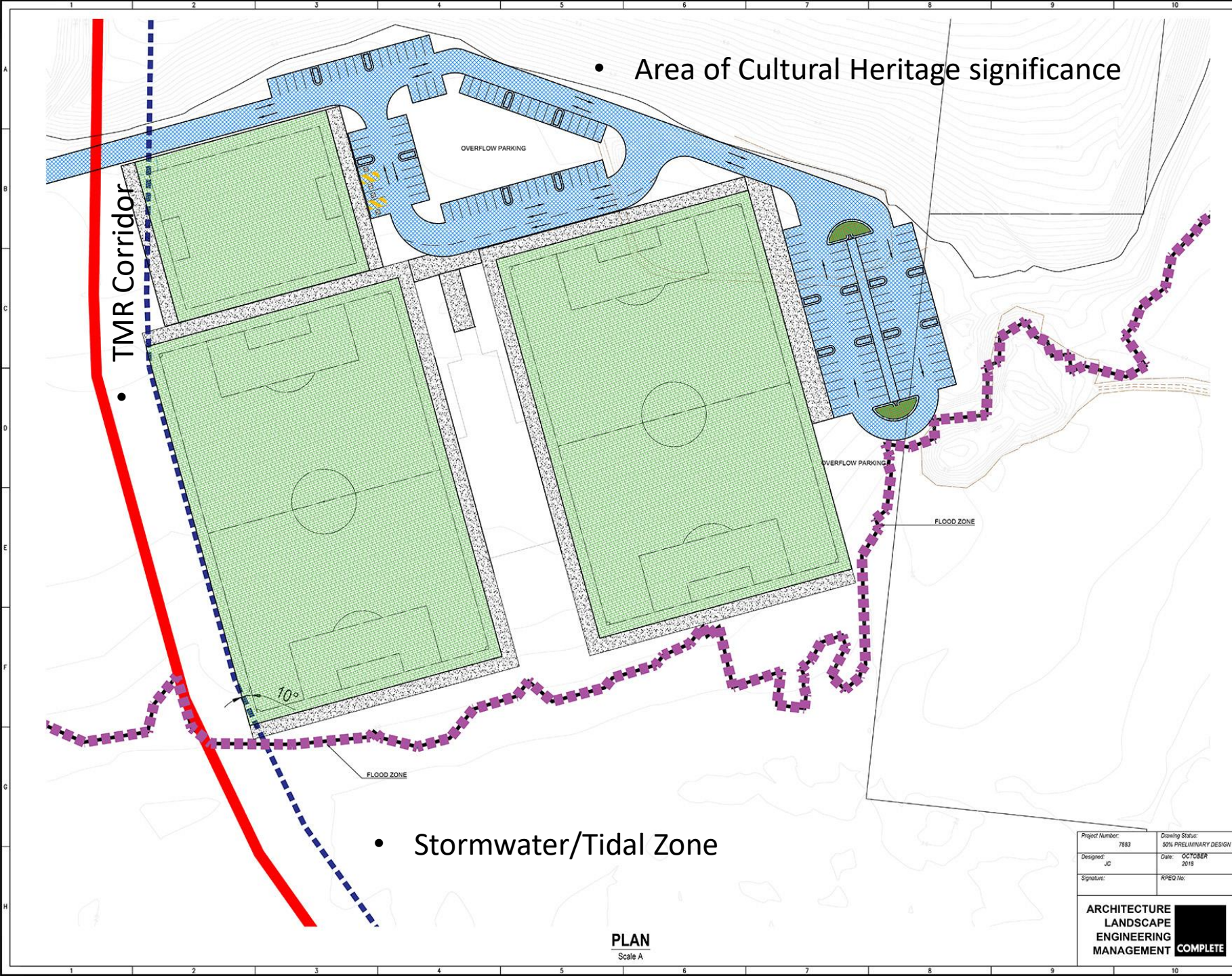


- Area of Cultural Heritage significance

- Option 5 – Flip the fields and carpark
- Carpark to follow the contour of the embankment to minimise the amount of cut required
- Accept that field 3 will encroach the Cultural Heritage area

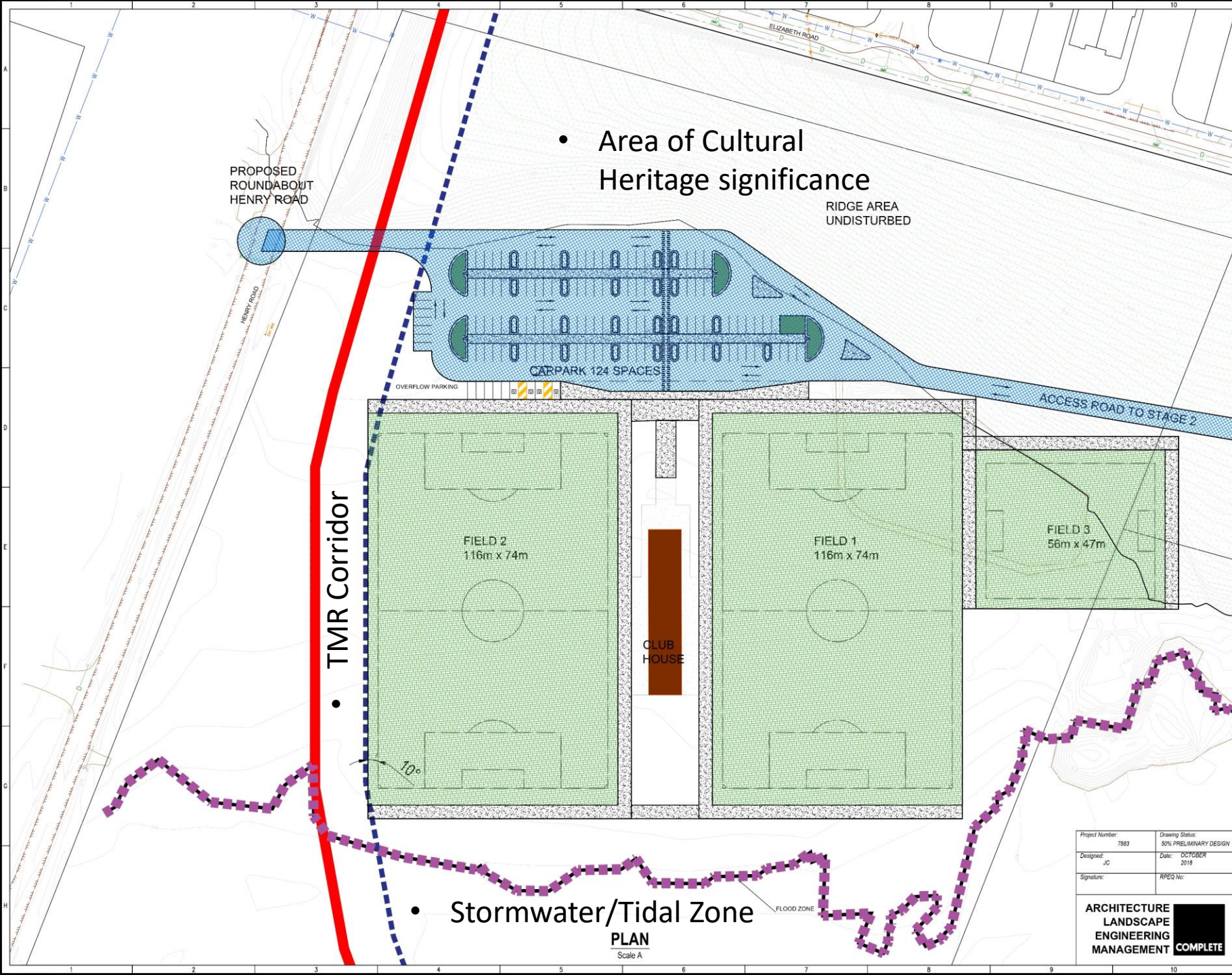
- Stormwater/Tidal Zone

COMPLETE



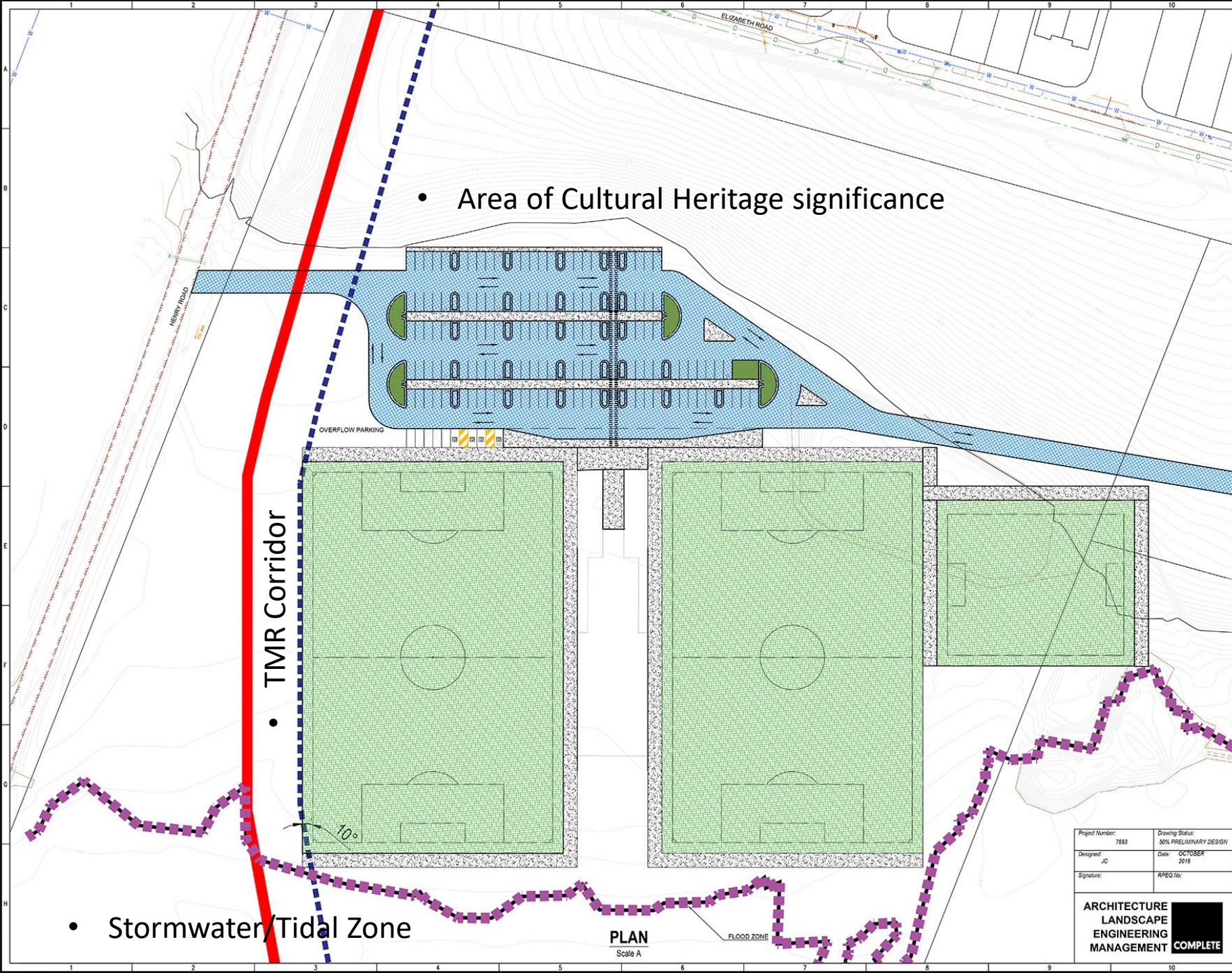
- Option 6 – Flip the fields and carpark
- Split the carpark and follow the contour of the embankment to minimise the amount of cut required
- Rotate the fields to align with the TMR corridor

COMPLETE



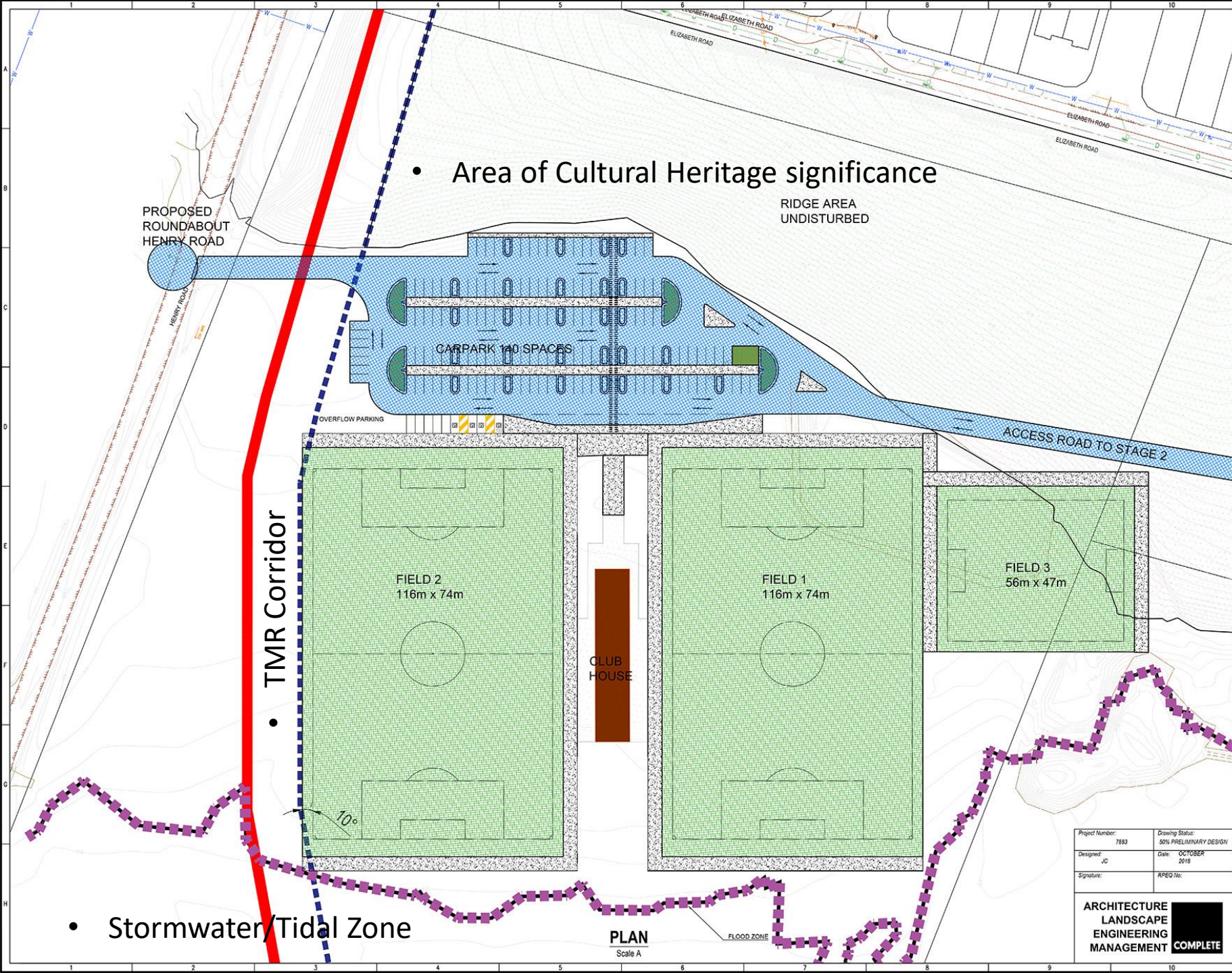
- Option 7 – Stagger the fields
- Consolidate the carpark to reduce circulation paths

COMPLETE



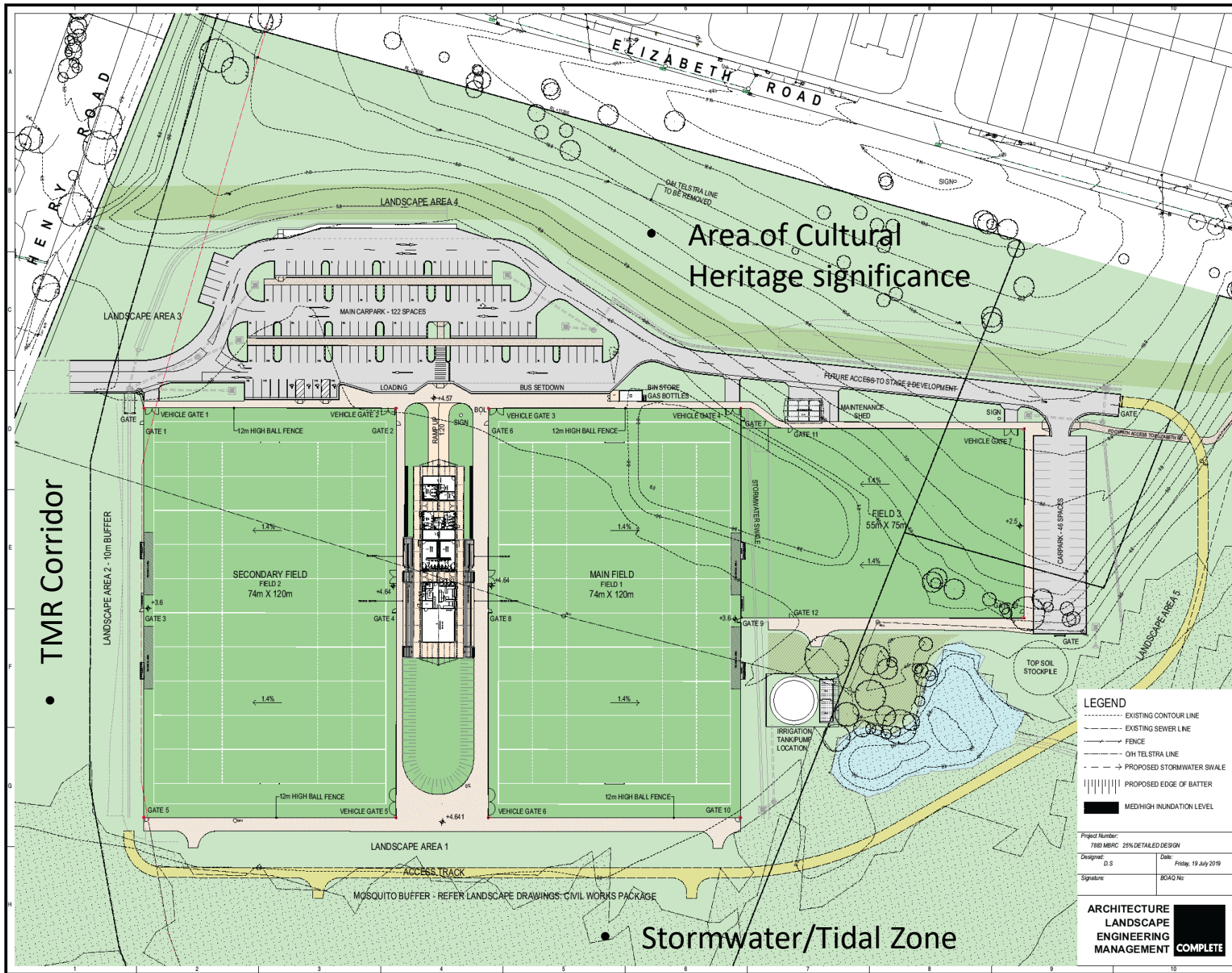
- Option 8

COMPLETE



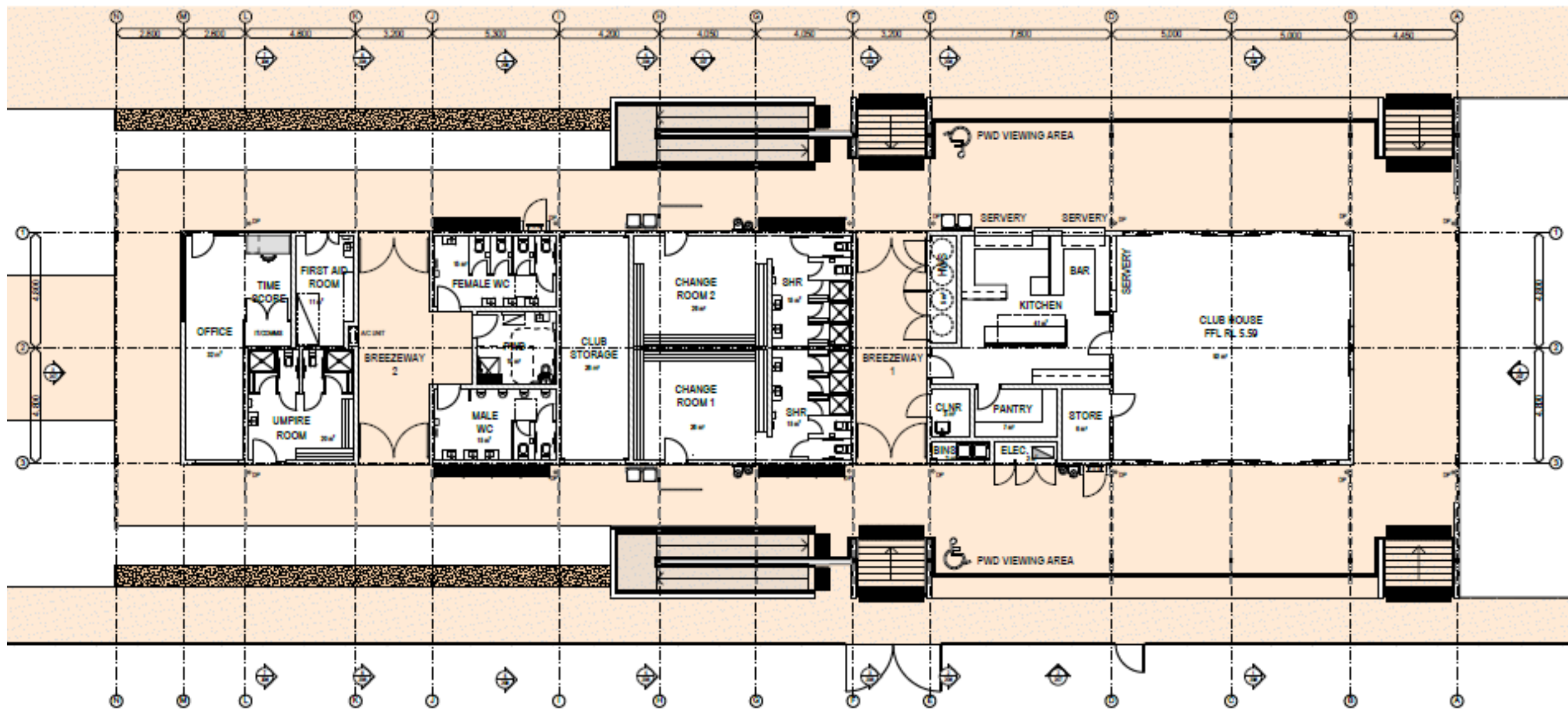
- Option 9

COMPLETE

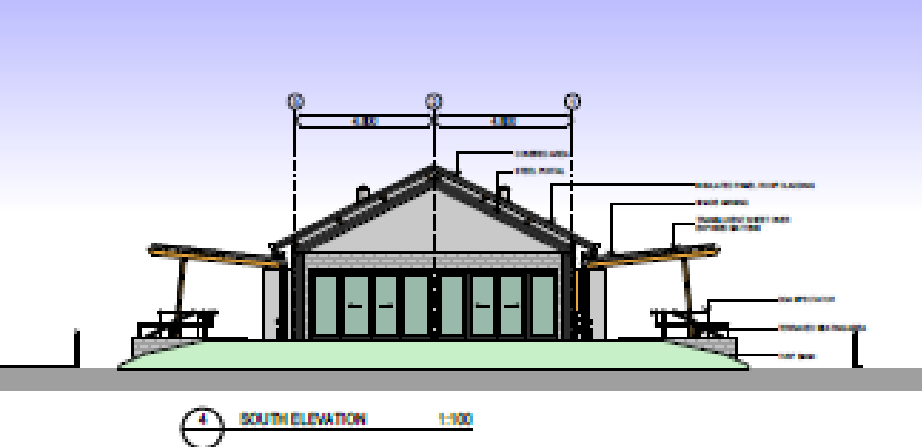
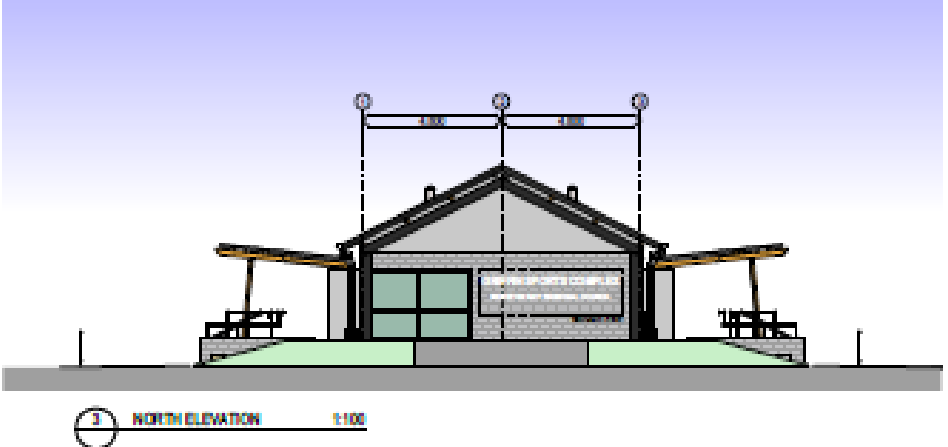
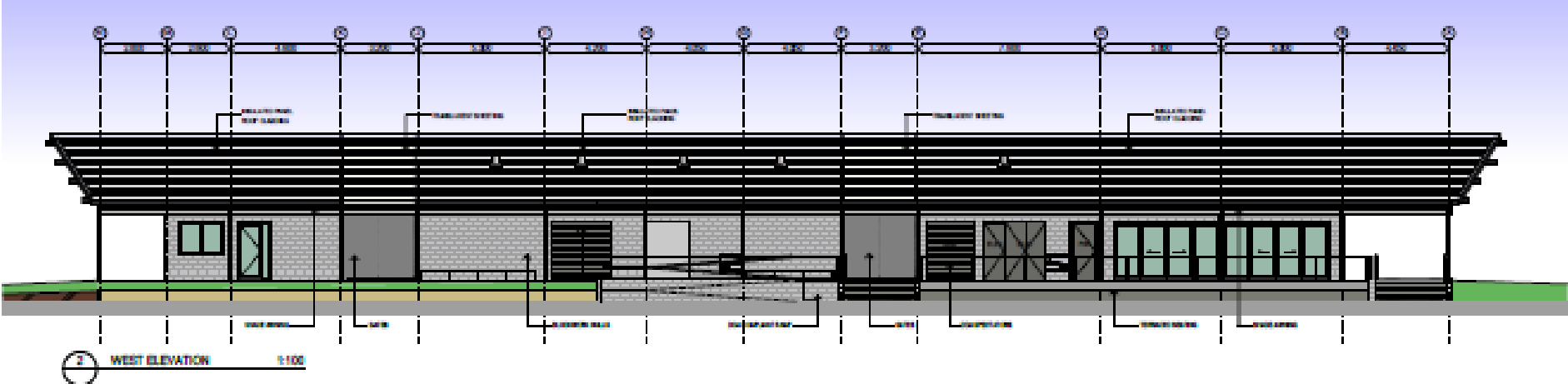
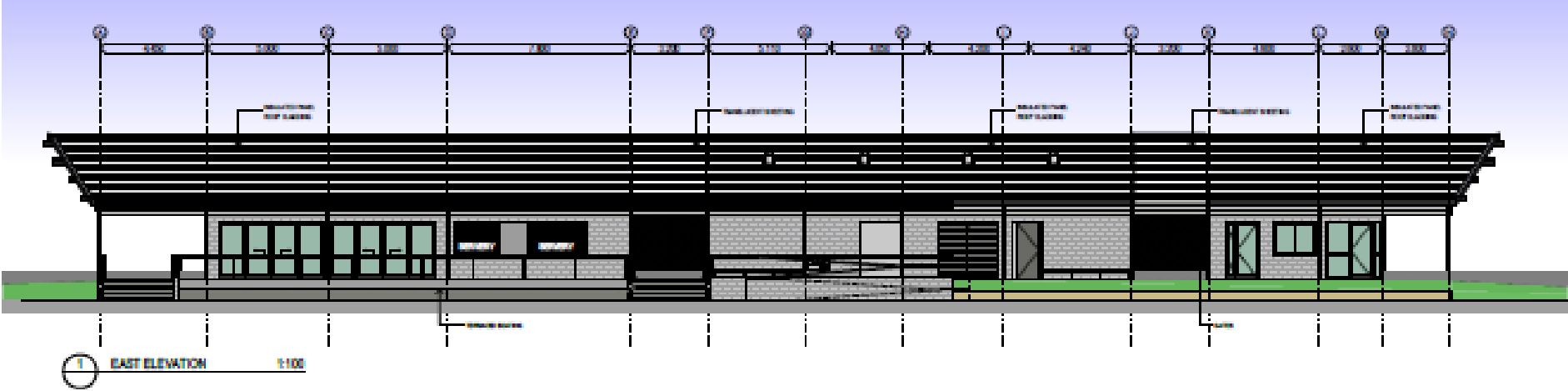


- Option 10 – Final Site Plan
- Agreed by Council
- Agreed by Kabi Kabi Representatives
- WSUD principles
- Stormwater harvesting from fields 1 + 3 for irrigation
- Pond Dewatering
- Mosquito Management

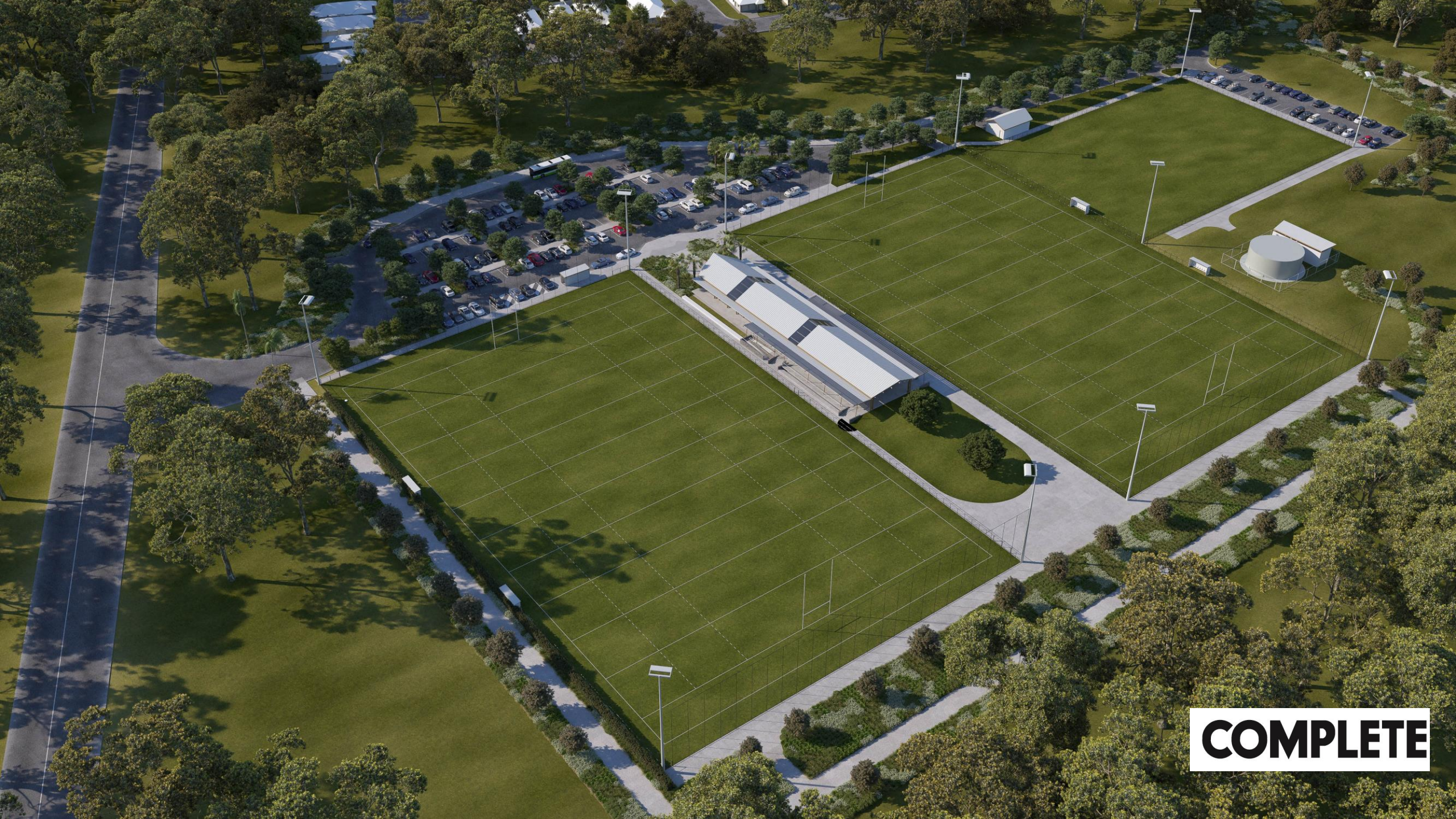
COMPLETE



COMPLETE



COMPLETE



COMPLETE

Where to from here?

- **Currently at 50% Detailed Design**
- **Projected to complete tender documentation November 2019**

Thank you

COMPLETE