

**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)

Scale: 1:100,000  
 This plan is illustrative only and is to be read in conjunction with the Elizabeth Road Reserve Landscape Master Plan Report.



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

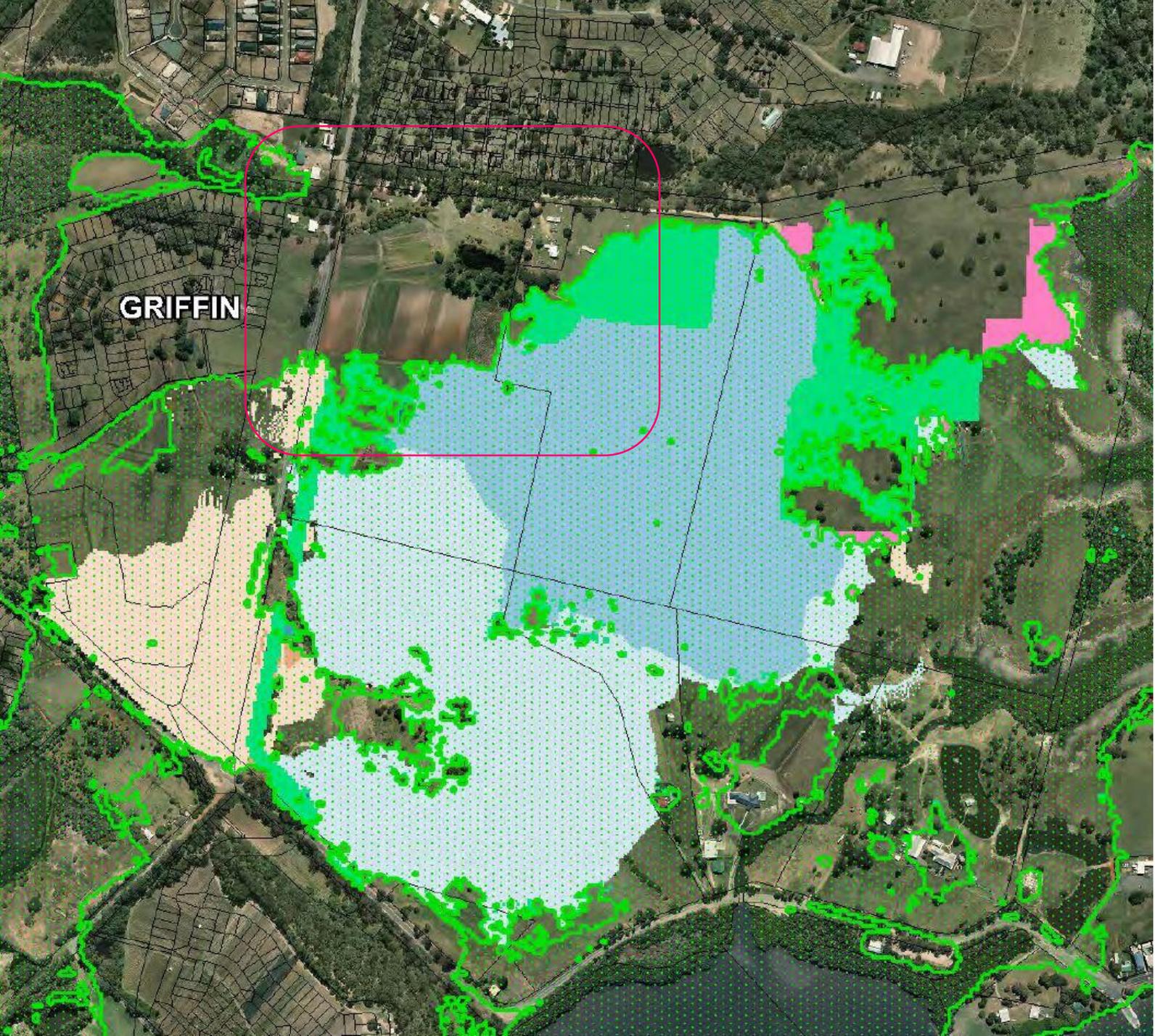
**COMPLETE**

# Flood and tidal restrictions

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

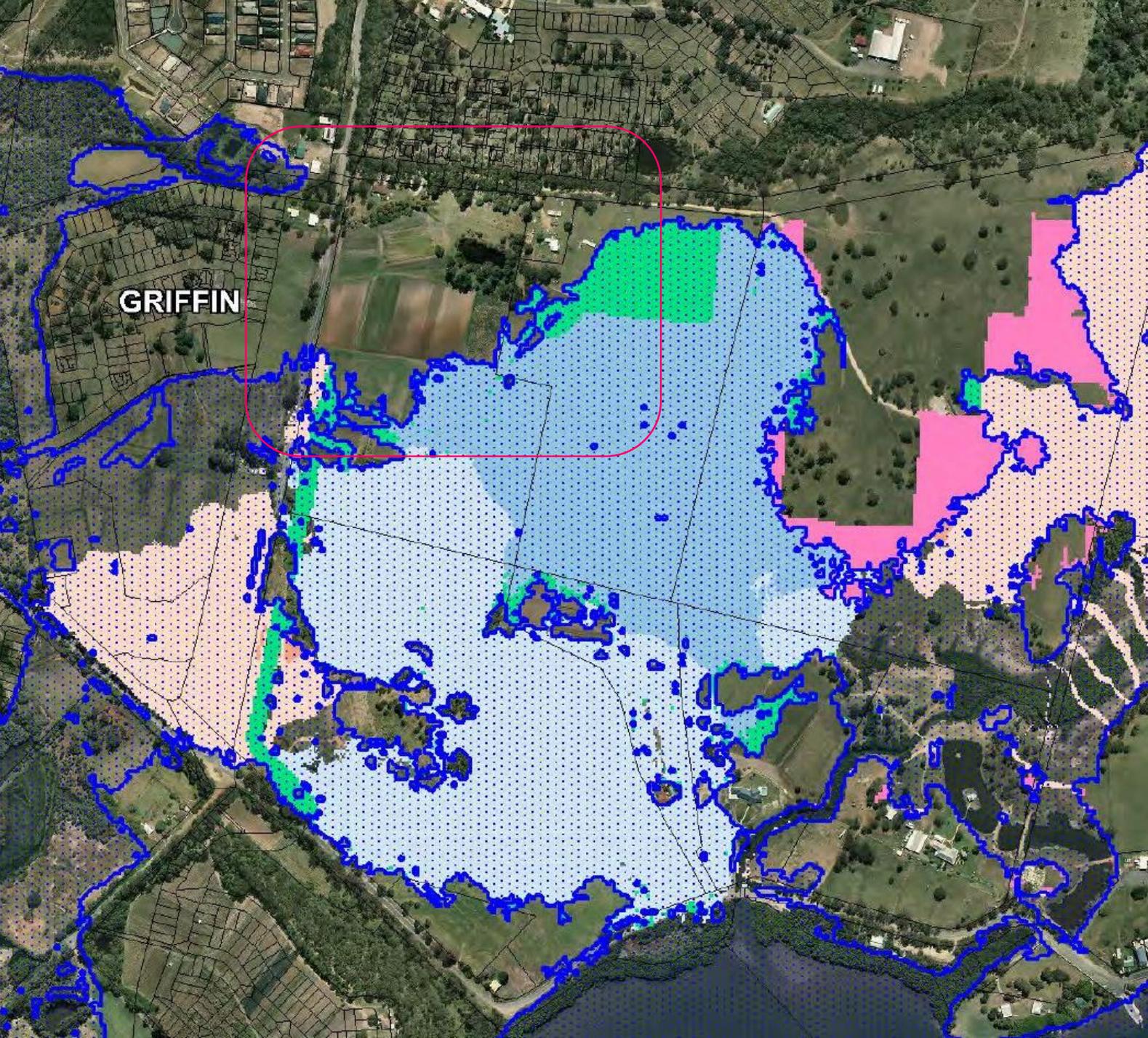
**COMPLETE**

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**



ENGINEERING  
CONSTRUCTION  
MAINTENANCE  
AUTHORISATION

Project	Date
PROJECT INFORMATION	4/11
Location	1
MDC	
Scale	1:1000 (GSI)

Issue
ISSUE
REVISION

PROJECT DESCRIPTION  
GRIFFIN SPOF  
COMPLEX AND  
GRIFFIN  
ENVIRONMENTAL  
RESERVE  
STAGE 1A WORK

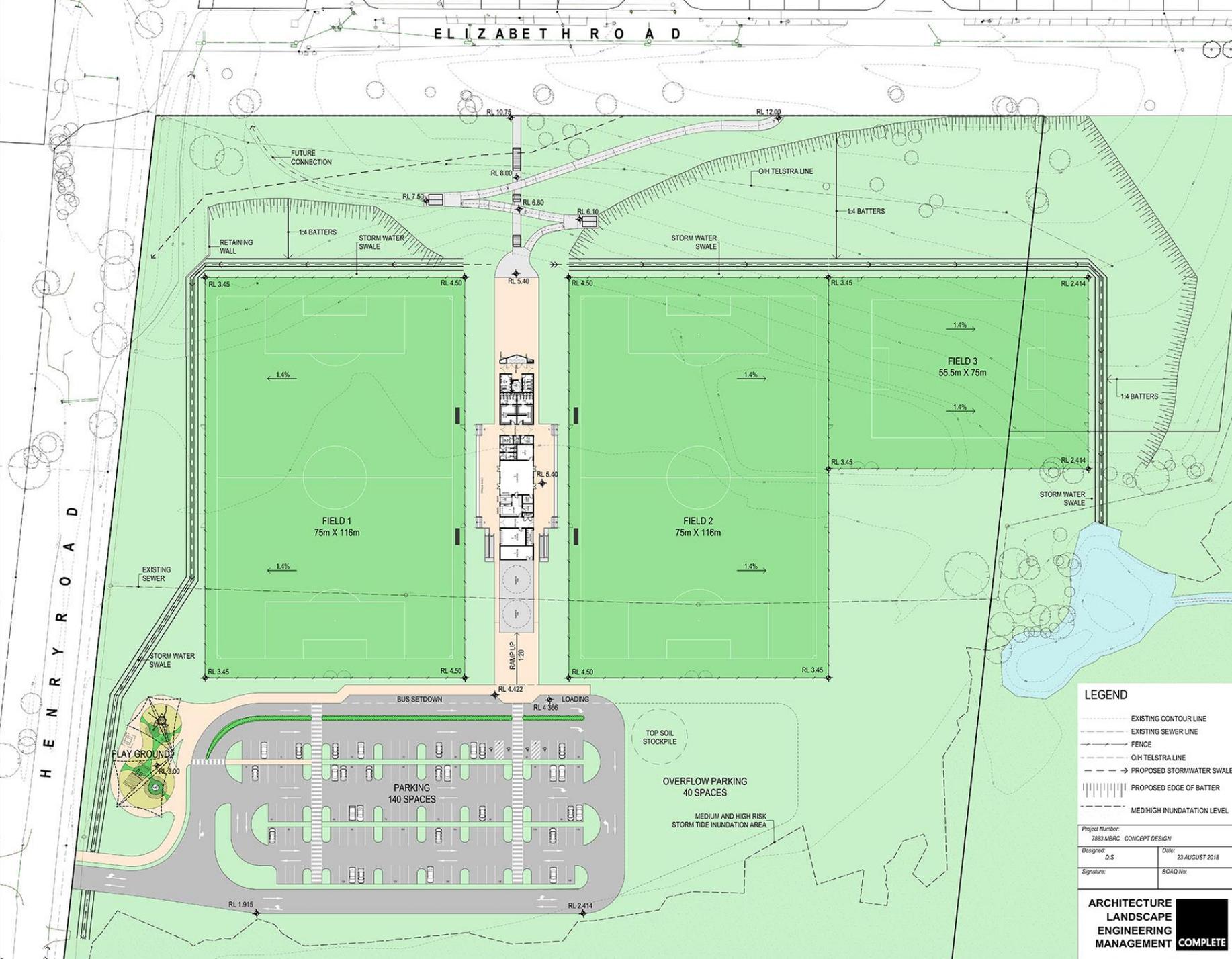
DEVELOPMENT LAY  
PLAN

DRAWING NUMBER  
**SP-001A**  
Drawing Number  
Sheet 1 of 1



- Lead hot spot
- Capping required as per Environmental Consultants spec.

**COMPLETE**



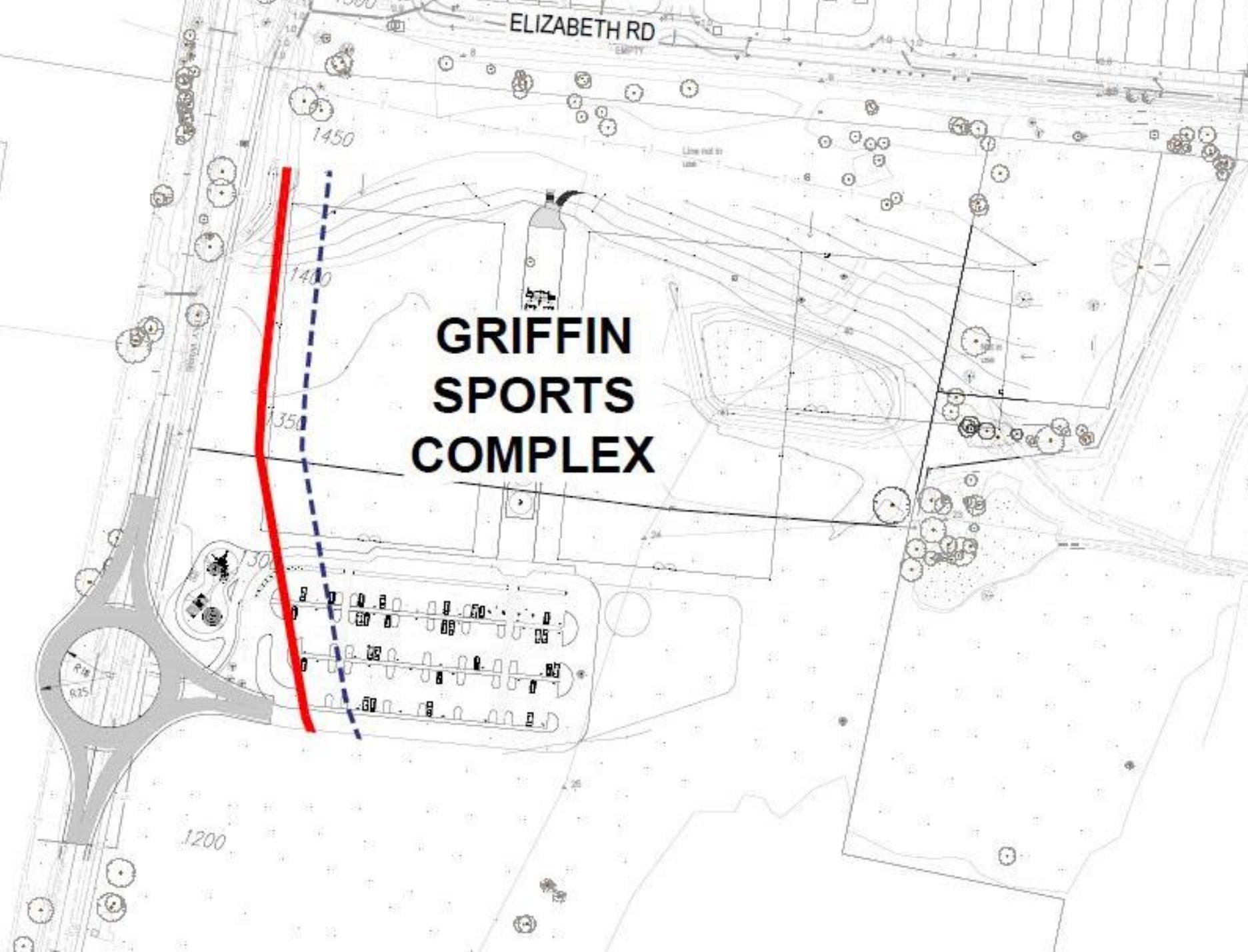
- Round 1 solution
- Push everything North to avoid flood/tidal zone

**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**





**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**



Figure 5: Undertaking the survey (Converge 2018).



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

- Walk the Site
- Archaeologist
- Kabi Kabi representative



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).



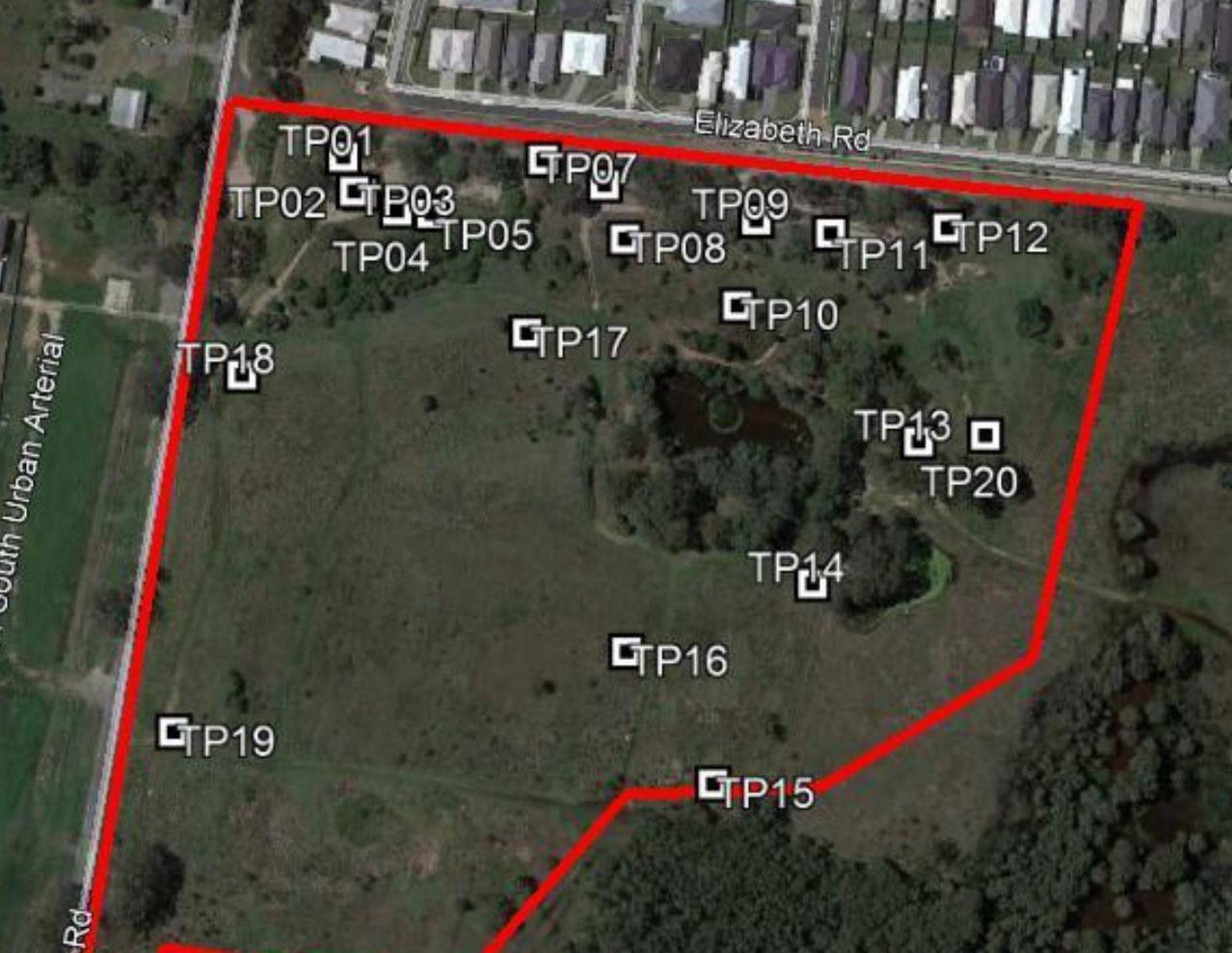
Figure 15: Ridgeline where artefacts found (Converge 2018).



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**

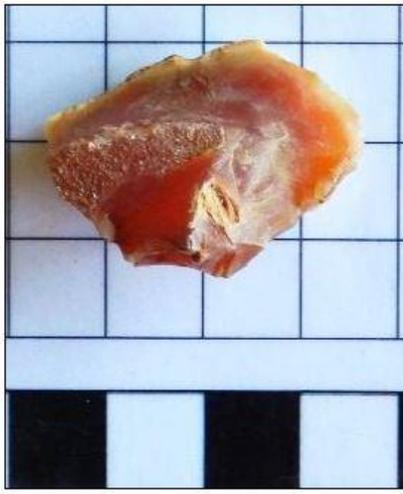


Figure 23: TP01 chalcedony flake (Converge 2018).

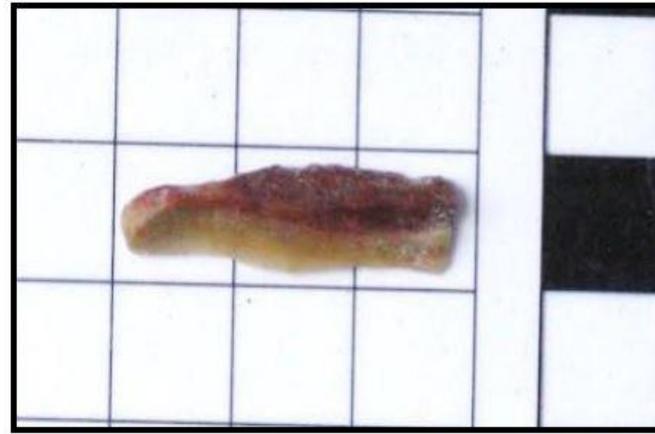


Figure 24: TP09 chert flake - bladelet (Converge 2018).

### 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).

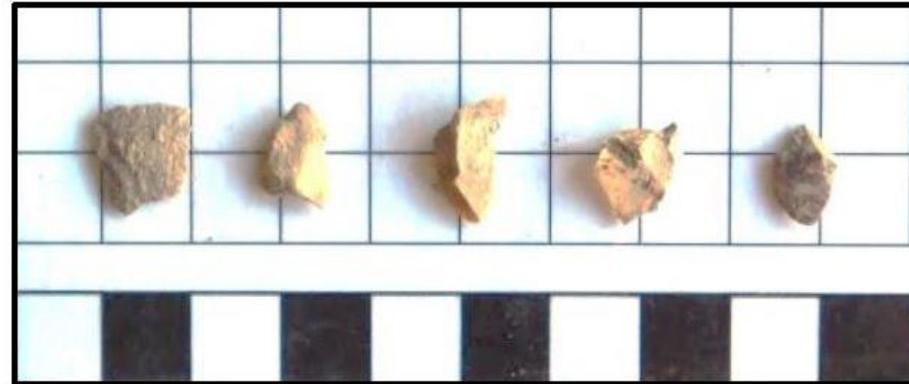


Figure 26: TP03 debitage (Converge 2018).

**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 37: G12 chert flake (Converge 2018).



Figure 35: G08 silcrete core (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.

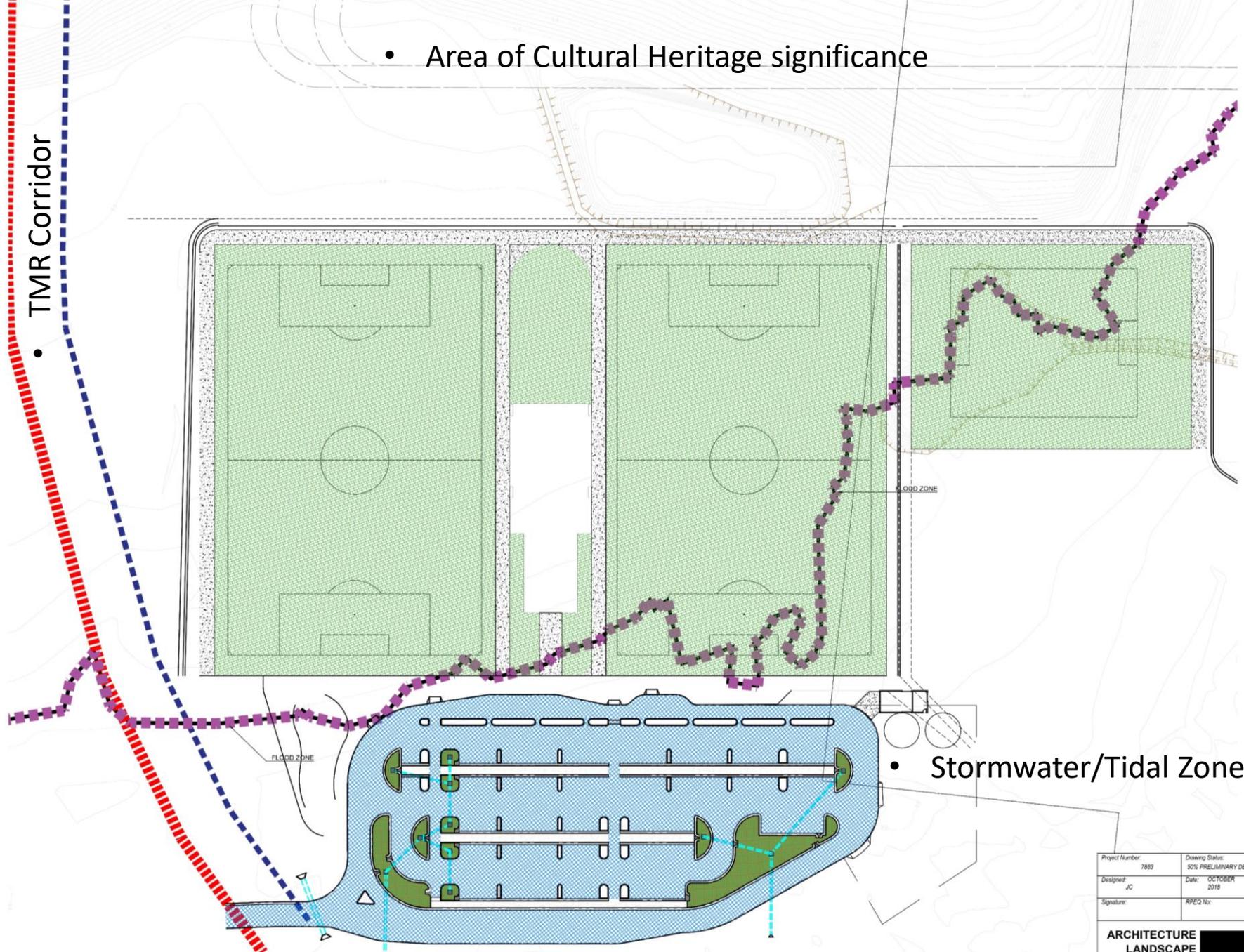
**COMPLETE**

# 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**

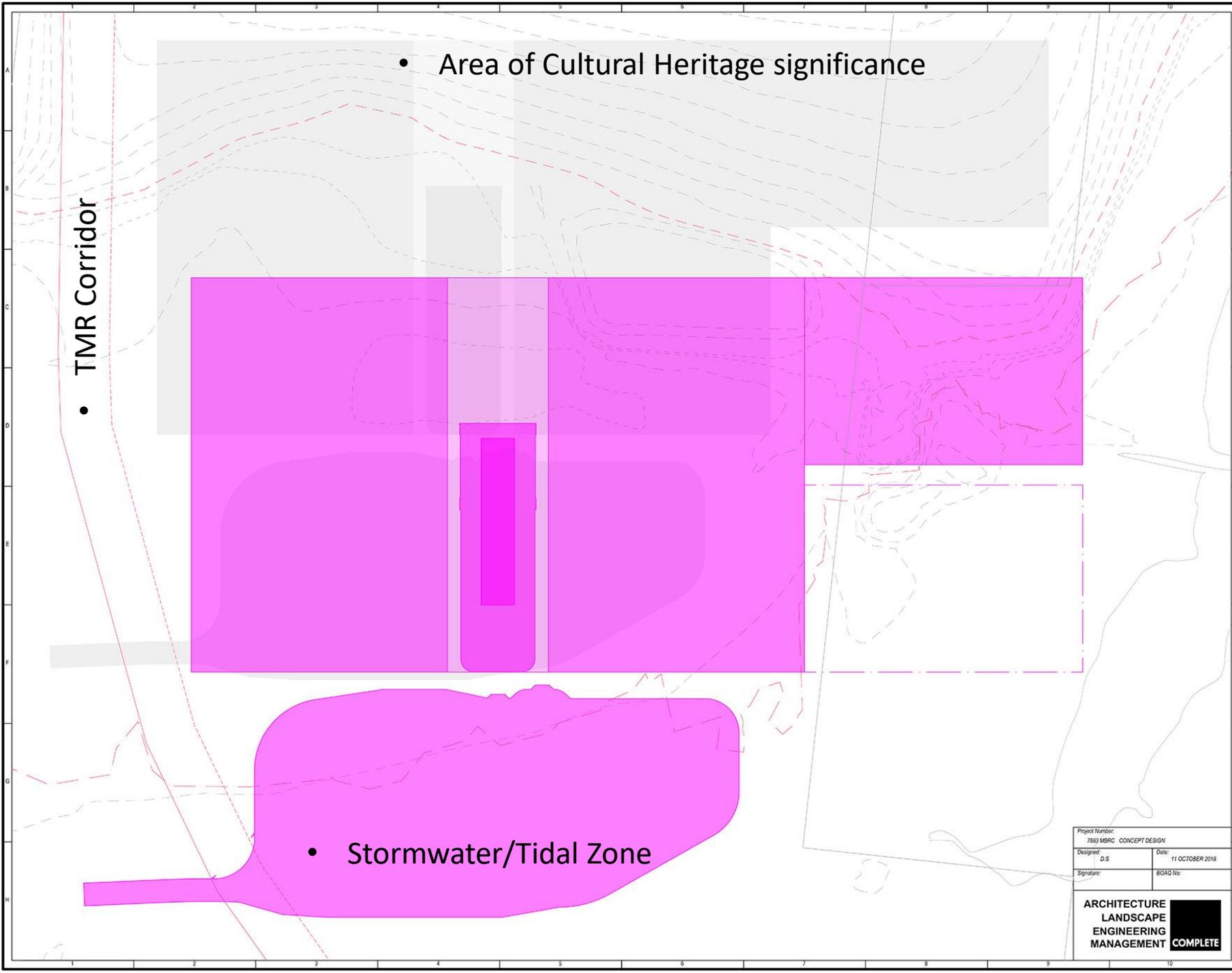
- Area of Cultural Heritage significance



- 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.

- Stormwater/Tidal Zone

Project Number: 7883	Drawing Status: 50% PRELIMINARY DESIGN
Designed: JC	Date: OCTOBER 2018
Signature:	RPEQ No:



- Area of Cultural Heritage significance

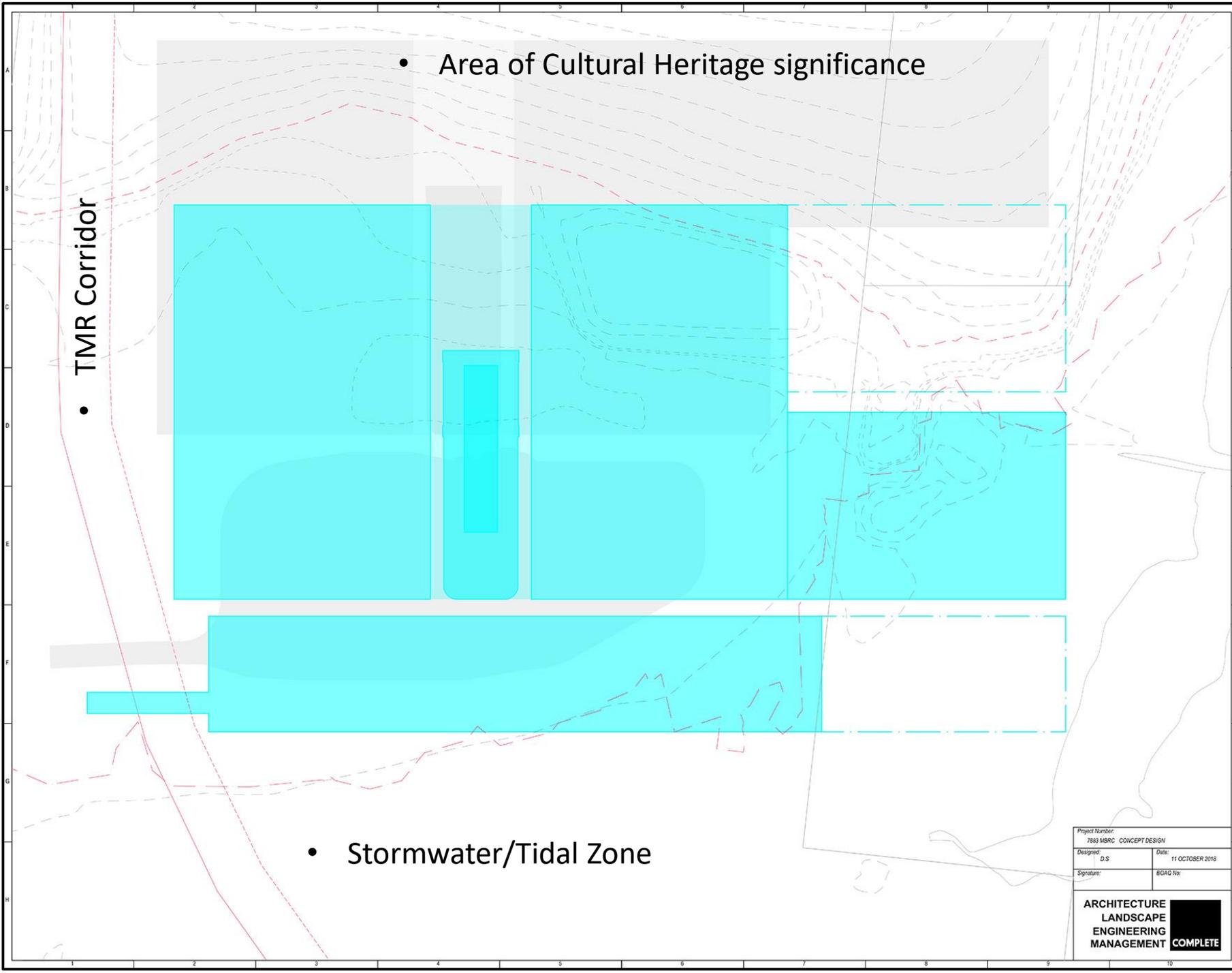
TMR Corridor

- 

- Stormwater/Tidal Zone

- 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**



- Area of Cultural Heritage significance

TMR Corridor

- 

- Stormwater/Tidal Zone

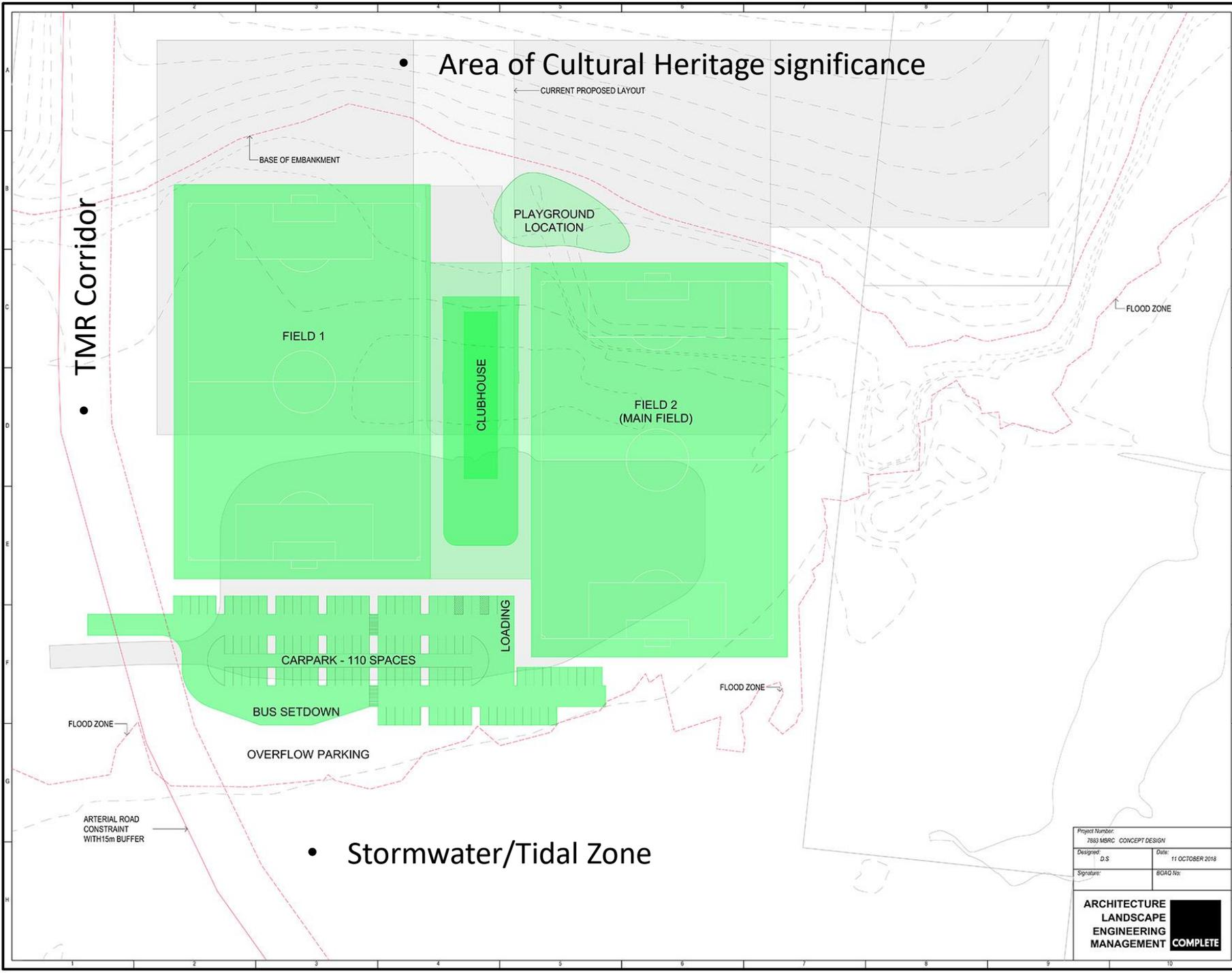
- Option 3 – Minimal reconfiguration of the fields
- Reconfigure the carpark to minimise the Stormwater area
- Accept that Field 3 will encroach the Stormwater area
- This option was not supported due to the filling requirements to the south.

Project Number: 2883 MBRC CONCEPT DESIGN	
Designed: D.S	Date: 11 OCTOBER 2018
Signature:	BOAG No:

ARCHITECTURE  
LANDSCAPE  
ENGINEERING  
MANAGEMENT



**COMPLETE**



• Area of Cultural Heritage significance

← CURRENT PROPOSED LAYOUT

BASE OF EMBANKMENT

PLAYGROUND LOCATION

FIELD 1

CLUBHOUSE

FIELD 2 (MAIN FIELD)

FLOOD ZONE

TMR Corridor

•

CARPARK - 110 SPACES

LOADING

BUS SETDOWN

FLOOD ZONE

OVERFLOW PARKING

FLOOD ZONE

ARTERIAL ROAD CONSTRAINT WITH 15m BUFFER

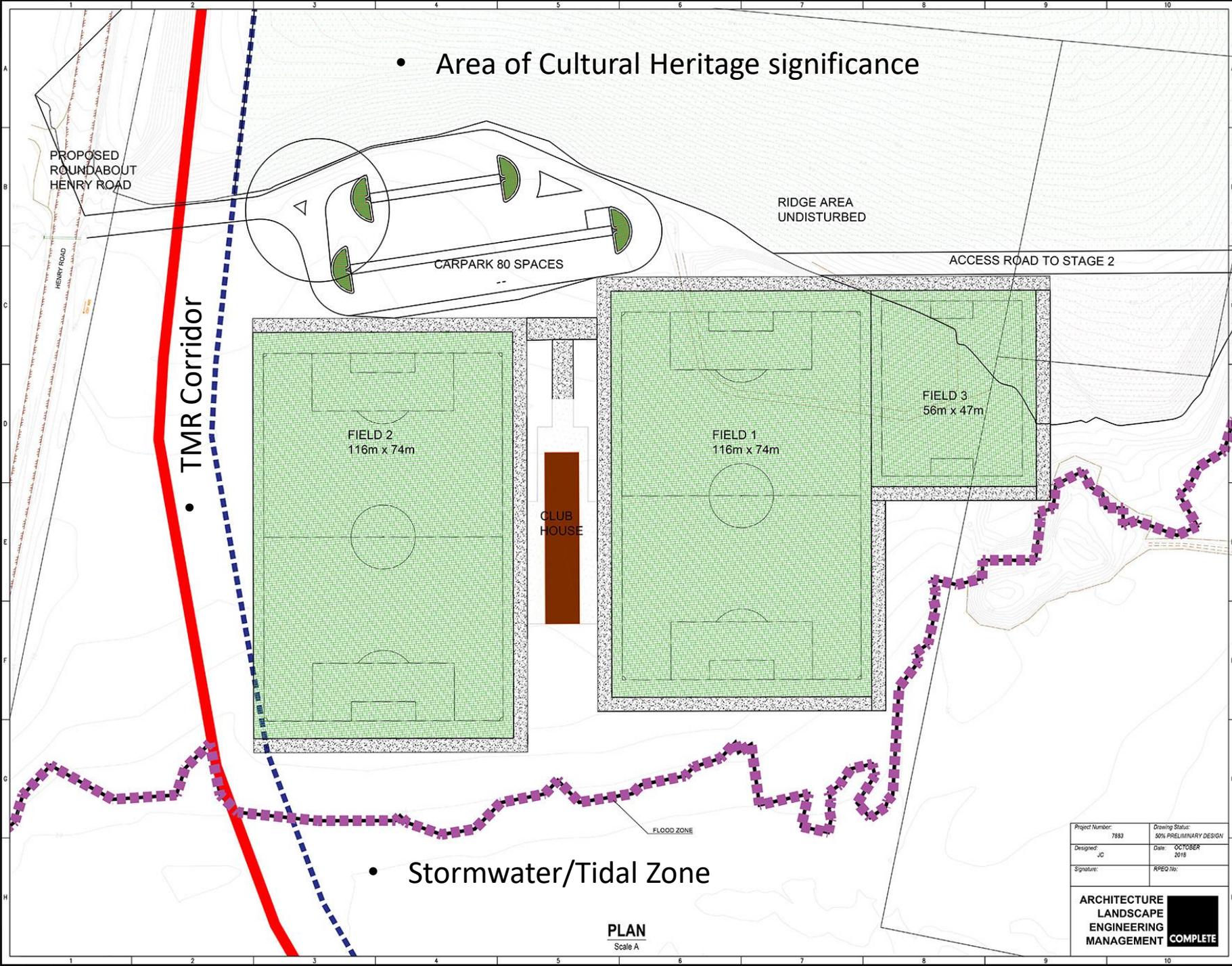
• Stormwater/Tidal Zone

Project Number: 2883 MBRC CONCEPT DESIGN	
Designed: D.S	Date: 11 OCTOBER 2018
Signature:	BOAG No:

ARCHITECTURE  
LANDSCAPE  
ENGINEERING  
MANAGEMENT **COMPLETE**

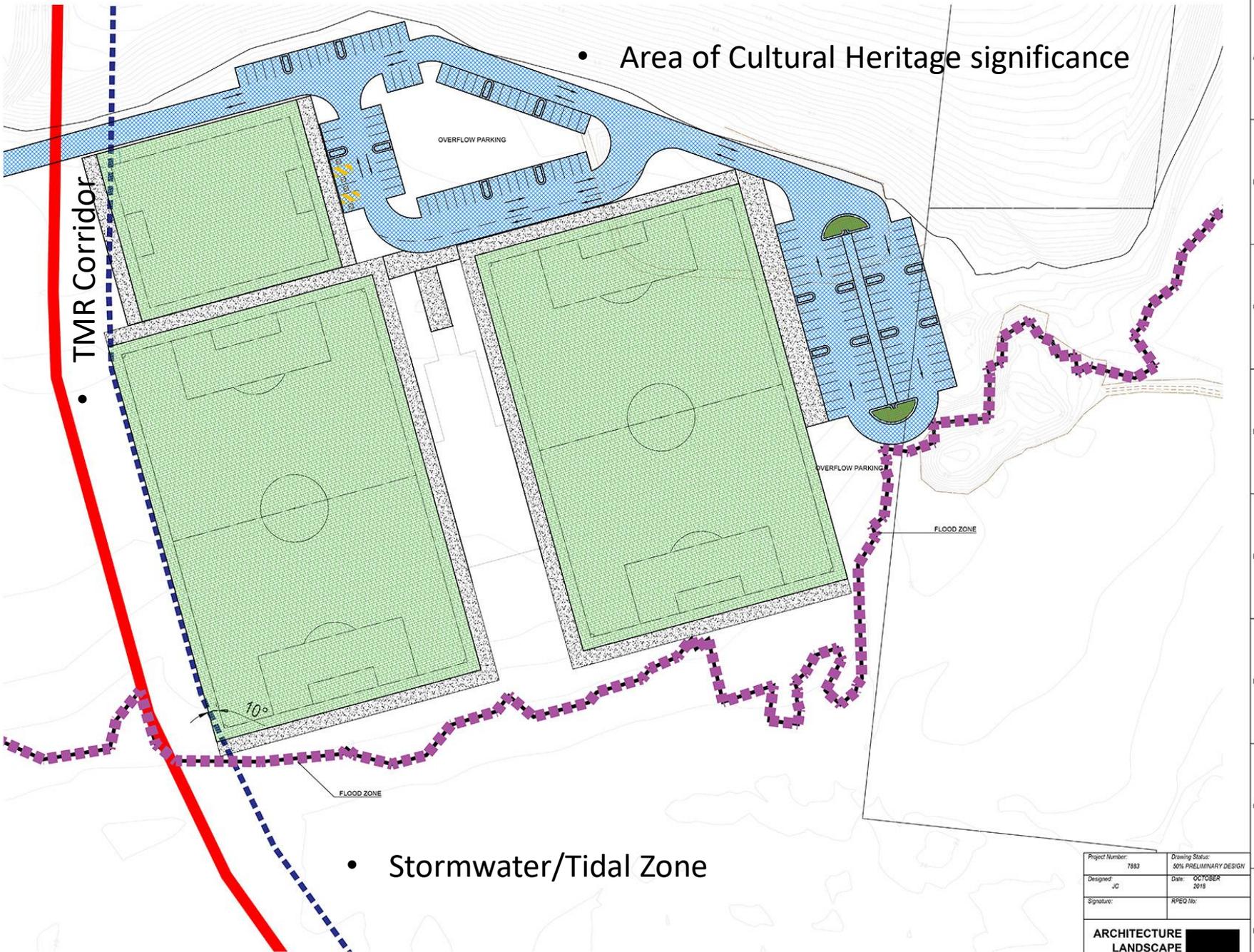
- Option 4 – Stagger the fields
- Abandon field 3
- Reduce the carparking to avoid the Stormwater area
- MBRC was not supportive of this option due to the staggered layout and the loss of future connection to Stage 2 to the east.

**COMPLETE**



- 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

**COMPLETE**



- Area of Cultural Heritage significance

TMR Corridor

- 

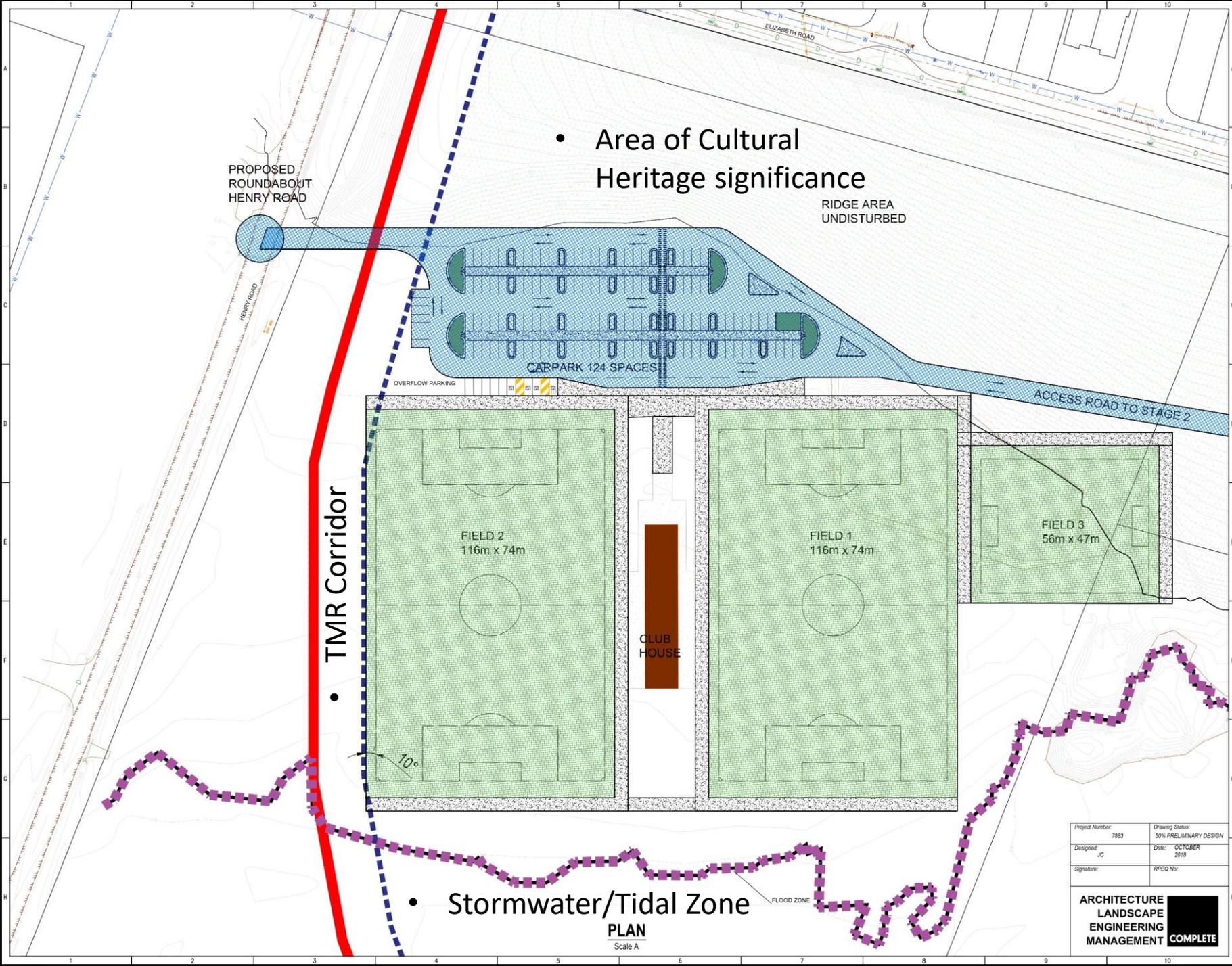
- Stormwater/Tidal Zone

- 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

PLAN  
Scale A

Project Number: 7883	Drawing Status: 50% PRELIMINARY DESIGN
Designed: JC	Date: OCTOBER 2018
Signature:	RPEQ No:
<b>ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT</b>	
	

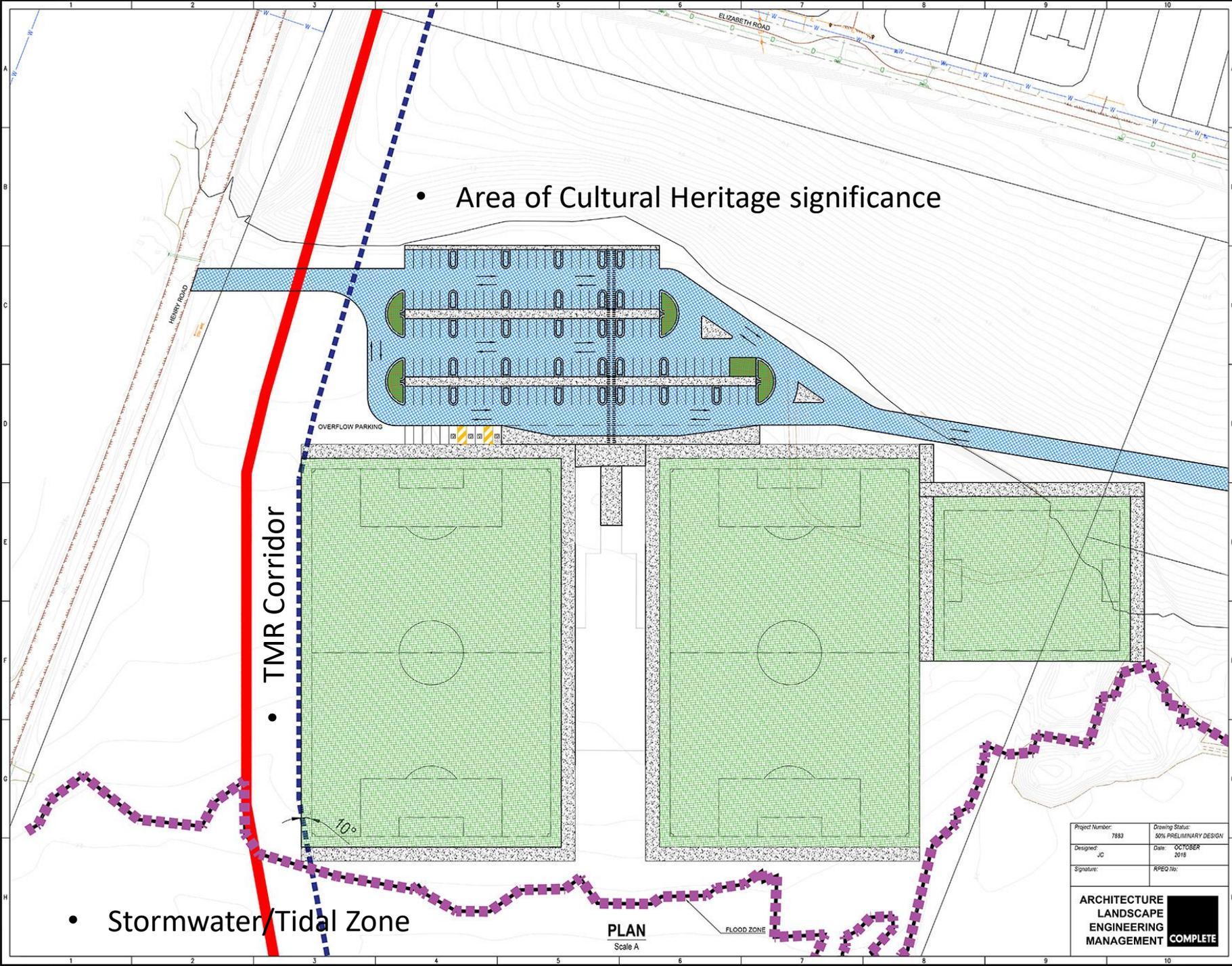
**COMPLETE**



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

**COMPLETE**

- Option 8



• Area of Cultural Heritage significance

• TMR Corridor

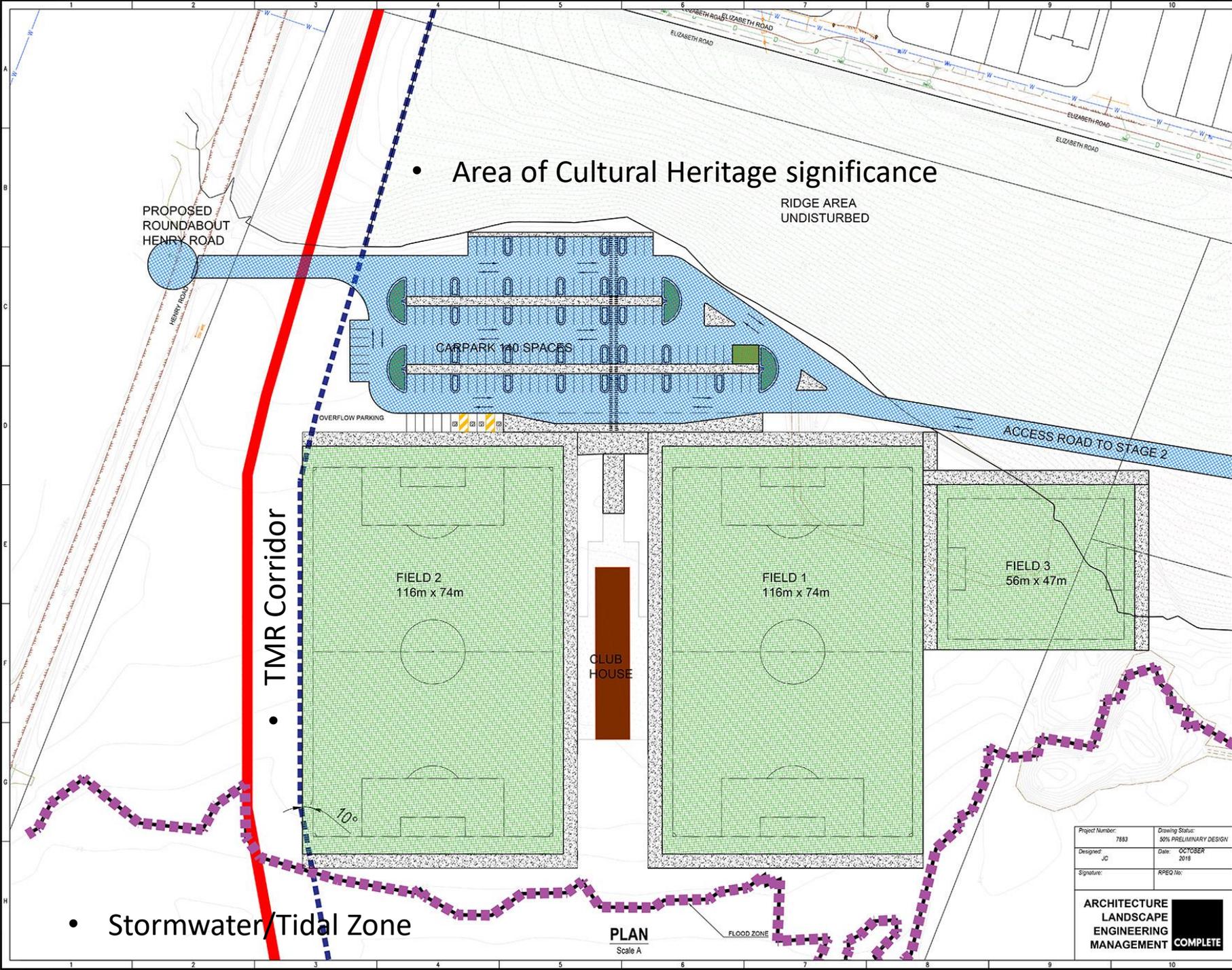
• Stormwater/Tidal Zone

Project Number: 7883	Drawing Status: 50% PRELIMINARY DESIGN
Designed: JC	Date: OCTOBER 2018
Signature:	RPEQ No:

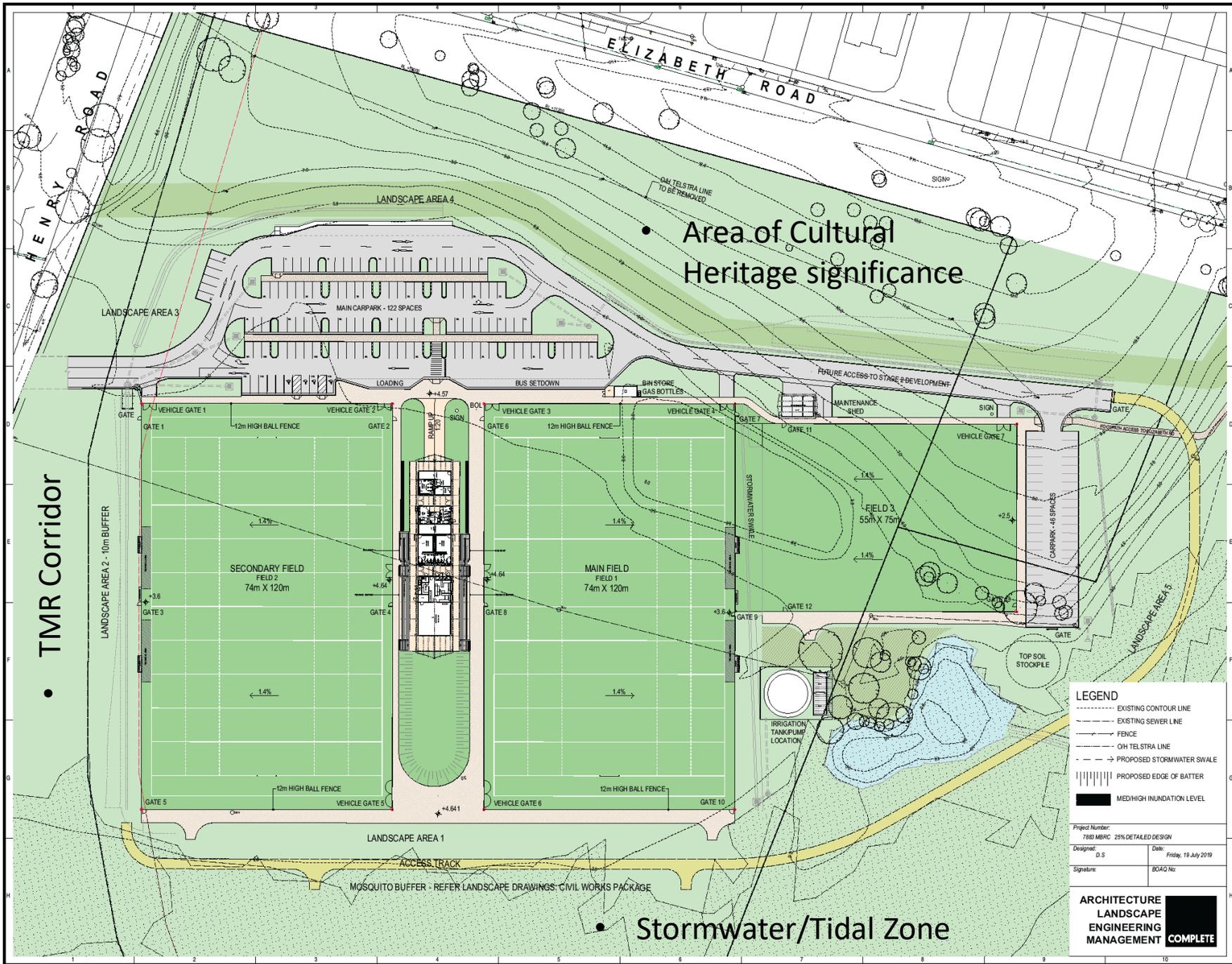
ARCHITECTURE  
LANDSCAPE  
ENGINEERING  
MANAGEMENT **COMPLETE**

**COMPLETE**

- Option 9



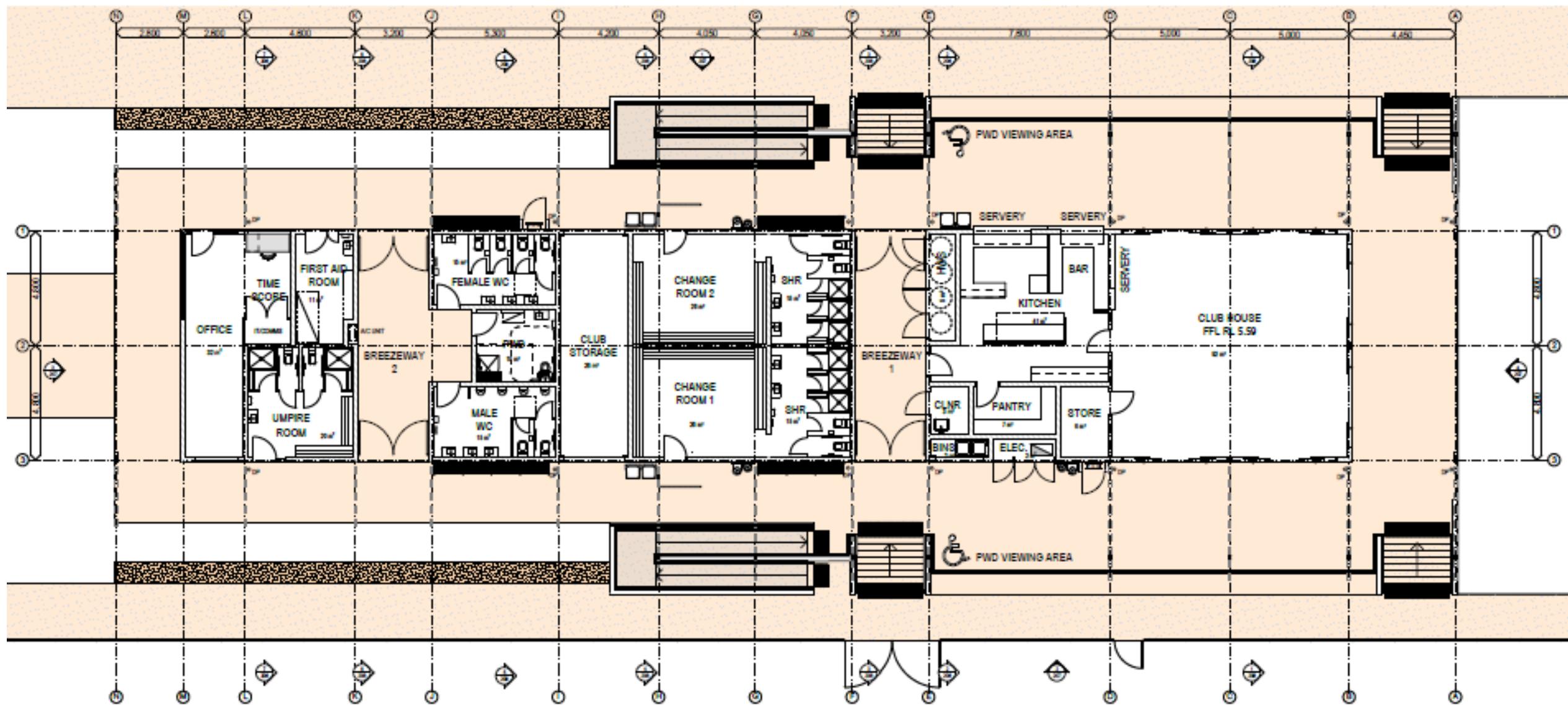
**COMPLETE**



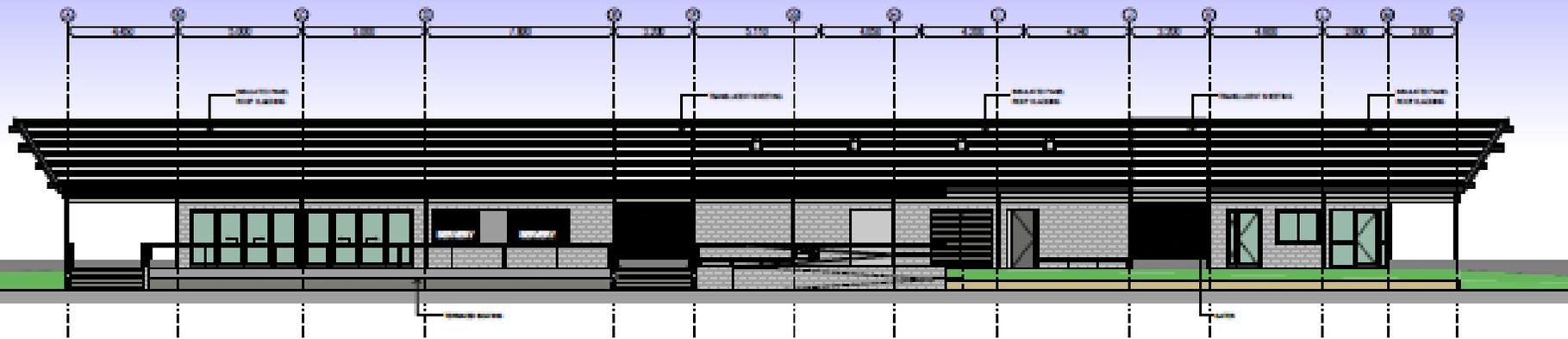
- Option 10 – Final Site Plan
- Agreed by Council
- Agreed by Kabi Kabi Representatives
- WSUD principles
- Stormwater harvesting from fields 1 + 3 for irrigation
- Pond Dewatering
- Mosquito Management

**COMPLETE**

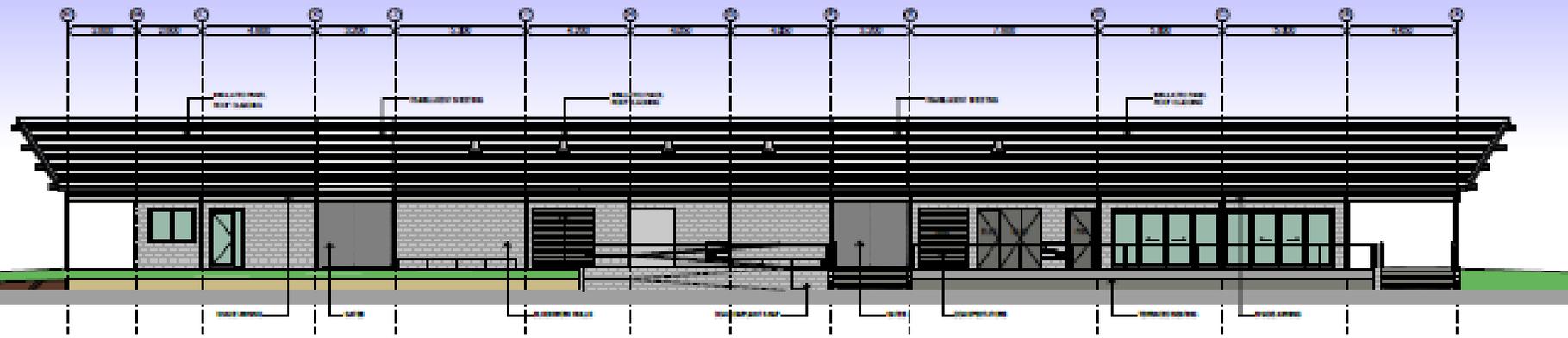
ARCHITECTURE  
LANDSCAPE  
ENGINEERING  
MANAGEMENT **COMPLETE**



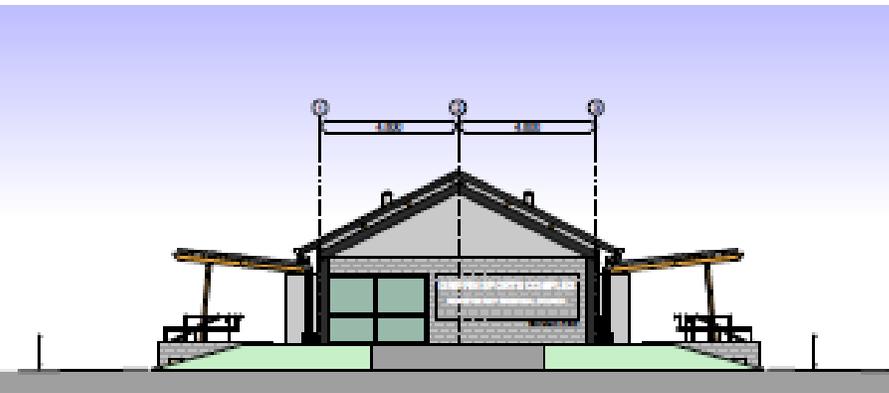
**COMPLETE**



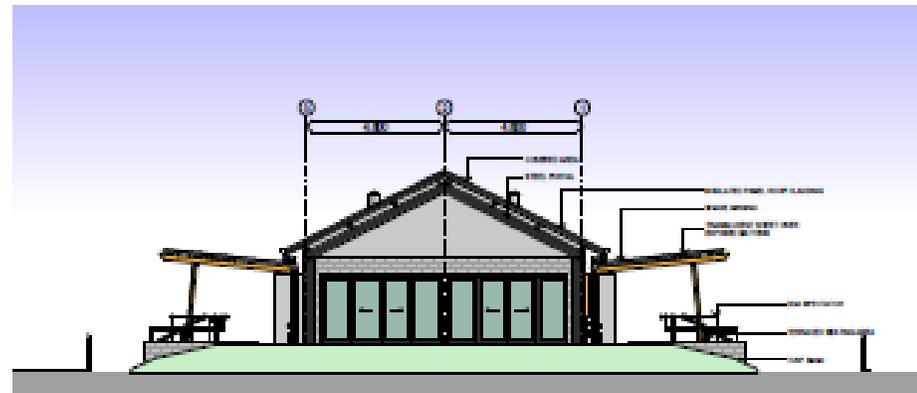
1 EAST ELEVATION 1:100



2 WEST ELEVATION 1:100



3 NORTH ELEVATION 1:100



4 SOUTH ELEVATION 1:100

**COMPLETE**



**COMPLETE**

# Where to from here?

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

**Thank you**

**COMPLETE**