

Sport Complex Design

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Aim:

This paper presents the lessons learnt from the ongoing design of the Griffin Sports Complex. The Griffin Sports Complex is a multi-discipline architectural lead project which has had many challenges including cultural heritage, TMR corridor zoning, contaminated land, stormwater inundation zones and flood tidal no go areas.

The paper discusses the upfront planning issues though to engineering constraints unknown during the concept stage while still accommodating the end user, Council, and local stakeholders wishes.

Project Background:

In 2007 the Moreton Bay Regional Council resolved to resume Lot 1-2 RP85288 for recreation grounds purposes to meet future demand from residential development in the North Lakes and Griffin area.

An ecological constraints and opportunities analysis of the site and surrounds was completed in 2012. The analysis identified the following key site constraints have been considered in the development of this sports and recreation precinct:

- Lot 1 on RP30511 is listed on the Environmental Management Register (EMR);
- Portions of the site are within the Coastal Management District (CMD) and must demonstrate compliance with the provisions of the Draft Coastal SPRP (ie for coastal hazards, HES, nature conservation);
- The site mapping shows areas of Acid Sulphate Soils, Major Flood Events (Q100) and Bushfire Hazard;
- The southern portion of Lot 1 on RP305111 is highly constrained by protected vegetation;
- The site is located within the Priority Koala Assessable Development Area and supports areas of High Value Bushland and Medium and Low Value Rehabilitation areas.

The project sits in one of the fastest growing regions in Australia and Council's aim is to provide functional sports facilities to service the area.

The impact of the proposed future North South Urban Arterial link road on the design of the site access road needs to be assessed, recognising that DTMR has only prepared draft alignment plans for the future road upgrade.

The site is bound to the North by residential development, to the east by the Ramsar Wetlands, to the west by Henry Road and to the south by Dohles Rocks Road. The Griffin Sports Complex will provide both social and competitive sporting facilities for the local residents in the North Lakes, Kallangur and Griffin area's.

A cultural heritage field visit was undertaken on the 21st June 2018 (Converge 2018a). Cultural heritage was located along the northern ridgeline. During the field visit - stone artefacts and estuarine shells were discovered. It was recommended that a series of test-pits be dug across the site to assess the presence of subsurface artefactual material. The test pitting program was undertaken over 3 days – 31st October and 1st – 2nd November 2018 (Converge 2018b).

Cultural heritage was identified on the ground surface and recovered from the test pits – in total 76 stone artefacts and some shell fragments. Whilst stone artefacts have been found across the site, there is a concentration of cultural material along the northern ridgeline (Figure 7). The stone artefacts included cores, flakes and debitage, suggesting the manufacture and reworking of stone tools at the site. It is also probable that there is more surface and subsurface artefactual material, especially along the ridge. These archaeological items are a significant find for the community with an indigenous interactive track planned outside of this project.

Method:

With an ever-growing population there is an increase in community demand for functional sports facilities. Gone are the days of a dingy amenities block tacked on to an uneven playing field. Sports clubs are rate payers too and are demanding multi use facilities to cater for game day through to Wednesday morning bingo. With this in mind, Complete and MBRC have embarked on a multi facet design process that encompasses the needs of the local sporting community while attempting to satisfy all stakeholder requests within the constraints of a sensitive and constrained site. Over 20 sketch designs have been tabled to MBRC to achieve the current site footprint.

Results:

The project is ongoing so the end result is unknown but what we do know is the project was close to be cancelled. However, an eleventh hour stay of execution via some very good civil designing gave the project a second chance.

Conclusion:

Again, as the project is ongoing final conclusions can't not be drawn, however what we do know is that the local community will have an amazing asset.