



MT MARIA PLAYING FIELDS

FACILITY DEVELOPMENT PLAN

OVERVIEW

The Marcellin Old Collegians Sports Club (MOCSC) is seeking to develop the Mt Maria Playing Fields (109 Lade St, Gaythorne) into a multi-sport, shared use facility.

The six hectare site consists of a four hectare playing field surface, with two hectares of surrounding space adjacent residential properties and Mt Maria College.

While the site is currently used for active sport and recreation, MOCSC has a vision to create a facility that caters to a range of sports and activities, including:

- AFL / AFL 9s
- Football (soccer)
- Rugby
- Cricket
- Athletics
- Netball
- School sports and events

This facility development plan outlines the context and justification for developing the site, the proposed site layout and facility development opportunities, and implementation plan.

This document has been prepared by *insideEDGE* Sport and Leisure Planning in conjunction with MOCSC in September 2020.

The development of the Mt Maria Playing Fields into a multi-use community sport facility will increase opportunities for participation across a range of sports and activities.

The Marcellin Old Collegians Sports Club (MOCSC) is committed to developing and activating the site in partnership with education, local community and government partners to realise the potential of the Mt Maria Playing Fields.



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Turrbal people who are the Traditional Custodians of this land. We pay respect to the Turrbal Nations Elders, past, present and emerging, and extend that respect to all Aboriginal and Torres Strait Islander peoples.

In acknowledging the Turrbal people, we offer a Marist welcome to people from every nation, race or creed, and to all people of peace and good will who are with us today. The Great Spirit that has sustained the Traditional Custodians is the same Spirit that unites all people.



VISION AND OBJECTIVES



VISION

The Mt Maria Playing Fields will promote community sport and active participation in a high quality and inclusive environment

The development of sporting infrastructure at the Mt Maria Playing Fields provides an opportunity to increase participation in community sport and recreation, and increase the capacity of the facility to service its education, sport and community user groups.

The objectives of the Mt Maria Playing Fields redevelopment are to:

- Develop the site as a flexible, multi-purpose and shared use facility
- Provide high quality facilities that support local participation and programming
- Provide an inclusive, welcoming and safe environment, particularly relating to the provision of facilities for women and girls
- Maximise the use of facilities through innovative design and use of technology



MARCELLIN OLD COLLEGIANS SPORTS CLUB

The Marcellin Old Collegians Australian Football Club was established in 2017 and began competing in the Queensland Football Association in 2018. The Club was established with the aim of building connections with graduates of the Marist Catholic Colleges in Brisbane, Noosa and Cairns, and provides opportunities to participate in AFL competitions locally.

The Club is now expanding its reach by establishing itself as the **Marcellin Old Collegians Sports Club (MOCSC)**, with the goal of providing opportunities to participate in a range of sports at the Mt Maria Playing Fields, including AFL, cricket, rugby, soccer, athletics and netball.

MOCSC will now work in close partnership with Mt Maria College, Marist Schools Australia, local sporting clubs and all levels of government to develop the facilities required to deliver on their aspirations for community sport.

MOCSC currently fields one senior men's team with 40 active participants.

Impact of Developing the Mt Maria Playing Fields

Aligned with the redevelopment of the Mt Maria Playing Fields, MOCSC aims to provide the following participation opportunities to the community by 2023:

- AFL Competition: 2 x senior men's, 2 x senior women's, 2 x senior indigenous, male youth 12s/14s/16s, female youth 11s/13s/15s
- AFL 9s: Northwest Brisbane primary venue - estimated 500 participants
- Home of the Marcellin Murri Mavericks indigenous teams
- Shared use facilities for school sport, cricket, rugby, soccer, netball and athletics during non-peak periods and summer season.



STRATEGIC CONTEXT

The Mt Maria Playing Fields are located at 109 Lade St, Gaythorne in Brisbane's North, providing a vital community facility for organised sport and active recreation.

The **AFL Queensland Facilities Plan 2020-2025** highlights the need for increased capacity in the facility network to cater for growing AFL participation in the Brisbane North region. Opportunities to increase the number of facilities available for community football are required, with the equivalent capacity of nine ovals required in the next 5 years in the Brisbane North football region (Brisbane City Council north of the Brisbane River and Moreton Bay Regional Council).

Mt Maria Playing Fields is referenced in the AFL Queensland Facilities Plan 2020-2025 as a priority project for the Brisbane North region.

The **Queensland Cricket Infrastructure Strategy 2018-2028** highlights the need for additional synthetic pitch playing fields as the highest priority within the Brisbane North cricket region due to high participation rates and population growth.

The Brisbane North region has the highest cricket participation of any region in Queensland and is continuing to experience strong growth.

The **Football Queensland Statewide Infrastructure Strategy 2018-2022** highlights the need for an additional 10 full size fields, 3 junior fields and 40 field surface upgrades in the Brisbane region to provide the facility capacity to cater for participation growth.

The Mt Maria Playing Fields provides a unique opportunity to deliver a dual-oval facility for AFL and cricket, and four rectangular fields that cater for AFL 9s, rugby and soccer. All playing surfaces will include irrigation, lighting and inclusive change facilities that will support participation at all levels and provide much needed additional capacity in the community sports facility network.



FACILITY DEMAND AND POPULATION GROWTH

The infrastructure planning undertaken by AFL Queensland, Queensland Cricket and Football Queensland (as identified on page 6) has identified trends that are driving the demand for more facilities in Brisbane North and the broader Brisbane region.

AFL Queensland's Brisbane North region has shown the highest growth of any region in the state over the last five years, with growth across all major participation segments. Between 2014 and 2019, club participation (consisting of club competition, Auskick and AFL 9's) increased from 11,500 to 14,500 participants, representing growth of 26%. Female participation growth was even more significant, growing by 75% from 2,408 to 4,216 participants.

Overall AFL participation (including school programs) in the Brisbane North region increased from 34,742 to 79,141 participants in the same period, representing growth of 128% in five years. While 82% of these participants were in school programs, the conversion of program participants into club members is a priority for MOCSC.

AFL 9s in Brisbane has grown from approximately 1,700 participants in 2017 to 1,900 participants in 2019. Developing the Mt Maria Playing Fields as a priority venue for AFL 9s where matches can be played year-round under lights will further drive participation growth in this exciting new format of the game.

The level of participation growth experienced over the last five years is placing pressure on facilities, with the oval to participant ratio in the Brisbane North region reaching 1:414 in 2019 (1:280 recommended).

Cricket also has high participation in the Brisbane North region, with 13,067 registered club participants in the 2017/18 season, including 1,059 female cricketers. The **Queensland Cricket** Infrastructure Strategy referenced the need for additional playing field capacity as the highest priority in the Brisbane North region, particularly relating to ovals with synthetic pitches.

The AFL Queensland Facilities Plan 2020-2025 identifies that the Brisbane North region requires the equivalent of an additional nine ovals in the next five years to cater for participation and population growth



Football Queensland's Statewide Facilities Strategic Plan 2018-2022 noted that annual participation growth of 1.25% between 2013 and 2018 resulted in a total of 34,240 registered players in the Brisbane region in 2018. Like AFL and cricket, football (soccer) requires additional facility capacity to cater for growth by 2022.

Brisbane's population growth continues to drive higher participation, with the population of Brisbane City Council to grow from 1,268,000 to 1,397,000 between 2021 and 2031 (10% increase).

This level of growth in participation and population creates opportunities and challenges for community sport. The opportunity to increase participation and membership comes with the challenge of providing enough facilities of a suitable standard to cater for demand.

The development of the Mt Maria Playing Fields will increase the capacity of the community facility network and provide opportunities to continue the strong participation growth across a range of sports into the future.

FACILITY DEVELOPMENT OPPORTUNITIES



The Mt Maria Playing Fields provides a range of facility development opportunities that will enable increased use for a range of sports and recreation activities.

The facility development opportunities outlined in this plan have been identified in consultation with MOCSC and via the analysis of sports facility requirements.

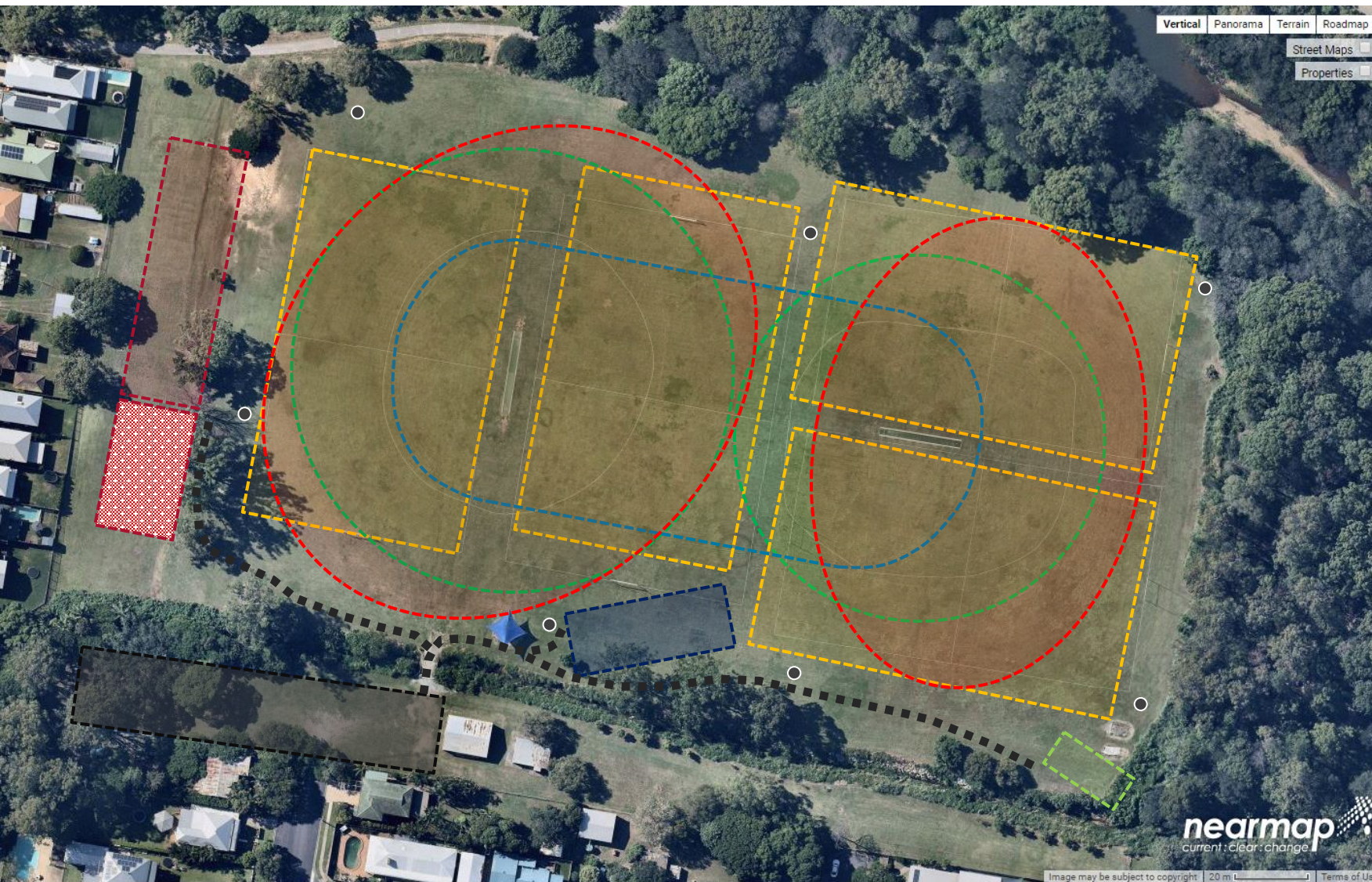
The following key facility developments are proposed for the site in order to provide the required level of infrastructure to host club competitions and programs, and engage the community in healthy physical activity:

- **Full redevelopment of playing surfaces**, including the provision of irrigation, drainage and sportslighting. The playing surface will provide field overlays for AFL, AFL 9s, cricket, rugby, soccer and athletics.
- **Pavilion and inclusive change facilities** consistent with AFL Preferred Facility Guidelines and other sports facility guidelines such as cricket and football.
- **Netball courts** with match standard sportslighting (with spatial provision for future expansion)
- Three-lane synthetic **cricket practice facility**.
- **Supporting infrastructure**, including landscaping, pathways, car-parking and Men's Shed.

On completion of the facility upgrades outlined in this development plan, the MOCSC will have the capacity to realise their vision as a leader in community sport.

The Facility Development Plan on page 10 outlines the key facility components and proposed layout.

MT MARIA PLAYING FIELDS FACILITY DEVELOPMENT PLAN



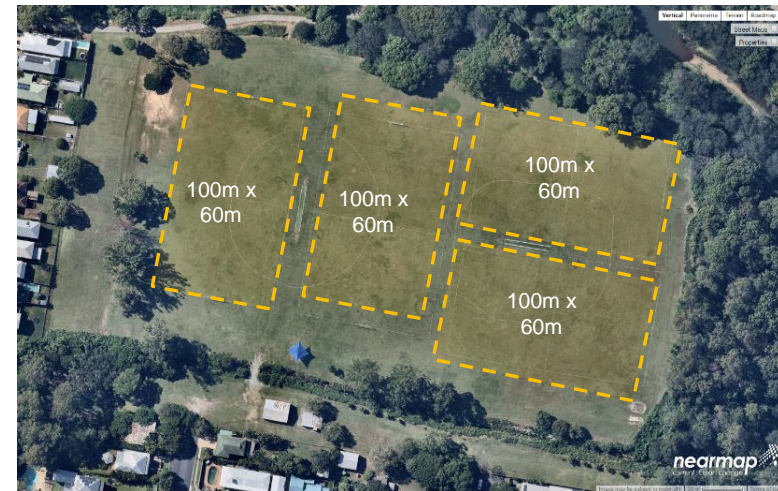
- AFL Fields
- AFL 9s / Rugby / Soccer Fields
- Cricket Fields
- Cricket Practice Facility
- Athletics Track
- Netball Courts
- Pavilion
- Car Park
- Pathway
- Light tower

MT MARIA PLAYING FIELDS PLAYING FIELD OVERLAY

AFL Playing Fields



Rectangular Playing Fields – AFL 9s, Rugby, Soccer



Cricket Playing Fields and Practice Facilities



Athletics Track



FACILITY DEVELOPMENT OPPORTUNITIES



#	Component	Development Opportunity
1	Playing surface, irrigation and drainage	Full redevelopment of the turf playing surface, including installation of irrigation and drainage, and new turf playing surface. The redevelopment of the playing surface will increase the quality and capacity of the site to host community sport.
2	Sportslighting	Minimum 100 lux lighting (community competition standard). Detailed lighting design will be required to determine the functional layout, taking into consideration the playing field overlay and orientation.
3	Cricket practice facility	Three-lane cricket practice facility - 22.12m (full pitch length) X 10.8m. The facility is oriented east-west to avoid the run-ups being on the adjacent playing surface.
4	Netball courts	Two netball courts – 30.5m x 15.25m per court, plus 3.05m run-off on all sides. Spatial allowance for a third court is provided if required, noting that this court encroaches on the space behind the AFL goals.
5	Pavilion / change facilities	<p>Construction of a two-storey, 693 m2 pavilion including the following components:</p> <ul style="list-style-type: none"> Ground floor (473 m2): 4 x 45 m2 change rooms, 4 x 25 m2 amenities, 2 x 25 m2 umpires change rooms, 20 m2 kiosk, 33 m2 public toilets (13 m2 male, 13 m2 female, 7m2 accessible), 20 m2 internal storage, 20 m2 external storage, 50 m2 circulation space First floor (220 m2): 150 m2 multi-purpose room, 20 m2 office, 30 m2 kitchen 20 m2 storage <p>Spatial allowance of 750 m2 is provided on the site plan to allow for circulation space surrounding the pavilion and/or future expansion of the building.</p>
6	Car park	90 car parks, based on 2,100 m2 available on the southern extent of the site.
7	Paths and landscaping	A formalised pathway from the car park to the pavilion is required. Additional pathways to the netball courts and cricket practice facility are recommended.
8	Men's Shed	Retain the existing storage shed and re-purpose as a Men's Shed

IMPLEMENTATION PLAN & OPINION OF PROBABLE COSTS

Summary of proposed facility improvements, level of priority and opinion of the probable costs of implementation.

#	Facility improvement	Estimated cost	Priority
1	Redevelopment of playing fields, including earthworks, drainage, irrigation, turf (34,000 m2)	\$1,750,000	HIGH
2	LED Sportslighting (100 lux) – Two playing fields	\$400,000	HIGH
	Allowance for power upgrade	\$30,000	
3	Cricket practice facility (three lanes)	\$120,000	MEDIUM
4	Netball courts (two courts, third court optional) including 100 lux lighting	\$275,000	MEDIUM
5	Pavilion / change facilities (693 m2)	\$2,462,000	HIGH
6	Car park (2,100 m2)	\$294,000	MEDIUM
7	Paths (315 linear metres)	\$75,000	MEDIUM
	Landscaping	\$100,000	
8	Detailed design and quantity surveyor	\$60,000	HIGH
Estimated Facility Development Costs		\$5,566,000	-

The opinion of probable costs provided in this plan is approximate at the time of publication. Detailed designs should be developed and assessed by a qualified quantity surveyor to establish the cost of delivering the upgrades included in the implementation plan.

BENEFITS OF MT MARIA PLAYING FIELDS DEVELOPMENT

The development of the Mt Maria Playing Fields will provide a range of participation, community, education and sustainability benefits. The Marcellin Old Collegians Sports Club is committed to establishing itself as a leader in community sport and promotes the connection between sport, education and health.

Participation	Education
<ul style="list-style-type: none">Increased participation opportunities for club members, students and the local communityIncreased diversity of participation opportunitiesCompetitive, social and entry-level program offerings to engage participants throughout the player pathway	<ul style="list-style-type: none">Improved facilities for Mt Maria College studentsIntegration between school and community sportIncreased connection between Marist Catholic College alumni and Mt Maria CollegeYouth engagement and development programs
Community	Sustainability
<ul style="list-style-type: none">Community sports club establishment provides social connection and inclusionEmphasis on community events, inclusion and shared facility provision, use and investmentIncreased volunteering and engagement of diverse communities	<ul style="list-style-type: none">Efficient water use via irrigation system installation and water re-use systemsEfficient power use via LED sportslighting and installation of solar panels on pavilionConnection to the Kedron Brook linear reserveRetention of vegetation and natural environment value



APPENDIX 1

Mount Maria Playing Fields – Existing Site Context



Date of aerial image capture:
21 March 2020

APPENDIX 2

Mount Maria Playing Fields – Existing Conditions



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