Brothers Rugby Club Masterplan.

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Context.

Locality

Located approximately 4km North of Brisbane's CBD, Brothers Rugby Club sits at the Base of Bartley's Hill in Albion – historically forming a blurred edge between the industrial and Residential zones of the eclectic Brisbane suburb.

Whilst it serves predominately as a North side catchment community facility, its central location to many major arterial roads means that it provides use and support to over 4000 members from all edges of Brisbane.

Progressively increasing in density, Albion and its surrounding suburbs are traditionally limited in their access to public greenspace. Interestingly, the area is well-known for its substantial sporting facility provision – varying from community playing grounds to race tracks to commercial training facilities.

Unique in this sense - Crosby Park - the home of Brothers Rugby, helps to serve a dual purpose within the suburb by providing not only extensive green space but a traditional community sporting hub. Whilst it is known to many as a rugby home, it is also a community space for local families, patrons and schools to enjoy outdoor activities and watch local competitions.

Analysis.

Site Considerations

The following summarises the major short comings of the current facilities and site:

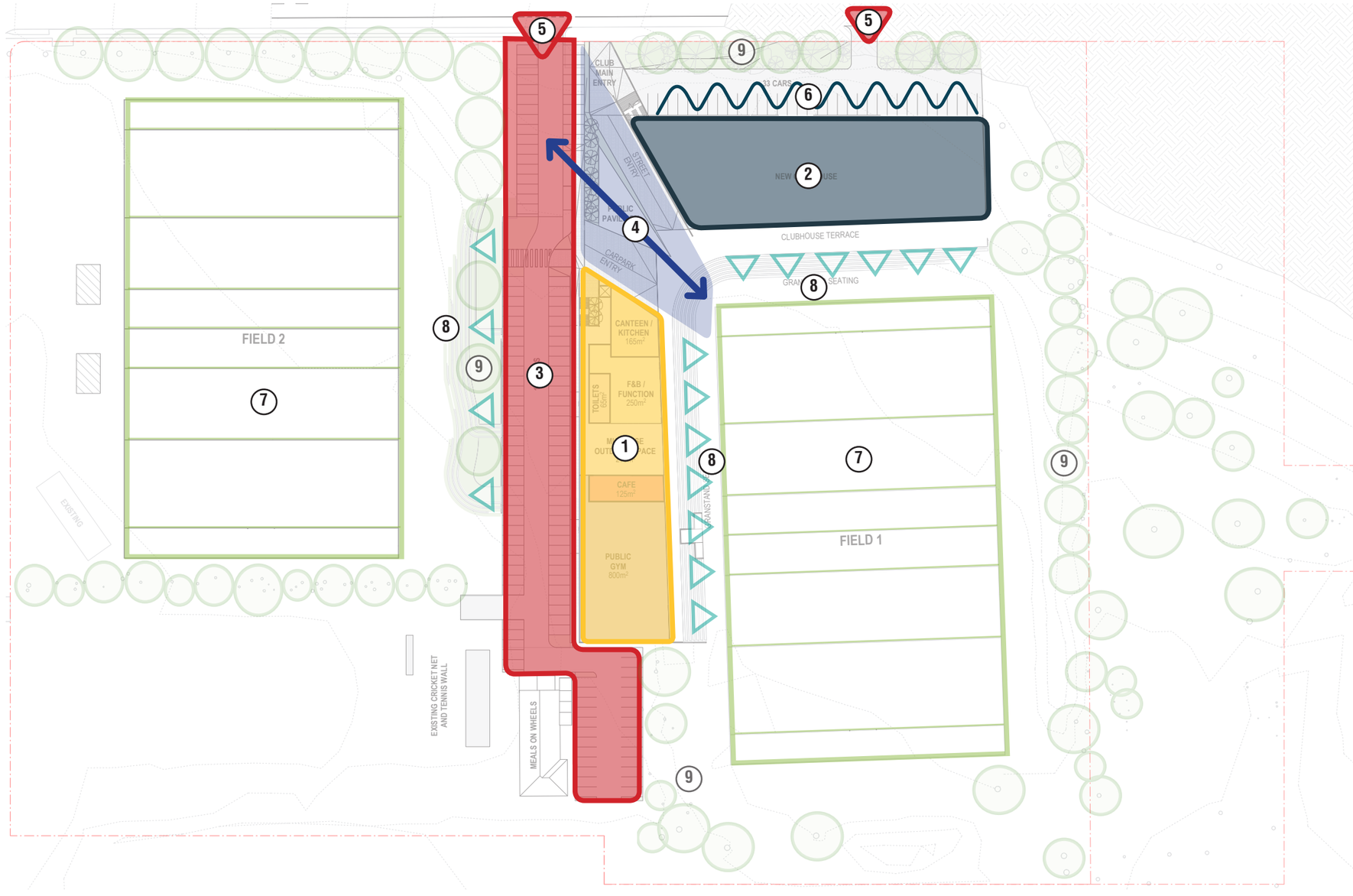
1. Clubhouse and change room facilities are dilapidated and require significant upgrades.
2. Current clubhouse street frontage is dilapidated and unappealing.
3. Current parking provisions are inefficient and lack proper traffic consideration.
4. Spectator viewing is constrained by a lack of seating and shade.
5. Field condition is poor and in need of refurbishment.
6. Significant topographical fall across site.
7. Existing Meals on Wheels facility.

Response.

Site Vision

The major initiatives of the Masterplan are as follows:

1. Create a game and training facility to serve the club and community beyond.
2. Upgrade the existing Club House facilities.
3. Repositioning the main club parking facilities to achieve greater efficiency and more parking spaces overall.
4. Create a consolidated club entry point with considered accessibility provisions and visual connection from the street.
5. Develop a consolidated traffic entry strategy which includes a secondary crossover from Crosby Road
6. Enhance the street presence and vibrancy of the clubhouse along its crosby road frontage.
7. Resurface the existing fields.
8. Maximise the spectator experience through tiered seating provisions.
9. Site wide tree provisions to be increased as part of the upgrades. All introduced trees will align with Brisbane City Councils 'Urban Forrest' concept.



Response.

Staging Plan

Brothers' Masterplan Concept for Crosby Park will see the Club areas and facilities upgraded over an 18-month period, with the design deliberately embracing and enhancing the wide open spaces the community loves and enjoys at Crosby Park. The upgrade is proposed to take place in two stages:

Stage 1A:

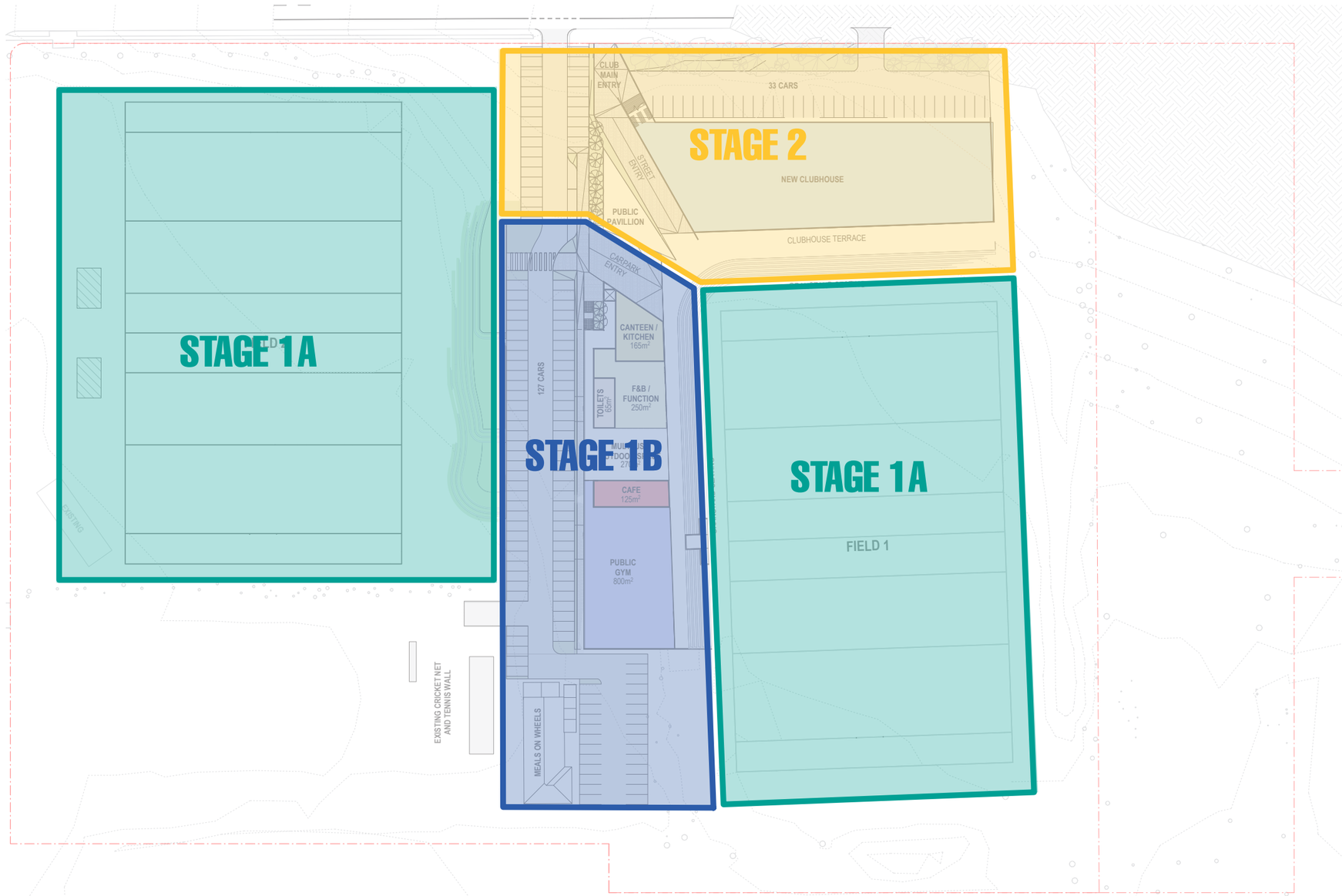
Includes resurfacing of the existing sporting fields, upgrading Field Two's lighting, and creating new seating for spectators on the eastern edge of Field Two.

Stage 1B:

Will see the creation of a new high-performance game and training facility containing all provisions required to meet the Queensland Rugby Union (QRU)'s Premier Rugby Field of Play standards.

Stage 2:

Includes the clubhouse upgrade which will considerably improve the clubhouse facilities and increase accessibility and participation for people of all ages and abilities.



Masterplan.

Perspective

Masterplan.

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Artist's Impression Only

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