

NORTHS RUGBY CLUB

Wavell Heights , Queensland

Facilities Master Plan

28 March 2025



BlightRayner



Letter from the Club President

March 2025

FACILITIES MASTERPLAN

I am pleased to be able to present the Facilities Master Plan that will support Norths Rugby Club (“Norths”) into the future.

In developing our Master Plan, it’s important to acknowledge that Norths is not only home to Norths Rugby, but also multiple other sub-tenants and user Groups from within our local community. In addition to Norths own 1000+ registered (senior and junior) members, and their families, other regular users of our facilities include The Bustard Eagles Rugby Club, Wavell Height’s Oztag, The Brisbane Hustlers Rugby Club, Wavell Heights High School, Padua College, Central District School Sport, the Catholic Secondary Schoolgirls Sports Association, Kedron ParkRun, Aviation Australia and many more local schools, community groups and individuals.

The Master Planning process commenced in 2021, when Norths undertook a whole of Club independent review that led to the development of our “Strategic Plan 2022 – 2026”. A key pillar of that plan was “Facilities”. It was recognised that our current facilities were both ageing and no longer fit for purpose and that improved off-field facilities were required to (a) better service our core rugby needs, in particular those of our growing female membership (b) better service our other regular users and the local community needs and (c) ensure we have financial sustainability for Norths in perpetuity.

Assisted by a grant from the Brisbane City Council (“BCC”), our Master Planning process has involved researching our critical and long-term needs, including seeking feedback from our members, users and community. We then obtained town planning, engineering, architectural and quantity surveyor and various other consulting support and also engaged with BCC and other stakeholders to inform our Master Plan.

This Master Plan now addresses the critical immediate and long-term needs of Norths and our members, other regular users and the broader local community who utilise Norths facilities.

Our Master Plan has been prepared on a staged basis, identifying the various projects (large & small) required to meet our identified needs over a proposed time period of circa 5 – 10 years. Projects range in value from as little as several thousand dollars up to several million. The Master Plan has been intentionally staged so that current and future committees can execute individual projects (in various order) as funding opportunities become available.

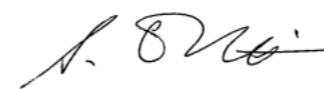
The Master Plan includes (but is not limited to) the following key projects:

- Immediate club house renovations to upgrade existing change rooms to be unisex compliant, kitchen and main clubhouse flooring upgrades;
- Addition of an apparel store adjacent to the current club house structure;
- Increased storage facilities on field 2 & 3 via a new 6 bay storage shed;
- Additional unisex changeroom facilities to cater equally for men and women on field 2 & 3;
- Commercial facilities in accordance with our town planning constraints that will be complementary to current uses of Norths and the broader community and support long term financial self-sustainability (i.e. a New Gym and a Sports Recovery Centre / Allied Health);
- Multiple small-scale amenities such as shade structures, pathways and outdoor seating;

Long term - a new main club house to provide new unisex change rooms, referee room, meeting rooms, food & beverage facilities, office space for staff and appropriate storage.

While this Master Plan provides architectural drawings and/or concept designs of proposed new or upgraded buildings and other structures, they are intended to be a guide only. As funding becomes available, current and future committees will have scope to finalise the detailed design of the relevant structures (subject to BCC approval), with this Master Plan serving as the overarching planning document to guide what is built and where it is built.

This Master Plan will therefore serve the club as its road map for future development that delivers the facilities required to support Norths and our other users immediate and long-term needs.



SHAUN MCKINNON

PRESIDENT

NORTH BRISBANE RUGBY CLUB INC

Master Plan



Northern zone

- N1** Lighting infrastructure
- N2** Storage shed
- N3** Amenities complex
- N4** Artificial turf
- N5** Shade structures
- N6** Pedestrian footpath
- N7** Spectator seating (locations tbc around fields 2 & 3)

Southern zone

- S1** Lighting infrastructure
- S2** Players dugouts (future upgrade)
- S3** Club House & concourse
- S4** Entry sign
- S5** Digital display
- S5b** Digital display (alternative)
- S6** Bus set down
- S7** Northern field fence (replace)
- S8** Northern pedestrian access path
- S9** Formalise Shaw road car park
- S10** Northern bicycle access from Shaw road
- S11** Southern pedestrian access path
- S12a** Camera tower
- S12b** Camera tower (alternative)
- S13** Spectator hill seating & terraced
- S14** Bus setdown
- S15** Commercial gym
- S16** Commercial recovery centre/ Allied health
- S17** Future food & beverage extension
- S18** Potential additional car parking
- S19** Accessible/ wheelchair & ambulance parking

- Existing
- Proposed

Project Staging

STAGE 1 - CRITICAL NEED PROJECTS

PROJECT	PURPOSE	YEAR	ESTIMATED COST	FUNDING SOURCE	FUNDING STATUS
Storage Shed	Replace non-compliant shipping containers and provide storage solution closer to usage to improve operational efficiency and safety	1	\$200,000	BCC Grant	Funding secured
Clubhouse Upgrade	Renovate Change Rooms (to be uni-sex) Kitchen Upgrade and Flooring.	1	\$200,000	State Government Grant	Funding Secured
Apparel Store	To provide a dedicated space for merchandise storage and sales. Currently no solution for this.	1	\$20,000	Club Funded	Funding Secured
Field 2 and 3 Change Rooms	Deliver increased volume of change rooms to service actual field numbers and provide female friendly facilities which are currently not catered for	1 to 2	Two Options A: \$1,800,000 to \$2,000,000 for Modular build; or B: \$3,200,000 for traditional slab on ground construction	Grant Funding from any of BCC/State Govt or Federal Govt	

STAGE 2 - SUSTAINABILITY PROJECTS

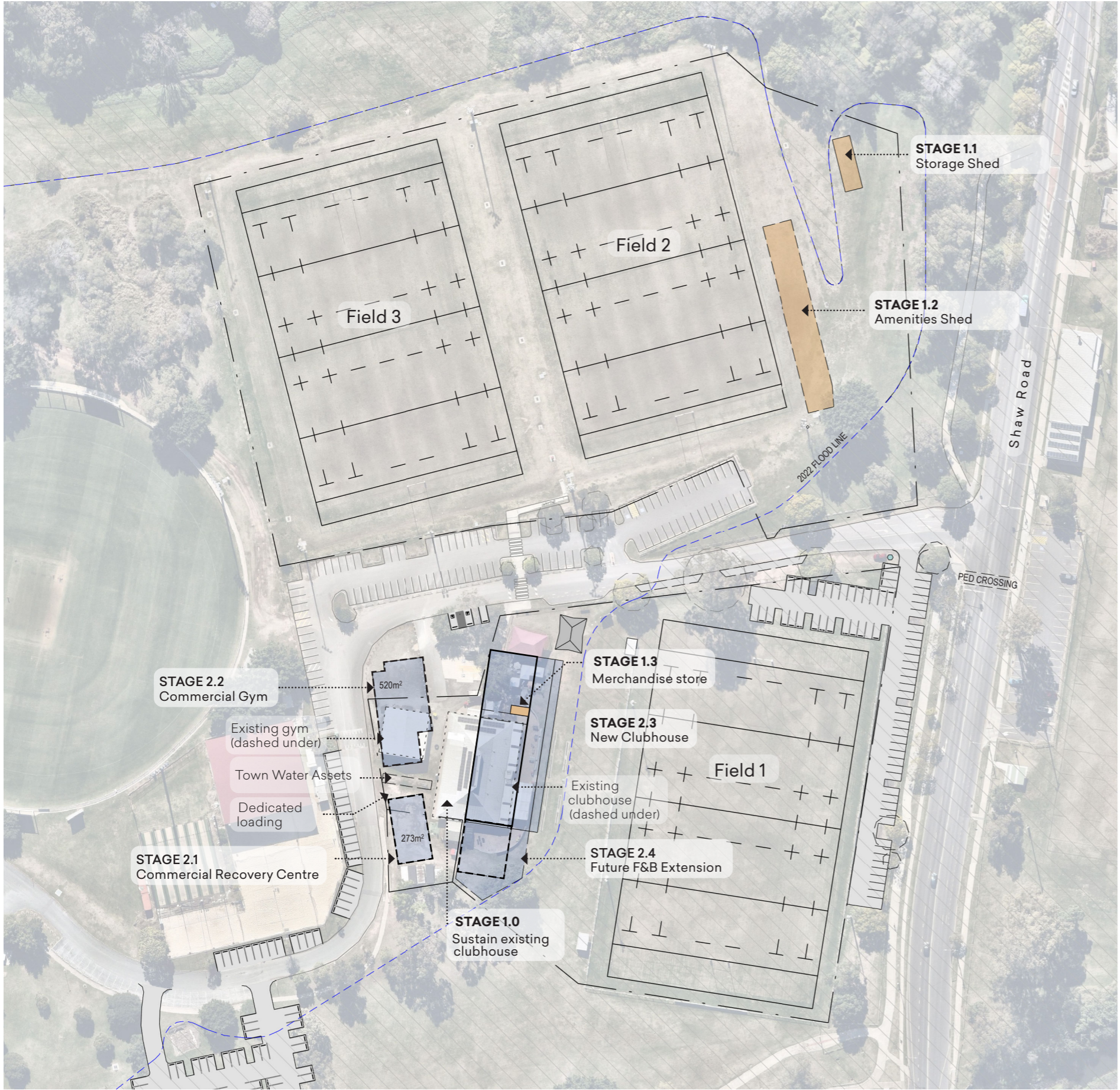
PROJECT	PURPOSE	YEAR	ESTIMATED COST	FUNDING SOURCE	FUNDING STATUS
Recovery Centre Allied Health	Provide a passive income stream while also providing a service that is complementary to rugby needs and provides utility to local community	1 to 3	nil cost to Norths	Tenant Funded	In negotiations with potential tenant
Gym	Provide a passive income stream while also providing a service that is complementary to rugby needs and provides utility to local community	2 to 3	nil cost to Norths	Tenant Funded	Not yet commenced
New Club House	To resolve the limited lifetime of current structure while also giving the Club a fit for purpose core facility for rugby club activities while also providing ancillary utility for local community	5 +	circa \$11m	TBC	Not yet commenced

ANCILLARY SMALLER SCALE PROJECTS

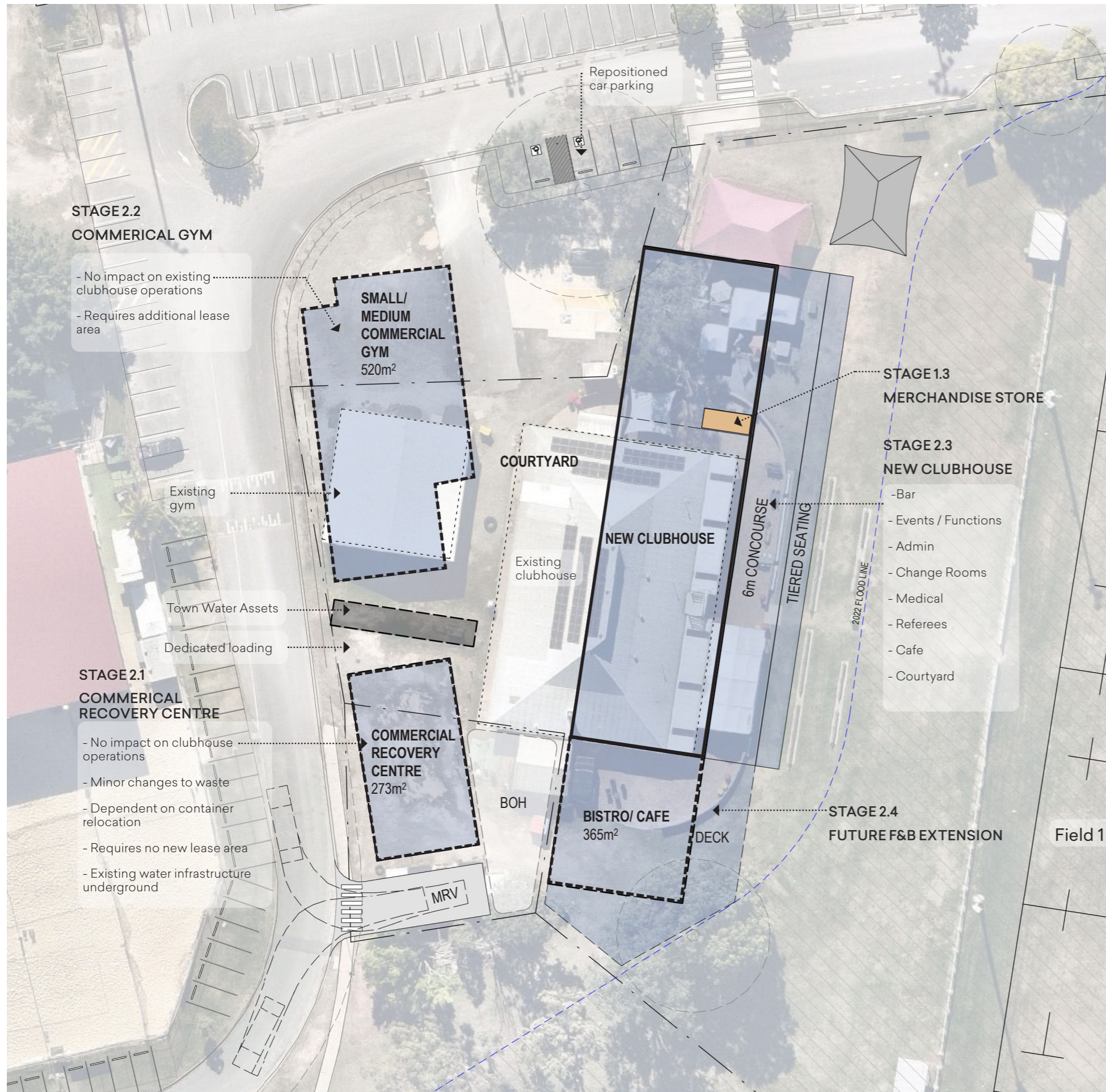
PROJECT	PURPOSE	YEAR	ESTIMATED COST	FUNDING SOURCE	FUNDING STATUS
Various other smaller scale	Basic club and community user amenities	1 to 10	circa \$2,000 to \$50,000	Grants or Norths Funds	Not yet commenced

*Estimated Costs to be confirmed

Major Asset Staging



Staging Plan



**STAGE 2.2
COMMERICAL GYM**

- No impact on existing clubhouse operations
- Requires additional lease area

**SMALL/
MEDIUM
COMMERCIAL
GYM**
520m²

Existing gym

Town Water Assets

Dedicated loading

**STAGE 2.1
COMMERICAL
RECOVERY CENTRE**

- No impact on clubhouse operations
- Minor changes to waste
- Dependent on container relocation
- Requires no new lease area
- Existing water infrastructure underground

**COMMERCIAL
RECOVERY
CENTRE**
273m²

COURTYARD

Existing clubhouse

NEW CLUBHOUSE

6m CONCOURSE
TIERED SEATING

**STAGE 1.3
MERCHANDISE STORE**

**STAGE 2.3
NEW CLUBHOUSE**

- Bar
- Events / Functions
- Admin
- Change Rooms
- Medical
- Referees
- Cafe
- Courtyard

2022 FLOOD LINE

BISTRO/CAFE
365m²

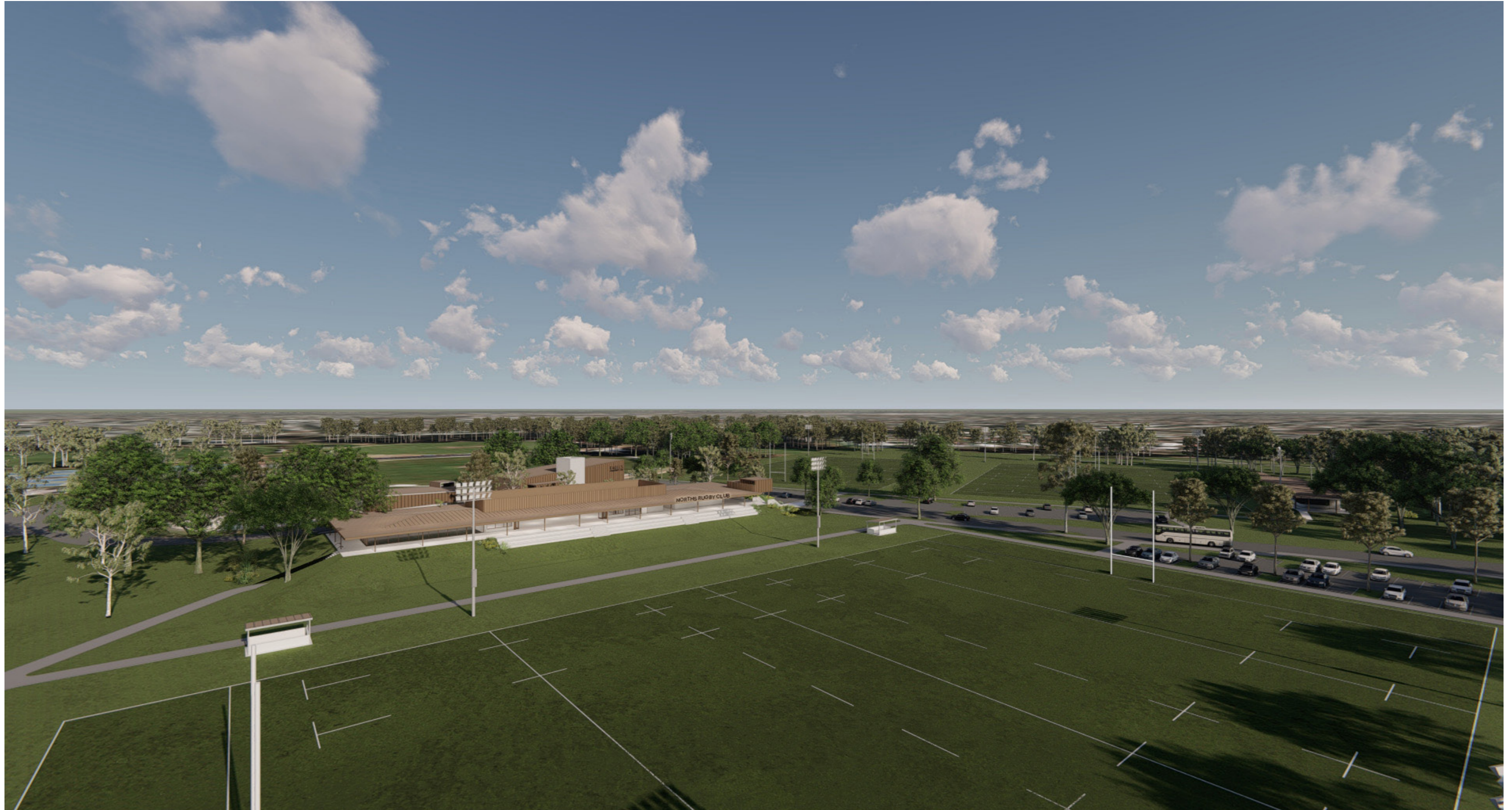
DECK

**STAGE 2.4
FUTURE F&B EXTENSION**

Field 1



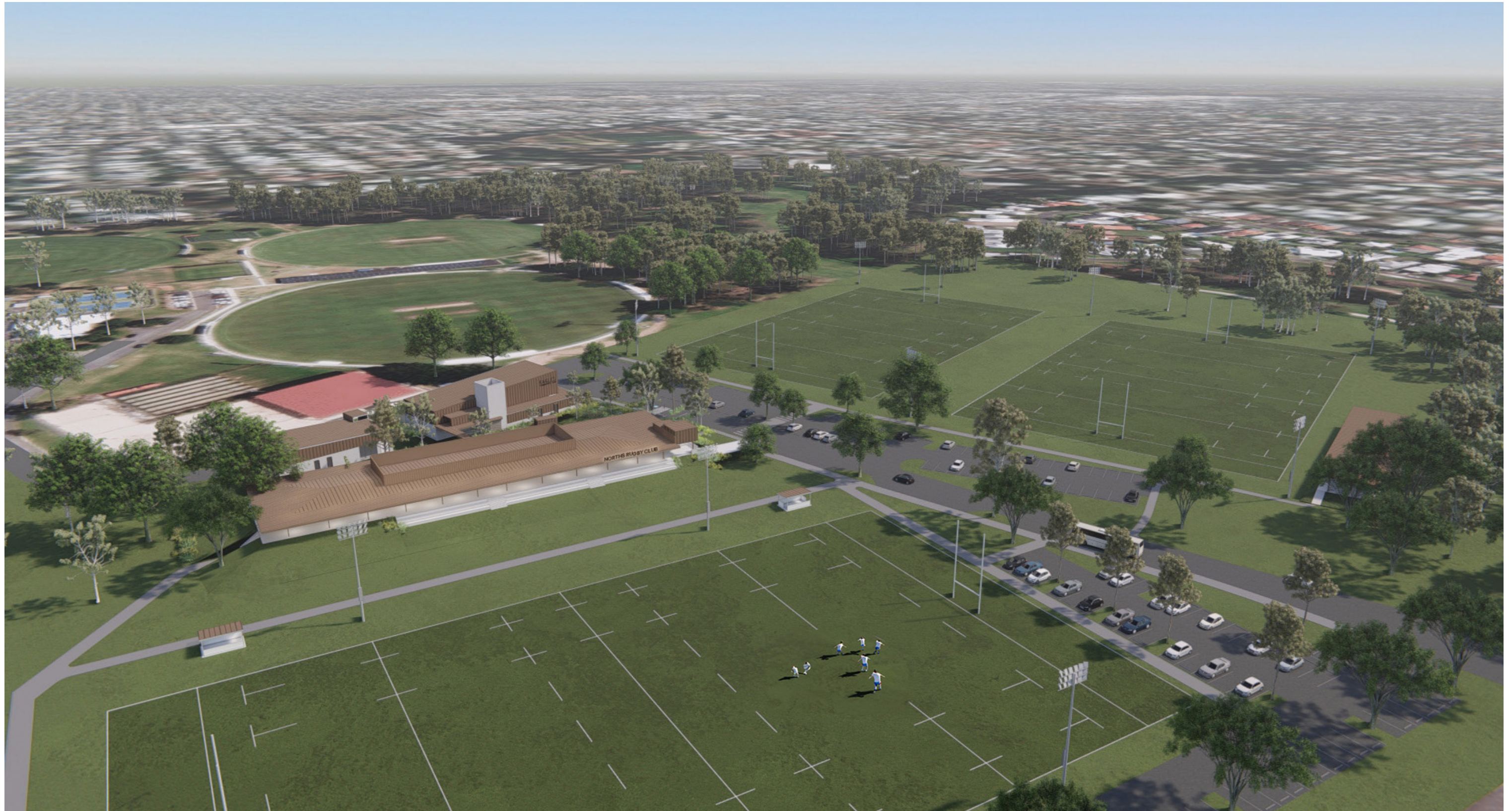
Aerial View over Field 1



Aerial View from Shaw Road



Aerial View over Fields



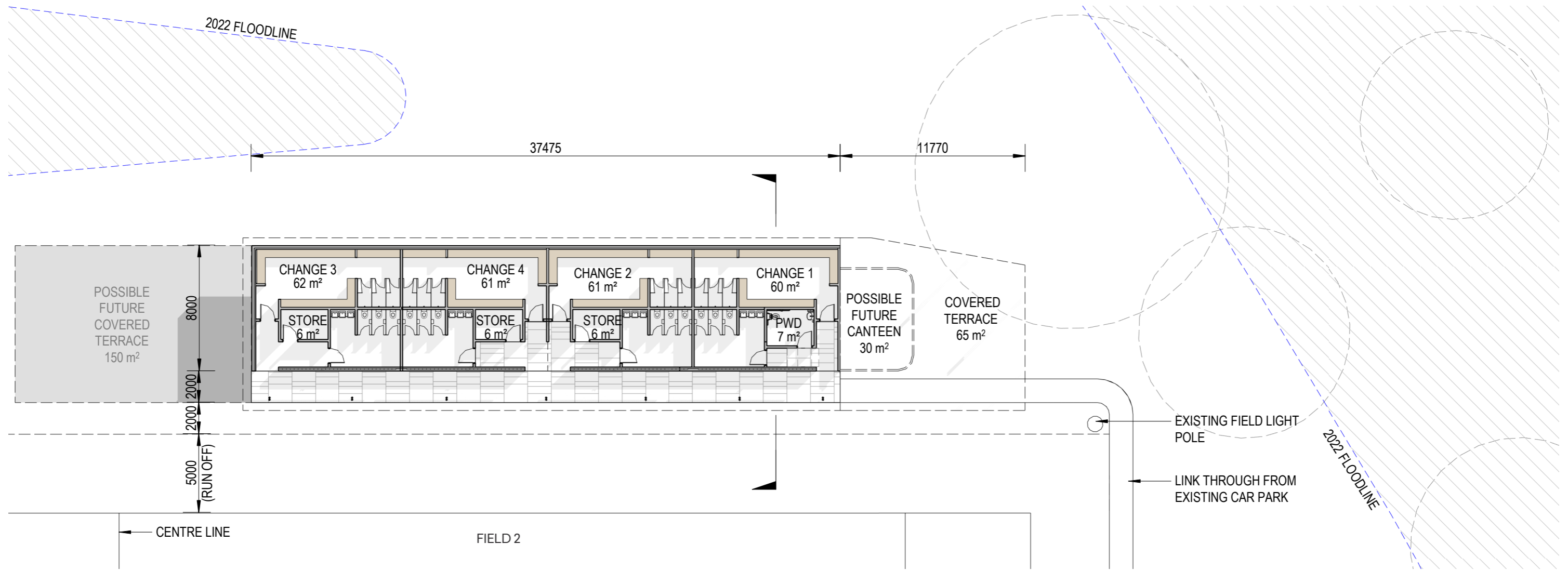
Existing Clubhouse Improvements



Legend

- ① External modular/container Merchandise Store
- ② Kitchen update
- ③ Updated Change Room joinery and bench seating. Newtiling and painting
- ④ Amenities converted to unisex with showers redesigned as cubicles and urinals replaced with toilet cubicles. New tiling and painting.
- ⑤ Renew Clubhouse flooring
- ⑥ Annual tactical repairs and maintenance as per Condition Report
- ⑦ Replace south-west external timber pylon

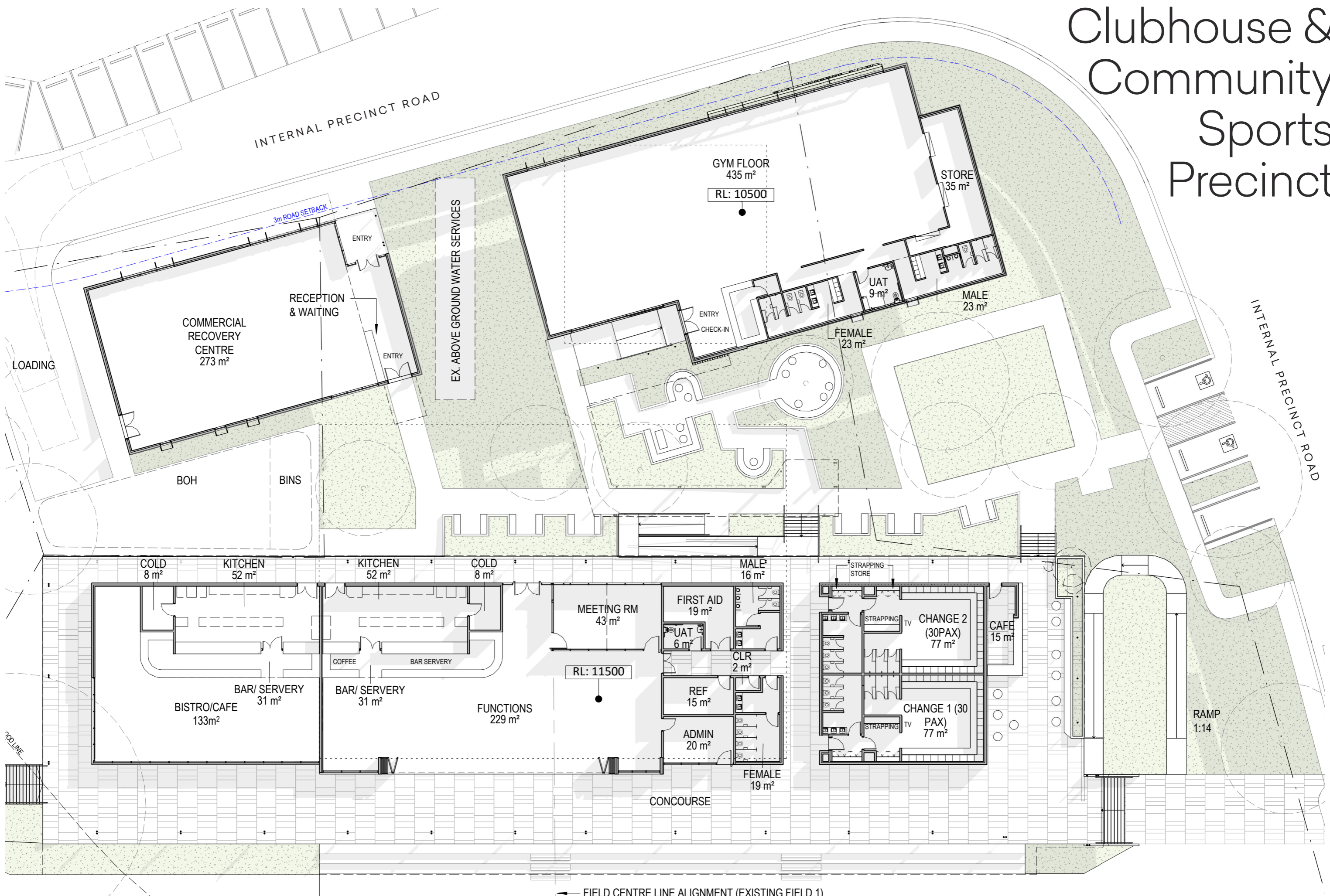
Field 2&3 Pavilion



Field 2&3 Pavilion



Clubhouse & Community Sports Precinct



Clubhouse Entry



Clubhouse from Field 1



Clubhouse & Community Sports Precinct



Courtyard Entry



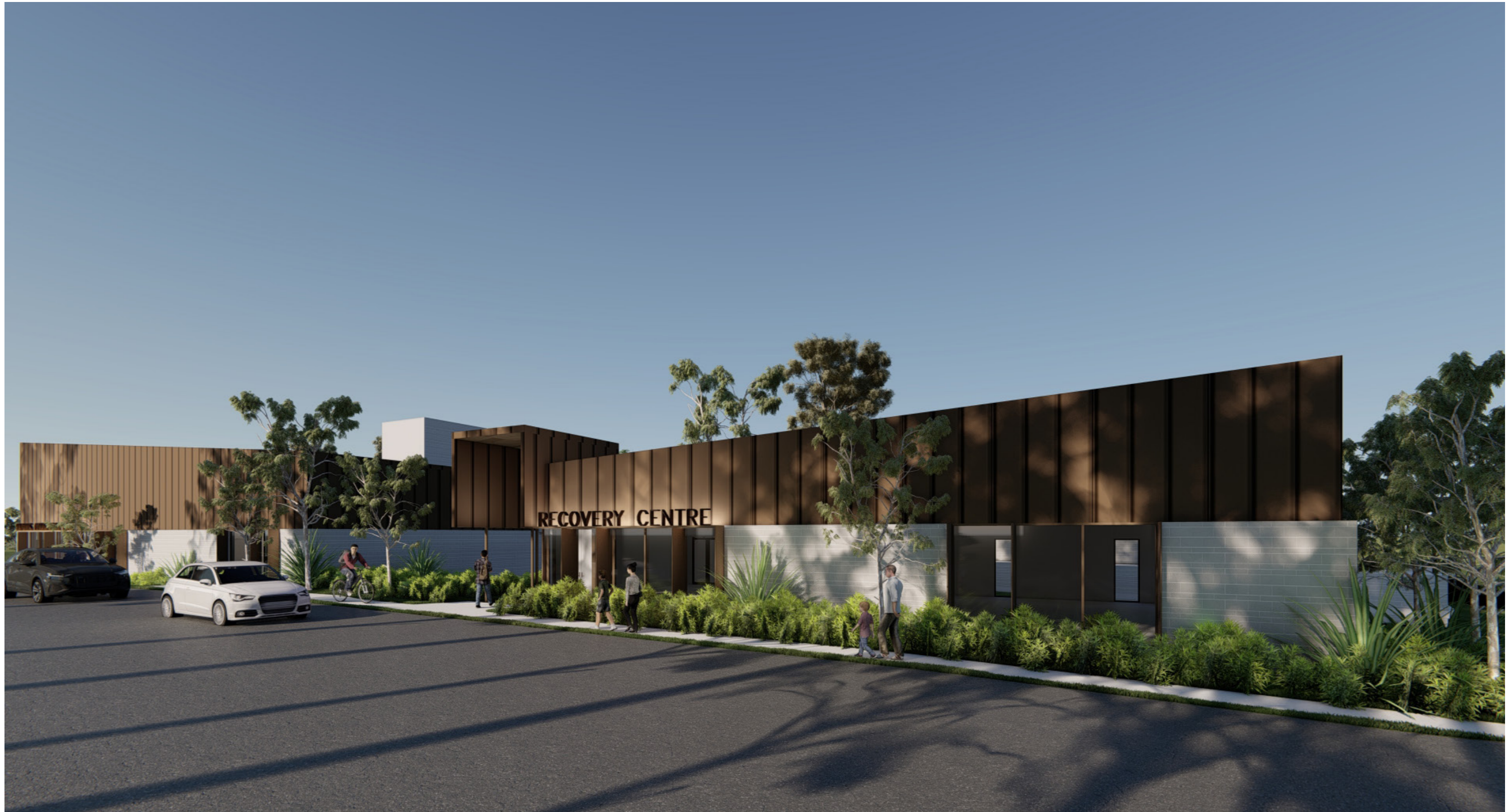
Courtyard



Gymnasium



Commercial Recovery Centre/ Allied Health



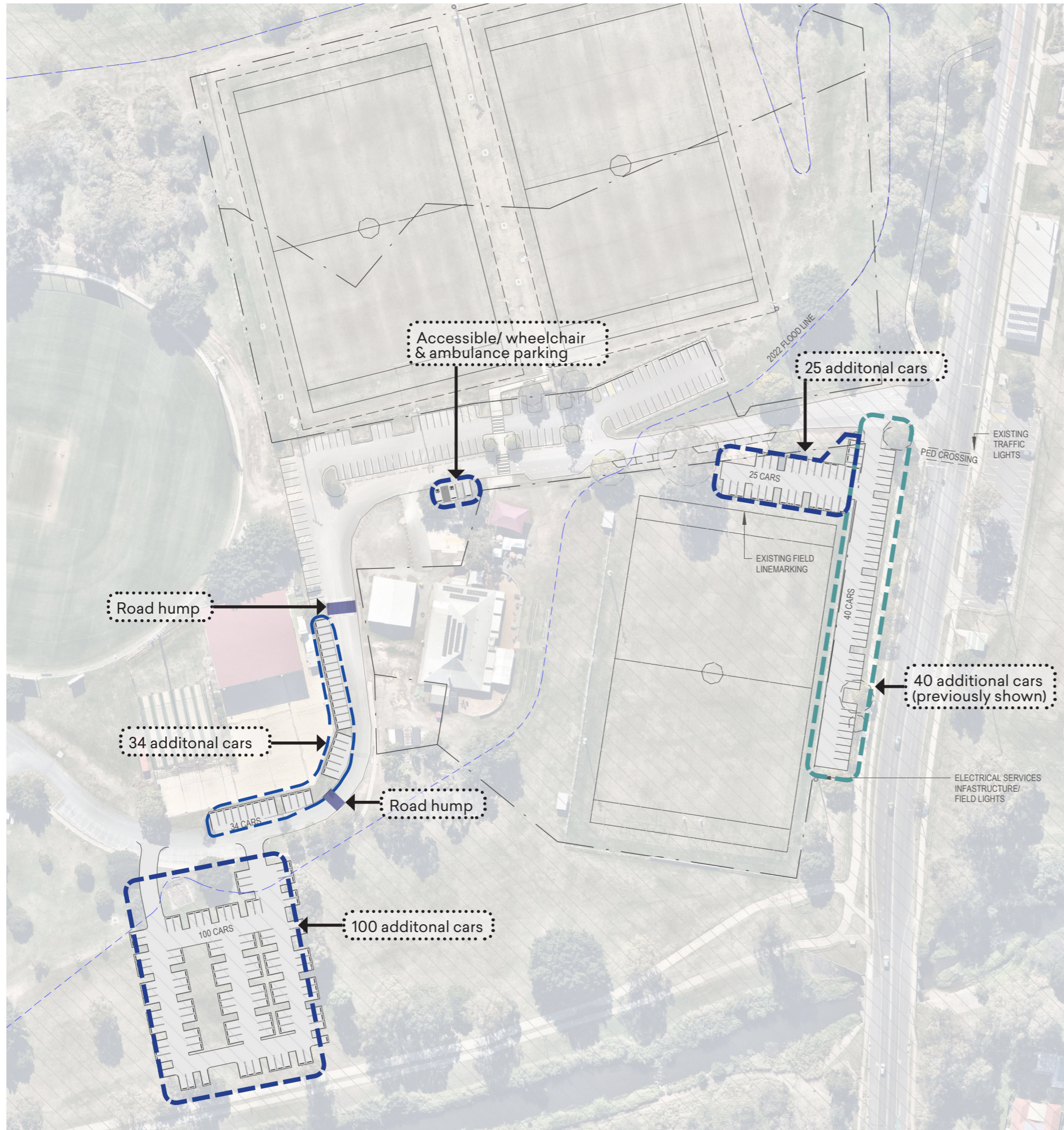
Development Summary



SPACE AREA (m2)

SPACE	AREA (m2)
CLUB HOUSE	852m2
CAFÉ	15
CHANGE ROOM 1	77
CHANGE ROOM 2	77
MALE AMENITIES	16
FEMALE AMENITIES	19
CLEANERS ROOM	2
UAT	6
FIRST AID	19
REFEREES	15
ADMINISTRATION	20
FUNCTION SPACE	229
MEETING ROOM(S)	43
KITCHEN	52
COLD ROOM	8
BAR/SERVERY	31
BISTRO/ CAFÉ	133
KITCHEN	52
COLD ROOM	8
BAR/SERVERY	31
COMMERICAL GYM	525 m2
GYM FLOOR	435
FEMALE AMENITIES	23
MALE AMENITIES	23
UAT	9
STORE	35
COMMERICAL RECOVERY CENTRE	273 m2

Additional Parking Opportunities



Note: Selected car park locations subject to traffic engineering review, flood studies. Flood emergency management plan, noise impact studies to neighbouring houses and town planning review.

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