

# **BROTHERS RUGBY CLUB**

## **What is Brothers seeking from the community?**

At this initial stage we are seeking early community feedback on our draft Masterplan Concept, especially about our proposed new facilities, additional uses and any other aspects the community wishes to raise such as parking, ongoing access to open space, inclusion and accessibility.

In the future the Club will be required to lodge a development application to Brisbane City Council for any works proposed and comply with Council's planning requirements.

## **What is Brothers proposing?**

With a rich 113-year history, Brothers Rugby Club (Brothers) is well established as one of the leading community sporting clubs in Australia; at the forefront of Rugby innovation and one of the country's largest clubs, drawing players, supporters and volunteers from all corners of Brisbane.

Over the past five years, Brothers has embarked on an era of change and expansion, one driven by inclusion, equality and innovation. At the forefront of this expansion is the upgrade of its existing fields and facilities to meet the demand of the Club's ever-growing user base.

In recognising the opportunity this upgrade provides, Brothers is looking forward to creating an inclusive community sporting hub at Crosby Park — representing a new model for community sports and recreation facilities available not just to its members but to the local neighbourhood and beyond.

## **What is Brothers proposing as part of the upgrade?**

Brothers' Masterplan Concept for Crosby Park will see the Clubhouse, facilities and fields upgraded over a 24-month period and is proposed to take place in two stages:

Stage 1A includes:

- Resurfacing of the existing sporting fields
- Upgrading Field Two's lighting
- New seating for spectators.

Stage 1B includes:

- A new game and training facility with all provisions required to meet Queensland Rugby Union premier rugby field of play standards, including but is not limited to: eight (8) unisex change rooms, medical facilities, a new and improved Club gym, and audio-visual provisions
- Space for allied use tenancies, function facilities, kitchen space and extensive covered spectator seating and viewing areas
- The repositioning and upgrade of the main Club parking facilities to achieve greater efficiency and more parking spaces overall.

Stage 2 includes:

- Bar and function facilities, office space, meeting space, amenities, community use function rooms, a large canteen/kitchen with associated café space, upgraded sanitary facilities and extensive spectator seating
- Potential commercial opportunities that could be food and beverage, health, sport and or recreation related.
- The introduction of car parking spaces off Crosby Road to serve the ever-growing numbers of the Club and its extended community
- Further repositioning and upgrading of the main Club parking facilities to achieve greater efficiency and more parking spaces overall.

In general, the proposed investment will considerably improve the Clubhouse and facilities, and increase accessibility and participation for people of all ages and abilities, providing an equal experience for everyone.

The upgrade will also embrace and enhance the wide open spaces the community loves and enjoys at Crosby Park.

To view the Masterplan Concept please visit the project webpage: [www.brothersrugby.com/masterplan](http://www.brothersrugby.com/masterplan).

### **Why is it necessary to upgrade Crosby Park?**

Brothers' fields and facilities are long overdue for an upgrade. With more and more people using Crosby Park for sport and community activities each year, it is important the fields and facilities meet the current and future demand. Brothers' Strategic Plan (2016-2020) identifies trends in participation and inclusiveness, and forecasts continued future growth which will be accommodated by the upgrade and revitalisation of our facilities.

### **About Brothers and Crosby Park**

#### **Who uses the Club and its facilities?**

Brothers is one of Australia's largest Rugby Clubs with more than 4000 members and over half playing Rugby, Women's Rugby, Rugby 7s, Touch Football and in the Modified Rugby Program (MRP).

Crosby Park is the home of Brothers Rugby Union but Brothers is so much more than rugby.

The proposed investment in upgrading our facilities will have a positive impact on all the sporting, community and recreational activities that take place at the Club. They include:

- Athletics — training facility for local schools and community groups
- Boxing — training centre located on premise
- Bridge — the Joan Butts Bridge Club meets regularly at Brothers
- Cricket — the fields are used for Queensland Cricket training and by community cricket clubs
- CrossFit — training for individuals and groups
- Cultural and community events
- Dancing — the Brisbane Irish Dancing Association uses Brothers' facilities weekly
- Fortitude Valley Rotary Club holds its weekly meetings at Brothers
- Political organisations use Brothers' facilities for meetings
- Rugby Union — Club activities include Rugby, Women's Rugby, Rugby 7s, Touch and Modified Rugby Program, and a training venue for the international teams including the Australian Wallabies
- Seniors groups use Brothers' facilities for meetings
- Softball — training space for local schools
- Tennis — a practice wall is located on site and is regularly used by the community
- Walking is a popular recreational activity for the local community

### **Will those groups still be able to use the Club?**

All the sporting and community groups that currently use the Club will continue to have access to our fields and enjoy the new and improved facilities where appropriate.

### **In what way will the facilities be more accessible?**

The upgraded facilities will comply with all Australian standards ensuring, as an inclusive community sporting hub, everyone is provided an equal experience. The upgrade design includes ramps and a lift facility for improved accessibility.

### **Will non-members be able to use the upgraded facilities?**

Crosby Park belongs to the local community — all ages, all genders, and all skill levels. Everyone is welcome.

### **Will I still be able to walk my dog in Crosby Park?**

While we call Crosby Park our Rugby home, it is also a community space for local families to enjoy outdoor activities, watch local competitions, or walk their dogs.

## **Upgrade — Local community impact**

### **Will there be more traffic because of the upgrade works?**

Brothers is committed to minimising any potential impacts on local residents during the proposed upgrade works, which are expected to have only a minor impact on traffic during non-peak periods. The upgrade works are not expected to have a great impact during peak traffic periods. The Club must comply with Brisbane City Council planning guidelines and a full traffic plan will be completed for any future works proposed.

### **Will there be road closures as a result of the upgrade works?**

Brothers is committed to minimising any potential impacts on local residents during the proposed upgrade works, including managing necessary road closures. We do not expect any road closures for Stage 1 works but there may be the need for traffic controllers at the entry to Crosby Park for public safety reasons at certain times. Brothers will provide prior notice to residents and local businesses of any proposed road closures.

### **What will Brothers do about the noise and dust during the upgrade works?**

Brothers is committed to minimising any potential impacts on local residents during the upgrade works, including putting measures in place to mitigate noise and dust.

### **Will there be a loss of green space as a result of the Clubhouse upgrade?**

The Clubhouse footprint will remain very similar to the existing footprint, ensuring it maintains, embraces and enhances the wide open space and green space the community loves and enjoys at Crosby Park.

### **Will trees be removed to accommodate the upgrade works?**

The removal of trees from the Crosby Road or Fox Street frontages is not being proposed, and the removal of any internal trees will be kept to a minimum and offset with more plantings. The well-established, beautiful fig trees remain.

### **Are we losing field space?**

There will be no loss of field space. The size of Fields One and Two will remain the same.

### **Where will we play/train when the fields are being upgraded?**

The fields will be upgraded in the off season and upgraded one at a time. This will ensure there is always one field available for use. Training and some matches may be scheduled at other fields nearby. The Club is committed to minimising the impact on members and the local community during the upgrade.

### **Will additional parking be provided in the Club grounds as part of the upgrade?**

Stage 1 will see an increased number of car parks. Stage 2 may include extra car parks depending on which uses are adopted and the local planning requirements.

Some stakeholders have expressed a desire to see additional parking areas made available at the Fox Street end of Crosby Park and adjacent to the existing Council car park. This facility would potentially service the needs of Crosby Park, Queensland Cricket and local businesses. We have not included plans for this infrastructure in the Masterplan Concept, however we are inviting the community and other stakeholders to provide comment if they wish to and we will share this information with Council.

### **Will the upgrade mean high rises on the Crosby Park site?**

In keeping with our plan to embrace and enhance the green, open space at Crosby Park, high-rises are not included in the Masterplan Concept. The maximum height of any structure will be two storeys.

### **Will the fields be lit at night?**

Brothers currently has competition standard lighting on Field One. The upgrade will see the installation of competition standard lighting on Field Two. Field lighting is directional — the light shines directly onto the field. The Club's fields are not often used beyond 10pm in the evening.

### **I am a sponsor, will my logo/sign still be on the building?**

The upgrade is still in the planning phase. We haven't determined exactly how the Club sponsors will be represented, but there are a number of potential opportunities including electronic signage on Field One, or potential hung signage on the proposed built form.

### **Will the Clubhouse upgrade include environmental sustainability features?**

Brothers understands the role Crosby Park plays in the local community and, with this in mind, has ensured environmental sustainability has been taken into consideration. Solar panelling and integrated water tanks will be included in the Clubhouse upgrade. Buildings will be limited to two storeys and the types of materials used will ensure the Clubhouse maintains its unimposing presence. The Clubhouse footprint will remain very similar to the existing footprint, ensuring it embraces and enhances the wide open space and green space the community loves and enjoys at Crosby Park.

## **Upgrade — Details**

### **How long will the upgrade take? When will construction start and finish?**

Brothers' Masterplan Concept for Crosby Park will see the Clubhouse facilities and fields upgraded over a 24-month period. The upgrade is proposed to take place in two stages.

It is anticipated Stage 1 will take up to 12 months to complete. We hope to commence works in 2019 but the start date will depend on the timing of funds secured and Council approvals.

### **What will the upgrade cost?**

Stage 1 is expected to cost approximately \$10 million. This estimate is based on our understanding of the costs associated with similar upgrades.

**How is Brothers raising the funds for the upgrade?**

The funds for the upgrade will come from various sources including Government grant funding programmes, corporate partnerships and bank loans. For example, Brothers has recently applied for a Community Sport Infrastructure grant from the Federal Government via the Australian Sports Commission which, if secured, would contribute toward the overall cost of Stage 1A of the upgrade.

**Which authority approved the upgrade?**

The upgrade is still in the planning phase. We are in the process of developing documentation to submit to Brisbane City Council for approval.

**Upgrade — Community feedback****Who do I contact to get more information about the upgrade or to make a complaint during the upgrade works?**

Information about the proposed upgrade is available on the Brothers website, [brothersrugby.com/masterplan](https://brothersrugby.com/masterplan). The information includes: The Masterplan, architects' impressions of the upgraded facilities and Frequently Asked Questions.

The website also provides a mechanism for feedback on the project, or for you to raise any questions/concerns you have about the proposed upgrade.

We welcome your input.

**Are the plans set in stone?**

We are still in the planning stage, so nothing is set in stone. We welcome your input and will consider all suggestions to ensure we create an inclusive community sporting hub that suits the communities' needs and is a place the community will be proud of.