



Katz Architecture

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Sports Architecture – a specialist focus

The Rapid Project Planning Pack

To assist the research and feasibility of your project

9 July 2025





01 Summary Sheet

Welcome to the Rapid Project Planning pack for sports educational projects research phase.

The #1 Project Problem:

Frequently we see people moving projects into the design phase before the research is started. This is like a doctor starting surgery without a thorough diagnosis, or trying to build on a bad foundation.

That is why we created the **Rapid Project Planning Pack** – Now you have a simple process to help you move through the research phase.

If you follow this tool, you will reduce project risk and improve project design outcomes for your organisation.

01. RP3 Summary Sheet

Once you have ticked all the boxes below, you are ready to move to the **Analysis Phase**

02. Building Project Roadmap

Review the roadmap and identify where you are on your journey

03. Building Experts Directory

Directory of professionals who can help you at each stage of your design and building process

04. Building Cost Estimator

Simple do-it-yourself worksheet to estimate your building project

05. FAQs & SAQs

Frequently-asked questions and should-ask questions you need to know about working with an architect

06. Myth & Reality

Some things architects do outside design to complete a project

07. How To Create A Design Brief Using Only 7 Questions

Contact your shortlisted architects to start your process

08. Readiness Slider

Gauge of how ready you are to move to the **Design Phase**



02. Key risks facing sports projects

Some might say: it is just a sports building ...or...how hard can it be?

Sports projects are actually complex projects that benefit greatly from specific expertise to maximise efficiency, avoid pitfalls, realise potential and add value to any site or precinct.

Frequently we have been asked to review sports stadium and field designs prepared by education experts in other fields and invariably discover compliance and durability shortfalls.

In Melbourne, even high profile public schools have made significant errors in the construction and setout of sports facilities, leading to compromised outcomes and lost opportunities.

Key areas to be aware of early include:

Key Risk	How to Minimize
Our education architect is also a sports architect	Whilst education architects work across a range of learning typologies, sports is a distinct discipline that benefits from a specific focus.
Code Compliance	The large range of sports codes for each sports group, together with the level of facility are all critical requirements to get right before you start design. This can significantly affect area requirements, setout needs within the campus etc.
Flexibility	Sports facilities can offer a range of flexible uses across other educational areas, whilst still addressing the sports code requirements.
Durability	These are hard wearing buildings that need to withstand the rigours of sports activity and action.
Safety of Users	Close attention to CPTED (Crime Prevention through Environmental Design) can help to ensure the building is safe and encourages use and patronage
Sustainability	These buildings present wonderful opportunities for sustainability: material choices, WSUD (Water Sensitive Urban Design), solar voltaic roofs, water collection, landscape.

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Always best to have an expert, especially with these sort of risks, costs and potential savings...



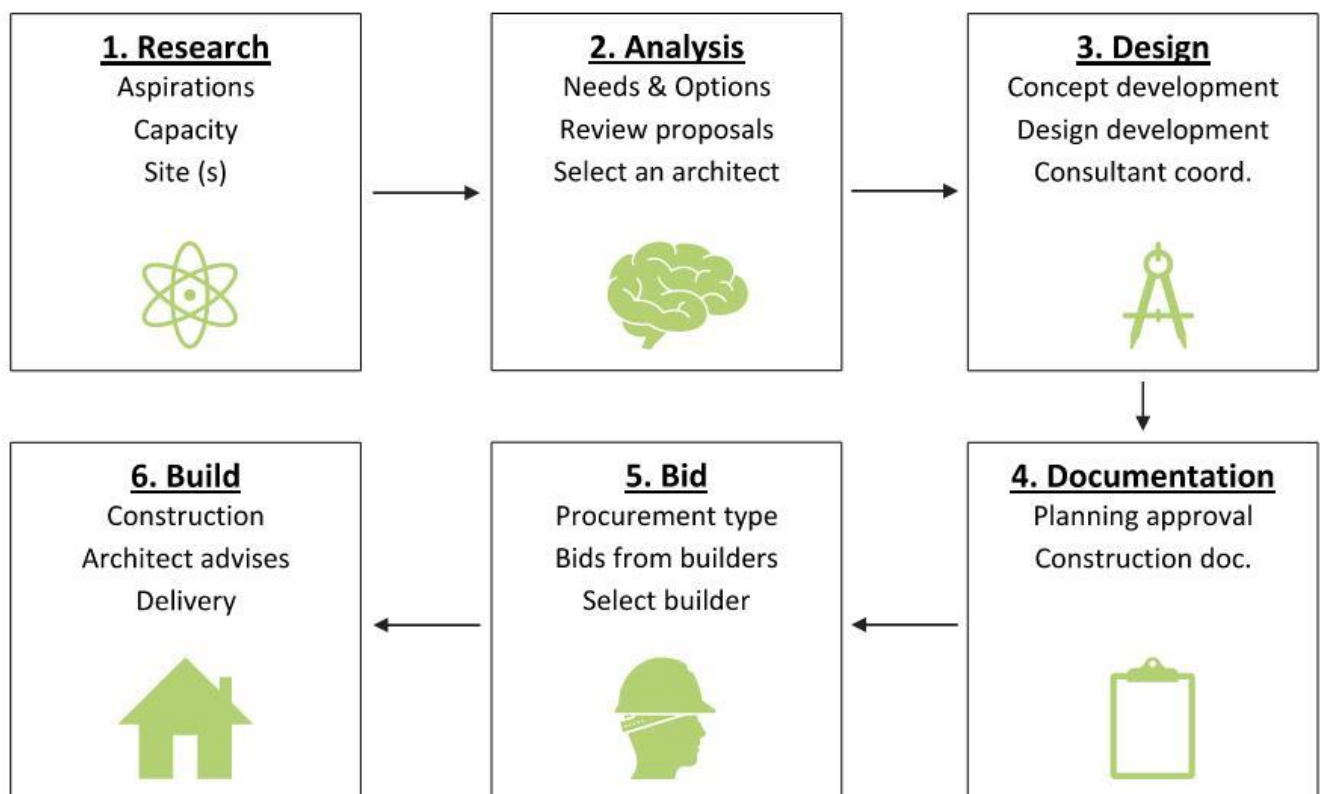
02. Project Roadmap

Major steps required for designing and building sports buildings and infrastructure

Right now, you are likely in the **Research Phase**. This is where you are gathering information and playing around with ideas. At the point you want to get serious, you will want to check the feasibility of your ideas and understand what the project constraints are.

If you work with us, we will move to the **Analysis Phase** by conducting a Feasibility study or Needs and Options Review to eliminate assumptions, identify risks/constraints and find your best options.

You will receive a document that can be used by us or any other architect that will ensure you reduce project risk and get the best options for your site, brief and budget.



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When you are ready to review the feasibility of your project/site, email or call us >>



*Consider all the opportunities
that this building type can
present – this will add value to
the context and users*





03 Our Project Expert Directory

Our personal project expert directory - The right architect will manage both the experts and the process

Understanding what to do is one thing, knowing who are the key experts in this field to assist is another.

We have built up relationships with a range of professionals that understand the complexities of sports buildings. Not only do they do a great job, but they provide excellent specialised advice early to help guide projects to successful outcomes.

If you have any specific questions about your site or project, please reach out. If we cannot answer your question, we will be able to draw on someone who can.



Paul Katz FRAIA (Fellow of the Australian Institute of Architects), BPD, B.Arch. (Hons), ARBV (Architects Registration Board of Vic),
Design Director



Tom Turner RAIA, BPD, B.Arch. (Hons), ARBV (Architects Registration Board of Vic),
Technical Director

Profession	Company	Key Person	Contact Details
Architect	Katz Architecture	Paul Katz Tom Turner	paul@katzarchitectcure.com.au tom@katzarchitectcure.com.au
Project Delivery	Katz Architecture	Paul Katz Tom Turner	paul@katzarchitectcure.com.au tom@katzarchitectcure.com.au
Traffic Engineering	Ratio	Russell Fairlie	russellf@ratio.com.au
Structural Engineering	Farrar D	David Farrar	david@farrad.com.au
Services Engineering & Sports Lighting	Compass Intelle	Matthew Hill	Matthew.hill@compassintelle.com.au
Building Surveyor	RBS	Peter Eyres	peter@RBS.com.au
Fire Engineer	Orbe	Brock Perry	brock.perry@orbe.com.au
Quantity Surveyor	RBB	Angela Vong	angela@rbb.com.au
Specialty Lighting	Glowing Structures	Adam De Geura	adam@glowingstructures.com

Understanding the full implications of these structures early is critical to laying the foundation of their success, and ensuring all opportunities are realised (and pitfalls avoided!)

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04 Building Cost Estimator

The #1 Question...

The most dreaded question architects, builders and every other professional dreads has got to be, **'how much will my project cost?'**

There are so many variables that a definitive answer is literally impossible.

Even worse, the consequences of trying to answer and risk giving 'bad advice' will have most experts running away to avoid the question.

The problem is that this question is VERY important. No one can proceed if they don't have a ball-park estimation of cost.

This guide will help you to determine an estimate of overall project costs. Your actual number may be more or less, but it can be helpful to see an estimated figure.

Cost/m2 Estimator for Sports Pavilion/ Stadium				Estimate Your Cost	
Area	Standard	Medium	High	Area	Cost
Cost Per m2	\$4,500	\$5,5000	\$7,000		
500	\$2,250,000	\$2,750,000	\$3,500,000		
1,500	\$6,750,000	\$8,250,000	\$10,500,000		
3,000	\$13,500,000	\$16,500,000	\$21,000,000		

A number of variables will impact project cost and these need to be explored and understood early:

- Site Infrastructure
- Inground Services
- Geotechnical Site Conditions
- Height of structure
- Footprint site constraints
- Urban Potential

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For a detailed cost and scope assessment, email or give us a call



05 Questions to ASK

When hiring an architect, it is helpful to have a process to make sure you get the BEST firm to deliver.

Although extensive schooling and training are required for all architects, that doesn't mean all architects are created equal.

Finding the RIGHT architect for you depends on several factors, including: personality, sports expertise, building for taste or to make money, budget and even whether your project requires a specialist skill set

Choosing the right architect can mean the difference between an enjoyable experience and one plagued with problems and hassles the whole way through once a project moves into the **Build Phase**. How will your project go?

Good questions to consider ...

A great architect is your Designer, Advocate, Teacher, Project Leader and Coordinator

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> What unique value do you have for our specific type of project? | <input type="checkbox"/> How would you like us to share our ideas, images, needs, wants and research? |
| <input type="checkbox"/> How can you add value to project | <input type="checkbox"/> What can I do to help you deliver the best work for us? |
| <input type="checkbox"/> Do you offer a pre-design analysis service to help move us safely and efficiently towards the design phase? | <input type="checkbox"/> Do you have a team game plan that outlines how we will all successfully work together, even under pressure? |
| <input type="checkbox"/> What are the specific challenges for our type of project and how have you overcome these in the past? | <input type="checkbox"/> Will you run the tender process to find and select the best construction team? |
| <input type="checkbox"/> If our budget, timeline and scope of project are unrealistic, will you let us know? | <input type="checkbox"/> What educational material do you provide so we can understand the requirements of our specific type of project? |

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Hiring the right architect is the single most important decision to ensure the most successful project result.



06 Myth v's Reality

How the right architect can deliver.

Perhaps more than any other building type, there are many myths that deceive and cost building owners and operators significantly.

A skilled team experienced in the complexities of these structures will know the key issues to be addressed, and the opportunities to be explored to deliver real tangible returns

Myth	Reality
Often an architect is an expert in another field who does the sports design (e.g. education specialist architect etc) for efficiency and simplicity	Sports Expertise – Our director has worked on major sports facilities including MCG, Docklands Stadium, AK Reserve Basketball WA and Auckland Multi-purpose Arena. Experience at this level ensures we know the right questions to ask to position the facility at the performance level you require
Sports buildings (and fields) are easy to layout and plan. Perception “it’s only a sports building/field” leads to lost opportunity or worse – non-compliance!	Don’t let your facility not realise its full potential – Designing to the right codes can enable multiple uses or higher levels of facility can offer increased community usage and Return on Investment.
Sports buildings are only for sports	Flexible and adaptable – These buildings have potential to be used for a variety of functions. Clever design can facilitate a range of other uses, especially if some functions are not active all the time (e.g. Change Rooms as learning areas)
The site has too many constraints making it too difficult or costly to build.	Integration – our interdisciplinary design team will plan and deliver your sports project using an integrated and seamless approach. This means a smooth and coordinated process, saving you time, stress and money.
Sports buildings (and fields) are simple	Sports building designs need to achieve relevant code standards. This means satisfying the relevant sports code requirements for the respective “level” of facility for each sports discipline considered.

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07. How to create a design brief using only 7 questions

Half the solution is knowing the problem!

We have developed a simple 7 step process to develop the key aspects of a project brief for any sports project.

These are the upfront considerations to explore early to ensure the project addresses your key salient requirements.

Question	Your Answer...
1. Outline your current site and its constraints that you are aware of?	
2. What is the reason you require a sports building for which sport and at what level (Local, State, National?)	
3. What will you need to achieve for the project to be a success?	
4. How is the building to fit in its context? What urban constraints or masterplan needs should be considered?	
5. Who are the users? Eg. Students, community?	
6. What are the budget, timeframes and boundaries we need to work within?	
7. Is any future proofing required or desirable? Eg expansion, use for other functions?	

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“Focusing is about saying No” Steve Jobs



08 Readiness Slider

Are you ready to move to the design stage?

This exercise allows you to assess how ready you are to move to the **Design Phase**. If you are not close to 10 on ALL scales, then it's best to seek help from an expert to do this research.

If you rush into the design phase without this information available, you'll run the risk of making too many assumptions, which is the # 1 reason projects go over budget and over time.

"Measure twice, cut once," Builders Mantra

Question	Slider (0-10, zero = low, 10 = high)	
On a 1-10 scale, how clear are you on exactly what you need?	1	/10
On a 1-10 scale, how aware are you of all the various options your site will accommodate?	1	/10
On a 1-10 scale, how confident are you that you are aware of all the legal requirements?	1	/10
On a 1-10 scale, how aware are you of the process you will need to have in place to get the project completed on time and on budget?	1	/10
On a 1-10 scale, how confident are you that your budget will achieve your needs?	1	/10
Give yourself a current overall rating for readiness.	1	/10

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Don't worry if you are not at 10 on all scales yet. Our Needs and Options Review process can help to get you to 10 on all Sliders above and be ready for design phase to begin – ask about our LCC – Low Commitment Consultation Pre design service...



*Set your Sports Architecture
project up for success early!*

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