

Birkdale Community Precinct Master Plan

March 2023



Create

A place with
a space for
everyone

A space for everyone



adventure

Adventure play and quality activated recreation areas



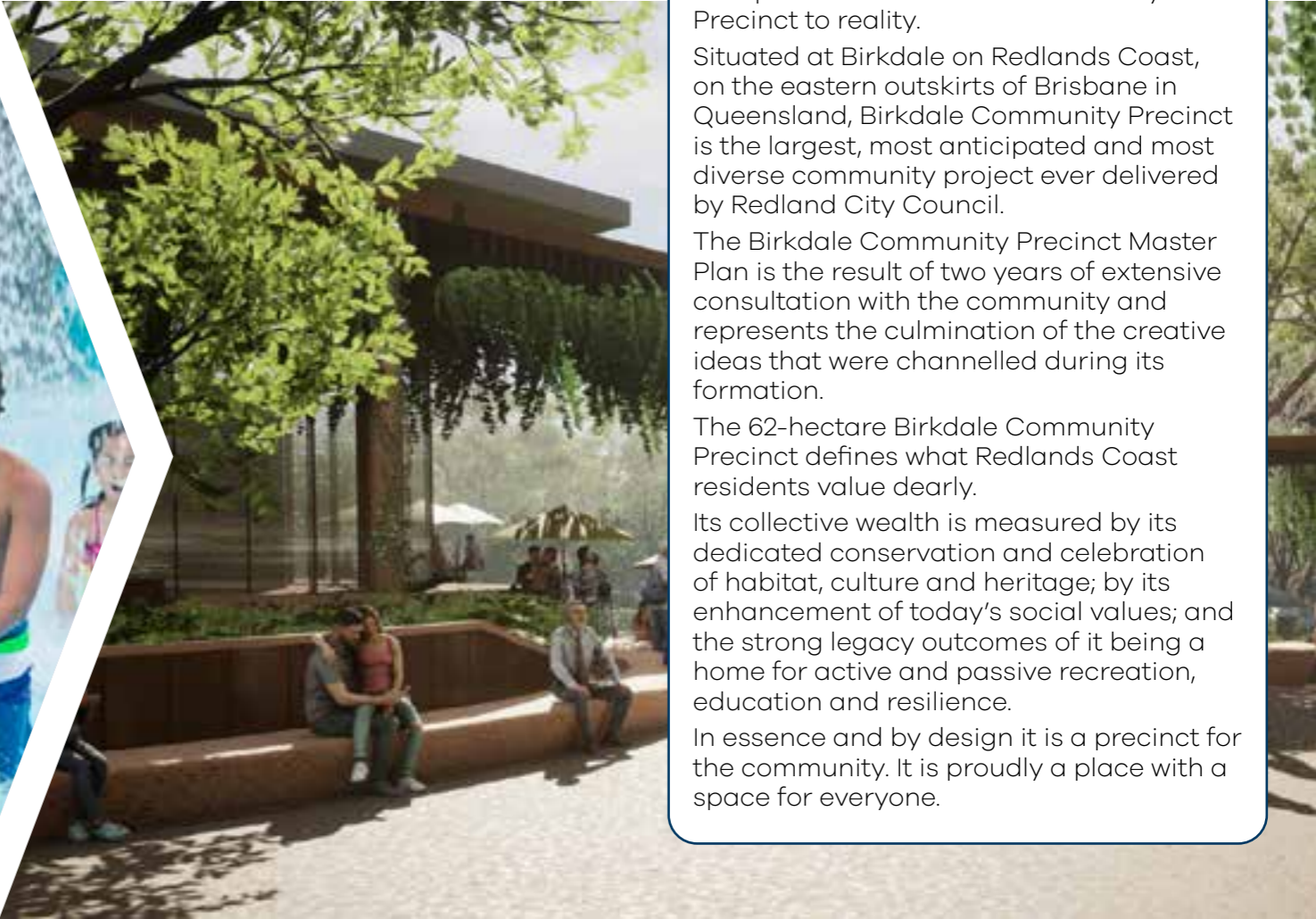
wellbeing

Creekside nature trails



fun

Outdoor fun for the whole family



Main plaza, mini plazas and key entertainment areas

Imagine. Create. Appreciate.

These are the three steps that will bring the spectacular Birkdale Community Precinct to reality.

Situated at Birkdale on Redlands Coast, on the eastern outskirts of Brisbane in Queensland, Birkdale Community Precinct is the largest, most anticipated and most diverse community project ever delivered by Redland City Council.

The Birkdale Community Precinct Master Plan is the result of two years of extensive consultation with the community and represents the culmination of the creative ideas that were channelled during its formation.

The 62-hectare Birkdale Community Precinct defines what Redlands Coast residents value dearly.

Its collective wealth is measured by its dedicated conservation and celebration of habitat, culture and heritage; by its enhancement of today's social values; and the strong legacy outcomes of it being a home for active and passive recreation, education and resilience.

In essence and by design it is a precinct for the community. It is proudly a place with a space for everyone.



chill out

Redlands Coast's first public swimming lagoon



heritage

Fully restored Willards Farm with a host of cultural and heritage experiences



adrenaline

Resilience training facility & whitewater centre

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This Master Plan is an illustration at the time of adoption, reflecting the intent of Redland City Council for Birkdale Community Precinct. It is possible that the ultimate design may evolve and/or require variations to be made as detailed design and delivery of the various elements of the precinct occur.

Traditional Owners and Country

Redland City Council recognises and acknowledges the Goenpul, Ngugi and Noonuccal First Nations Peoples of the Quandamooka region as the Traditional Owners of the lands, winds and waters we call Redlands Coast.

Council extends its acknowledgement of Traditional Owners to the Danggan Balun (Five Rivers) People who are currently in the process of Native Title determination for an area that crosses into Southern Redlands Coast.

Council pays its respects to Elders past, present and future and Council remains committed to working with Traditional Owners, supporting their role as custodians of their traditional lands and helping ensure the future prosperity and cultural enrichment of the community.

Birkdale Community Precinct sits within an ecological corridor along the lower Tingalpa and Coolnwynpin creek catchments that Traditional Owners have visited for tens of thousands of years. It not only provided canoe access to Moreton Bay and on to North Stradbroke Island (Minjerribah) but also inland into wetlands that existed long before the Leslie Harrison Dam.

Council continues to work alongside Traditional Owners in the evolution of the Birkdale (Cullen Cullen) precinct into community space.



Kanara Malara - One People artwork by Joshua Walker

Council commissioned Quandamooka artist Joshua Walker to produce this piece (right) for Council's Internal Reconciliation Action Plan in 2019. It represents Indigenous and non-Indigenous people discussing reconciliation. The artwork is proudly part of the Redland Art Gallery collection.



Foreword

Birkdale Community Precinct is a key project for our city – one that defines what we consider important, and indeed cherish, as residents of Redlands Coast. It is a precinct that is first and foremost about community.

It is about us, and for us.

This 62-hectare gem located alongside the curves of Tingalpa Creek will enhance our city's enviable liveability and showcase it and its legacy to the world for generations to come.

It is a comprehensive and, in some ways, surprising amalgam of so many of Redlands Coast's unique assets; from our farming heritage to our shared love of sport and recreation; from our Indigenous heritage to the celebration of our wonderful ecological habitats; from the arts to the welcoming hearts of the diverse community groups that call this city home.

Birkdale Community Precinct has long held a special role in our city's history.

Traditional Owners have lived, traded and camped on and around this part of the creek for tens of thousands of years and it is an area where they have strong, intrinsic spiritual, social and cultural heritage connections. It played an important role as a communications facility that helped transmit the message about the end of the second World War; while its time as a dairy farm reflected the pioneer origins of our city.



This land has so many important stories to tell and just as many more to create.

Now, as we adopt the Birkdale Community Precinct Master Plan, we have reached a new chapter in the story of the precinct as well as the continuing growth and identity of Redlands Coast.

This plan marks a major milestone in what is an incredibly exciting journey for our city.

Regards,

K Williams

*Cr Karen Williams
Mayor of Redland City*

Destination: Birkdale

Birkdale Community Precinct is 62 hectares in area and is fully owned by Redland City Council. Birkdale is 23 kilometres east of the Brisbane CBD in South East Queensland and is a 25-minute drive from Brisbane's international and domestic airports. Birkdale Community Precinct (BCP) presents an opportunity to be a prime gateway for Redlands

Coast. It will be a destination in its own right, as a place with a space for everyone. The street address is 302 Old Cleveland Road East (known as Willards Farm) and 362-388 Old Cleveland Road East, Birkdale. Bounded in part by Tingalpa Creek to the west and south, and by Old Cleveland Road East to the east, the precinct is made up primarily of former

Commonwealth Government land and pioneer-era dairy farmland. Nearly two-thirds of the site is protected conservation area which could present opportunity for the expansion of Council's innovative environmental and koala protection programs and research activities that are respected as some of the best in Australia.



QUICK FACTS

- 62ha site – Commonwealth Government land (61.78ha) and Willards Farm (8164sqm)
- About 40ha of the site is a conservation area
- The rest of the site is zoned Community Facilities and forms an hour-glass shape in the centre of the precinct
- It is home to a heritage-listed former World War II Radio Receiving Station built in 1943
- The heritage-listed Willards Farm and its outbuildings represent one of Redlands Coast's oldest surviving farms and residences
- It will be home to the Redland Resilience Training Centre, which incorporates the Redland Whitewater Centre which will be a host venue during the Brisbane 2032 Olympic and Paralympic Games

The attraction of Redlands Coast

Redlands Coast holds a special place in the hearts of those lucky enough to call it home. It is a place where community, the environment and the local economy have a unique identity which defines it as an exceptional place to live and to visit. Birkdale Community Precinct is about capturing the attributes inherent to the city and its islands, to be a place where local residents can visit to celebrate

Redlands Coast's special nature. In one place all that the local community loves about Redlands Coast can be showcased to help build resilience and affection for these unique qualities. As the Redlands Coast population increases, so does the social importance of community space and how it can define a region's past, present and future. The city's population has been growing steadily



by 2,000 people annually for the past two decades (Australian Bureau of Statistics). The latest figures from 30 June 2021 show 161,730 residents call Redlands Coast home. Each year more than 1.2 million visitors come to Redlands Coast, injecting \$228 million into the economy and supporting more than 2,000 jobs. With an amazing 335km of coastline, Redlands Coast is South East Queensland's gateway to southern Moreton Bay, home to the world's second largest sand island North Stradbroke Island (Minjerribah). Featuring swathes of unspoiled bushland and rainforest, expansive business, shopping and industrial precincts, and thriving residential areas, Redlands Coast is a city of diverse, naturally wonderful villages and islands, each with its own personality, adventures and treasures. Birkdale Community Precinct will deliver a local, regional, national and international destination through the diverse Hubs it seeks to restore, create and celebrate. It is a chance to prime Redlands Coast for the opportunities that will present themselves in South East Queensland in coming decades. As the region flourishes, this is a chance to cement Redlands Coast as a place for all ages and abilities where they can enjoy a quality lifestyle featuring environment stewardship, social value and economic prosperity as pillars of its creation.

‘An amazing 335km of coastline that is a gateway to southern Moreton Bay’

Connecting the precinct to Redlands Coast

Council's corporate plan, *Our Future Redlands – A Corporate Plan to 2026 and Beyond* commenced on 1 July 2021.

Council is committed to delivering a plan for our city that addresses the four principles of sustainability, known as the quadruple bottom line. These are: Social, Economic, Cultural and Environmental.

The precinct reflects two catalyst projects in the Plan:

- Create a shared vision for the end use of the land recognising the rich and diverse history of the site, building those values into creating an iconic landmark for the Redlands Coast.
- Progress the new Olympic standard Canoe Slalom facility to provide additional sport, recreation and emergency services education and training facilities.

A diverse range of activities, uses and experiences are planned within Birkdale Community Precinct.

Spaces have been designed to allow for conservation and adaptive re-use of heritage buildings alongside flexible and adaptable contemporary buildings, structures and areas.

With substantial numbers of local, national and international guests and users expected to visit the precinct annually, and given that the precinct is also an event venue for the Brisbane 2032 Olympic and Paralympic Games, this adds to the impetus for State and Federal Government investment in new and upgraded public transport infrastructure in the city.

Council, along with the State Government and Brisbane City Council, are jointly funding an Eastern Metro study, which will provide a significant opportunity to position Capalaba – a neighbouring suburb to Birkdale – as a major transit hub serving the eastern and southern sections of the city.

At a more localised level, the precinct will play a part in the State Planning Policy's Active Transport Corridor, offering a pedestrian and cycleway connection between Capalaba and Thorneside.

Furthermore, to extend the proposed active transport link, a pedestrian and cycle bridge over Tingalpa Creek could be investigated.

These infrastructure projects will create broader benefits for other major Redlands Coast catalyst projects including the Redlands Coast Sport and Recreation Precinct, Toondah Harbour Priority Development Area (PDA), Weinam Creek PDA and the Capalaba Town Centre Revitalisation project.

The precinct at Birkdale provides additional opportunities for Council to both test and implement many of its policies and particularly those that have regional significance.



The journey

Imagine

The three steps to bring BCP to reality are: Imagine. Create. Appreciate.

The journey began in early 2016 when Council bought Willards Farm and in late 2019 the adjoining land then owned by the Commonwealth Government. Both were in peril of being subdivided for housing.

Consulting with the region and providing opportunities for people to share their ideas were central to creating a place to represent the intrinsic values, aspirations and identity of Redlands Coast now and into the future.

Under the tagline *"Imagine: A place for connection and community"*, the Redlands Coast community were asked in 2021 what they would like to see the site used for in the future. An unprecedented response to the community engagement campaign not only informed the BCP Vision, but also showed the community's strong connection with the site.

Adopted by Council on 18 August, 2021, the Vision document shows how the precinct will have benefits well beyond its boundaries and for future generations.

Create



Appreciate

The journey



The Vision document for BCP informed the Draft BCP Master Plan which was adopted by Council on 28 April 2022. Community consultation on the draft plan was undertaken for five weeks to allow the community to give feedback on the site concept plans. Under the tagline “Create: A place with a space for everyone”, the Draft BCP Master Plan showed how the precinct’s Vision could be brought to life.

Its purpose was to provide an outline of the proposed development for the site. Accompanying the Draft BCP Master Plan were technical reports prepared by industry experts across urban design and landscaping, social planning and social valuation, and numerous reports related to environmental, cultural, heritage and land management. Council adopted the engagement’s summary report on 17 August, 2022.

When I grow up...

As part of the Draft BCP Master Plan community engagement phase, a three-minute promotional video was produced. Images from the video were used in marketing material and a cut-down cinema version aired at local cineplexes.

The concept behind the video was based on BCP being an intergenerational project. On screen, the child actors talk about their career aspirations; knowing that as they grow, BCP will grow around them. As the precinct evolves across its 20-year horizon, so too will career opportunities in fields such as food science, environment, communications, sport and performing arts. And the stories the children create each time they visit the precinct will be handed down to their families and beyond.



The journey



The final BCP Master Plan shows how the draft master plan has evolved by considering the more than 1200 submissions received during its community consultation period. It achieves a balance between community aspirations and sustainable design, along with other parameters for projects of this scale. These include: community activation and public stewardship; protection of site values; planning constraints and opportunities; staging and delivery; financial and operational models; implementation frameworks; the provision of an Olympic-standard venue and other regionally significant objectives. The purpose of the BCP Master Plan is to provide an outline of the development of the precinct, as well as communicate how each of the parameters outlined are being addressed. After the Create phase, and when buildings and activities start taking shape, and the public has access, BCP moves into the Appreciate “time to enjoy” phase.

Note: The BCP Master Plan is to be read in conjunction with the supporting document, the BCP Master Plan Foundation Report.



.the concept



Public swimming lagoon, cafe, gardens and adventure play area

Community at the heart of BCP

From its inception, Birkdale Community Precinct has kept the community firmly at its heart.

The BCP Master Plan started with suggestions from the community for the site's uses and activities during the BCP Vision process in 2021 and these have been refined based on community feedback to last year's Draft BCP Master Plan.

The final BCP Master Plan spatially represents those community ideas and aspirations and feedback.

The plans show the important cultural, heritage and conservation areas that represent nearly two-thirds of the entire site, as well as the hourglass shape of available space for community facilities at the centre of the precinct.

Seven Hubs are based on the design principles that emerged in the Vision stage. Intrinsically connected, each Hub offers a unique destination with its own experiences and uses, which are based on the design principles that emerged in the Vision stage.

Split into two time periods – pre-2032 and post-2032 – the Master Plan's supporting Foundation Report proposes how these Hubs will mature as BCP becomes an intergenerational showcase of all that is great about Redlands Coast and of the people that are at the heart of its community.

Underpinning these concept plans is a wealth of studies and reports that cover an array of significant matters relating to BCP.

As well, the plans and design intentions are premised on a set of strategies and principles

that include the activation of open space, the provision of sport and recreation, the protection and enhancement of ecosystems, the celebration of heritage and culture, and the evolution of a built environment that is respectful and complementary of its unique landscape.

The design of the precinct ensures that the existing ecosystems in BCP and broader locality have been incorporated, with a core driver to protect and gently enhance the existing historical built environs that make up the uniqueness of this precinct.

The legacy and success of BCP is as a place for all ages and abilities to enjoy quality lifestyle featuring environment stewardship, social value and economic prosperity that radiate across the region and across generations.

In partnership, the community and Council will unlock the precinct's enduring social value to deliver multiple social, environmental, cultural and economic outcomes.

Eight key social value threads have been identified, and principles and strategies have been formed around these threads to provide inspiration and direction in reaching successful outcomes.

The process is explored further in the BCP Foundation Report which is a supporting document to the BCP Master Plan.

It explains in detail the three critical components (design, deliver, implement) that guide and direct the BCP Master Plan.

Concept plan

BCP pre-2032

It is envisaged that portions of the precinct will commence operations and be open to the public in 2027. At the time of opening, enabling infrastructure such as access roads, carparking, set down areas and access paths through the precinct and other initial public facilities will be present.

However as a 20-year project it may take Council many years to deliver the intent of the Master Plan, although the objective will be to have key elements completed in time for the Brisbane 2032 Olympic and Paralympic Games.

This infrastructure will provide the foundation for many of the corresponding experiences including the Redland Resilience Training and Whitewater Centre, public lagoon, temporary structures for services and centres, open space with shelters and amenities, dedicated areas for entertainment and events, and a performance area to cater for a diversity of outdoor performances.

Underpinning the success of this time period is the significant attention to the protection and enhancement of the conservation areas with the provision of flora spread and fauna movement, light treatments for bushwalks and access to Tingalpa Creek, as well as the restoration of Willards Farm area and the World War II Radio Receiving Station.

The provision of a dry creek bed area will be built to accommodate a contemplation space and provide additional connection from the World War II Radio Receiving Station to a new space for a dedicated memorial to commemorate the US alliance with Australia in the War, and the broader Redlands Coast's contribution to wartime and peacekeeping efforts. The dry creek bed will also operate for stormwater management purposes connecting to the wetlands.

Legend

- 1

Main BCP intersection entry (off Old Cleveland Road East)
- 2

Entry boulevard
- 3

Willards Farm entry
- 4

Amenities
- 5

Food pods
- 6

Victorian garden experience
- 7

Willards Homestead experience
- 8

Milking shed and farming educational experience
- 9

Farming crops educational experience
- 10

Willards Green (open lawn space)
- 11

Feature heritage road surface finish
- 12

Bus set down and pick up (events only) - car park other times
- 13

Pedestrian and running loop track
- 14

Permanent stage
- 15

Bush tucker gardens
- 16

Pedestrian crossing
- 17

Cultural centre (initial temporary building)
- 18

Main plaza
- 19

Information and environmental visitor centre (initial temporary building)
- 20

Equipment hire shed (initial temporary building)
- 21

Amphitheatre
- 22

"Goat Lady" interpretative element
- 23

Main car park area #1
- 24

Natural area revegetation
- 25

Over-sized outdoor games area
- 26

Contemplation garden and dry creek bed
- 27

Existing rhombic antennae array
- 28

A memorial area
- 29

Bus set down and pick up (general)
- 30

Plaza area #1
- 31

Plaza area #2
- 32

World War II Radio Receiving Station immersive experience
- 33

World War II Radio Receiving Station entry plaza
- 34

Service road and emergency vehicle access
- 35

Emergency vehicle access only
- 36

Secondary BCP entry
- 37

Plaza area #3
- 38

Overhead wildlife rope corridor
- 39

Main car park area #2
- 40

Bush trails
- 41

Swimming lagoon
- 42

Sandy beach at lagoon
- 43

Kayak and canoe set down area
- 44

Wetland boardwalk to Tingalpa Creek
- 45

Wetland
- 46

Kayak and canoe launch
- 47

Ring road (two-way)
- 48

Lookout with views across Tingalpa Creek
- 49

Whitewater administration and facilities building
- 50

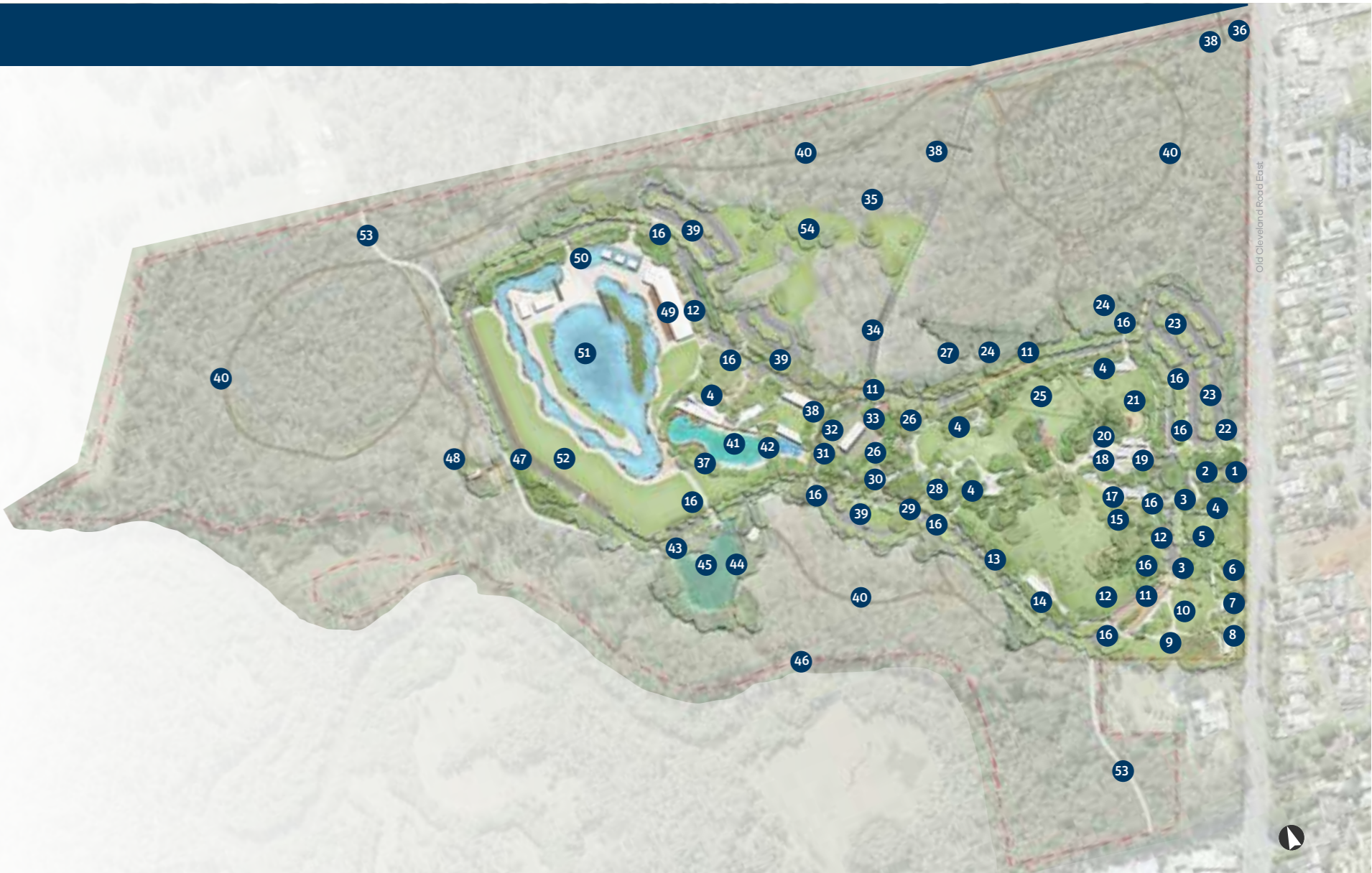
Natural hazards training facility
- 51

Redland Resilience Training Centre which incorporates the Redland Whitewater Centre
- 52

Grass bank (area for demountable grandstands)
- 53

Indicative location of active transport path
- 54

Potential for grassed overflow parking if required



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Concept plan

BCP post-2032

From 2032 onwards and after the Brisbane 2032 Olympic and Paralympic Games, the precinct will transform into the legacy site it was destined to be. This delivery stage will see some spaces with temporary built form becoming permanent structures, including the information and environmental visitor centre, cultural centre and equipment hire facility. For some of the activities and uses piloted and tested in the lead up to 2032, decisions will be made about their permanency in the precinct, or if they

continue to perform a more pop-up role such as the Willards Green food markets and stalls. New permanent educational spaces will also be provided, including a specific area for exhibiting future food production, and a wildlife and landcare centre. Adventure play will be further extended by way of an indoor recreation building with the potential for extreme indoor sports, and a zipline and tree top walk extending from the wildlife and landcare centre.



Street entrance on Old Cleveland Road East, Birkdale



Legend

- 1 New restaurant / cooking school: utilising Willards Farm crops and bush tucker gardens for food production
- 2 Cultural centre
- 3 Information and environmental visitor centre
- 4 Equipment hire shed
- 5 Future innovation area
- 6 Vertical gardens and future crops
- 7 Gallery / museum
- 8 Flora and fauna habitat education displays
- 9 Wildlife and landcare centre
- 10 Zipline launch
- 11 Tree top walk launch
- 12 Wildlife activities centre
- 13 Nature play and adventure playground
- 14 Indoor recreation building

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The Hubs: places and experiences

Birkdale Community Precinct creates a place with a space for everyone. Within the precinct, seven distinct Hubs have been planned. Each Hub offers a unique destination which celebrates the characteristics of that space and provides unique experiences, uses and activities. Some of the Hubs will deliver adventure and activity, while other spaces offer quiet reflection and landscape beauty to afford relief from the urban environment. The Hubs are intrinsically connected and contribute to the place making of the broader precinct. Each Hub responds to critical precinct design principles and addresses values of cultural, recreational, environmental and heritage importance.



The Hubs

1) Cultural Hub

A meeting point and launching pad for all the precinct has to offer. A melting pot and learning place for ecological and cultural information.

2) Willards Farm (Food) Hub

With the state significant Willards Farm complex as its centrepiece, this is where you can connect with the area's farming heritage.

3) Innovation Hub

Showcasing the future of farm methodologies and techniques, agricultural technology and food production.

4) Entertainment Hub

Touring artists and local performers share outdoor spaces in an ever-changing composite of community choruses, concerts, crowds and creatives.

5) Communications Hub

Anchored by the former US Army-built World War II Radio Receiving Station, this is where you can connect to the past and learn about the future of communications.

6) Recreation, Resilience & Adventure Sports Hub

Redlands Coast's first public lagoon will be the ultimate summer destination as will the adventure playground and nearby Redland Whitewater Centre.

7) Conservation Hub

Approximately 2.8km of walking trails, interactive tours, wilderness experiences and education combine in a stunning showcase of ways to appreciate the natural habitats.



1. Cultural Hub

What to expect

The Cultural Hub will showcase the themes of ecological and Indigenous cultural values.

A main plaza at the start of the central pedestrian spine will serve as the meeting point for the broader precinct.

An Information and Environment Visitor Centre will provide information on the whole precinct, as well as offer reservations and ticketing for tours, performances, use of facilities and equipment hire.

Visitors will also be able to purchase experiences and tickets to events across Redlands Coast.

The centre will include interactive displays about the significant environmental values of the land including wildlife and vegetation management and enhancement, the integration of BCP with the wider Redlands Coast ecosystems and scientific research projects.

Bush tucker gardens will be positioned in the Hub while the Cultural Centre will showcase Indigenous art and traditions.

The Hub will be augmented with a grassed natural amphitheatre for intimate group education and performance sessions.



A day at the Hub

- Meet your friends at the plaza and plan your precinct visit.
- Book your tickets for shows, exhibits or a guided walk.
- Delve into the area's culture and tour the bush tucker gardens.
- Get moving with bicycle or scooter hire.
- Grab lunch, kick off your shoes and enjoy a rest break on the surrounding lawns.
- Head to the Environmental Visitor Centre for an ecology lesson.

Design inspiration

The main plaza will have shade structures, arbors, outdoor seating and reflect a general sense of relaxation.



2. Willards Farm (Food) Hub

What to expect

The iconic Willards Farm is being restored as a fine example of a pioneer era domestic rural dwelling and will be a Hub centrepont.

With its historic dairy outbuildings of milking shed, creamery, stables, water well and tank, Willards Farm is important architecturally as an example of the Queenslander subtropical farmhouse. The property's restoration is about more than just preservation, it is about celebrating the district's original farming heritage.

Visitors to the Hub will enjoy a snapshot of the working life and home of a typical family dairy farm of the late 1800s to the 1950s. The farmhouse will be set in classic Victorian gardens, planted with flowering and fruiting trees and shrubs.

Willards Green transports the visitor experience to the food legacy of the farm with outdoor food markets, restaurant, cafe and cooking school space. This is a flexible place, with opportunities for a food incubator for hospitality and industry startups. In the evening, the Green will provide a food and entertainment space.



A day at the Hub

- Stroll the grounds, learn about Redlands Coast's early settlement.
- Sample the gourmet food at Willards Green through the day.
- Stop and smell the roses in the Victorian gardens.
- Look through the windows to the past at Willards Homestead.
- Do a cookery class and use the local produce in your masterpiece.
- Watch the sun set across the former farmland and creek.
- Dine in style at the restaurant.

Design inspiration

The new restaurant and cooking school will evoke our colonial architecture with a modern twist.



3. Innovation Hub

What to expect

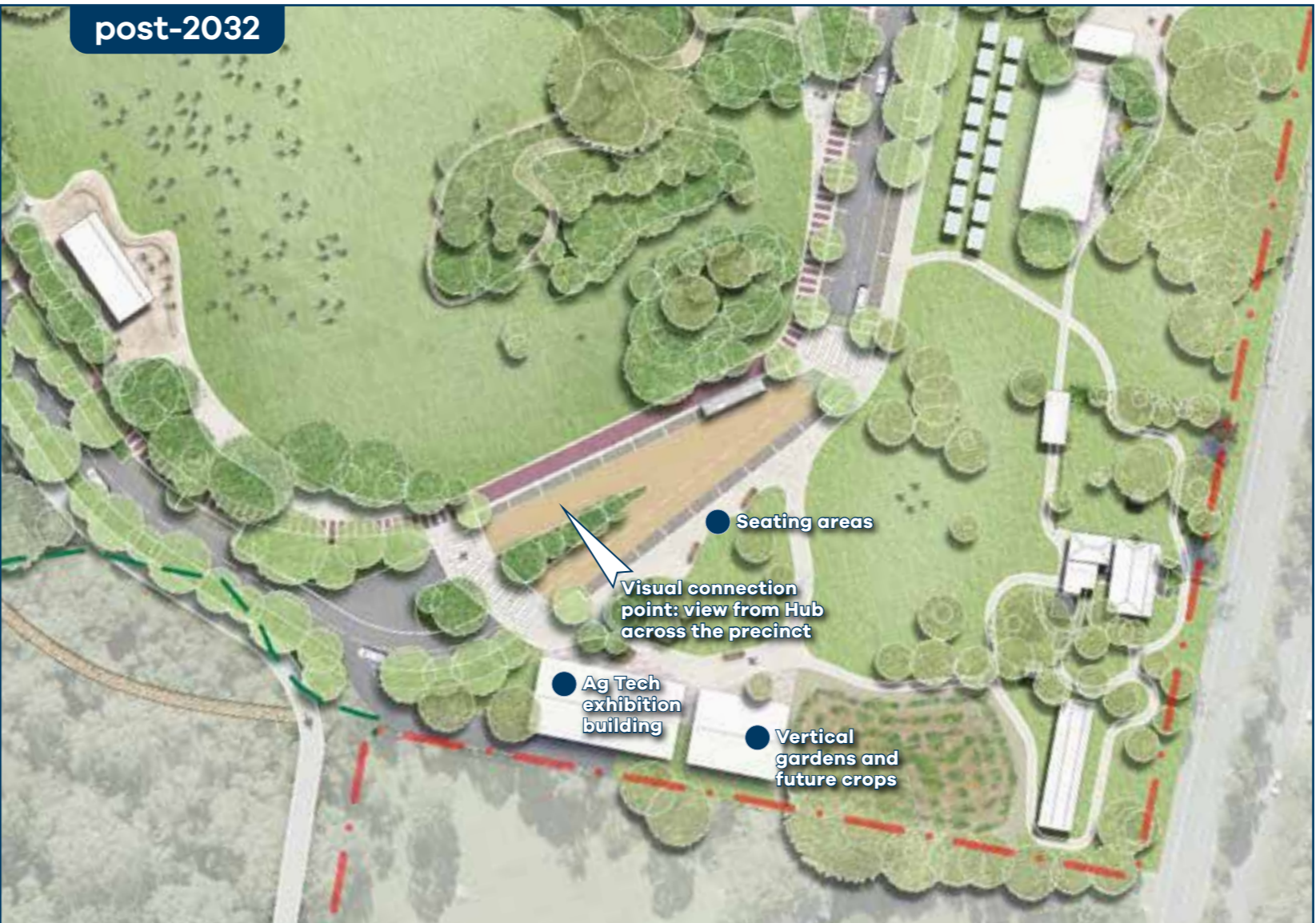
Willards Farm harnessed the natural resources of the Redlands, which over the 19th and 20th centuries served as the ‘salad bowl’ for the people of Brisbane.

In this tradition, the Innovation Hub will look to exhibit the future of farm techniques and food production to service a growing population.

New food varieties, vertical gardens, sustainability and using smart technology like drones in farming, will be on display. Immersive experiences, virtual reality and demonstrations will educate and inspire a new generation of farmers and food processors.

Design inspiration

Vertical gardens and timber highlights will grace the inside and surrounds of structures in the innovation area.



A day at the Hub

- Look to the future and marvel at the latest and greatest in agri-technology.
- Discover ways that you can improve your garden at home.
- Try your hand at virtual reality farming.

Design inspiration

Natural materials and reflection on the area’s rural landscape will define the Ag Tech building.



4. Entertainment Hub

What to expect

The precinct offers a significant space for everyday activities for individuals through to large group gatherings.

This Hub will be capable of accommodating large events such as concerts, festivals, open-air movies, public meetings, markets, performances of all kinds and art shows. With a capacity of up to 10,000 people for an outdoor standing event, the precinct will add to the city's entertainment assets.

A central pedestrian spine will transect this Hub creating large open spaces on either side.

These lawn expanses will accommodate BBQs and other facilities such as undercover seating, making them ideal for family gatherings or social group get togethers.

It will offer opportunities for local businesses and community groups to establish outdoor activities and services such as exercise classes, art lessons and other creative ventures that take advantage of being out in the fresh air.



A day at the Hub

- Start the day with an outdoor exercise class.
- Cook up your own BBQ breakfast.
- Play a game of oversized checkers and make new friends.
- Take a siesta in the shade.
- Undertake an outdoor art class.
- Watch an outdoor movie in the early evening.
- Join the crowd and cheer as your favourite band takes the stage.

Design inspiration

Family, friends, good times and the great outdoors form the fabric of BCP's large open entertainment spaces.



5. Communications Hub

What to expect

The former World War II Radio Receiving Station will be the centerpiece of the Communications Hub. This heritage listed complex, constructed and staffed by the US Army, played an integral role in the War in the Pacific.

The Hub will serve as an interpretive space which is adaptively re-used to commemorate the US alliance with Australia, and Redlands Coast's contribution to wartime and peacekeeping efforts. It will include a memorial and contemplation gardens (see an artist's impression, page 38).

The site delivers an opportunity to educate the history of radio communication then, today and into the future.

This Hub will have a new building that provides a flexible and adaptable space for multi-functional educational and community uses and activities, such as pop-up exhibitions, artist-in-residence, art and photography classes, as well as being an event and function space.

A secondary wildlife corridor will follow the western edge of this Hub.



A day at the Hub

- Visit the museum and experience a rare example of a World War II US Army Radio Receiving Station; interpretation of the complex; and the role the site played during the war in the Pacific
- Pay your respects at a memorial to those who served.
- Relax in the plaza and enjoy some lunch.
- Learn how the world communicated before the internet.
- Attend and participate in a historical re-enactment.
- Watch as feature lighting showcases the heritage buildings at night.

Design inspiration

A curved form will soften and calm the inherent reverential aspects of the commemoration gallery / museum.



6. Recreation, Resilience and Adventure Sports Hub

What to expect

Redlands Coast's first public swimming lagoon will be a centerpiece for the precinct and for broader recreation, particularly in the summer months, with its surrounding sandy beaches, food carts and open spaces for all visitors to enjoy.

There also will be a further range of paid and free recreational based activities such as an adventure playground and an indoor recreation building for extreme sport opportunities.

A dry-creek bed lined with natural vegetation will facilitate a link between the resilience training and whitewater facility and the wetlands area.

Considerable open space will be maintained for adaptable and flexible usability.

The Hub is home to the Redland Resilience Training Centre, the centre piece of which is the Redland Whitewater Centre.

The state-of-the-art complex will provide training to people from around Queensland and Australia in swiftwater and flood rescue including emergency boat operations, and submerged vehicle rescues. It will also be capable of hosting international, national and state athlete training and events before, during and long after the Brisbane 2032 Olympic and Paralympic Games.



A day at the Hub

- Watch the slalom canoeists in competition or as they train on the whitewater course.
- Enjoy a healthy breakfast in one of the outdoor lawn areas.
- Go for a jog or cycle, or step it up a notch at the extreme sports area.
- Spend the afternoon lazing in the lagoon and watching the kids play water games.
- Find your inner child again at the adventure playground.
- Strap on your running shoes and do a few circuits of the precinct as the sun goes down.

Design inspiration

A tropical feel to the plaza area near the lagoon and play area.



NOTE: The plans for this Hub are illustrative only. The ultimate design of the whitewater facility may evolve and/or require variations according to competition requirements.

7. Conservation Hub

What to expect

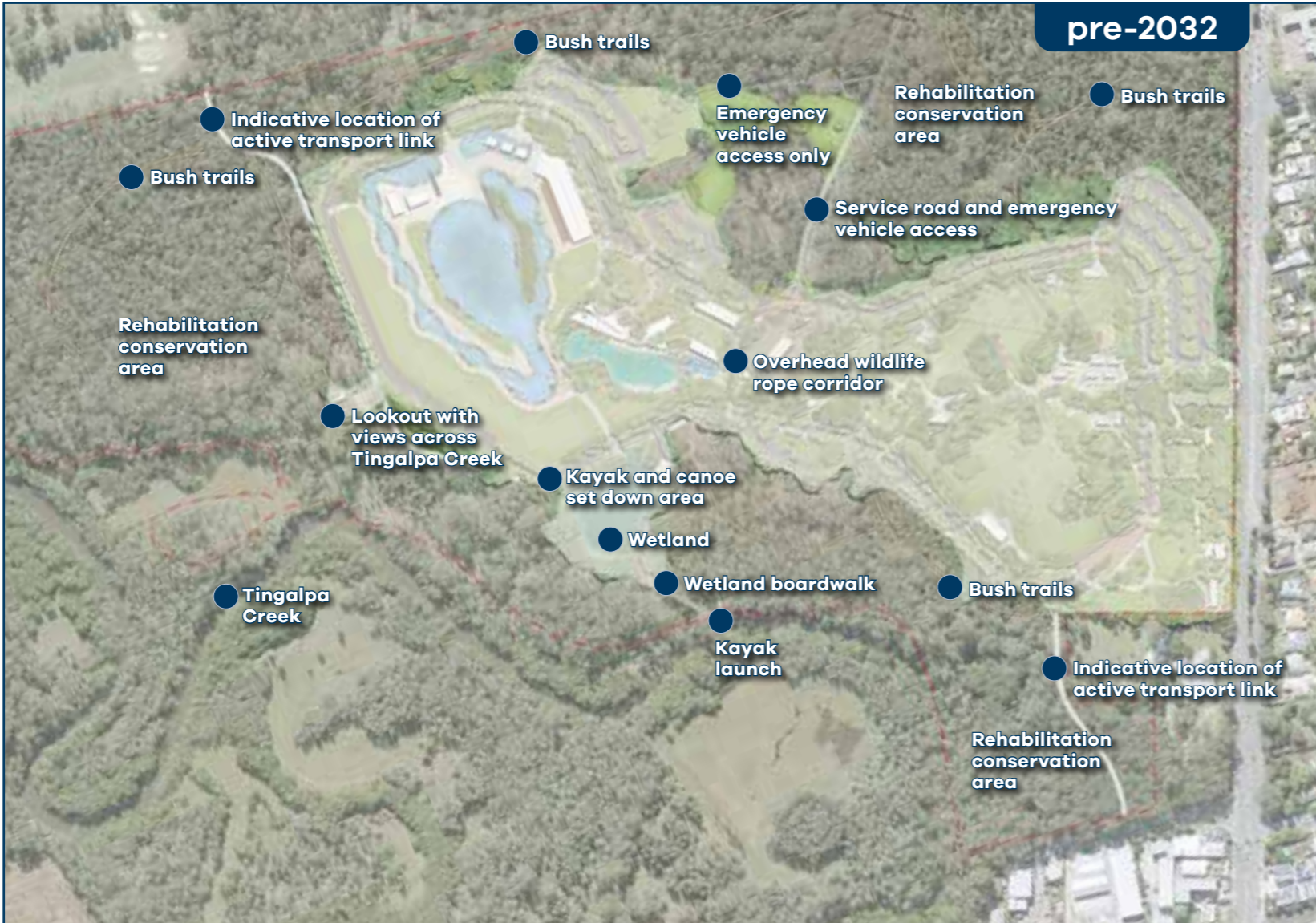
The Conservation Hub is a celebration of the environment and ecology that encircles and links the precinct. The Hub will have an emphasis on education with themes of wildlife and landcare represented proactively. This will include light touch and themed trails.

Eco tourism opportunities and activities such as nature photography, guided trails, wilderness experiences and sculpture trails are a natural fit. Access to Tingalpa Creek will be provided and a canoe and kayak launch constructed.

Redlands Coast boasts many community groups committed to the preservation of the land and marine environments, native animals and birds of the region. A wildlife and landcare centre will be the focal point for this education.

Adventure play will be further extended by way of a zipline and tree top walk extending from the wildlife and landcare centre.

The extensive conservation areas will be home to many of Council's acclaimed and innovation environmental and koala protection programs and research activities.



A day at the Hub

- Stretch and greet the day with yoga in the park.
- Join a morning bushcare group and get your hands dirty.
- Take a stroll down to the creek bank and do some birdwatching.
- Get back to nature on a guided wilderness trail.
- Educate yourself at an ecology information class.
- Shhhhhh, use your quiet voice as the night spotlighting wildlife tour is about to begin.

Design inspiration

The wildlife and landcare centre could literally reflect upon its environment.





A city-shaping legacy

Birkdale Community Precinct offers a place with a space for everyone with benefits for the broader community and Redlands Coast. The legacy of BCP is a place for all ages and abilities to enjoy quality lifestyle featuring environment stewardship, social value and economic prosperity. With programs and activities designed for community groups with greater needs, providing people with disabilities an equal opportunity to interact, learn and discover and enjoy the precinct.

Create

A place with a space for everyone

Communications Hub with commemorative gardens, gallery and memorial area



Next steps

The BCP Master Plan represents a culmination of two years of concentrated collaboration between Redland City Council and the Redlands Coast community. After initially asking the community and other stakeholders what future uses they would like to see at BCP, their ideas were used to inform a visioning document. This was then refined via the Draft Master Plan process and now the final Master Plan. It marks a reference point for the delivery of BCP including its goals, aspirations and commitments. The BCP Master Plan and BCP Master Plan Foundation Report is publicly

available for download on BCP's Your Say website. Once formal statutory approval processes have been completed, Council will commence construction of key enabling infrastructure and the community should expect to see site works and restoration commence within the site during 2023.

For more information about Birkdale Community Precinct go to yoursay.redland.qld.gov.au/imagine or scan this code:



Acknowledgements

In preparing the BCP Master Plan and BCP Master Plan Foundation Report a range of background studies were undertaken. Numerous firms and organisations worked with Council.

Principal consultants



Subconsultants

- Fourfold Studio
- Raptor Environmental
- Mitchell Brandtman
- Grant Thornton Australia
- Sims White Architects

