

Birkdale Community Precinct

Master Plan Foundation Report

March 2023

Create

A place with
a space for
everyone

Introduction

This Foundation Report is a supporting document to the Birkdale Community Precinct (BCP) Master Plan (March 2023).

It explains in detail the three critical components that guide and direct the BCP Master Plan and provides the context, rationale and technical information in support of the final Master Plan.

The Master Plan for the 62-hectare site is a culmination of two years of consultation with the community.

The three components detailed in this Report are:

.design

This section provides an overview of the critical value layers – being conservation and cultural heritage – as well as the core design, social value and smart technologies

which underpin the final concept plans of how the precinct, and the various spaces, could look over a 20-year time horizon.

.deliver

The deliver section outlines the various mechanisms for delivery and staging. Up until 2032 this period involves site preparation and provision of infrastructure; while post-2032 additional buildings and the remaining uses and activities are realised.

.implement

BCP will deliver significant community infrastructure for the Redlands Coast community. The implement section outlines critical principles which collectively inform actions to be further implemented by Council and its partners in reaching goals and expectations.

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. design . deliver . implement

Communications Hub with restored World War II Radio Receiving Station

Acknowledgement of Traditional Owners and Country
Redland City Council acknowledges the Goenpul, Ngugi and Noonuccal First Nations Peoples of the Quandamooka region, the Traditional Owners of the lands, winds and waters we call Redlands Coast. Council pays its respects to Elders past, present and future.



An evolution of place

The master planning for the precinct has resulted in a series of concept plans providing the spatial representation of uses, activities and experiences across BCP and for distinct areas defined as Hubs. The foundation of each concept plan has been grounded by extensive studies and reports covering an array of matters specific to the precinct, while also acknowledging its surrounds.

These matters include conservation and environment, cultural and heritage, best practice design principles, social value and legacy, smart technology, movement of visitors and fauna and the spread of flora.

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 environments such as Willards Farm, the natural assets including Tingalpa Creek and the dry and wet grasslands, and the conservation of cultural artefacts that make up the uniqueness of this precinct.

These significant values have had detailed assessments undertaken to ensure that the proposed uses and activities in the master planning adhere to all related statutory requirements. Nearly two-thirds of BCP will be retained and enhanced as a dedicated conservation area.

The remaining area of the precinct, although defined as the development footprint, has been designed to ensure that all uses and activities respond to the intent of the area being for community purposes and are also respectful and coherent to the broader surrounds.

Within the development footprint numerous areas have been dedicated for the retention of existing koala habitat trees or will be ecologically restored.

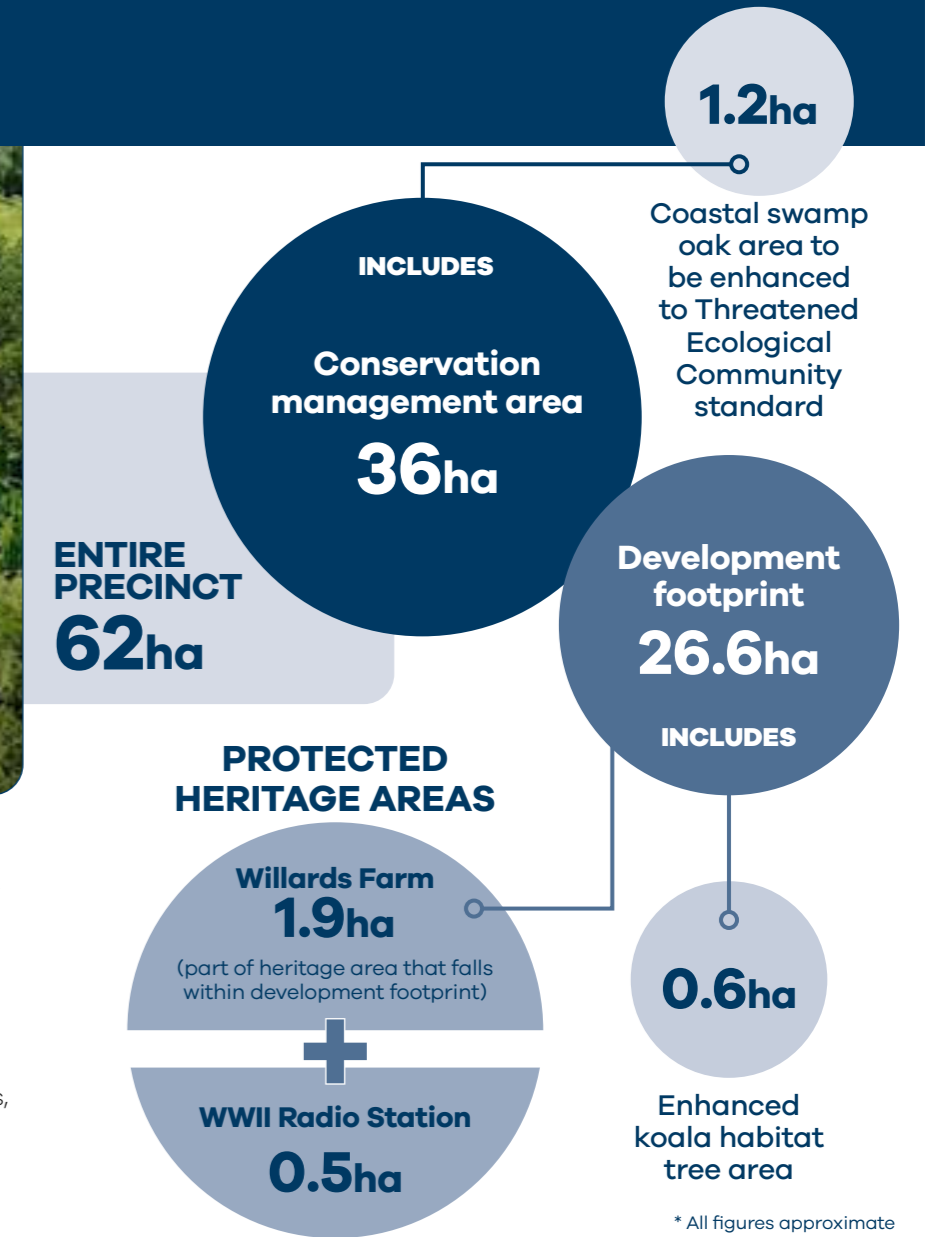
A design framework for BCP highlights how the activation of open space, the provision of sport and recreation, protection and enhancement of ecosystems, the celebration of heritage and culture, and the evolution of a built environment is respectful and complementary.

Principles from this framework are fundamental to the document's concept plans and layers, its defined places and experiences, and design intentions.

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



Collectively, these landscapes and site characteristics have created an opportunity for the design of the precinct to be underpinned by journeys, interactions, connections and destinations resulting in distinct Hubs for unique spaces and experiences, while within a broader sense of place for the entire precinct. The concept plans highlight how the movement of visitors, users, services, and fauna will occur, with an additional focus on ensuring environmental and accessible responsive design elements for the internal movement networks.



Conservation

Protect. Restore. Enhance

BCP is bound by Tingalpa Creek to the south and west, and cleared and wooded areas to the north-west.

The precinct contains broad areas of native vegetation in addition to open grassed areas that provide habitat for several flora and fauna species including the iconic koala (*Phascolarctos cinereus*).

Tingalpa Creek is tidally influenced and supports endangered coastal wetlands and forms part of an ecological corridor associated with the lower Tingalpa and Coolnwynpin Creek catchments and importantly provides linkages with the broader network of conservation reserves and protected areas.

Nearly two-thirds of BCP will be retained and enhanced as a dedicated conservation area.

In addition, a Conservation Management Agreement between Redland City Council and the Federal Government underpins the significance of this conservation area. The agreement informs how Council is to use the land to protect, conserve, restore and enhance the koala habitat, subtropical and temperate coastal saltmarsh ecology and other ecological values within the conservation area identified as “protected matters” (also described as Matters of National Environmental Significance or MNES).

The remaining 26.6ha of the precinct, defined as the development footprint, has been designed to ensure that the protection of existing vegetation and fauna corridors have been a key consideration in the master planning. Extensive environmental studies have been undertaken on the precinct from 2020, with additional ecological studies and surveys conducted in September 2022.



Results from the ecological surveys were used to determine the exact boundary between the development footprint and conservation areas. As a result, the original boundary in the Draft BCP Master Plan was modified to include large habitat trees and areas of vegetation for future restoration back to MNES status conditions into the conservation area.

Furthermore, in the development footprint, all Locally Important Koala Trees (LIKT) have been identified and recorded by specialists.

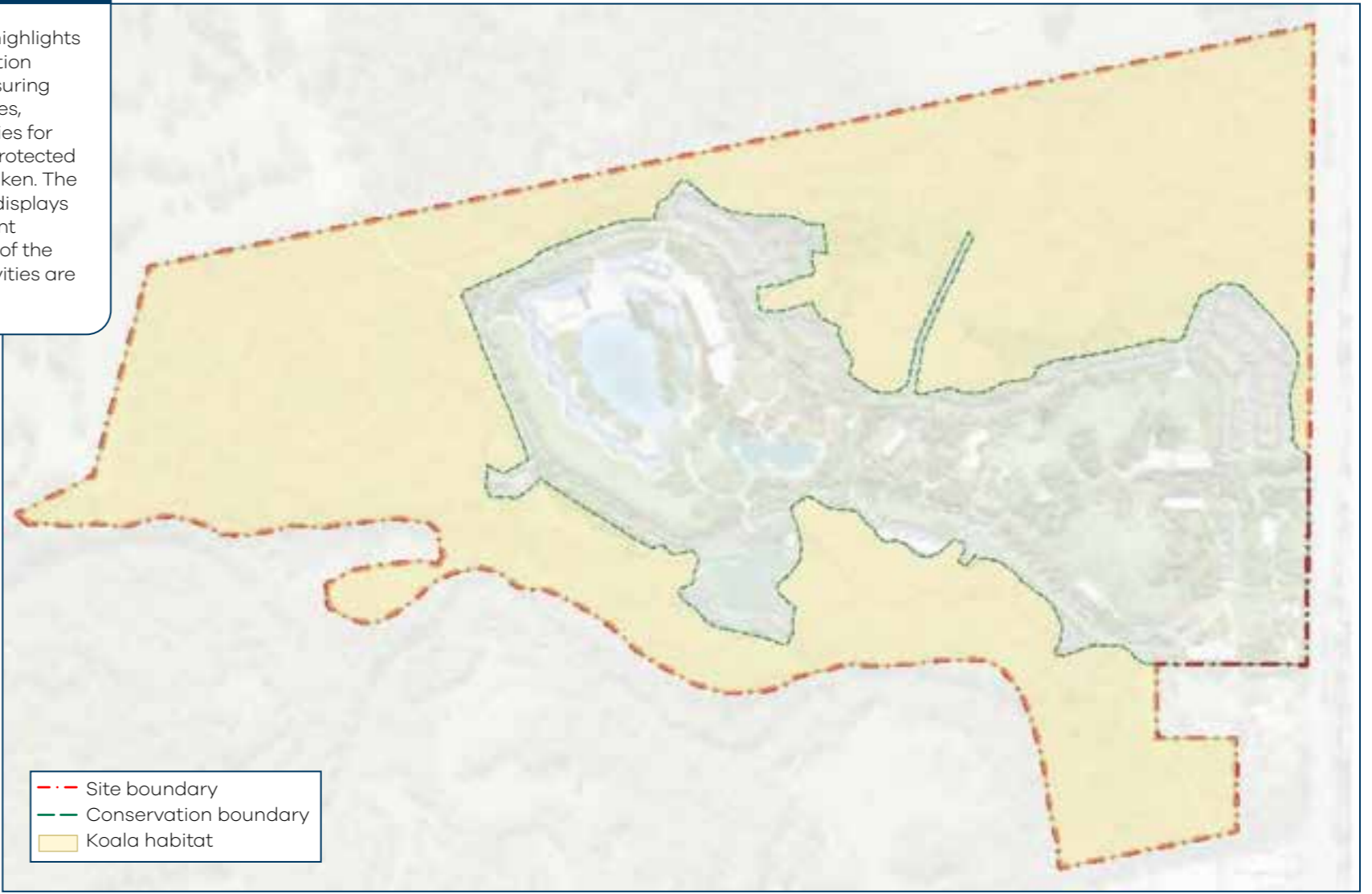
Within the concept plans numerous areas containing patches of LIKT are being retained with dedicated areas surrounding these patches to be restored. Further areas of degraded vegetation within the development footprint have also been identified and

will become natural areas for revegetation. In addition, BCP has now been confirmed as the lead site in the Redland Local Government Area for the introduction of innovative monitoring and wildlife conservation programs. The Master Plan also outlines a core vision with principles and future operational strategies to ensure the natural environment is protected and enhanced by way of best practice management and evidence-based planning, environmentally responsive built forms, detailed investigations of visitor access, and continued restoration and monitoring works.

With Council's sustainability and circular economy goals, the precinct will also aim for waste reduction and recycling practises such as the re-use and up-cycling of materials.

Conservation layer

The conservation layer highlights the significant conservation areas in the precinct ensuring that only passive activities, with learning opportunities for visitors to engage with protected ecosystems, are undertaken. The conservation layer also displays the development footprint area where the majority of the precinct's uses and activities are being planned.



The studies

From 2020, ecological assessments and management plans, koala surveys and habitat reports, have been completed and were used to inform the Draft BCP Master Plan.

In 2022, additional ecological studies and surveys were completed to inform the BCP Master Plan, as well as the next stages of the broader project including the statutory planning and delivery phases.

All work undertaken addresses and conforms to the three levels of government and their corresponding legislative requirements:

- **Matters of National Environmental Significance (MNES)**
- **Matters of State Environmental Significance (MSES)**
- **Matters of Local Environmental Significance (MLES)**

Ecological studies and survey 2022

Entire precinct

- Ecological survey over five days and four nights in September 2022 and Ecological Assessment Report
- Significant Impact Assessment Report
- Detailed fauna survey as per recommendation from 2020 Ecological Assessment Report
- Wildlife Habitat Management plan

The results

In September 2022, a field survey was undertaken which included Elliot traps, pitfall traps, camera traps, cage traps, spotlighting, call playback and active diurnal searches for birds and reptiles with the following findings:

77 fauna species

- including
- 4** amphibians
 - 53** birds
 - 14** mammals
 - 6** reptiles

104 flora species

- including **28** exotic species
(none of the species are listed as threatened flora species under the Nature Conservation Act or EPBC Act)

Contemporary weed survey mapped:

37 occurrences & densities of weed infestation by **7** restricted weed species listed under the Biosecurity Act 2014

Within the development footprint

- Detailed fauna survey of three habitat types (Scribbly gum forest, Forest red gum forest and Grassland with scattered trees) and characterisation of koala habitat including the mapping of individual and patches of non-juvenile koala habitat trees.
- Flora inventory and contemporary weed survey
- Tree management plan

Results as applicable to the MNES and under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC)*

PRESENT

(however not ecologically significant population)

- **Marine and Migratory Rufous fantail** (*pictured*)
- **Marine and Migratory Satin flycatcher**



NOT PRESENT

(populations not recorded or identified)

- **Vulnerable South-eastern glossy black cockatoo**
- **Marine and Migratory White-throated needletail**
- **Vulnerable Grey-headed flying-fox**

PRESENT

- **Endangered Koala** – present with precinct having capacity for 6 to 10 koalas. (the entire design of the precinct is planned around koalas).
- **Endangered Coastal Swamp Oak** – present in conservation area but not of a standard to be classified as TEC (this area is being planned to be restored back to TEC standard).





Keeping in harmony with the habitat

The design of BCP has been prepared to avoid and minimise impacts to all MNES, MSES and MLES known to occur on the precinct including the koala and Threatened Ecological Communities (TECs).

The BCP Master Plan goes further to also enhance the existing site conditions to improve outcomes for all native species present on the site.

The purpose of the conservation area is the protection of conservation and biodiversity, in particular the koala, koala habitat and the Coastal Swamp Oak TEC.

Only passive walking trails to showcase both the precinct's environmental and cultural uniqueness, and a canoe and kayak launch for access to Tingalpa Creek (left) will occur within the conservation area.

The precinct's existing internal road (below) forms part of the State heritage listing components for the historic former World War II Radio Receiving Station.

This existing road will have overhead wildlife corridor rope-based systems installed to allow for wildlife movement.

Koala exclusion fencing will be constructed at the front of the entire precinct.

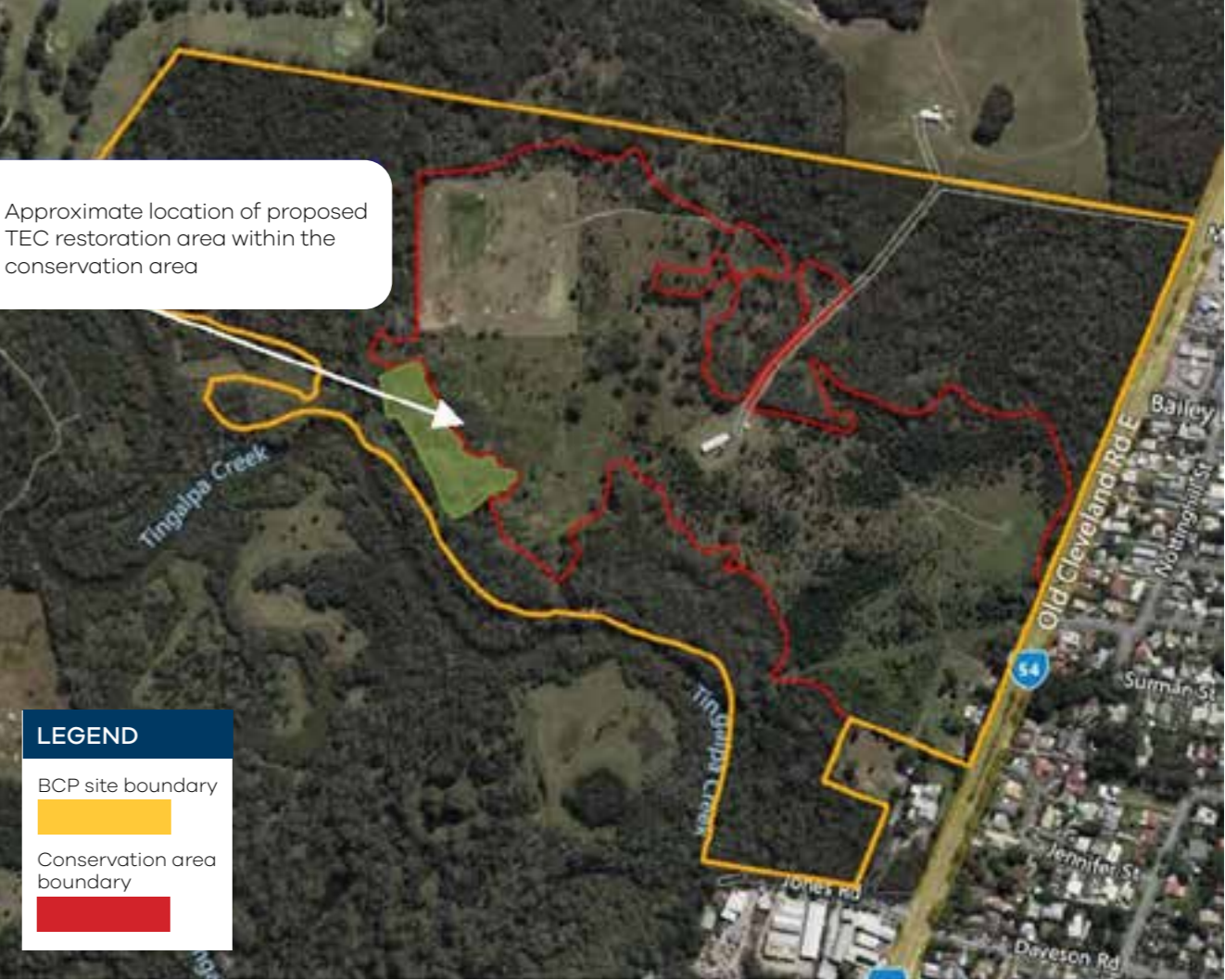
Based on all of the studies and surveys undertaken, modifications have been made to the conservation area boundary to avoid impacts to MNES habitat and to maintain and restore habitat, maintain fauna connectivity and support and enhance existing fauna populations within and adjacent to the precinct.

An area of existing and degraded Coastal Swamp Oak TEC will be restored back to TEC status condition as part of the project's delivery.

Although other MNES populations were not recorded or identified or were not an ecologically significant population, existing foraging vegetation in the conservation area will be retained and enhanced. No other TECs were present at the precinct.



Coastal Swamp Oak





Retaining vegetation in development footprint

The approximate 26-hectare development footprint is to be transformed into significant community infrastructure for the Redlands Coast.

The BCP Master Plan, through design and best practice environmental management, will ensure protection and enhancement of all environmental matters in the footprint.

Significant responses and initiatives include:

- Both significant individual and patches of locally important koala trees have been designed for retention into the concept plans. These trees will be retained in the final delivery, unless clearing is unavoidable or where they pose a safety hazard.
- The location of the internal ring road, car park and other infrastructure has been modified to avoid as many individual locally important koala trees as possible. The retention of these individual trees is valuable to allow for koala movement between trees.

The presence of scattered trees (left) can increase the size of the koala's habitat patch, providing food and shelter and enable the animals to move more safely over larger distances.

- Each tree being retained has been recorded in a register and will be monitored.
- A detailed landscape plan is being prepared as part of the design of BCP and includes the planting of tube stocks and larger trees. Priority will be given to locally important koala trees to increase the available habitat and food trees. This will enable connectivity between the conservation area to be maintained.
- Dedicated rehabilitation areas are being included in the development footprint to provide a buffer between the footprint and the conservation area.
- An additional overhead wildlife corridor rope based systems (example below) will be installed to allow for wildlife movement over the development footprint.



- The car parking and internal ring road have been designed to incorporate adequate space to allow for substantial tree planting to shade and visually soften hardstand areas.
- The internal ring road has been designed to have a maximum speed limit of 30km/hr and signage will include fauna sensitive lighting to minimise impacts to movement of species through the site.
- All stormwater will be captured and treated on site prior to discharge with the aim of achieving no annual change in the stormwater pollutant loads and volume of runoff leaving the precinct and minimal change to the hydrological regime of Tingalpa Creek.
- A Bushfire Hazard Assessment and Management Plan has been prepared to increase bushfire resilience.

Refined koala habitat tree patches



Koala protection

In December 2021, Redland City Council adopted the *Redlands Coast Koala Conservation Plan 2022-2027* (Plan) and the *Koala Conservation Action Plan 2022-2027* (Action Plan).

The five-year Plan commenced on 1 July 2022. It extends the comprehensive work already undertaken by Council, research partners, conservation groups and the community, to continue protecting our koalas into the future. The Plan guides management actions, while the Action Plan contains targeted, practical actions that are based on science and are measurable.

New initiatives which demonstrate the maturity of Council's approach include:

- **Sentinel sites** – selected sites across the city that will be surveyed annually (via drones and detection dogs) to provide data on koala population trends and dynamics.
- **Early disease intervention program** – proactively manage disease through a safe capture and treatment program that builds on existing partnerships and programs.
- **Habitat connectivity** – evaluation and rehabilitation of habitat through urban restoration projects to improve koala movement opportunities and reduce threats.
- **Digital data platform** – map and visually present koala data and contribute to the National Koala Monitoring Program with project partners.
- **Koala trails** – investigate two trails in Redlands Coast, delivering a community education activity and providing an innovative eco-tourism opportunity for the region.

THE PLAN AND ACTION PLAN ARE BASED ON FOUR MAIN OBJECTIVES

- 1) **Decisions based on science – research and monitoring**
- 2) **Protect and improve koala habitat – securing, linking and replanting koala habitat**
- 3) **Reduce koala deaths – preventing koala mortality from vehicles and dogs**
- 4) **Community making a difference – increasing community connection**

- **Bluetooth koala tag system** – further development of prototype with research partners.

The important conservation values in BCP are well recognised with the multitude of studies and reports undertaken as part of the Master Plan process.

The Master Plan response ensures that these values are not only protected, but significantly enhanced.

This will include a net increase in high quality habitat, opportunity for increased fauna (including koalas) use and occupation, as well as the management of biosecurity threats associated with weed and pest species.

The BCP Master Plan is informed by and will implement all of Council's wider koala management initiatives.



Monitoring and habitat management plan at BCP

The *BCP Koala Monitoring and Habitat Management Plan* (BCP Plan) will be designed to align with Council's citywide *Koala Conservation Plan and Conservation Action Plan*, while also aligning with the *SEQ Koala Conservation Strategy 2020-2025* and the Federal Government's *National Recovery Plan* for the Koala, as well as relevant policy frameworks and environmental instruments such as *ShapingSEQ 2017* and *Redland City Council Wildlife Corridors Plan 2018-2028*.

While it will be bespoke to the precinct, it will consider the broader Redlands Coast koala population and seek to enhance habitat connectivity across the precinct and boundary extents, and will incorporate such factors as barriers to local dispersal and effective connectivity elements in the environment.

Smart koala signs and tags are already a feature of the Redlands Coast Koala conservation program. With smart technology being planned for the precinct and as a dedicated koala sentinel site, BCP is ideally placed to play a central role in shaping the advancement of best practice conservation principles for koalas

and other flora and fauna for Redlands Coast and more broadly.

In addition, there are a series of legacy benefits associated with a community precinct that has a blended conservation approach, which include:

- i) Bespoke koala and habitat management plan that can be adapted to other sites
- ii) Showcase best practice conservation principles on site
- iii) Restoration of koala habitat resulting in:
 - Stabilised local colony of koalas
 - Increased koala carrying capacity on site
 - Advancement of disease management
 - Enhancement of regional corridor, and
 - Source population and safe dispersal through applied threat mitigation

The BCP Plan will also include a significant regional riparian corridor and management prioritisation of identified local corridors across the site.

KOALA MANAGEMENT ACTIONS UNDER THE BCP PLAN

- | | |
|---|---|
| 1) Comprehensive assessment of habitat | activity levels and meta-population structure over time. This includes reoccurring surveys with drones, detection dogs and genetics to monitor trends for mortality, breeding and disease |
| 2) Comprehensive assessment, count and identification of all preferred koala food trees on site | |
| 3) BCP is a designated sentinel site to monitor koala trends and forms part of a citywide koala monitoring program designed to inform on changes in koala | |
| | 4) GPS and regular tracking of individual koalas on site with the objective to reduce Chlamydia levels in and around BCP. |



Cultural heritage

Respect and protect

The cultural heritage and historical heritage layers provide a spatial representation of all Indigenous and historic heritage values on the precinct.

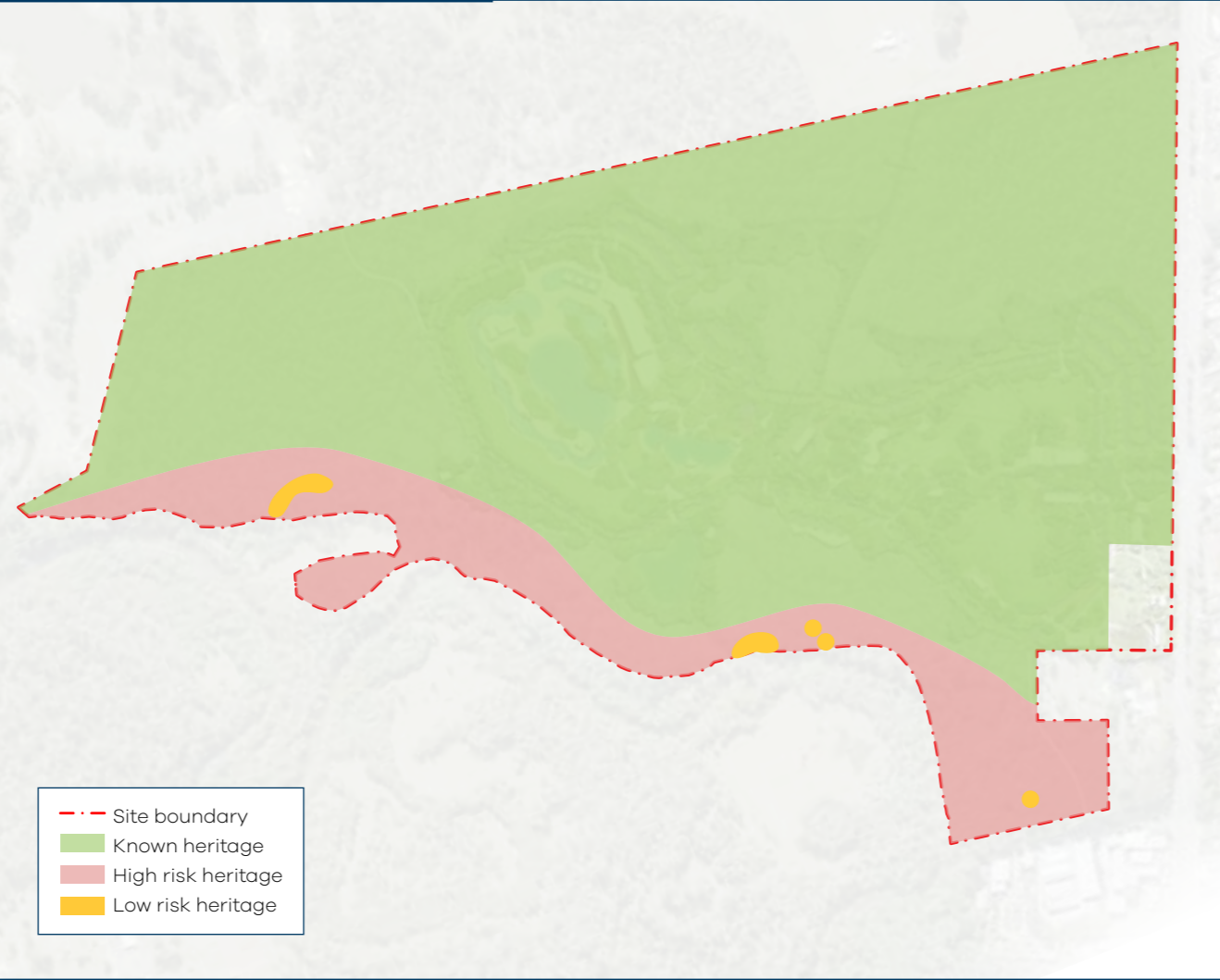
All of these values are supported by a Conservation Management Plan (CMP). The CMP integrates the conservation and management strategies identified for historic, Indigenous and ecological heritage values and further provides direction on maintenance, renovation and restoration activities.

The CMP for the World War II Radio Receiving Station and its heritage-listed area and the CMP for the Willards Farm heritage-listed area is being updated as part of the statutory planning. The resultant concept plans protect and respect all of these values with additional support by way of explicit design guidelines and heritage visions, principles and strategies.

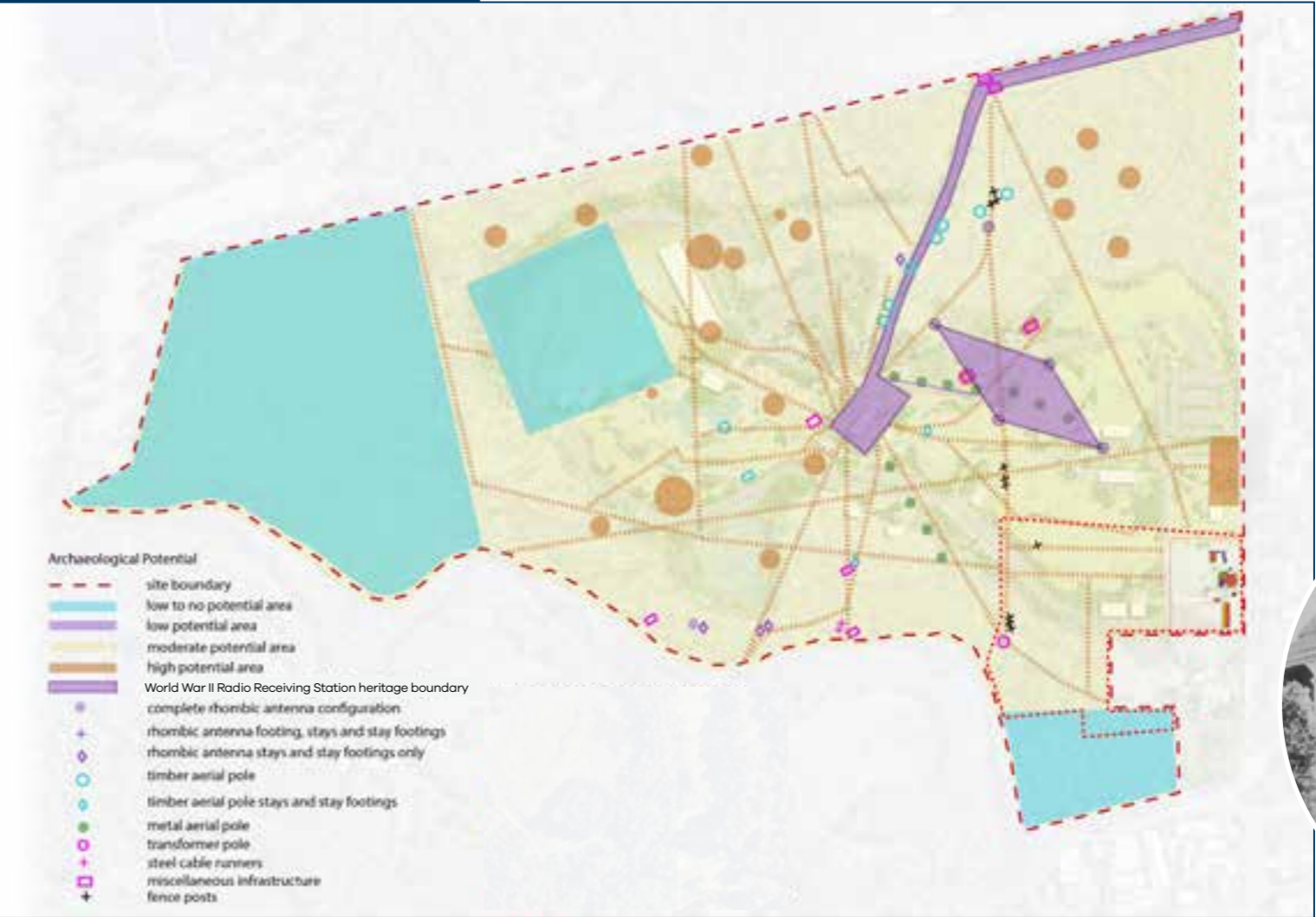


Left: A possible “scar tree” on site at BCP. Indigenous people would remove bark from trees to make canoes, containers and shields and to build temporary shelters, exposing the sapwood on the trunk causing a scar.

Cultural heritage layer



Historical heritage layer



Right: An early photo of the World War II Radio Receiving Station which was built in 1943. Below: Willards Farm at the turn of the century.



A well-designed precinct



- PRECINCT-WIDE PRINCIPLES**
- 1. **Celebrate** culture, heritage and legacy
 - 2. **Embrace** the landscape and ecological context
 - 3. **Demonstrate** flexibility and adaptability
 - 4. **Foster** creativity, innovation and design excellence
 - 5. **Enable** community collaboration and unlock social value
 - 6. **Exemplify** inclusivity, safety and accessibility

Distinctive. Smart. Cohesive.

The Birkdale Community Precinct concept plans and layers, its defined places and experiences, and design intentions are premised on a set of 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 this unique landscape in Redlands Coast. Good design is essential in defining the identity

and legacy of BCP. It is not just about aesthetic improvements, it's about improving the community's quality of life, access to opportunity, resilience and economic prosperity while establishing Redlands Coast on the world stage. A guide will be developed that is structured by way of precinct-wide design principles that will also guide the look and feel of the Hubs, while leaving ample room for creativity, innovation and excellence in design. Each principle will contain specific strategies in relation

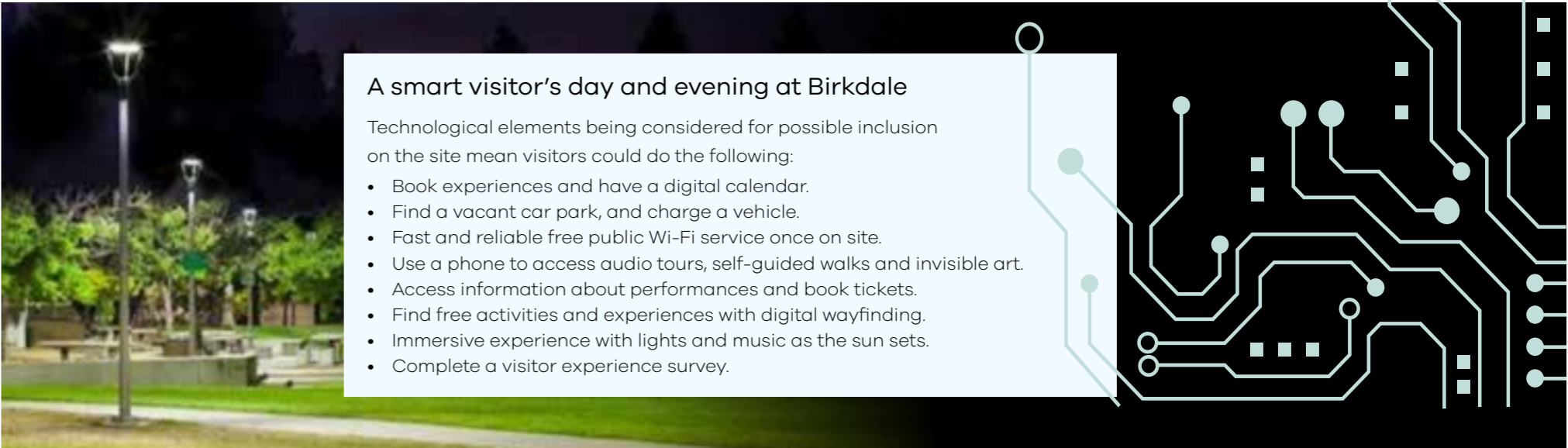
to design, including the built form of new buildings and amenities, the preservation and adaptive re-use of existing heritage buildings and features, the use of technology for digital connectivity, passive outcomes such as landscape, surface types for walkways and trails and active recreational outcomes such as play and adventure facilities. All principles and strategies will be underpinned by the incorporation of cultural heritage and environmental values (Indigenous, historic and natural).

A smart precinct

Integrating tech into the landscape

BCP aims to be a smart location, allowing access for visitors, staff and precinct operations to digital technology. The precinct will integrate technology into the physical landscape and infrastructure to add value for visitors and community enabling the sharing of real-time data and information about the precinct, events, attractions, site conditions, parking, weather and more. Data generated will provide Council with a better understanding of precinct

utilisation, how long visitors are staying and which attractions they are using. Data will enable better understanding of service utilisation for Council to reduce costs of asset management, improve service efficiency and assist with marketing to visitors. Smart buildings with the ability to monitor external conditions and adjust lighting, heating or cooling, will contribute to the city's sustainability goals through reduced emissions.



- A smart visitor's day and evening at Birkdale**
- Technological elements being considered for possible inclusion on the site mean visitors could do the following:
- Book experiences and have a digital calendar.
 - Find a vacant car park, and charge a vehicle.
 - Fast and reliable free public Wi-Fi service once on site.
 - Use a phone to access audio tours, self-guided walks and invisible art.
 - Access information about performances and book tickets.
 - Find free activities and experiences with digital wayfinding.
 - Immersive experience with lights and music as the sun sets.
 - Complete a visitor experience survey.

A social precinct

BCP offers a place with a space for everyone with benefits for the broader community and the Redlands Coast region.

Underpinning the master planning for the precinct are three core social value concepts that are inherent in all aspects of the BCP Master Plan:

- 1) BCP is one integrated precinct with multiple and varying types of uses, activities and experiences proposed. The precinct must be planned, delivered and managed as one location with a space for everyone
- 2) The environmental and social stewardship of BCP leaves a positive legacy for future generations. BCP provides its own identity with a place that offers spaces for all ages and abilities. The precinct will benefit by having a permanent resilience training centre and an Olympic venue, but the legacy it creates is based on all of its components
- 3) The views of the Redlands Coast community have been embedded throughout the precinct and Hubs. The community will continue to be involved in the shaping of BCP

A social value implementation plan will be developed for BCP that ensures that once master planning has been completed, the social value principles are embedded in the precinct for many generations to come.

COMMUNITY CONNECTEDNESS

BCP supports

Programs will be designed within BCP for community groups, and provide people with disabilities an equal opportunity to interact, learn and discover the Hubs in the precinct.

Outcomes

- 1) All visitors can connect to life experiences, passions and interests.
- 2) Reduction in social isolation.



HEALTH & WELLBEING

BCP supports

Numerous physical activity opportunities are being offered at BCP for all age and abilities.

Outcomes

- 1) Walking on average for 30 mins a day can lower the risk of heart disease, stroke and diabetes by 30 to 40 per cent.
- 2) Adults with a wide range of green spaces near their home report 37 per cent less hospitalisation rates.

WORK & MEANING

BCP supports

Showcase the best of Redlands Coast with semi-permanent spaces for Redlands artists, makers, producers, and experiences.

Outcomes

- 1) Individual moving from unemployment to employment.
- 2) Increased spend on social enterprises.
- 3) Local businesses and tourist destinations resulting in more work opportunities.



Planning for the community

The BCP Master Plan and its implementation responds to existing characteristics of Redlands Coast residents. It is important to understand these characteristics, as they provide a baseline to inform the design, as well as the uses, activities, and experiences to be offered at the precinct. The goal is for the baseline to be improved where required, as well as resulting in positive benefits to the community. In supporting the implementation plan and ensuring its longevity, eight social value threads have been identified:

- designed for the community
- belongs to the community
- a smart precinct
- a connected community precinct
- a sustainable and resilient precinct
- supports a thriving Redlands
- supports a historic Redlands
- supports a healthy Redlands.

(see pages 34-35)

CHARACTERISTICS

- Highest sports participation: Walking 39%, Fitness / gym 28%, Swimming 18%, Running 15%, and Cycling 11%
- 64% of youth are not undertaking recommended daily exercise (girls on a lower level than boys)

MASTER PLAN RESPONSE

Numerous active and passive physical activities at BCP for all ages and abilities, such as: trails and tracks, running track, lagoon, nature playground, outdoor gym, oversized games, canoeing / kayaking, open spaces, whitewater facility. With a smart precinct being planned, opportunities will exist for activities like e-sports.



CHARACTERISTIC

40,000 new residents over the next 20 years

MASTER PLAN RESPONSE

The BCP is significant community infrastructure, offering multiple activities, uses and experiences for every resident of all ages and abilities. The Local Partnerships Program (LPP) will set the framework for the ongoing communication and interaction with the community over the next 20 years ensuring existing and new residents can and will be involved with BCP.

CHARACTERISTIC

50% of residents (aged 15+) obtained Year 12 or equivalent qualifications

MASTER PLAN RESPONSE

The LPP will work with schools and youth to establish BCP projects that ignite passions in youth to explore their future career pathways. BCP will offer an array of employment, training and educational opportunities for all levels and types of qualifications.

CHARACTERISTICS

- 62.5% of 15-64 year olds are employed or in search of a job
- Top industries of employment: healthcare, retail trade, education and training industries
- 75% of people employed in Redlands live locally
- 98% of Redlands Coast businesses are small businesses (less than 20 people)

MASTER PLAN RESPONSE

BCP will generate employment and training opportunities across a variety of industries and sectors for Redlands Coast residents. Social procurement practices will be part of the procurement of the delivery of the precinct. BCP provides many opportunities for small business to occupy flexible and adaptable spaces. The LPP will be a primary mechanism for individuals and community groups to participate in many projects with a goal that passions and confidence may be restored for people to either volunteer and / or re-enter the workforce.

CHARACTERISTIC

Redlands Coast has a higher percentage of residents aged 65+ and a lower percentage of youth

MASTER PLAN RESPONSE

BCP provides for all ages. The community will be visitors, employers, employees, stewards

and / or volunteers to BCP across many different activities and opportunities. Implementation strategies will be focused on specific opportunities for youth retention through education, traineeships and employment, as well as providing safe and inclusive spaces and involvement in the LPP.



CHARACTERISTIC

1 in 4 residents feel lonely

MASTER PLAN RESPONSE

Social inclusivity and connection is a core social value embedded in the Master Plan. Fundamental design principles are based on safe, accessible and inclusive spaces.

CHARACTERISTIC

10% of youth are disengaged and live in areas of socio-economic disadvantage.

MASTER PLAN RESPONSE

Working with schools, youth and community groups on a variety of projects to ensure early and continued engagement with youth will be a focus of the LPP.

A functional precinct

Movement and circulation

The Master Plan needs to balance the movement of people, fauna and vehicles within and into the precinct.

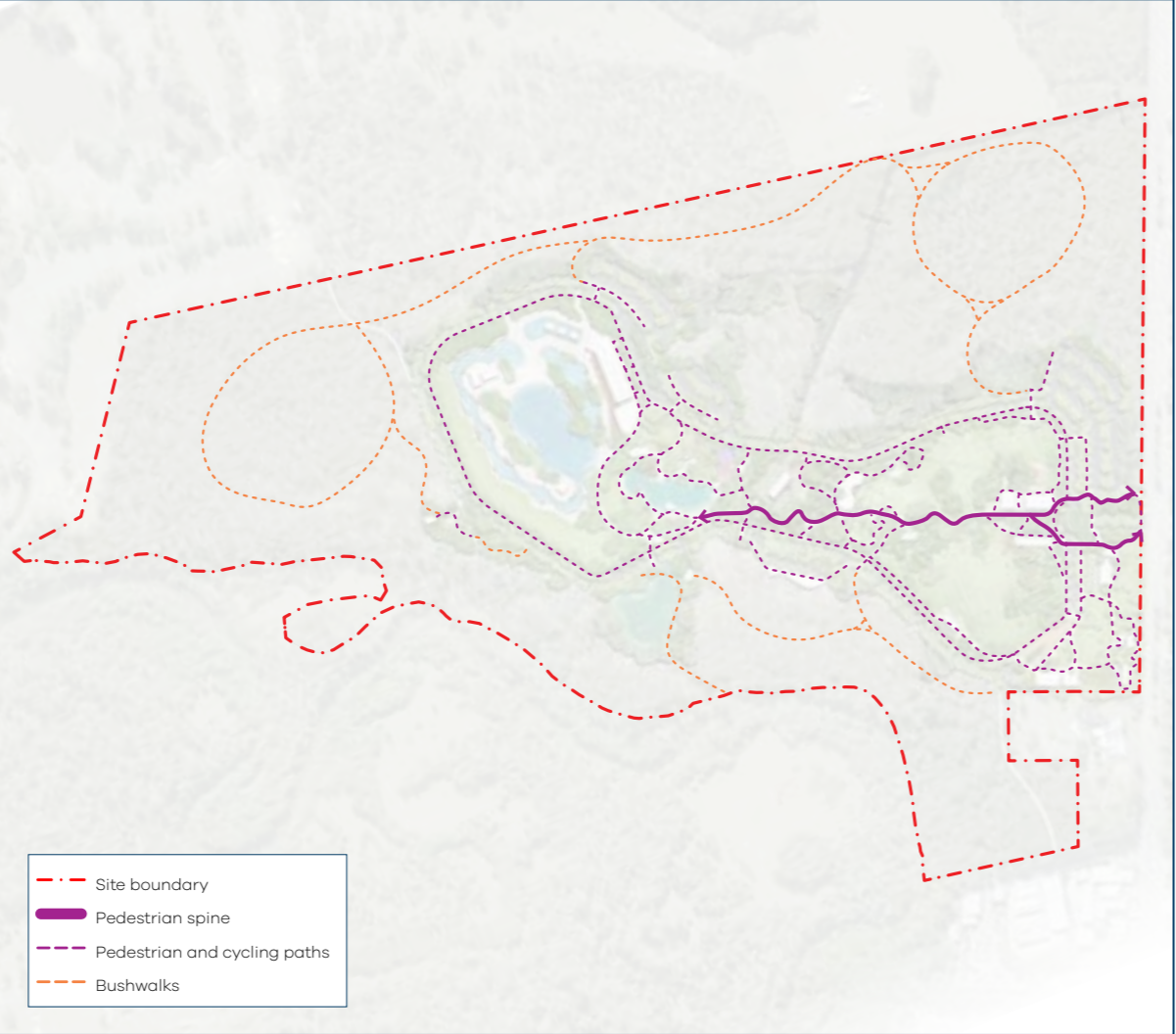
Movement of people in the precinct will be as pedestrians, by way of bicycles and other forms of active transport specifically within the main parts of the precinct, environmentally sensitive walking trails within the conservation areas, and for private and other types of vehicles such as buses and service vehicles. Approximately 650 car parks, including dedicated *Disability Discrimination Act* (DDA) car spaces, will be included prior to 2032 across the precinct, as well as drop off bays which will be integrated through landscaping treatment.

Some key features supporting movement include:

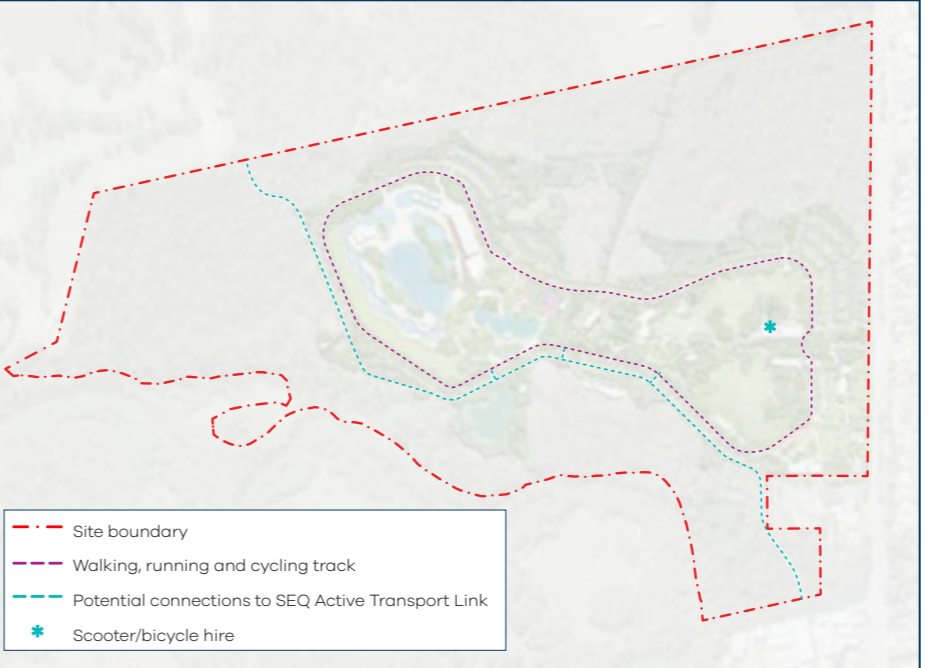
- The provision of electric charging stations
- Accessible footpaths and walking trails for all ages and ability
- A 2km walking and running track
- Part of the active transport link as identified in the *South East Queensland Regional Plan 2017* to eventually link to Capalaba to the south of the precinct and northern Birkdale/Thorneside to the north of the precinct
- A dedicated area for bus set down and pick up for events
- The appropriate use of materials for the different surfaces required, particularly where located near heritage-listed areas
- Identified areas for safe and accessible pedestrian crossings.

The movement of fauna has also been considered with at least three overhead wildlife corridors being planned across the development footprint and also for connection to adjoining environmental areas to the north of the precinct.

Pedestrian circulation



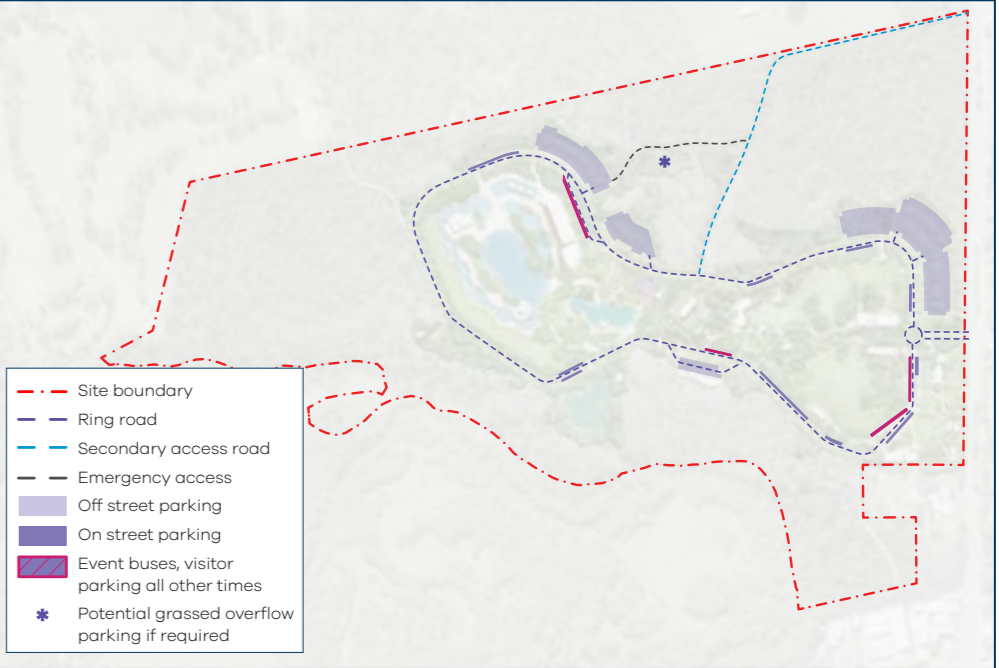
Active transport circulation



Car parking

An analysis has been undertaken to determine the ultimate number of car parks required and takes into consideration peak periods of visitation, length of time of visitor stays corresponding to expected visitor usage of activities, and full and part time employees. This analysis showed that once all elements of the precinct are complete, a total of 700 carparks are expected to be required in peak periods. Prior to 2032, approximately 650 hard-stand carparks will be delivered, including DDA compliant spaces. An area for grass overflow parking in the main car park area #2 will also to be delivered, ultimately providing capacity for greater than 700 carparking spaces.

Vehicle movement



Environmentally responsive

As the main car parking is located in areas adjacent to the edges of the conversation area, dense stands of tall trees will be provided and will also offer shade. Each car park area will be designed to include wide central median strips of approximately 3 to 5 metres, allowing significant space for shade tree planting to the centre and edges of car parks. The car parks will also be designed to promote water infiltration and passive irrigation with the use of swales and bioretention gardens. Plant species will be predominantly endemic and native species, with parking areas designed to direct runoff towards the planted areas.

Resilience training and whitewater centre

Birkdale Community Precinct will be home to the Redland Resilience Training Centre (RRTC) which incorporates the Redland Whitewater Centre (RWC).

The whitewater centre will be capable of hosting international, national and state canoe slalom events before, during and long after the Brisbane 2032 Olympic and Paralympic Games.

The RRTC's wider scope includes a primary daily focus on swiftwater and urban flooding rescue training, whilst remaining accessible for paddle sport elite training and international level competitions, and also being publicly accessible. It will also offer other sporting bodies a facility to undertake strength and conditioning across a myriad of sports and ability levels.

The RWC is a State Government project for which the State and Federal Governments have committed funding for the construction. Situated in the Recreation, Resilience and Adventure Sports Hub, it is expected to be operational and open to the public in 2027.

The RRTC presents significant legacy opportunities as a natural hazard resilience training facility for State, national and Asia Pacific emergency services personnel.

As we continue to battle with the effects and unpredictability of climate change, the RRTC and its surrounds could provide the opportunity for a unique and worldclass centre of excellence for natural hazards resilience training.

The state-of-the-art complex would provide an environment for swift water and flood rescue training including emergency boat operations, and submerged vehicle rescues. A purpose-built third channel to the whitewater facility could be flanked by mock structures that could be flooded to simulate conditions for evacuation training and entering submerged carparks, cars and drains.

There is currently a shortage of swift water training facilities in the Australian-Pacific region, resulting



in emergency services personnel having to travel to access these sorts of facilities. International examples include the New York Preparedness Training Centre in Oriskany, United States of America.

These training areas have further value as exterior filming locations for swift and still water scenes.

It is important to note that the function of the RWC is

not to compete with the Penrith Whitewater Stadium which hosted the 2000 Summer Olympics in Sydney.

Both facilities will be national centres of excellence for the sport of canoe slalom and will promote and grow the sport.

In terms of the broader precinct, Redland City Council has extensive strategies in place for the delivery of



Previous page: An exercise at the Preparedness Training Centre in Oriskany, US. Above: Canoe slalom competitors in action.

BCP to ensure best practice in the following areas: protecting and enhancing the natural environment; reducing waste and emissions; embracing a circular economy; demonstrating sustainability measures; and embracing Indigenous land management techniques and native planting. BCP will involve the delivery of sustainable buildings, built forms and facilities which demonstrate sustainability through design strategies with specific focus on achieving climate positive targets.

Social value and the Olympics

The Brisbane 2032 Olympic and Paralympic Games provide an opportunity to expedite social value for the community. This extends to economic growth and infrastructure investment to enhance community outcomes. These benefits include:

**Residents**

- Legacy
- Community spirit
- Civic pride
- Inclusion

**Health**

- Physical activity and active recreation
- Passive recreation
 - Lowering of disease
 - Improved mental wellbeing

**Volunteering**

- Contribution
- Sense of worth
- Community spirit
- Civic pride

**Civic pride**

- Social cohesion
- Community spirit

**Infrastructure**

- Improved public transport and accessibility
- Active transport connections

**Sustainability**

- Sustainable procurement
- Climate positive commitments
- Best practice in waste management, energy and pollution
- Recycling

**Elite sport**

- Elite sporting pathways
- World class training facilities

**Partnerships**

- Local economic growth
- Industry and business partnerships
- Procurement with social enterprises

**Inclusion & Diversity**

- Improved reconciliation
- Representation of local Indigenous knowledge and culture
- Showcase of Quandamooka traditional story
- Increased inclusion and understanding of disabilities
- Universal design principles

Bringing the dream to reality

Staging

BCP will be delivered by way of three core stages over an anticipated 20-year time period. The proposed staging is dependent upon a variety of factors such as stakeholder feedback, funding including grants, partnering opportunities, development and building approval processes and timeframes, and construction industry fluctuations impacting material and workforce availability.

With a proposed opening of the precinct to the public in 2027 a summary is provided of each anticipated stage:

- Stage one is foreseen to be completed in mid-2027 and includes site preparation, infrastructure provision and the construction of core facilities, buildings and services.
- Stage two will be a period of approximately five years up to 2032, and the Brisbane 2032 Olympic and Paralympic Games. This stage will see significant delivery of the core precinct spaces and facilities, allowing the community and business to start to use and experience the site and get a sense of what it will bring in its ultimate form.
- Stage three, from 2032 and after the Olympic event, anticipates that proposed permanent buildings and

structures will be constructed, although the precinct will still offer flexible and adaptable uses and activities.

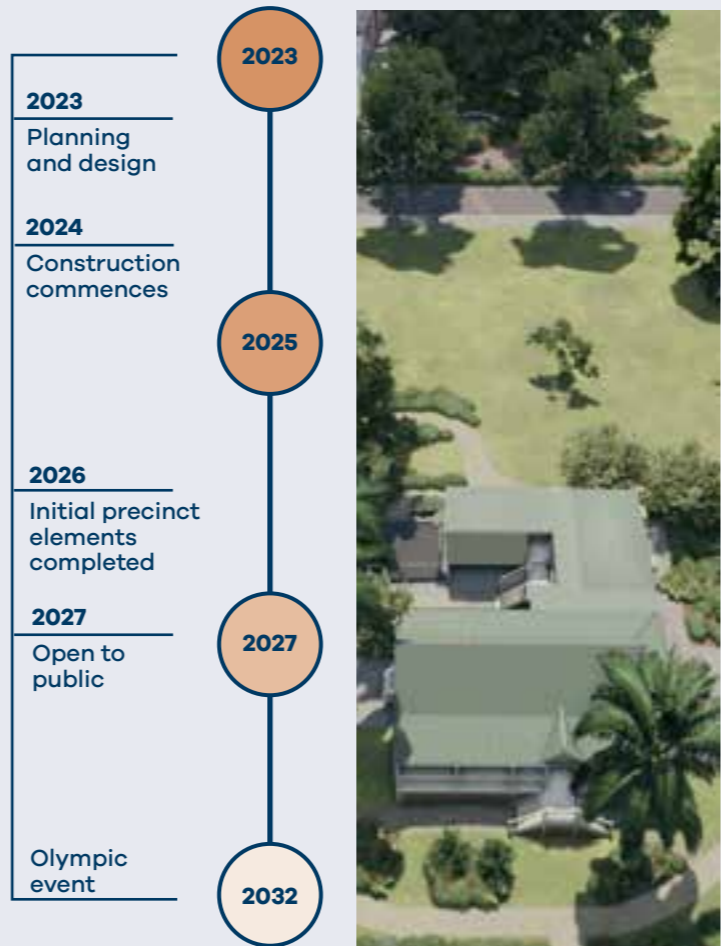
Stage one includes the preparation of the site for infrastructure and services works, including necessary infrastructure and a dedicated area of the precinct ready for the State Government to commence construction of the Redland Whitewater Centre in mid-2024, which is a commitment by Council to meet the Brisbane 2032 Olympic and Paralympic Games timeframes.

The State Government will be responsible for funding, planning, designing and building the whitewater centre and proposes its completion in the later part of 2026.

While the Redland Resilience Training Centre, which incorproates the whitewater centre, is being built, works will also continue on the construction of the initial precinct and community assets, such as internal roads, pedestrian spine, pathways, initial permanent and temporary buildings and landscaping works.

This ensures that the precinct will offer both an Olympic-standard venue as well as other community and business spaces to be used from its inception.

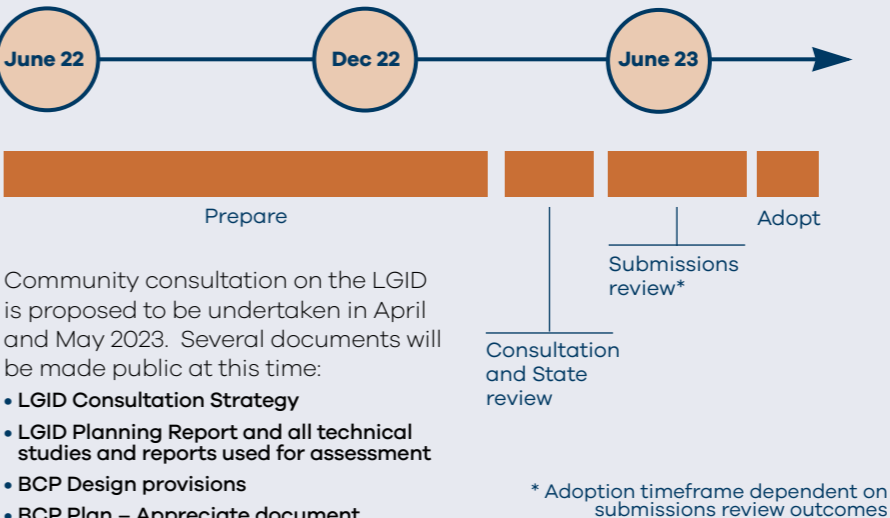
Redland Resilience Training Centre & Redland Whitewater Centre



Planning pathway

In order to deliver BCP, a formal (statutory) application is being prepared by way of a Local Government Infrastructure Designation (LGID). An LGID allows for the delivery of essential community infrastructure through an overall approval that permits complex and long-term community projects to be integrated for optimum delivery. The Queensland Government in their planning regulations outline the type of uses and activities that can be included under an infrastructure designation.

LGID timeframe



LGID Category (specified by Planning Regulations)	Corresponding use / activity within BCP
<ul style="list-style-type: none">Community and cultural facilitiesEducation facilities	Willards Farm complex, farm house and outbuilding restoration; information and environmental centre; cultural centre; restoration and adaptive re-use of the former World War II Radio Receiving Station complex (communications museum) and potential for art and other galleries; wildlife and landcare centre; future of ag-tech facility.
<ul style="list-style-type: none">Facilities for parks and recreation	Across entire precinct is the provision of active and passive recreation and open space
<ul style="list-style-type: none">Sporting facilities & health care services	Whitewater facility; indoor adventure sports venue; sporting related medical and other services.
<ul style="list-style-type: none">Storage and works depot (admin facilities)	Whitewater administrative building; precinct operations.





Upon delivery Council can reasonably expect both the Redland Resilience Training Centre and Redland Whitewater Centre, and premium precinct elements to be utilised ... and will operate at a breakeven or profit generating level.

Positive impacts to economy and project financials

Birkdale Community Precinct is a city-shaping and significant intergenerational community project set to be delivered over the next 20 years. It will deliver numerous economic, social, cultural and environmental benefits that will also be achieved for the broader Redlands Coast community, with some of these being measured by way of monetary value or other forms of beneficial uplift if a monetary value cannot be attained. The financial tension to be balanced by the Master Plan is subsequent delivery and operation of a city-scale parkland and facility that provides benefits and services that are free, low cost or of high social value for our community. This includes ensuring that the

Redland Resilience Training Centre incorporating the Redland Whitewater Centre, and premium parkland elements and activities, do not cause a financial imposition to the city. Financial due diligence modelling, market sounding and demand modelling has been undertaken for the resilience training and whitewater centres, and premium precinct elements and activities. The outcome of market sounding and demand modelling suggests to Council that there is a well-defined need and demand for these elements. This means that upon delivery Council can reasonably expect both the Redland Resilience Training Centre and Redland Whitewater Centre,

and premium precinct elements to be utilised and, importantly, due diligence indicates that these elements can and will operate at a breakeven or profit generating level. However, the reality of operating a precinct of the scale and complexity of Birkdale Community Precinct is that the ultimate financial operating costs and indeed the capital investment will depend upon future decisions of Council as well as the complex interconnectedness of those decisions. The management model for Birkdale Community Precinct that is ultimately selected by Council will influence the revenue, operational and maintenance costs.

Capital considerations

- Capital investment for the precinct's delivery will be required across the three core delivery stages as well as the numerous other projects occurring over the delivery period, and the costs are modelled to be consistent with the costs Council is experiencing in the delivery of other parkland and community precincts for equivalent elements.
- Each delivery phase will have positive economic and social impacts on Redlands Coast's economy with local construction expenditure and the use of local labour, goods and services.
- Increased expenditure on capital leads to increases in the number of activities, which in turn increases visitor numbers and enhances social value and externalities.
- Increased visitation increases operational and maintenance costs.
- Capital expenditure can lead to an increase in construction expenditure for the local economy and other externalities.



Operational considerations

- The variety of uses and activities and corresponding decisions as to whether they are provided for free or at a fee for users will influence whether Council takes on operating costs or generates revenue.
- Increased visitation impacts revenue and management potential – high foot traffic allows for premium lease spaces and usage.
- Small businesses will be able operate activities such as fitness or art classes, and the cost Council elects to recover costs will influence precinct revenue.
- There is potential for more substantial revenue opportunities from ticket sales for events such as concerts however Council will need to determine scale and programming.
- Public use of the whitewater facility beyond the disaster and resilience training activities is expected to be the majority revenue source. This includes hosting conferences, as well as other training and tours.
- Visitors will also be able to purchase tickets for other attractions in the region leading to flow-on expenditure across the Redlands Coast.
- Direct monetary benefits will include revenue generated from the multiple activities, services and experiences offered which in turn funds operational and maintenance costs.
- A non-monetary benefit includes a resident regularly visiting the precinct for exercise and increasing their overall level of fitness, health and wellbeing, particularly if they did not exercise regularly beforehand.



A partnership approach

Over the next two decades capital investment in the precinct is expected to be approximately \$300 million. Importantly for Council, this figure includes the significant commitment by the Federal and State governments to fund the construction of the Redland Whitewater Centre and Olympic-standard Canoe (Slalom) course, leaving the only capital investment required by Council to be the balance of the precinct and community facilities.

With the numerous heritage, cultural and environmental values in the precinct, Council is actively seeking industry and government partners, and will seek grants to support infrastructure investment, restoration, preservation, and ongoing conservation works of the site, to reduce the capital delivery and operating costs for the precinct. From a wider economic benefit perspective,

community groups and local businesses also will be provided unique opportunities for co-design, co-investment, and part custodianship of bespoke projects across the 20-year timeframe.

To support the capital investment and future ongoing operations and maintenance of the precinct and to encourage sustainable economic uplift, Council will look to:

- Partner with the Federal and State governments for the funding of necessary infrastructure both internal and external to the site which supports the resilience training and Olympic venue as well as legacy outcomes.
- Unlock funds or in-kind support through strategic partnerships with entities such as emergency service providers i.e. the resilience training centre and whitewater centre will provide facilities

for international organisations to train in swift water rescue, international sporting and event organisations, research and innovation companies specifically based in food and technology.

- Broaden access to appropriate grants and other funding which support the environmental, recreational, cultural and heritage activities and uses across site.
- Effectively execute management and lease rights.
- Facilitate donations or individual investment initiatives such as philanthropic grants, a corporate investment prospectus of opportunities and smaller scale family contributions such as buy a tree or paver scheme.
- Implement a marketing strategy that promotes the precinct and broader Redlands Coast tourism and recreational attractions.

Community groups and local businesses will also be provided unique opportunities for co-design, co-investment, and part custodianship of bespoke projects



Operating model

At the time of adopting the Master Plan, Council has yet to make a decision as to how Birkdale Community Precinct will be managed and operated – the model is anticipated to evolve over the 20-year delivery period.

It is expected that initially the precinct will operate under a flexible operating model and structure, with Council as the managing organisation up to at least 2032.

This initial structure will, however, continue to be built on partnerships and focus on being agile to adapt across planning, delivery and operational management areas.

Options for management and operating models currently being explored for longer term operations of the precinct, which each have benefits and constraints, include:

- The precinct is managed and operated wholly by Council.
- The precinct is managed and operated wholly through contract or lease.
- A company limited set up by Council manages and operates on behalf of Council.
- A hybrid whereby Council manages and operates some use and activities, and an external contract / lease manages and operates other uses and activities.

The Birkdale Community Precinct financial modelling to date has adopted a hybrid approach, and includes the assumptions outlined (right).

Over the core first stage, various management and operational models will be further explored to assist Council in determining how best to manage the future day-to-day operations of the precinct when it opens as well as the broader facilities and asset management required for both sustainable and acceptable practices for all stakeholders.

Examples of current assumptions under the hybrid approach in the BCP financial modelling



External managed and operated:

- Whitewater facility, including some leasable spaces in the whitewater administration and facility building (i.e. restaurant, shop, equipment hire)
- At the time of opening there is about 1,050m2 of additional spaces to be leased such as food pods and plazas

Council managed and operated:

- All tours across the precinct (i.e. bush walks, Willards Farm historic experience)
- All events across the precinct
- All venue hire (i.e. there is potential upon opening for 18 hireable spaces including an indoor training and conference space as well as outdoor open areas for formal and informal functions)
- All equipment hire
- External tour sales to other Redlands Coast destinations



.implement

Investing in community infrastructure

Community infrastructure is defined as facilities and services required to accommodate and support community services, programs, activities and a person's access to them.

Community infrastructure includes parks, open space, active and passive recreation, sporting facilities, heritage and cultural locations, educational programs, access to natural conservation places, safe and inclusive meeting places and general opportunities for people.

BCP with its significant investment in community infrastructure has the potential to generate outcomes that go beyond the precinct boundaries

and across Redlands Coast, creating positive impacts for generations. Each investment in community infrastructure will have a range of financial and economic impacts.

These include direct and operational costs, as well as indirect impacts such as benefits to the local economy, the health and wellbeing of the community, protection and appreciation of the natural environment and the preservation of Redlands Coast's past for future generations.

At the heart of the precinct is the creation of social value for the community. In partnership, the community and Council will unlock the precinct's

enduring social value to deliver multiple social, environmental, cultural and economic outcomes. Social value is defined as the broader benefits that can be created from a project or investment to individuals, communities and local businesses.

A Social Value Strategy (*Beyond the Boundary – Unlocking the enduring social value of the Birkdale Community Precinct*) has been prepared in conjunction with the BCP Master Plan and identifies how the precinct will be a catalyst to creating benefits and providing lasting legacies for locals, the broader Redlands Coast and beyond.

The following notions underpin this Strategy:

BCP is one integrated precinct

With multiple and varying types of existing values and new uses and activities proposed for the precinct, planning and delivery must be firmly based on the concept that this precinct is planned and delivered as one place with a space for everyone.

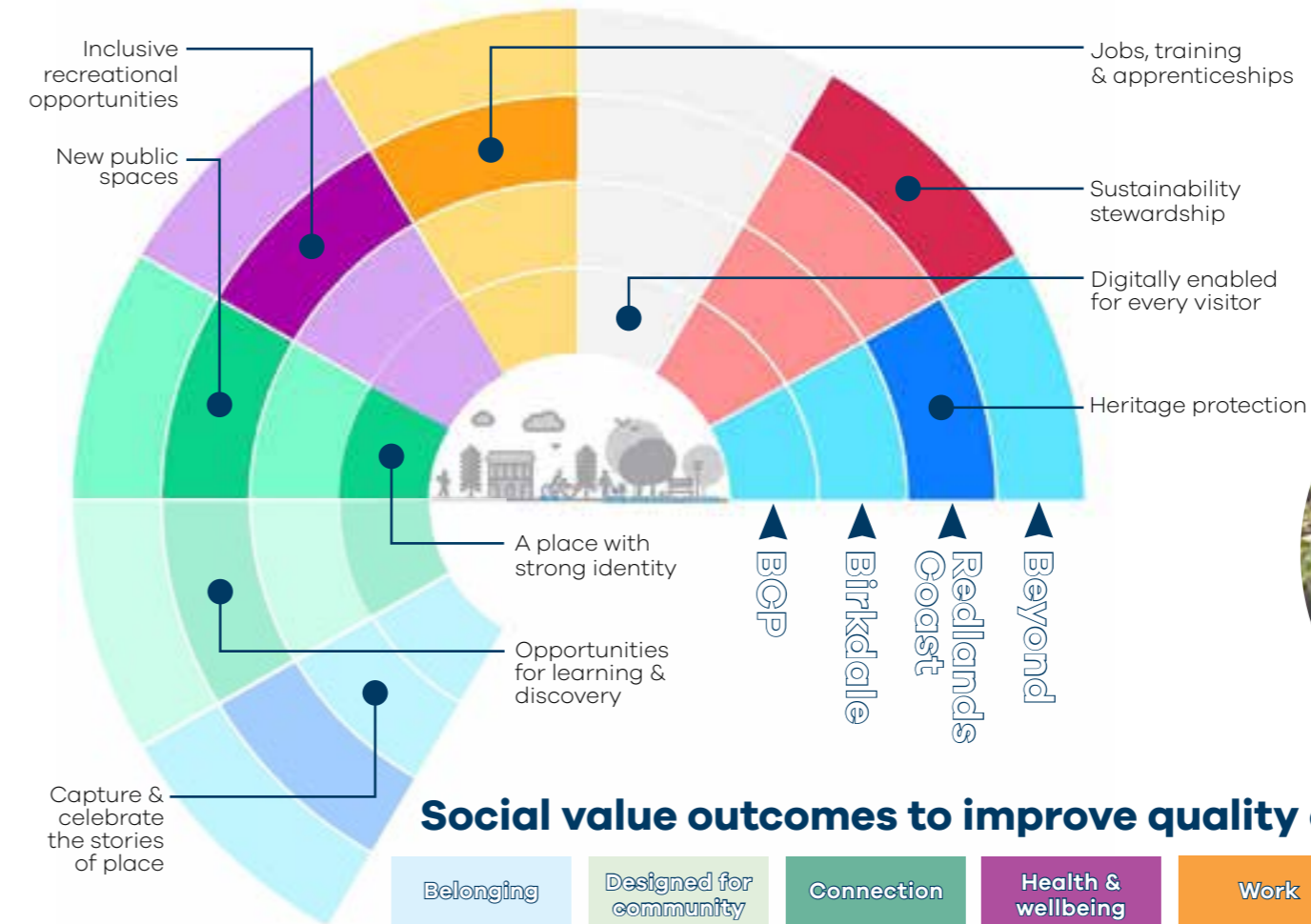
Lasting Legacy

Legacy will be created by the integrated precinct approach which aims to deliver social, cultural, heritage, environmental and economic benefits to enable local and citywide opportunities and enrichment of the entire Redlands community and their wellbeing now and well into the future.

Community must be embedded throughout all stages of the precinct's delivery and placemaking

A social value vision initially established at the Draft BCP Master Plan stage and continuing through the Master Plan, will act as framework for how the community will be able to define the character and narrative of the precinct for at least the next 20 years.

Social value outcomes must extend beyond the boundary of BCP



Healthy community heart

Eight key social value threads provide inspiration and outcomes to support a new community heart for and beyond the precinct and further outline what the precinct aims to achieve over the next 20 years. Community is at the heart of the precinct's implementation, just as community is at the centre of Council's Corporate Plan (below). In realising the benefits of the precinct and Council's significant community infrastructure investment, this component of the BCP Master Plan outlines the approaches required to plan, deliver and maintain the precinct, each with their own principles and strategies.



Our Future Redlands Corporate Plan Quadruple Bottom Line.
Source: Our Future Redlands - A Corporate Plan to 2026 and Beyond

1. BCP designed for the community

2. BCP belongs to the community

3. BCP will be a smart precinct

4. BCP supports a connected Redlands

5. BCP will be sustainable & resilient

6. BCP supports a thriving Redlands

7. BCP supports a historic Redlands

8. BCP supports a healthy Redlands



Next steps – Bringing Birkdale Community Precinct to life

The BCP Master Plan and associated Foundation Report are underpinned by a legacy first approach to create impact and long-lasting benefits for Redlands Coast, Queensland and Australia. To realise the social value propositions that are possible for this intergenerational precinct, specific action plans will be created in concert with Master Plan implementation. A multi-year BCP Activation Framework, which has already seen successful implementation of a pilot community partnerships program, will also be extended and details of both will form the basis of a future deliverable, Bringing Birkdale Community Precinct to Life – Social & Community Activation plan.

Create

A place with a space for everyone





Redlands
coast



Redland
CITY COUNCIL

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

