

Revised Redlands Coast Regional Sport and Recreation Precinct Master Plan 2023





Acknowledgement of Country

Redland City Council (Council) is committed to working with Traditional Owners, supporting their role as custodians of their traditional lands and helping ensure the future prosperity and cultural enrichment across Redlands Coast. Council acknowledges the Goenpul, Ngugi and Noonuccal First Nations Peoples of the Quandamooka region and recognises that the Quandamooka People are the Traditional Owners of much of Redlands Coast.

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



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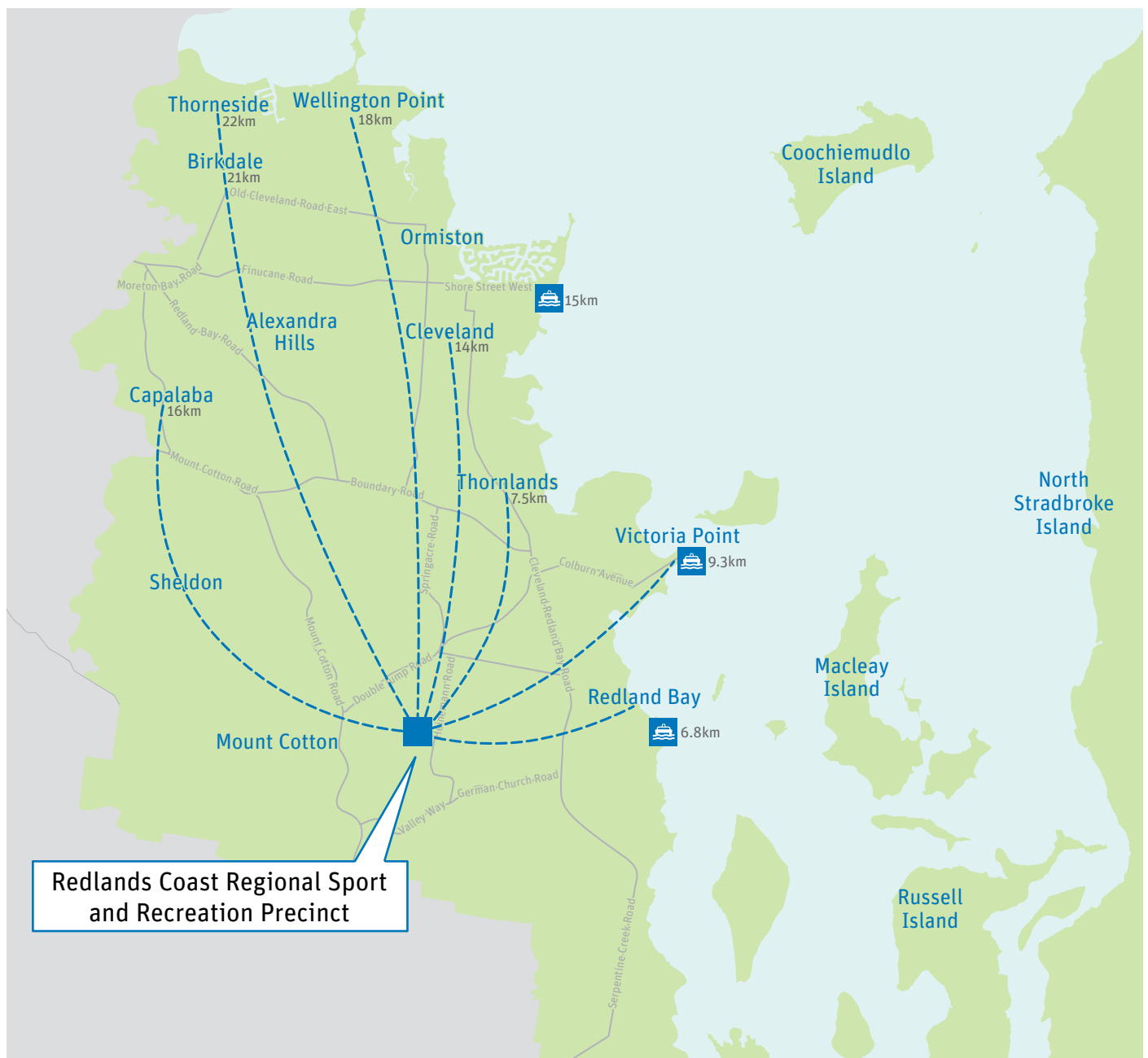
A sport and recreation precinct for an evolving city

Redlands Coast is home to 161,730 people and covers an area of 537km², bordering Brisbane, Logan and the Gold Coast. By 2041 our population is expected to increase to more than 180,000 residents.

The Redlands Coast Regional Sport and Recreation Precinct proposed for 277-293 Heinemann Road, Mount Cotton will provide

much needed space for sport and recreation facilities for our community while protecting important environmental values.

Located centrally to the city's growth areas of Redland Bay, Victoria Point and Mount Cotton, the precinct will be accessible from other parts of Redlands Coast and South East Queensland.



Mayor's foreword

The Redlands Coast Regional Sport and Recreation Precinct is an exciting intergenerational project, providing much needed sport and recreation land in the southern part of our growing city that can be enjoyed for generations to come.

Identified as a Strong Communities Catalyst Project in Council's *Corporate Plan – Our Future Redlands to 2026 and Beyond*, the Precinct will undoubtedly bring a wide range of social, environmental, cultural and economic benefits to our local community and South East Queensland.

Our approach to realising the potential of this Precinct – and employing good governance to ensure we are responsive to changing legislative requirements – reflects Council's commitment to environmental stewardship and best practice management outcomes through evidence-based planning principles, smart design, and increased protection of established ecological values.

This *Revised Redlands Coast Regional Sport and Recreation Precinct Master Plan 2023* (Revised Master Plan) builds on the original Master Plan endorsed by Council in 2020, taking into consideration the Australian Government's amended environmental legislative requirements.

The amendments made by the Australian Government to the legislation has meant tough but necessary decisions have had to be made to achieve our goal of delivering quality sporting facilities, in good time, at reasonable cost.

The Revised Master Plan reflects Council balancing our essential role of providing these facilities, which are vital for community wellbeing, with our commitment to protecting important ecological values for our endangered species and native flora and fauna.

It also demonstrates our commitment to ensuring our Precinct facilities will be designed to a regional standard and can accommodate large scale sporting events to benefit our city in the lead up to, and well beyond, the Brisbane 2032 Olympic and Paralympic Games.



Cr Karen Williams
Mayor of Redland City



Our journey so far

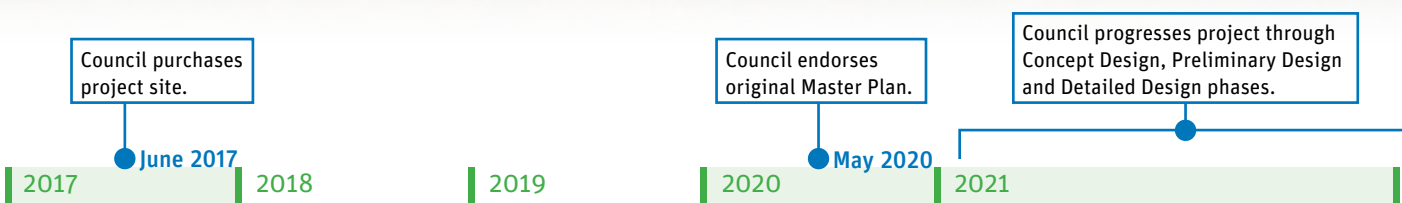
The site for the Redlands Coast Regional Sport and Recreation Precinct was purchased in 2017 as part of Council's strategic plan to address future sporting needs across our growing city.

The 159-hectare site located on Heinemann Rd in Mount Cotton provides perfect opportunity to meet our city's growing demand for sporting and recreation facilities while protecting significant areas of natural habitat.

At its General Meeting on 13 May 2020, following extensive community consultation, Council endorsed the *Redlands Coast Regional Sport and Recreation Precinct Master Plan 2020-2030* to guide future planning, design and construction outcomes over the next 10 years.

The Master Plan included facilities for rugby league, touch football, cycling and BMX along with a regional level play space, rehabilitated wetlands, and trails through the conservation land to the south of the property.

Locating facilities for these sports at the precinct was recognised as a positive step towards unlocking the potential of other sites across the city. The synergies between the sporting codes were also recognised, with touch football and rugby league able to share fields and cycling and BMX able to share facilities.



From 2021 to 2022, the project progressed through design stages and cost planning in preparation for commencing construction, subject to budget approval.

We take our environmental responsibilities seriously, and in 2022 after a number of changes by the Australian Government to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), Council self-referred the project to the Australian Government for assessment.

In February 2023, the Australian Government determined that the project was a Controlled Action under the EPBC Act. This determination required us to provide further information to support the pathway through the EPBC assessment process.

While final impact area and associated land offset quantities will be confirmed on completion of the assessment process and remain subject to approval from the Australian Government until that time, expert advice provided by external consultants to inform our response indicated that delivery of the original Master Plan was likely to require significant land offsets.

Delivering those offsets would involve securing land, gaining approval, and facilitating development of significant habitat – a lengthy and costly process.

Changes to Australian Government guidelines

- February 2022 – the status of the koala was changed from ‘vulnerable’ to ‘endangered’
- June 2022 – referral guidance for the endangered koala was published
- July 2022 – the status of the greater glider was changed from ‘vulnerable’ to ‘endangered’.

Council refers the Master Plan to the Australian Government for assessment under the EPBC Act.

November 2022

Australian Government determines project requires further assessment as a ‘controlled action’.

February 2023

Council reviews the Master Plan with a renewed focus on protecting ecological values, balanced with a commitment to responsibly deliver community sport and recreation facilities.

April–November 2023

Council publishes Revised Redlands Coast Regional Sport and Recreation Precinct 2023.

November 2023

2022

2023

When a change of plan is the only way forward

In light of advice from external consultants to inform our referral response – that delivery of the original Master Plan under the amendment to the EPBC Act would require significant land offsets, at substantial cost and with lengthy time implications – Council commenced the Master Plan review process.

The great news is the resultant *Revised Redlands Coast Regional Sport and Recreation Precinct Master Plan 2023* is a financially sound plan that has the best interests of the Redlands Coast community at heart.

We've had to make some tough decisions to get to this point.

The first decision related to how we could modify the project footprint to limit development.

The Revised Master Plan protects at least 10 additional hectares of land, seeing a total of about 130 hectares of protected natural area, including some with informal trails and fire breaks. This adjustment provides enhanced opportunities for environmental restoration and aims to reduce the scale of offset plantings, and associated time and cost implications. This is a considered approach that will provide sporting organisations and the wider community with timely access to much-needed quality sport and recreation facilities.

The second tough decision related to which elements could and should be accommodated within the smaller footprint. Based on our current understanding of participation and growth in sports across Redlands Coast, we decided to prioritise the delivery of the sports fields and supporting infrastructure.

This will allow for rugby league and touch football to relocate to the precinct at the earliest opportunity and enable the commencement of master planning for the vacated sites at Pinklands Sporting Complex and Redland Showgrounds.

Unfortunately, our local BMX and cycling groups are going to have to wait a while longer until we can provide alternate facilities and solutions to support these activities within Redlands Coast.

Summary of changes

- Smaller project footprint of approximately 26 hectares instead of approximately 36 hectares
- Reversed staging to prioritise delivery of sporting fields and associated infrastructure
- Recreation space allocated for future years
- BMX and cycling facilities to be accommodated elsewhere within the city.



Things we want to do now

Enhance our naturally wonderful asset

Council's commitment to responsibly and proactively responding to ecological values at our Redlands Coast Regional Sport and Recreation Precinct is reflected by the significant proportion of the site allocated for conservation and revegetation in both the original Master Plan and the Revised Master Plan.

Protecting at least 10 additional hectares, the Revised Master Plan sees a total of about 130 hectares of protected natural area, including some with informal trails and fire breaks. Compared to the original Master Plan where 70 percent of the site was protected as natural area, this new layout retains more than 80 percent. This outcome further reduces pressure on koala habitat, the waterway corridor including a Threatened Ecological Community, and important foraging trees.

The area west of the waterway corridor, including space at the rear of the site previously allocated to the bike activity sub-precinct, will now be retained for conservation and revegetation.

Conserving this land is also fiscally responsible, requiring fewer habitat offsets and ultimately, a shorter project approval and delivery timeframe.

Other environmental benefits reflected in the Revised Master Plan – including additional opportunities for future environmental rehabilitation, landscape buffers around the development footprint and retention of more trees – consolidate original Master Plan considerations.

Create great public spaces

The Revised Master Plan addresses future sporting needs across our growing city.

The new project footprint is approximately 26 hectares – 10 hectares smaller than the footprint of the original Master Plan.

These 26 hectares are located in the previously cleared area adjacent to Heinemann Road and to the east of the waterway corridor that runs through the centre of the site.

Like the original, the Revised Master Plan shows 13 touch football fields and three rugby league fields, together with all associated infrastructure such as lighting, clubhouses and car parks.

As per the original Master Plan, field sharing will enable 19 touch football fields or five rugby league fields for hosting large events.

Prioritising delivery of the sporting fields will deliver the greatest benefit for the most people, with more than 4000 participants expected to regularly use the new facilities.

Once complete, local rugby league and touch football clubs will be able to relocate to the precinct and the potential of Pinklands Sporting Complex and Redland Showground will be unlocked, making them ready for Master Planning to commence.

The Revised Master Plan also reflects the strong synergies and wellbeing benefits of co-locating play spaces with sporting fields.

Generously sized areas within the site remain allocated for future delivery of recreation facilities such as play spaces, pump tracks, picnic areas and kickabout space. In the meantime, these areas will remain as community open spaces.

Activation of the precinct sooner rather than later will also contribute to the local economy. The project will create local jobs, bring visitors to sporting events, and provide commercial opportunities for food vendors, sport and health services, environmentally sensitive eco-tourism operators, and many others.





Things we want to do in the future

Commence Stage 1 works

Once the EPBC approval process has been completed, Council will commence construction stage. Initial stages of work will prioritise delivery of sporting fields, club facilities and car parking.

Progress opportunities for BMX and cycling

While new BMX and cycling facilities cannot be accommodated at the sport and recreation precinct under this Revised Master Plan, Council has commenced early investigations into how to best support these sports. This process will form part of Council's future city-wide sport planning considerations.

For both sports, this will include a collaborative process involving detailed feasibility planning and consultation with clubs, other established community organisations, and professional sporting bodies to ensure sustainable, innovative and high-quality outcomes.

BMX facilities

For BMX, in the short-term, we will investigate the feasibility of providing improvements to the existing championship level BMX facilities located at Capalaba PCYC to improve condition, performance and capacity.

As part of building additional pathways to excellence in BMX for the Redlands Coast community, we will also explore access for Redlands BMX Club to use competition standard facilities in nearby local government areas.

In the longer term, we will also investigate an alternative location in Redlands Coast for a new BMX facility.

Cycling facilities

For cycling, we will investigate opportunities for providing a facility within Redlands Coast. In the meantime, we are exploring access to existing high-quality facilities in nearby local government areas.





Revised Redlands Coast Regional Sport and Recreation Precinct Master Plan 2023



- 13 touch football fields and three rugby league fields
- Field sharing will enable larger events to be hosted with 19 touch football or five rugby league fields
- Future recreation facilities could include play spaces, pump tracks, picnic areas or kickabout spaces
- About 800 car parks to help ensure accessibility and support large events.

- ① Rugby league fields
- ② Touch football fields
- ③ Rugby league club facilities
- ④ Touch football club facilities
- ⑤ Trail head (mountain bikes and horses)
- ⑥ Car parking
- ⑦ Future recreation area (to future detail)
- ⑧ Drop off zone
- ⑨ Roundabout
- ⑩ Internal road
- ⑪ Landscape buffer
- ⑫ Revegetation area
- ⑬ Environmental rehabilitation area
- ⑭ Existing natural areas (including informal trails/fire breaks)
- ⑮ Trail (indicative location only)
- ⑯ Heinemann Road (upgraded)



Aerial image of Redlands Coast Regional Sport and Recreation Precinct

Next steps

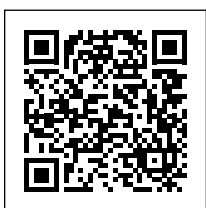
The *Revised Redlands Coast Regional Sport and Recreation Precinct Master Plan 2023* builds on the original Master Plan, representing the outcome of detailed investigations into how best to provide much-needed quality sport and recreation facilities for the community while protecting important ecological values.

It marks a reference point for the delivery of the precinct and will be submitted to the Australian Government along with detailed responses on environmental matters for consideration under Council's existing project referral under the EPBC Act.

The Revised Master Plan and associated documents for the Redlands Coast Regional Sport and Recreation Precinct are publicly available for download on the project's Your Say website.

Budget allocations for future stages remain subject to Council prioritisation and approval processes.

For more information visit <https://yoursay.redland.qld.gov.au/SportandRecPrecinct> or scan this code:





Artist impression only.

Appendices



The following supporting documents informed this Revised Master Plan:

1. Redlands Coast Regional Sport and Recreation Precinct Master Plan (2020–2030)
2. Ecological Assessment Report (Cardno, 2019)
3. Ecological Assessment Report (Cardno, 2021)
4. Matters of National Environmental Significance Report & Matters of National Environmental Significance Significant Impact Assessment Report (Raptor Environmental, 2023)
5. Permits and Applications Report (Mecone, 2022)
6. Geotechnical Investigation (Core Consultants, 2021)
7. Stormwater Management Plan Part 1 (Bligh Tanner, 2022)
8. Stormwater Management Plan Part 2 (Bligh Tanner, 2022)
9. Stormwater Management Plan Part 3 (Bligh Tanner, 2022)
10. Stormwater Management Plan Part 4 (Bligh Tanner, 2022)
11. Fauna Impact Management Plan (Raptor Environmental, 2023)
12. Vegetation Management Plan (Bligh Tanner, 2022)
13. Rehabilitation Plan (Bligh Tanner, 2022)
14. Bushfire Management Plan (Land and environmental consultants 2022)
15. Construction Environmental Management Plan (Bligh Tanner, 2022)
16. Updated Technical Memorandum (Raptor environmental, 2023)

DISCLAIMER

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