



# **MINUTES**

## **SPECIAL MEETING**

### **Thursday, 28 April 2022**

**The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD**

Due to the current COVID-19 situation in Queensland, Council will exercise the provisions under Chapter 8 - Part 2, Division 4 of the Local Government Regulation 2012, which allows for some or all Councillors to attend Statutory Meetings of Council by audio visual arrangements to minimise serious risks to the health and safety of persons caused by the public health emergency involving COVID-19.

The audio/video of each Statutory Meeting of Council will be available on Council's website as soon as possible after the conclusion of each meeting.

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**SPECIAL MEETING  
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD  
ON THURSDAY, 28 APRIL 2022 AT 9:30AM**

**1        DECLARATION OF OPENING**

The Mayor declared the meeting open at 9:36am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

The Mayor also paid Council's respect to their elders, past and present, and extended that respect to other indigenous Australians who are present.

**2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE**

<b>MEMBERS PRESENT:</b>	Cr Karen Williams (Mayor), Cr Wendy Boglary (Division 1), Cr Paul Gollè (Division 3), Cr Lance Hewlett (Division 4), Cr Mark Edwards (Division 5), Cr Julie Talty (Deputy Mayor and Division 6), Cr Tracey Huges (Division 8), Cr Paul Bishop (Division 10)
<b>VIRTUAL ATTENDANCE:</b>	Cr Peter Mitchell (Division 2), Cr Adelia Berridge (Division 9)
<b>APOLOGY:</b>	Nil
<b>LEAVE OF ABSENCE:</b>	Cr Rowanne McKenzie (Division 7)
<b>EXECUTIVE LEADERSHIP TEAM:</b>	Andrew Chesterman (Chief Executive Officer), Amanda Pafumi (General Manager Organisational Services), Louise Rusan (General Manager Community & Customer Services), Anthony Burrows (Acting General Manager Infrastructure & Operations), Kailesh Naidu (Acting Chief Financial Officer) and Andrew Ross (General Counsel)
<b>MINUTES:</b>	Natalie Merlehan, Acting Corporate Meetings & Registers Team Leader  Casee Martin, Acting Corporate Meetings & Registers Coordinator

**COUNCILLOR ABSENCES DURING THE MEETING**

Cr Tracey Huges entered the meeting at 10:00am (during item 3)

Cr Julie Talty left the meeting at 10:26am and returned at 10:27am (during item 3)

Cr Julie Talty left the meeting at 10:28am and returned at 10:31am (during item 3)

Cr Tracey Huges left the meeting at 10:26am and returned at 10:33am (during item 3)

Cr Tracey Huges left the meeting at 10:34am and returned at 10:37am (during item 4)

Cr Lance Hewlett left the meeting at 10:47am and returned at 10:49am (during item 4)

## TELECONFERENCING

**COUNCIL RESOLUTION 2022/70**

**Moved by:** Cr Paul Bishop

**Seconded by:** Cr Wendy Boglary

**That Councillors Peter Mitchell and Adelia Berridge be permitted to participate in the meeting by teleconference.**

**CARRIED 7/0**

Crs Karen Williams, Wendy Boglary, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, and Paul Bishop voted FOR the motion.

Crs Peter Mitchell and Adelia Berridge did not participate in the vote.

Cr Tracey Huges was not present when the motion was put.

Cr Rowanne McKenzie was absent from the meeting.

## LEAVE OF ABSENCE

**COUNCIL RESOLUTION 2022/71**

**Moved by:** Cr Wendy Boglary

**Seconded by:** Cr Julie Talty

**That a leave of absence is granted for Councillor Rowanne McKenzie.**

**CARRIED 10/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Tracey Huges was not present when the motion was put.

Cr Rowanne McKenzie was absent from the meeting.

## MOTION TO ADJOURN MEETING AT 9:40AM

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/72**

**Moved by:** Cr Mark Edwards

**Seconded by:** Cr Adelia Berridge

**That the meeting be adjourned.**

**CARRIED 9/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Tracey Huges was not present when the motion was put.

Cr Rowanne McKenzie was absent from the meeting.

**MOTION TO RESUME MEETING AT 10:00AM**

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/73**

**Moved by:** Cr Mark Edwards

**Seconded by:** Cr Wendy Boglary

**That the meeting proceedings resume.**

**CARRIED 10/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Rowanne McKenzie was absent from the meeting.

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### **3 DECLARATION OF PRESCRIBED CONFLICT OF INTERESTS AND DECLARABLE CONFLICTS OF INTERESTS**

#### **3.1 DECLARABLE CONFLICT OF INTEREST – MAYOR KAREN WILLIAMS**

Mayor Karen Williams declared a Declarable Conflict of Interest in relation to Item 4.1 *The Draft Birkdale Community Master Plan*, in relation to her membership of the Organising Committee for the Brisbane 2032 Olympic and Paralympic games, which she was nominated for in her position as Council's representative at the South East Queensland Council of Mayors. This role is not remunerated and the Committee does not deal with the Games Venues, it does however plan and manage the operations of the Games themselves. The delivery of the whitewater venue will be undertaken by the Department of Energy and Public Works, not the Organising Committee.

Mayor Karen Williams considered her position and was firmly of the opinion that she could participate in the discussion and vote on the matter in the public interest.

Deputy Mayor Julie Talty assumed the Chair and a motion was put as follows:

#### **OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/74**

**Moved by:** Cr Mark Edwards

**Seconded by:** Cr Tracey Huges

**That Mayor Karen Williams may participate in all future Statutory Meetings (including voting on the matter) Non-Statutory and Information Meetings of Council in relation to the Item 4.1 *The Draft Birkdale Community Master Plan*.**

**CARRIED 8/0**

Crs Wendy Boglary, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Crs Peter Mitchell was not present when the motion was put.

Cr Rowanne McKenzie was absent from the meeting.

Mayor Karen Williams did not participate in the vote.

The motion was CARRIED as Council was of the opinion that Mayor Karen Williams had no greater interest in the matter than that of other people in the local government area.

**3.2 DECLARABLE CONFLICT OF INTEREST – COUNCILLOR ADELIA BERRIDGE**

Councillor Adelia Berridge declared a Declarable Conflict of Interest in relation to Item 4.1 *The Draft Birkdale Community Master Plan*, stating that she has had committee engagement as the Treasurer for National Trust Redlands Branch from 2018 until April 2020. Cr Berridge believes that the National Trust supported an independent application from the Birkdale Process Association for the heritage listing of the Birkdale Land. Cr Berridge attends the public bi-monthly meetings of the National Trust Redlands Branch along with fellow Councillors but has not met with them independently since resigning from the Committee.

Councillor Adelia Berridge considered her position and was firmly of the opinion that she could participate in the discussion and vote on the matter in the public interest.

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/75**

Moved by: Cr Wendy Boglary

Seconded by: Cr Paul Bishop

**That Councillor Adelia Berridge may participate in all future Statutory Meetings (including voting on the matter) Non-Statutory and Information Meetings of Council in relation to the Item 4.1 *The Draft Birkdale Community Master Plan*.**

**CARRIED 7/2**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Lance Hewlett, Mark Edwards, Tracey Huges and Paul Bishop voted FOR the motion.

Crs Paul Gollè and Julie Talty voted AGAINST the motion.

Cr Adelia Berridge did not participate in the vote.

Cr Rowanne McKenzie was absent from the meeting.

The motion was CARRIED as Council was of the opinion that Councillor Adelia Berridge had no greater interest in the matter than that of other people in the local government area.

**3.3 DECLARABLE CONFLICT OF INTEREST – CR PAUL BISHOP**

Councillor Paul Bishop declared a Declarable Conflict of Interest in relation to Item 4.1 *The Draft Birkdale Community Master Plan*, stating that his previously declared conflict of interest in relation to the Birkdale Precinct. In 2015 Cr Bishop advocated to the Queensland Heritage Council for the State Heritage Listing of Willards farm and has not participated in Council discussions relating to the matter. Cr Bishop noted that the current Item is in relation to the overall Birkdale Precinct.

Councillor Paul Bishop considered his position and was firmly of the opinion that he could participate in the discussion and vote on the matter in the public interest.

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/76**

Moved by: Cr Tracey Huges

Seconded by: Cr Mark Edwards

**That Councillor Paul Bishop may participate in all future Statutory Meetings (including voting on the matter) Non-Statutory and Information Meetings of Council in relation to the Item 4.1 *The Draft Birkdale Community Master Plan*.**

**CARRIED 9/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges and Adelia Berridge voted FOR the motion.

Cr Paul Bishop did not participate in the vote on this matter.

Cr Rowanne McKenzie was absent from the meeting.

The motion was CARRIED as Council was of the opinion that Councillor Paul Bishop had no greater interest in the matter than that of other people in the local government area.

The following Councillors declared a Declarable Conflict of Interest on the following item. All votes were carried and all councillors were permitted to participate and vote on the matter at future Statutory and Non-Statutory Meetings (refer Item 3 for details).

Mayor Karen Williams (refer resolution 2022/74, 28 April 2022).

Cr Wendy Boglary (refer resolution 2022/75, 28 April 2022).

Cr Paul Bishop (refer resolution 2022/76, 28 April 2022).

## 4 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

### 4.1 THE DRAFT BIRKDALE COMMUNITY PRECINCT MASTER PLAN

**Objective Reference:** A6320118

**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services

**Responsible Officer:** Graham Simpson, Group Manager Environment & Regulation

**Report Author:** Cathy Ross, Program Director, Birkdale Community Land Precinct

**Attachments:**

1. Locality Plan [↓](#)
2. Birkdale Community Precinct Vision [↓](#)
3. Draft Birkdale Community Precinct Master Plan [↓](#)
4. List of Background Studies and Reports [↓](#)
5. Of Place - A Precinct Grounded in Birkdale Landscape Master Plan [↓](#)
6. Birkdale Community Precinct Design Guide [↓](#)
7. Beyond the Boundary - Unlocking the Enduring Social Value of the Birkdale Community Precinct [↓](#)

### PURPOSE

To provide Council with the Draft Birkdale Community Precinct Master Plan (Draft BCP Master Plan) for endorsement and subsequent commencement of a second round of non-statutory community engagement for the precinct.

### BACKGROUND

#### Integrated Precinct Planning Approach

On 20 January 2021, Council resolved to embark on an integrated precinct planning approach for a number of strategically aggregated projects in and around significant land holdings in Birkdale, known as the Birkdale Community Precinct (362-388 Old Cleveland Road East) and Willards Farm (302 Old Cleveland Road East) resulting in a precinct of approximately 62 hectares (Ha) (refer Attachment 1 Locality Plan).

The precinct planning approach supports a number of catalyst projects contained in Council's Corporate Plan, *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

As a result, aggregation of the projects provides an opportunity to create an iconic place for Redlands Coast and deliver integrated, intergenerational outcomes for the city.

#### The steps to create the Birkdale Community Precinct

At a Special Meeting on 27 May 2021, Council adopted the steps to be taken to finalise a master plan for the Birkdale Community Precinct, as follows:



1. *Development of a Birkdale Community Precinct vision document – the vision forms the aspirational framework for the future planning and use of the land based around the identified themes, values and preferred ideas identified through pages 23-31 of Attachment 3 to this report.*
2. *Presentation of the vision to Council for adoption and subsequent release to the community.*
3. *Prepare a draft master plan for the Birkdale Community Precinct which translates how the vision is represented on site both spatially and conceptually following further investigation of site values, opportunities and constraints.*
4. *Presentation of the draft master plan to Council for adoption and subsequent release to the community.*
5. *Undertake a second phase of significant community engagement on the draft master plan to seek feedback on whether it represents what the community is thinking.*
6. *Presentation of the second phase of community engagement process and feedback on the draft master plan to Council, as well as the final master plan for the Birkdale Community Precinct, for adoption and subsequent release to the community.*
7. *If accepted, commence appropriate site activation activities and projects based on an integrated planning approach to a phased delivery program, project connections, available funding and partnership opportunities.*

This report is fulfilling resolution items 3, 4 and 5 as detailed above.

These resolution items were further endorsed by Council at the General Meeting of 18 August 2021, where it was resolved in part:

1. *To endorse the Birkdale Community Precinct Vision as the brief to inform the development of a draft master plan, including the noted site values, experience design principles and designated places and experiences.*
2. *To proceed with the development of a draft Birkdale Community Precinct master plan for presentation and adoption at a future meeting of Council.*

### **Birkdale Community Precinct Vision**

As the first major step in the integrated planning approach for the precinct, a significant community engagement and feedback process was undertaken between 16 March 2021 and 4 May 2021. It involved the extensive use of various communication channels to achieve a broad reach across the community both locally and regionally.

The community clearly expressed that the values of the site, in particular the natural environment, Indigenous cultural heritage and European heritage, including World War II history and Tingalpa Creek, are fundamentally important to development of the future vision, master plan and end uses.

The first stage community engagement findings were used as the evidence base to support the development of the Birkdale Community Precinct Vision (refer Attachment 2). The Birkdale Community Precinct Vision (vision) was developed to ensure that the aspirations of the community are reflected in the master planning for the precinct. Council adopted the vision at the General Meeting of 18 August 2021.

The purpose of the vision was to allow Council and the community to be aspirational in defining the intergenerational opportunities presented by the precinct.

A clear vision assists Council and the community to “Imagine” what the precinct could be over the 20-year vision horizon and it subsequently guides the master plan development.

Importantly, the vision allowed Council to communicate to the community that the feedback, involvement, participation and ideas have been heard and are planned to be reflected in the precinct.

Council listened to the community when creating the Birkdale Community Precinct Vision and what the community said has been the foundation as the vision was used to prepare the Draft BCP Master Plan (Attachment 3).

## ISSUES

As detailed above, the adopted vision formed the cornerstone for the development of a draft master plan for the precinct. As the vision was accountable to the first round of community consultation held in 2021, the Draft BCP Master Plan has been created with clear alignment to the key vision themes and design principles, including the vision concept plan.

To complement the vision document, an evidence-based approach has been taken to inform the compiling of the Draft BCP Master Plan. This has been a fundamental approach from the beginning to ensuring the Draft BCP Master Plan is being responsive to the recognised values of the site and the shaping of opportunities.

This approach is underpinned through the expert reports commissioned and used as the evidence base (Attachment 4). These include reports concerning the environment, heritage, infrastructure, and planning elements. It is anticipated that the majority of these reports will be available as background on the Birkdale Community Precinct Your Say page, upon release of the Draft BCP Master Plan.

The issues section of this report extracts the key elements of the Draft BCP Master Plan to consolidate what the draft plan represents and seeks to achieve. There is a significant level of complexity that sits across the precinct with its layers of significant values and the diversity of concepts, which align with the opportunities presented by the community’s vision that can create a regionally and nationally important community place.

Despite the underlying complexity, the making of a place of significance where the community is at the core of all it represents is simple. It seeks to be a place with a space for everyone, the very definition of creating an inclusive precinct representing what makes Redlands Coast special.

### **From Imagine to Create – the Draft BCP Master Plan**

The Draft BCP Master Plan is the ‘Create phase’ for the broader Birkdale Community Precinct program of work. In undertaking the master planning, the objective for this phase was to deliver the following:

- Draft concept layers highlighting the proposed development, design and activation of the precinct.
- An overview of the various delivery mechanisms and timeframes for how the precinct will be established.
- A summary of the principles and strategies to form future implementation actions for Council.

The Draft BCP Master Plan shows how the vision for the precinct has been brought to life. It focuses on achieving a balance between community aspirations and sustainable design, along with other parameters that come with projects of this scale.

These include: consideration of community activation models and public stewardship; protection of site values; planning constraints and opportunities; staging and delivery; implementation frameworks; and the provision of an Olympic-standard venue and other regionally significant objectives.

The purpose of the Draft BCP Master Plan is to provide an outline of the proposed development for the precinct.

Accompanying the Draft BCP Master Plan are 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. All of these reports are further underpinned with technical evidence and extensive assessments of the site.

The Draft BCP Master Plan can be broken into three components or chapters; design, deliver and implement:

- Design – The first component provides an overview of critical layers including the value and movement layers which underpin the final concepts of how the precinct, and the various spaces, could look over a 20-year time horizon. It further breaks them down into the time periods of 2027 to 2031 and 2032 to 2042, as well as individual concepts for each hub. Design principles and strategies are further highlighted as well as how the precinct is proposed to be smart from its outset.
- Deliver – The second component outlines the various mechanisms for delivery and staging. From 2022 to 2027 this period involves site preparation, provision of infrastructure and initial construction; to 2031 specific works will be undertaken; and to 2042 additional buildings, uses and activities are realised.
- Implement – The third component details the principles and strategies that collectively inform actions to be further implemented by Council and our partners in ensuring goals and expectations are met.

### **Design of the Draft BCP Master Plan**

The Draft BCP Master Plan presents a design framework for the activation of open space, 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. These principles are fundamental to the document's concept plans and layers, its defined places and experiences, and design intentions.

The concept plans within the Draft BCP Master Plan have been underpinned by an accompanying landscape and design report (Attachment 5). This report sets out how the existing ecosystems in Birkdale have been incorporated into the Draft BCP Master Plan, with a core driver being to enhance and build upon the built environment (WWII Radio Receiving Station and Willards Farm) and natural assets including Tingalpa Creek and the dry and wet grasslands.

Collectively, the landscape and site characteristics have created an opportunity for 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.

It has been grounded by a vision to activate the available open spaces with activity and uses, while protecting and enhancing the natural, cultural and heritage characteristics of the precinct.

#### Evidence-Based Concept Layers

The foundation for the master planning and subsequent concept layers, design and principles, is the protection and gentle enhancement of the existing heritage, conservation and cultural artefacts that make up the uniqueness of this precinct. These significant values have had detailed assessments undertaken with corresponding studies to ensure that the proposed uses and activities in the master planning adhere to all related statutory requirements.

Since 2020, ecological assessments and management plans, koala surveys and habitat reports as well as an early works and social land management plan have been completed. The conservation layer highlights the significant conservation areas in the precinct with the corresponding concept layers ensuring that only passive activities, with learning opportunities for visitors to engage with protected ecosystems, are undertaken.

Design principles confirm that all future projects in the precinct, including those adjoining these areas, are supported by ecological assessments.

The Draft BCP Master Plan also outlines a core vision with principles and future operational strategies to ensure that 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 commitment to sustainability and the circular economy, the precinct aims for waste reduction and recycling including the re-use and upcycling of materials.

The cultural artefacts and archaeological and 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) or Environmental Management Plan (EMP) prepared for Council between 2019 and 2021. The plans allow for the integration of the conservation and management strategies identified for historic, Indigenous and ecological heritage values and further provide direction on maintenance, renovation and restoration activities.

The resultant concept layers protect and respect all of these values with additional support by way of explicit design guidelines and heritage visions, principles and strategies.

The draft concepts have also been based on a series of layers related to the movement of visitors, service providers, staff and all other people accessing and moving around 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 800 car parks have been included across the precinct as well as drop off bays which will be integrated through landscaping treatment.

The movement of fauna has also been considered with specific corridors across the precinct being planned.

Draft BCP Master Plan Concept Layers 2027 – 2031

It is envisaged that the precinct will commence operations and be open to the public in early 2027 with key infrastructure to be delivered including:

The internal Ring Road and adjacent path for pedestrians, runners and bicycles as well as other internal footpaths, car parks and set down areas; public facilities; and the provision of a wetlands to also operate for stormwater detention and reticulation for the precinct.

This infrastructure will provide the base for many of the corresponding experiences currently proposed to be opened at the beginning of 2027, being the whitewater facility, a public lagoon, temporary structures for services and centres, a large plaza and open space for entertainment and events.

Underpinning the success of this first stage 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 WWII Radio Receiving Station.

Draft BCP Master Plan Concept Layers 2032 – 2042

From 2032 onwards, and after the Brisbane 2032 Olympics and Paralympics Games event, the precinct will further transform into an intergenerational legacy site. 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 also be made about their permanency in the precinct, or if they continue to perform a more pop-up role such as the proposed 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 land care centre.

It is envisaged that adventure play will be further extended by way of an indoor recreation building with the potential for extreme indoor sports, and a zip-line and tree-top walk extending from the wildlife and land care centre. There will also be memorial and contemplation space to commemorate the US alliance with Australia in WWII, and the broader Redlands Coast contribution to war time and peace keeping efforts.

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, with other spaces offering quiet reflection and landscape beauty to afford relief from the urban environment.

Although unique, the hubs are intrinsically connected and contribute to the place making of the broader precinct. Each hub responds to critical precinct design principles outlined in the accompanying landscape and design reports and addresses values of cultural, recreational, environmental and heritage importance.

The seven hubs within the Birkdale Community Precinct are:

1. Cultural Hub
2. Willards Farm (Food) Hub

3. Innovation Hub
4. Entertainment Hub
5. Communications Hub
6. Recreation & Adventure Sports Hub
7. Conservation Hub

The seven hubs are based on the design principles from the vision.

The Draft BCP Master Plan details what each of these hubs represent, what they include, and how the hubs will add to the overall experience of the Birkdale Community Precinct.

#### A Well-Designed Precinct

The Birkdale Community Precinct Design Guide (Attachment 6), seeks to ensure that the precinct is cohesively designed, planned and delivered as one inter-connected place, yet allows for distinctive spaces to have their own identity. Integral to the design of the precinct is for it to also be technologically smart from the outset, with related strategies to be considered from the first stage of delivery.

The Birkdale Community Precinct Design Guide (the Guide) is intended to aid the planning, design, delivery and operations of new projects in the precinct. Importantly, this guide is not intended to prescribe fixed outcomes or erode the potential variety and diversity of design outcomes. Instead, it establishes a high level aspirational framework that leaves ample room for creativity, innovation and excellence in design.

The Guide is structured by way of six precinct wide design principles that will also guide the look and feel of the hubs. Each principle contains specific strategies in relation to design, including the built form of new buildings and amenities, the preservation of existing heritage buildings and cultural artefacts, 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 are underpinned by the incorporation of cultural, heritage and environmental values.

The Draft BCP Master Plan summarises each of these principles and 29 related strategies under the following broad headings:

- Celebrate culture, heritage and legacy
- Embrace the landscape and ecological context
- Demonstrate flexibility and adaptability
- Foster creativity, innovation and design excellence
- Enable community collaboration and unlock social value
- Exemplify inclusivity, safety and accessibility

#### A Smart Precinct

Birkdale Community Precinct aims to be a smart location, allowing visitors, staff and precinct operations access to digital technology. It is envisaged for the precinct to have many of its operations managed by way of a central smart working location.

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, such as where site visitors are travelling from to visit, how long they are staying and which attractions they are using. Council will also have the ability to adjust service levels in response to demand or community preferences. 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 heating or cooling, lighting will contribute to the city's sustainability goals through reduced emissions.

### **Delivering Birkdale Community Precinct**

Birkdale Community Precinct will be delivered by way of three core stages over a 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 entire precinct to the general public in early 2027, a summary is provided of each anticipated stage:

- Stage one is foreseen to be completed towards the end of 2026 and includes site preparation, infrastructure provision and the construction of core facilities, buildings and services.
- Stage two is for a period of up to five years to end of 2031, with significant construction of new buildings and structures not anticipated over this stage. This stage will allow for visitors, the community and business to start to use the entire precinct and its permanent and flexible uses and activities as well as opportunities for these groups to further define and re-define spaces.
- Stage three, from 2032 and after the Olympic event, anticipates that proposed permanent buildings and structures will be constructed, with the precinct still offering flexible and adaptable uses and activities.

### **The Planning Pathway**

In order to deliver Birkdale Community Precinct, several formal (statutory) applications will need to be prepared and approved by both Council and the State Government. These include a development application for site preparation (operational works) and a proposed Local Government Infrastructure Designation (LGID).

The operational works development application is for the purposes of commencing work on the site to provide all infrastructure and services that will be required to service the future precinct. Types of operational works include, road and drainage work, stormwater, water and wastewater infrastructure and earthworks.

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 State Government, in their planning regulations, outline the type of uses and activities that can be included under an infrastructure designation. These are consistent with the Draft BCP Master Plan's proposed uses and activities.

### **Community Partnerships**

From its inception, Birkdale Community Precinct has been shaped by collaboration between Council, business and community leaders and residents. Feedback has strongly indicated that the

community want to be part of defining the character and narrative of the precinct from imagining, creating and eventually reimagining the process through the future co-designing of new spaces.

A program of work will be delivered by Council in partnership with key stakeholders, community groups and the broader community over the next 20 years, and beyond. In order to establish a strategy for how this work can be delivered, the Birkdale Community Precinct Activation Framework 2022 is being developed in conjunction with the BCP Master Plan.

### **Implementing Birkdale Community Precinct**

#### 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.

Birkdale Community Precinct 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.

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 (Attachment 7), has been prepared in conjunction with the Draft 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:

- Birkdale Community Precinct is one integrated precinct.
- Lasting Legacy.
- Community must be embedded throughout all stages of the precinct's delivery and place-making.
- Social value outcomes must extend beyond the boundary of the Birkdale Community Precinct.

#### Healthy Community Heart

Five 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.

The five key social value threads are:

1. BCP supports a connected Redlands
2. BCP supports a healthy Redlands
3. BCP supports a sustainable and resilient Redlands



4. BCP supports a historic Redlands
5. BCP supports a thriving Redlands

In realising the benefits of the precinct and Council's significant community infrastructure investment these threads will have a range of strategies which will in turn guide a future Birkdale Community Precinct Implementation Plan for Council with actions, timeframes and responsibilities.

In summary, the five key social value threads will ensure the following outcomes for the Birkdale Community Precinct.

Social value thread 1 – BCP supports a connected Redlands through:

- Weaving together the story of the people and the land
- Encouraging a sense of community and spirit
- Enabling access for all
- Creating opportunities to join together
- Encouraging collaborative partnerships with the community
- Co-design putting people at the heart of the BCP

Social value thread 2 – BCP supports a healthy Redlands through:

- Increased well-being through access to open space and recreation
- Provision of sport and fitness opportunities
- Increased participation in physical activity
- Improvements in active transport infrastructure

Social value thread 3 – BCP supports a sustainable and resilient Redlands through:

- Protecting and enhancing the natural environment
- Reducing waste and emissions
- Embracing a circular economy
- Demonstrating sustainability measures
- Embracing indigenous land management techniques and native planting

Social value thread 4 – BCP supports the protection of Redlands Coast heritage through:

- Restoring, repurposing and adapting heritage elements
- Recognising natural heritage
- Connecting community through shared histories and storytelling
- Educating the community of the rich heritage of the Redlands

Social value thread 5 – BCP supports a thriving Redlands economy through:

- Adding to the diversity that is Redlands Coast tourism
- The creation of training and work opportunities with a focus on youth employment including traineeships
- Increase in education and learning via numerous educational facilities covering a vast array of topics
- Providing opportunities for local businesses

### 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 are summarised in the Draft BCP Master Plan to include:

- Benefits to residents through legacy, community spirit, civic pride and inclusion.
- Benefits to health through physical activity and active recreation, passive recreation opportunities that help lower disease and improve mental well-being.
- Benefits through volunteering to give opportunities to contribute, provide a sense of worth, build community spirit.
- Benefits to sustainability through procurement practices, climate positive commitments, best practice in waste management, energy and pollution.
- Benefits for elite sport through providing pathways and world-class training facilities.
- Benefits in enhancing partnerships for local economic growth, industry and business partnering, and social enterprises.
- Benefits to inclusion and diversity through improved reconciliation opportunities, representation of local indigenous culture and knowledge, showcase the Quandamooka traditional story, increased inclusion and understanding of disabilities and universal design principles.
- Benefits to infrastructure for improved public transport and accessibility and active transport connections.

### **Community Consultation**

It is intended that non-statutory community consultation will be undertaken on the Draft BCP Master Plan for a period of five weeks, commencing on Saturday 30 April 2022 to Monday 6 June 2022 inclusive.

Key events over this time period include the following:

- Breakfast launch of Draft BCP Master Plan on Wednesday 4 May 2022.
- Community Information Days to be held on the Birkdale Community Precinct site on Friday 13 May and Saturday 14 May 2022.
- Market stall booth at the Redlands Coast Collective Markets on Sunday 1 May 2022 and the Cleveland Markets on Sunday 22 May 2022.

The dedicated Birkdale Community Precinct Your Say page is being updated to reflect this next phase of work for the project being 'Create – A place with a space for everyone'.

Stakeholders will be directed to this page where they will be able to access an electronic copy of the Draft BCP Master Plan, the visualisation fly-through of what the precinct and associated hubs could look like, specific fact sheets about key topics, frequently asked questions and a 'have your say' online survey.

Based on the community, business and stakeholder feedback, the Draft BCP Master Plan will be revised and presented to Council with proposed changes.

It is envisaged that the final BCP Master Plan will be completed by the end of 2022.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

There are no legislative requirements that impact the officer recommendations.

It is noted that the Birkdale Community Precinct captures a diverse range of landscape and built forms, which are subject to regulatory oversight.

The Draft BCP Master Plan has carefully captured those regulatory elements that apply to the creation of the precinct which includes legislation, contracts and agreements including:

- *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*
- *Queensland Heritage Act 1992*
- *Aboriginal Cultural Heritage Act 2003 (Qld)*
- *Nature Conservation Act 1992 (Qld)*
- *Planning Act 2016 (Qld)*
- *Building Act 1975 (Qld)*
- South-east Queensland Regional Plan 2017
- City Plan 2018
- Sales contract and conservation agreement pertaining to Council obtaining the site from the Commonwealth Government
- 2032 Olympic and Paralympic Games Delivery Partner Guarantee Deed

### Risk Management

There is a reputational risk should Council not move forward as planned to deliver on Birkdale Community Precinct.

### Financial

Council has current budget for project management, master planning, concept design and site management work for Birkdale Community Precinct in the 2021-22 financial year.

Detailed financial analysis, including a Cost Plan of the Draft BCP Master Plan and financial modelling is underway in regards to what the appropriate settings will need to be to achieve sustainable operational management of the precinct. There are a range of variables that impact the financial analysis, including detailed cost schedules, which evolve from more detailed design. Modelling will also need to consider appropriate revenue and governance settings, available grant funding, and delivery and operational partnerships. The delivery of the master plan will always be dependent on available Council budget, grant funding from other levels of government and sustainable financial management principles.

The Draft BCP Master Plan explores staging, governance and enterprise opportunities for the precinct and individual hubs. Council understands and accepts the challenges of ensuring a sustainable operational model eventuates to help balance the cost of creating an intergenerational legacy precinct, with appropriate revenue opportunities.

The precinct will initially operate under a flexible governance structure with Council as the managing organisation up to at least 2027. This initial structure will, however, continue to be built on partnerships and adaptability making it able to agilely shift focus across planning, delivery and the commencement of operational management.

Over this first stage, different 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 to all stakeholders.

Financial aspects of the Draft BCP Master Plan include funding for delivery across the core three stages and numerous other projects to occur over the 20-year timeframe i.e. the cost to plan, design and construct.

The Birkdale Community Precinct is an intergenerational community project set to be delivered to the Redlands Coast over the next 20 years and, pending community feedback and the final masterplan design, is likely to cost approximately \$300 million.

This city shaping project includes the significant commitment by the Federal and State governments' to fund the construction of the Redland Whitewater Centre and Olympic standard Canoe (Slalom) facility.

With the numerous heritage, cultural and environmental values in the precinct, Council will actively seek industry and government partners and grants to support the infrastructure, restoration, preservation and ongoing conservation works of the Birkdale precinct. Community groups and local businesses will further be provided unique opportunities for co-design, co-investment and part custodianship of bespoke projects across the 20-year timeframe.

To further support the initial infrastructure 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 support an 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 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 grant and other funding which support the environmental, recreational, and cultural and heritage activities and uses across the precinct.
- 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.
- Effectively execute management and lease rights.
- Implement a marketing strategy that promotes the precincts and broader Redlands Coast tourism and recreational attractions.

Private investment partners for the creation of revenue from commercial operations will be offered and will conform to the intent of the Draft BCP Master Plan and subsequent activities within the hubs. A key goal will be to ensure that these opportunities minimise any impact on the environment, whilst allowing for commercial ability at the precinct. Opportunities for partnership by way of leases and/or direct revenue to Council with its own operated facilities may include and are not limited to:

- Cafés, restaurants, cooking and other related training schools.
- Environmental and Landcare centres to provide educational and recreational experiences as well as other services, merchandise and an area to purchase broader Redlands Coast experiences.
- Food market booths to create a food hub and experiences also contributing to Redlands Coast's night time economy.
- Guided tours and educational visits.
- Lessons and experiences i.e. kayak lessons and experiences along Tingalpa Creek, fitness lessons and boot camp experiences, team building and corporate experiences.
- Large scale events such as open air concerts and theatre productions in the Entertainment Hub, other events such as significant annual or regular park runs and fun runs.
- Local business start-ups and entrepreneurship by way of flexible pods and spaces through-out the precinct.
- Museum/art gallery/corporate and other function areas for weddings and large scale gatherings.
- Sports medicine and other consulting offices i.e. sports physiotherapy.
- Adventure/extreme sports operators.

In addition, and importantly, major projects of this scale must also be measured in the social and economic value they contribute to the broader community and region.

The Birkdale Community Precinct creates substantial social, economic, environment and heritage values "beyond its boundaries" providing significant direct and indirect uplift for the city. For example, direct monetary value benefits can include the sales of tickets and/or experiences for other attractions in the city and the flow on expenditure that visitors will make at these other attractions, whereas a non-monetary benefit includes a resident regularly visiting the precinct for exercise and increasing their overall level of fitness, health and wellbeing. It is also important to consider the positive impacts that each delivery phase will have on the city's economy with local construction expenditure and the use of local labour, goods and services that will be required.

### **People**

The Birkdale Community Precinct Program is overseen by the General Manager Community and Customer Services, as Program Sponsor, and led by the Group Manager Environment and Regulation through the Birkdale Community Precinct Steering Committee with the assistance of a dedicated Program Director and project team.

### **Environmental**

There are no known environmental implications associated with the officer recommendations in this report. However, there are significant environmental and ecological values in relation to the precinct.

Council has an Ecological Assessment and Environmental Management Plan for the site, to ensure that the environmental values of the site are able to be protected in accordance with the Conservation Agreement with the Commonwealth Government as well as relevant planning and environmental designations. Approximately two-thirds of the Precinct is protected for

environmental conservation purposes. Further action in relation to the ongoing management of the site and restoration of its ecological values is underway, and will include further studies as necessary.

The Draft BCP Master Plan extensively details environmental matters and sets out a range of actions to continue to protect and enhance environmental values, aligning with Council's key strategies and plan in the natural environment, green living and waste sustainability space.

### **Social**

Given the importance of this site to the community, the Draft BCP Master Plan will enable Council to explore exciting social and economic benefits this intergenerational opportunity affords.

This includes opportunities to diversify Redlands Coast's sport, recreation and tourism offerings, be it nature-based activities, adventures sports, water recreation, investment in state-of the-art community infrastructure, celebrating and recognising culturally significant and iconic landmarks, to allow Council to better meet current and future city and regional needs.

The State-listed conservation heritage values associated with the precinct also represents a significant opportunity to conserve sites of social and cultural interest to the local community. There are compelling reasons to restore and preserve these heritage assets for educational, tourism, arts and cultural purposes.

The Draft BCP Master Plan sets out an ambitious but achievable social value purpose that has the opportunity to transform not only the Birkdale Community Precinct, but Redlands Coast as a place to live, work and play. In conjunction with the draft master plan, a Social Values Strategy, Beyond the Boundary: Unlocking the ensuring social value of the Birkdale Community Precinct (Attachment 7) has been developed that identifies how the precinct will be a catalyst to creating benefits and providing lasting legacies for locals, the broader Redlands Coast, and beyond. This is reflected in the "Implement" section of the Draft BCP Master Plan.

### **Human Rights**

The Draft BCP Master Plan is set over a 20-year timeline to ensure it is intergenerational, with the precinct being inclusive in nature to provide accessibility to everyone.

Inclusiveness and accessibility are key threads that help define the purpose of Birkdale Community Precinct.

### **Alignment with Council's Policy and Plans**

Projects within Birkdale Community Precinct program are referenced as catalyst projects in *Our Future Redlands – A Corporate Plan to 2026 and Beyond*. These include:

#### **Strong Communities**

- Birkdale Community Land, Willards Farm and Tingalpa Creek Corridor - 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.
- Strategic Property - Planning opportunities generate enhanced community outcomes through strategic alignment and transitioning of Council's property portfolio to embrace sustainable opportunities to deliver physical and natural assets that respond to current and future needs in regards to social, environmental and economic outcomes.

Thriving Economies

- Redlands Coast Adventure Sports Precinct - Progress the new Redlands Coast integrated Aquatic Centre and Olympic standard Canoe-Kayak Slalom facility to provide additional sport, recreation and emergency services education and training facilities.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Executive Leadership Team	11 April 2022	ELT briefing in regards the Draft BCP Master Plan progress
Birkdale Community Precinct Operational Advisory Board	Various dates September 2021 to April 2022	Provided operational oversight in regards BCP Master Plan direction, issues and actions.
Various technical and professional subject matter experts throughout Council from Groups/Units including: <ul style="list-style-type: none"> <li>• Environment and Education</li> <li>• Strategic Property Services</li> <li>• Economic Development</li> <li>• Strengthening Communities</li> <li>• Strategic Finance</li> <li>• Portfolio Management Office</li> <li>• Strategic Asset Management</li> <li>• Water and Wastewater Infrastructure Asset Management</li> <li>• Civic and Open Space Asset Management</li> <li>• Design and Technical Services</li> <li>• Project Delivery Group</li> <li>• Legal Services</li> <li>• Strategic Planning</li> <li>• Planning Assessment</li> </ul>	Various dates September 2021 to April 2022	Provided input and feedback in regards to the background details needed to inform the Draft BCP Master Plan content.
Birkdale Community Precinct Steering Committee	Various dates September 2021 to March 2022	Provided strategic oversight in regards to Draft BCP Master Plan direction, issues and actions.
Divisional Councillors	13 December 2021, 31 January and 21 April 2022	Councillor workshops on Draft BCP Master Plan progress

**OPTIONS****Option One**

That Council resolves as follows:

1. To adopt the Draft Birkdale Community Precinct Master Plan (Attachment 3) and associated background reports (Attachments 5, 6 and 7).
2. To undertake a non-statutory second phase of significant community consultation on the Draft Birkdale Community Precinct Master Plan to seek feedback in regards the principle elements of the plan, including the relevant design, delivery and implementation components.
3. To bring back a report to Council in regards to the community consultation to inform the final Birkdale Community Precinct Master Plan.
4. To authorise the Chief Executive Officer to negotiate, make, vary and discharge all documents relevant to this decision.

**Option Two**

To not proceed further with the Birkdale Community Precinct program.

**Option Three**

To seek further information in regards the matters in this report.

**OFFICERS RECOMMENDATION**

That Council resolves as follows:

1. To adopt the Draft Birkdale Community Precinct Master Plan (Attachment 3) and associated background reports (Attachments 5, 6 and 7).
2. To undertake a non-statutory second phase of significant community consultation on the Draft Birkdale Community Precinct Master Plan to seek feedback in regards the principle elements of the plan, including the relevant design, delivery and implementation components.
3. To bring back a report to Council in regards to the community consultation to inform the final Birkdale Community Precinct Master Plan.
4. To authorise the Chief Executive Officer to negotiate, make, vary and discharge all documents relevant to this decision.



**MOTION**

Moved by: Cr Julie Talty

Seconded by: Cr Mark Edwards

**That Council resolves as follows:**

1. To adopt the Draft Birkdale Community Precinct Master Plan (Attachment 3) and associated background reports (Attachments 5, 6 and 7) for community consultation.
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3. To bring back a report to Council in regards to the community consultation to inform the final Birkdale Community Precinct Master Plan.
4. To authorise the Chief Executive Officer to negotiate, make, vary and discharge all documents relevant to this decision.

**SUSPENSION OF STANDING ORDERS****COUNCIL RESOLUTION 2022/77**

Moved by: Cr Paul Gollè

A motion was moved that Council suspend standing orders.

**LOST 4/6**

Crs Wendy Boglary, Paul Gollè, Adelia Berridge and Paul Bishop voted FOR the motion.

Crs Karen Williams, Peter Mitchell, Lance Hewlett, Mark Edwards, Julie Talty and Tracey Huges voted AGAINST the motion.

Cr Rowanne McKenzie was absent from the meeting.

**MOTION**

Moved by: Cr Julie Talty

Seconded by: Cr Mark Edwards

**That Council resolves as follows:**

1. To adopt the Draft Birkdale Community Precinct Master Plan (Attachment 3) and associated background reports (Attachments 5, 6 and 7) for community consultation.
2. To undertake a non-statutory second phase of significant community consultation on the Draft Birkdale Community Precinct Master Plan to seek feedback in regards the principle elements of the plan, including the relevant design, delivery and implementation components.
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4. To authorise the Chief Executive Officer to negotiate, make, vary and discharge all documents relevant to this decision.

**SUSPENSION OF STANDING ORDERS**

**COUNCIL RESOLUTION 2022/78**

Moved by: Cr Paul Gollè

Seconded by: Cr Wendy Boglary

**A motion was moved that Council suspend standing orders.**

**CARRIED 10/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Rowanne McKenzie was absent from the meeting.

**RESUMPTION OF STANDING ORDERS**

**COUNCIL RESOLUTION 2022/79**

Moved by: Cr Julie Talty

Seconded by: Cr Mark Edwards

A motion was moved that Council resume standing orders.

**CARRIED 10/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Rowanne McKenzie was absent from the meeting.

**COUNCIL RESOLUTION 2022/80**

Moved by: Cr Julie Talty

Seconded by: Cr Mark Edwards

That Council resolves as follows:

1. To adopt the Draft Birkdale Community Precinct Master Plan (Attachment 3) and associated background reports (Attachments 5, 6 and 7) for community consultation.
2. To undertake a non-statutory second phase of significant community consultation on the Draft Birkdale Community Precinct Master Plan to seek feedback in regards the principle elements of the plan, including the relevant design, delivery and implementation components.
3. To bring back a report to Council in regards to the community consultation to inform the final Birkdale Community Precinct Master Plan.
4. To authorise the Chief Executive Officer to negotiate, make, vary and discharge all documents relevant to this decision.

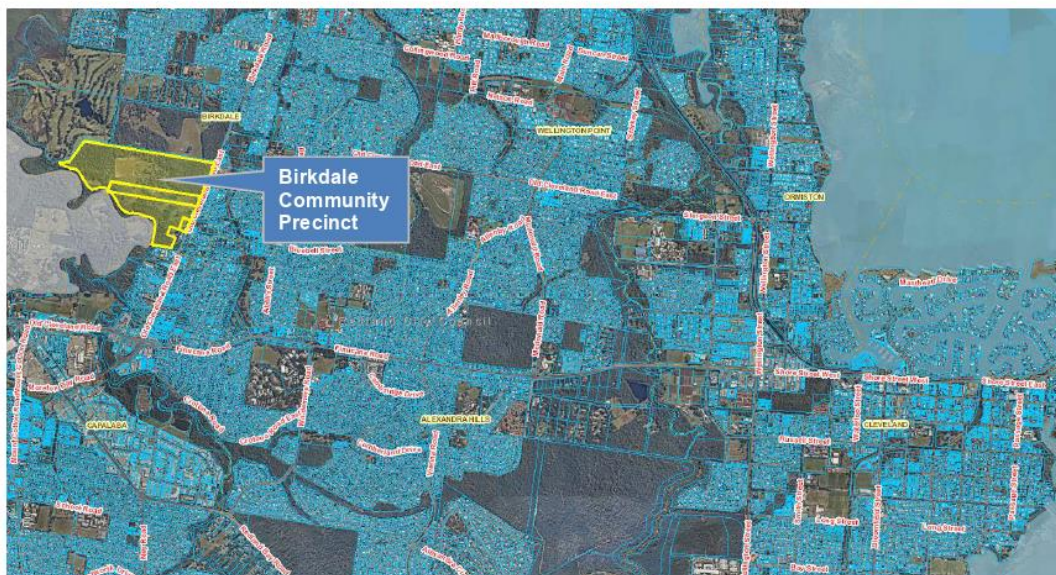
**CARRIED 9/1**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges and Adelia Berridge voted FOR the motion.

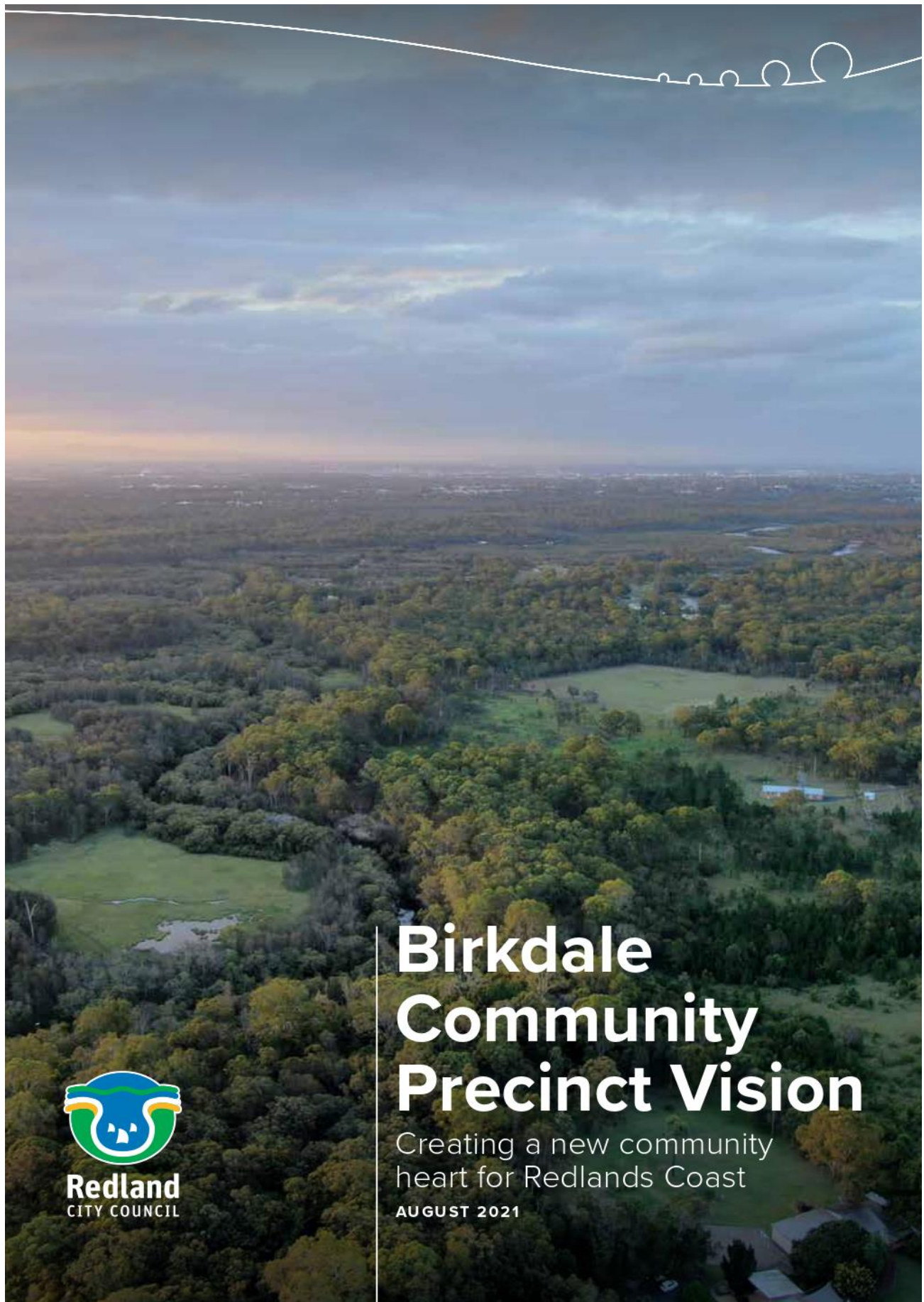
Cr Paul Bishop voted AGAINST the motion.

Cr Rowanne McKenzie was absent from the meeting.

## Locality Plan – Birkdale Community Precinct





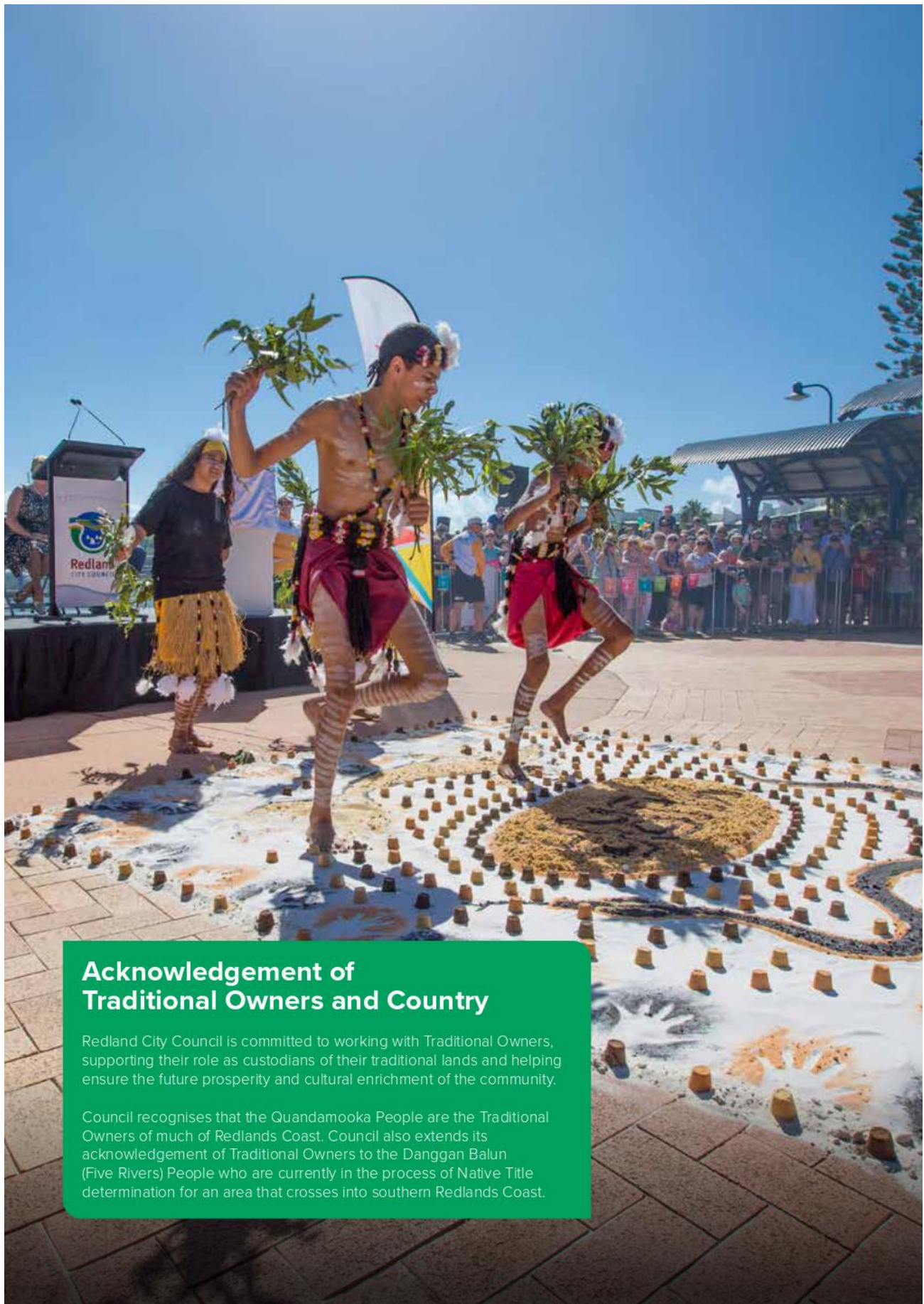


# Birkdale Community Precinct Vision

Creating a new community  
heart for Redlands Coast

AUGUST 2021





## Acknowledgement of Traditional Owners and Country

Redland City 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 of the community.

Council 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) People who are currently in the process of Native Title determination for an area that crosses into southern Redlands Coast.



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The Birkdale Community Precinct  
Vision was prepared by Urbis  
for Redland City Council.  
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# Foreword



**Karen Williams**  
Redland City Mayor

When we asked the community and key stakeholders for their ideas to help shape a vision for Birkdale Community Precinct, the response was unprecedented.

Not only was there an impressive and diverse range of input from thousands of respondents during the community engagement period, Redlands Coast residents arrived en masse when Council opened the land to the public for two days in April 2021.

This has been a once-in-a-generation opportunity to help create a shared vision for this important and much treasured land. The community has a very strong connection to this 62-hectare site. And rightly so. Council worked hard over many years to secure this land for the community as a place for everyone to enjoy; a place where recreation, education and conservation can exist in balance.

Birkdale Community Precinct has many cultural, heritage and ecological values. These important aspects, which include the existing koala habitat and heritage-listed buildings, were identified and committed to being protected. Council and the community's shared dedication to conservation outcomes is reflected throughout this vision document.

This is an important and exciting first step in starting to visualise what a future Birkdale Community Precinct may look like.

**Karen Williams**  
Mayor – Redland City Council



**Andrew Chesterman**  
Redland City Council  
CEO

Birkdale Community Precinct is a unique endeavour in so many ways – from the way it was secured by Council to save it from subdivision; to the way the community has helped create a shared vision; to the physical makeup of the site itself.

The precinct is so big, so varied, so able to accommodate a suite of uses, that this Vision Document is somewhat bursting with content. It is the first step in visualising the phenomenal amount of input we received from the community when we asked for their ideas for future uses of this wonderful parcel of land at Birkdale.

It was humbling to see during that engagement process the breadth of input and the strong sense of ownership the community has with this precinct; remembering that it is land they haven't been able to access for many decades, with many personal stories of connection being told.

Going forward, it is genuinely exciting as a Council to be part of this important and collaborative chapter in the growth of Redlands Coast.

**Andrew Chesterman**  
Chief Executive Officer – Redland City Council





Concept visualisation only

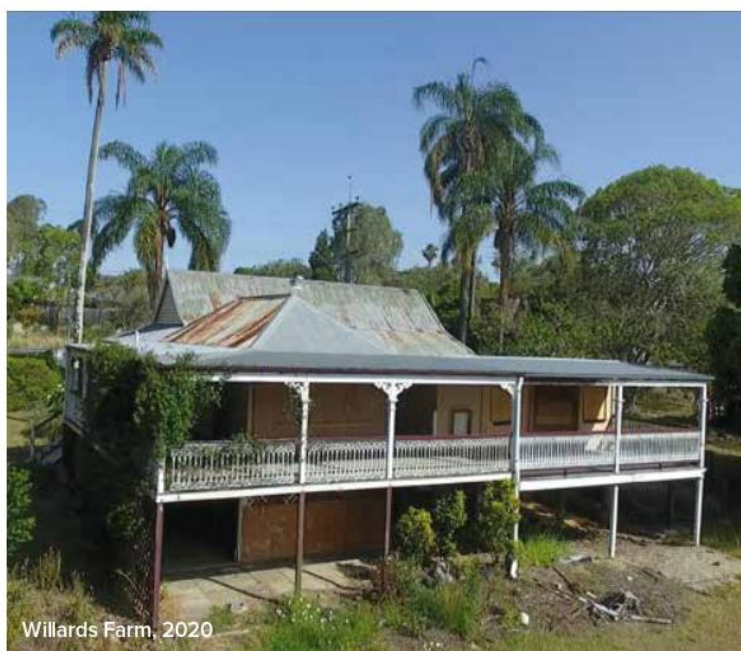
# Creating a new community heart for Redlands Coast

Redlands Coast has a once-in-a-generation opportunity to transform more than 62 hectares of community land at Birkdale into a world-class precinct of local, regional and national significance.

At almost 10 times the size of The Gabba and its surrounding facilities, the precinct has plenty of space for many exciting projects that would enhance lifestyle, create jobs, boost the local economy and bring forward important transport, sport and recreation as well as community infrastructure. The precinct presents a unique opportunity to create a world-class community asset that unlocks ongoing value for the community for generations to come.

This Vision is the first major step in defining the significant potential of the precinct – a chance to be aspirational about what it could become.

It has been developed as a result of extensive community engagement and feedback with the goal of delivering a result that reflects the community's values and aspirations.



## The vision process

The Birkdale Community Precinct Vision is a high-level, aspirational concept, developed using ideas gathered from members of the Redlands Coast community and the broader region during the community engagement process. The visioning process is about taking the results of the community engagement and illustrating what the precinct could look like.

As the project progresses into the master planning phase, this Vision will be used as a starting point to guide the design development and future use of this important community asset, to ensure alignment with the aspirations of the local community.

## The journey so far...

2016

Council purchases Willards Farm

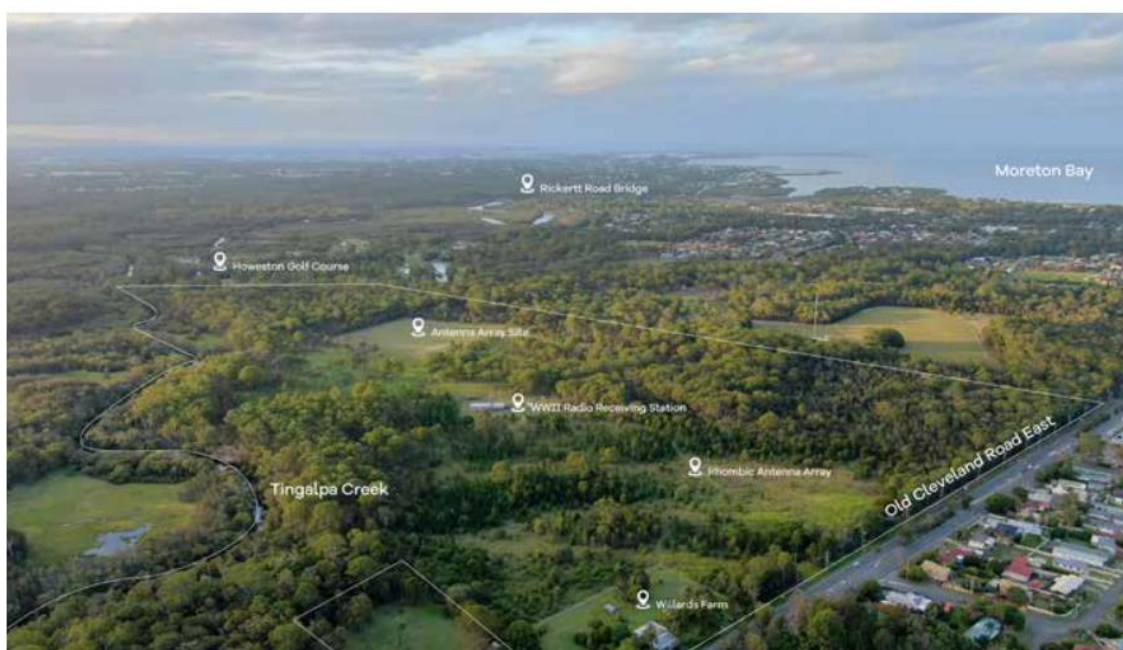
2019

Council purchases remainder of site



## Just imagine...

A place on Redlands Coast where families can enjoy walking trails and wetland boardwalks, picnic areas, educational and heritage activities, adventure sports, kayaking, water play, casual and elite sports events, or even watch an Olympic whitewater event. A place where a full day of complementary experiences seamlessly blend into one another, all in one amazing location: Birkdale Community Precinct.



### Project context

Council purchased the site in 2019 from the Commonwealth, having begun the process in buying Willards Farm in 2016 and saving it from becoming housing development.

The site is located at 302 & 362-388 Old Cleveland Road East in Birkdale and is bounded by Tingalpa Creek to the west and south.

The site is rich with natural beauty and areas of cultural and historical importance – including the heritage listed World War II radio receiving station, Willards Farm and Aboriginal artefacts of significance. Protecting and celebrating these historic and natural assets for future generations to enjoy has been a key element of the visioning process.

A core driver of the project is to protect and celebrate the site's established natural and heritage assets while creating an iconic landmark that provides benefits beyond its boundaries for generations to come.





## From Imagining to Visioning: Birkdale Community Precinct

**Encapsulated by rich natural landscapes, this picturesque, vibrant and diverse destination provides benefits beyond its boundaries.**

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Embracing a once-in-a-generation opportunity to transform this much-loved land into an expansive world-class precinct of local, regional and national significance.

Enhancing it with a diverse collection of exciting spaces, places, events and sports, where fun, adventure, recreation, learning and discovery abounds for everyone.

Welcoming city-building catalyst and innovation opportunities to create jobs, boost the local economy, and bring forward important transport infrastructure.

Ushering in the future while honouring and celebrating the site's environmental, cultural and historical significance.

## Precinct Design Principles



### Protect and showcase our environment and ecology

Whether it's a bush walk on an Aboriginal art trail or wetlands boardwalk, kayaking along Tingalpa Creek, learning about local wildlife and landscape stewardship on an overnight camping trip, or taking in the scenery from a treetop walk – the precinct could deliver a multitude of sustainable ways for visitors to enjoy and experience the landscape.



### Create opportunities for learning and discovery

Engaging learning experiences could be embedded throughout the precinct, with opportunities for local stewardship showcasing everything from Traditional Owner land management techniques and wildlife education, renaturalising processes, as well as innovative agricultural research and technologies.



### Offer memorable, adventurous and exciting experiences

The precinct could offer a dynamic and diverse range of adventurous experiences that cater to all ages and abilities, while also establishing a world-class destination for live sport and events – a truly multi-dimensional destination with something for everybody, keeping visitors coming back for more.



### Enable connection to our heritage and history

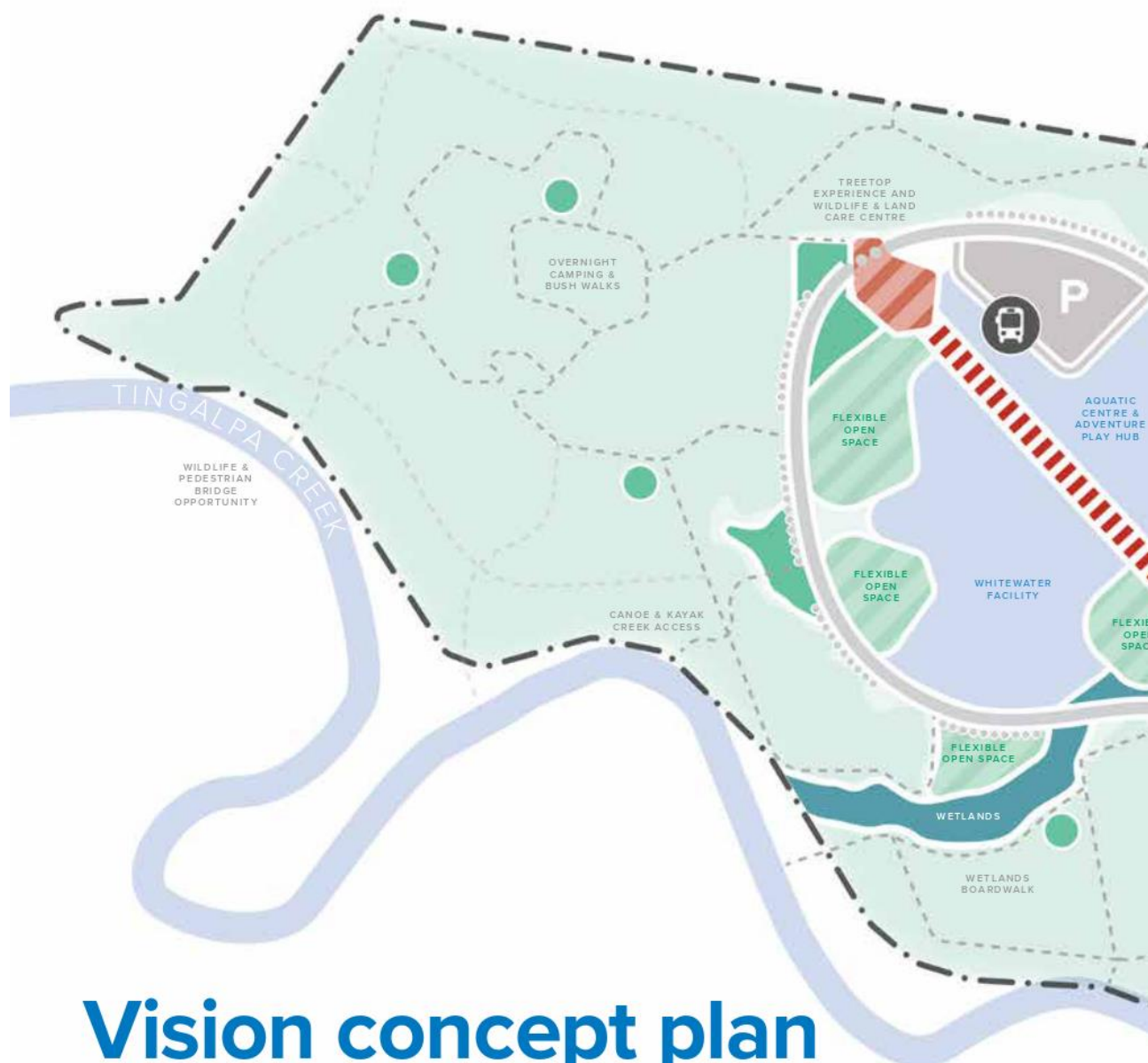
Birkdale Community Precinct could incorporate the respectful protection, adaptation and reuse of the area's significant heritage assets through showcasing local First Nations stories and land management practises and celebrating and reusing Willards Farm and the US Army Corps-built World War II radio receiving station.



### Leverage our agriculture and rural tradition

The legacy of Willards Farm presents a unique opportunity to create a dynamic cluster of agritourism destinations and community assets that celebrate the region's rural tradition and history.





## Vision concept plan

The vision concept plan illustrates a high-level interpretation of what Birkdale Community Precinct could look like, once detailed masterplanning and design stages have been undertaken.

While this plan does not represent a resolved design ready to be built, it demonstrates the vast potential of the site to accommodate the vision – a picturesque, dynamic and diverse destination, that provides benefits beyond its boundaries.





# Places and Experiences

## The Pedestrian Spine

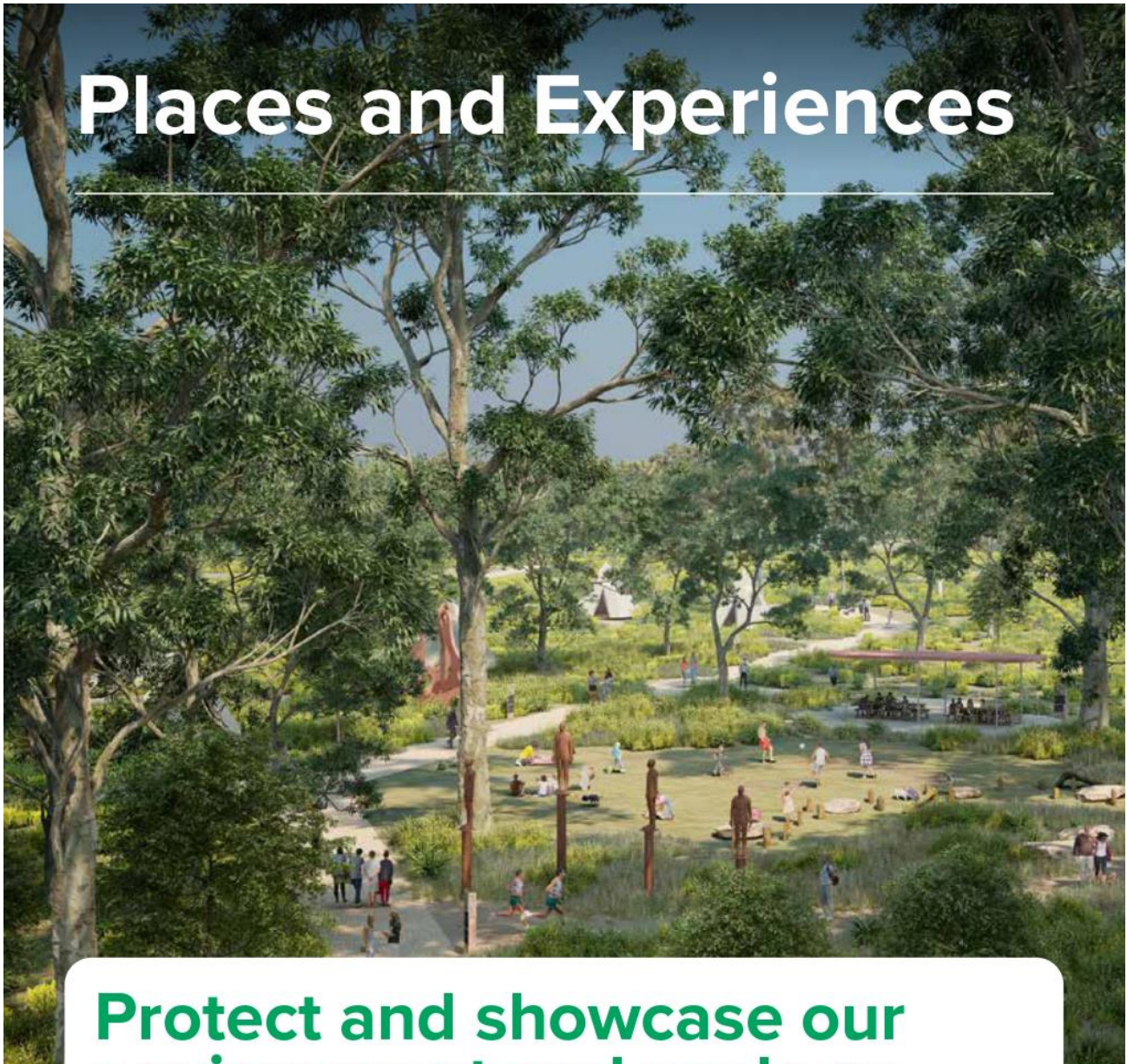
This could be the precinct's most recognisable and consistent urban element, providing a clear and legible movement path with a series of plazas that link Old Cleveland Road East to the farthest reaches of the precinct. The pedestrian spine would be a focal point for activity, with the flexibility to accommodate community markets, food trucks, pop-ups, performances and many kinds of activations along its length.







# Places and Experiences



## Protect and showcase our environment and ecology

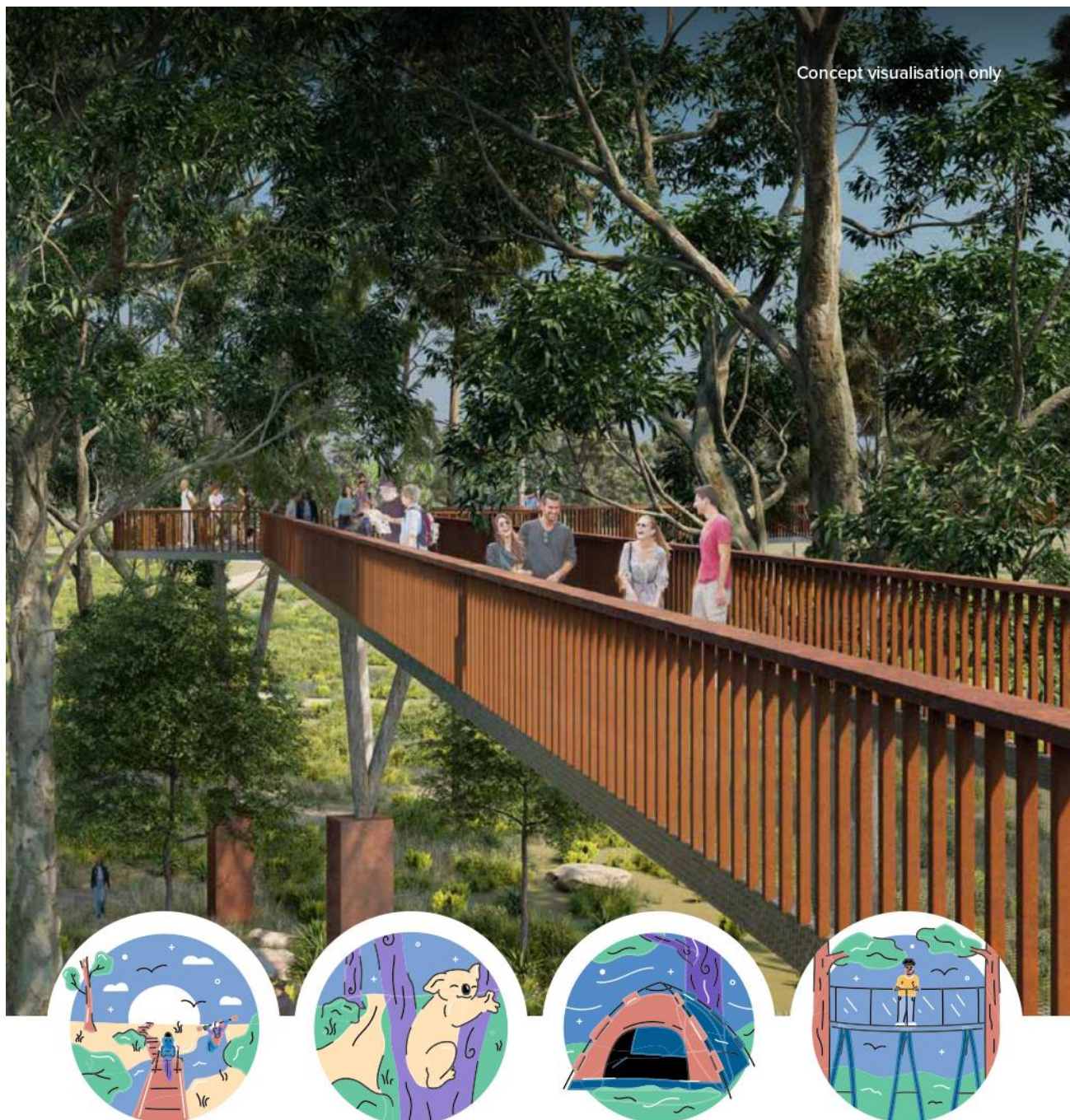


**A reimagined precinct could enhance the considerable natural beauty of the site's conservation areas, wetlands and creek areas, protecting them for future generations to experience and enjoy.**

Protecting the site's valued conservation areas and natural assets is a core driver of the precinct Vision. Whether it's a bush walk on an Aboriginal art trail, a secluded trek down a newly renaturalised wetlands boardwalk, kayaking along Tingalpa Creek, learning about local wildlife on an overnight camping trip, or taking in the scenery from a treetop walk, Birkdale Community Precinct could deliver a multitude of environmentally sensitive ways for visitors to enjoy and experience the landscape.

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Concept visualisation only

### Wetlands Walk

As a component of strengthening biodiversity and conservation outcomes, a renaturalised wetlands area could create new opportunities for visitors to engage with Tingalpa Creek and the new wetlands on a respectfully integrated walking network.

### Bush Walks

With the majority of the precinct remaining as untouched conservation bushland, a series of bush walks, Aboriginal art trails and night walks with nature play elements could create a diverse network of paths and trails for enjoying active recreation.

### Eco-Camping

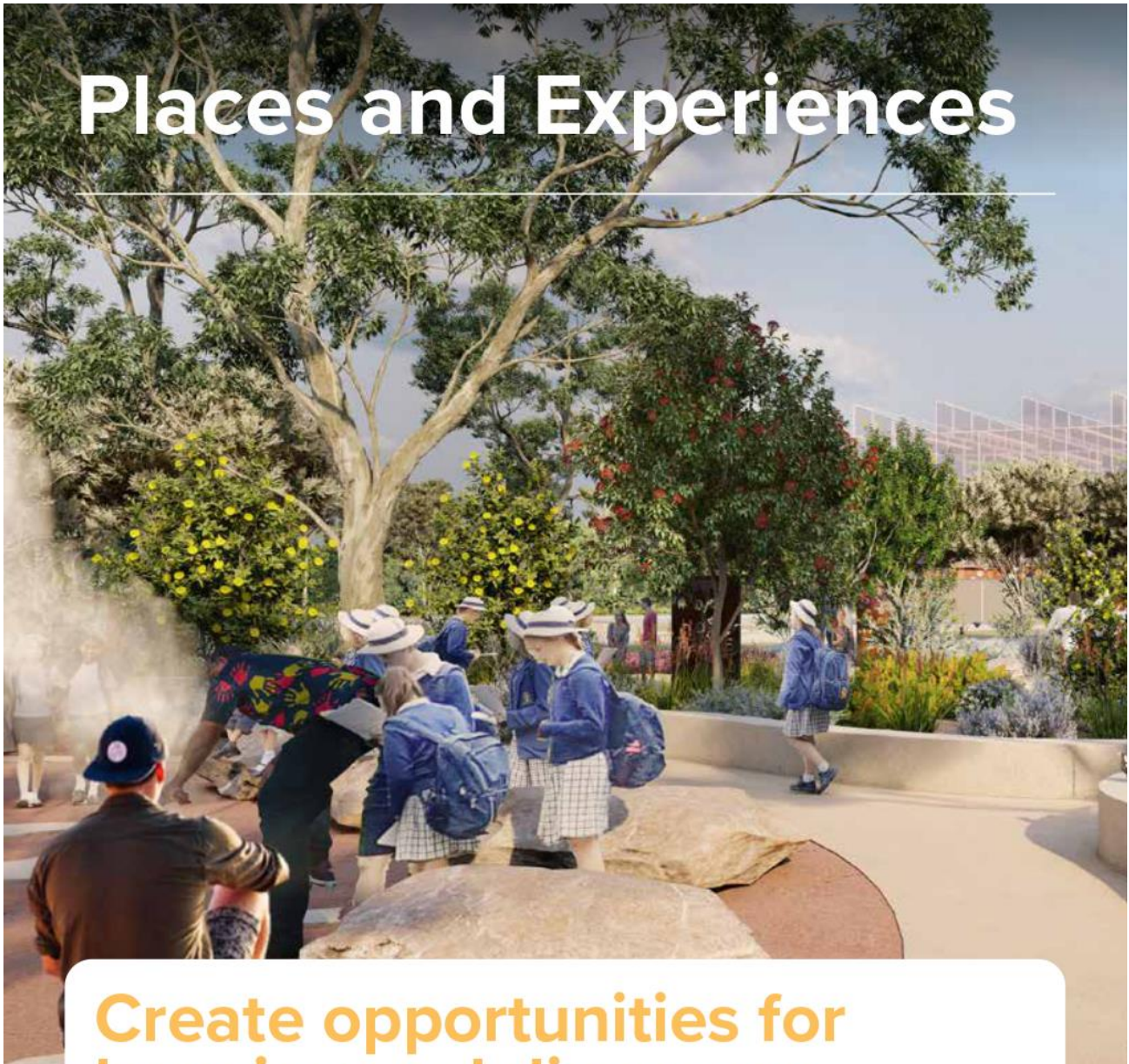
The precinct could offer a select amount of environmentally sensitive eco-camping facilities, respectfully integrated into the bushland, creating more diverse ways for visitors to experience the precinct while learning about and engaging with the landscape.

### Treetop Walk

An elevated network of treetop walkways and viewing platforms could create a unique and memorable experience of the local landscape, offering views of the parklands and opportunities to learn and interact with wildlife.



# Places and Experiences



**Create opportunities for learning and discovery**

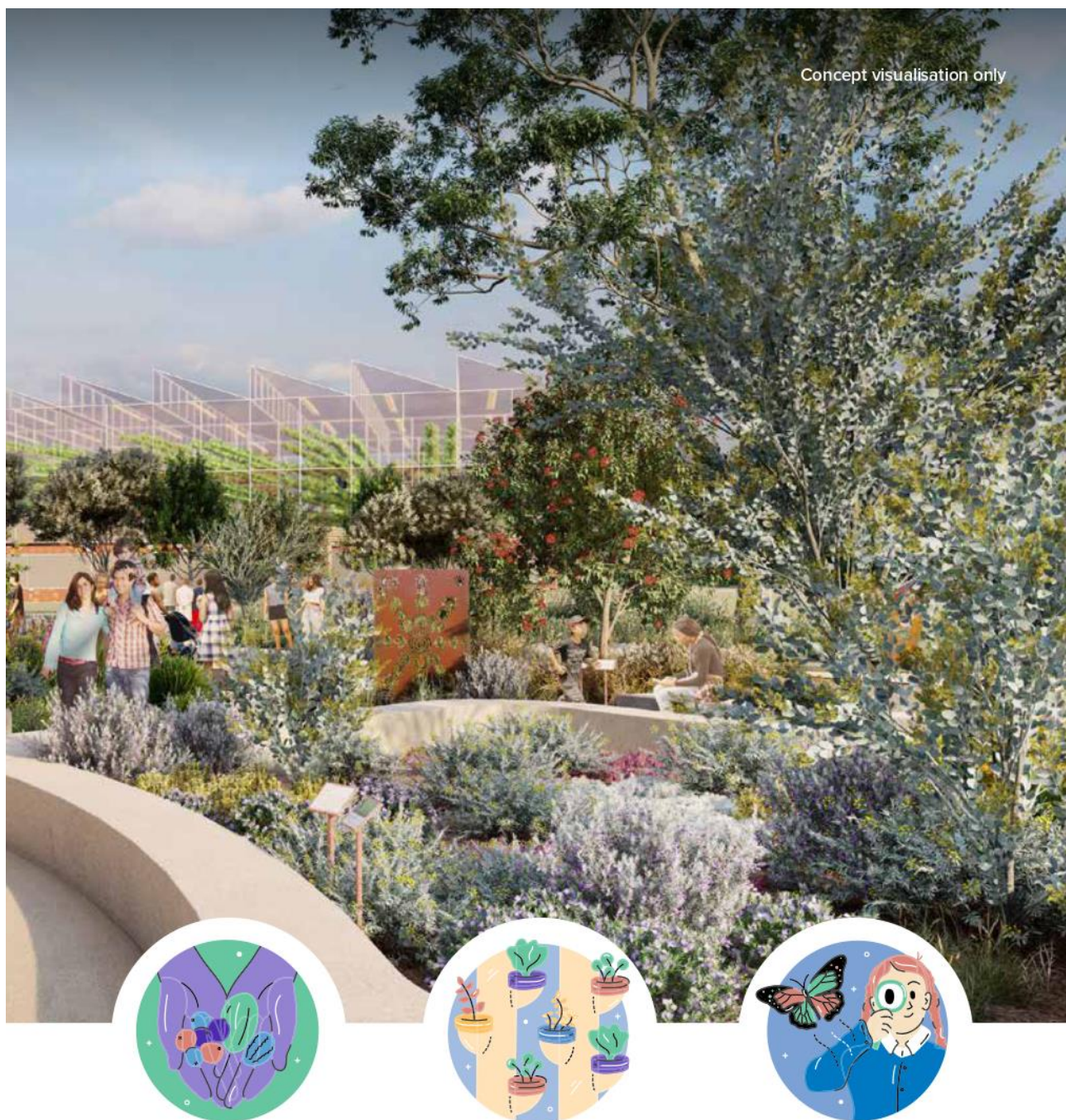


**Engaging learning experiences could be embedded throughout the precinct, showcasing everything from Aboriginal land management techniques, to cutting-edge agricultural technologies.**

The precinct could be teeming with opportunities for learning and discovery through guided tours, outdoor classrooms in the bush, Aboriginal artefact display, koala tracking apps, digital learning facilities, energy / emissions education, a Wildlife and Landcare centre and a bush tucker garden. More subtle informal learning and discovery opportunities could be introduced through environmental signage displays and nature-based play elements.

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### Bush Tucker Garden

The Bush Tucker Garden could be an engaging outdoor tourism and education destination in the heart of the precinct. Co-located with the Ag-Tech Hub and the Willards Farm Experience, the Bush Tucker Garden could create an engaging and interactive setting to learn about Aboriginal land management techniques.

### Ag-Tech Hub

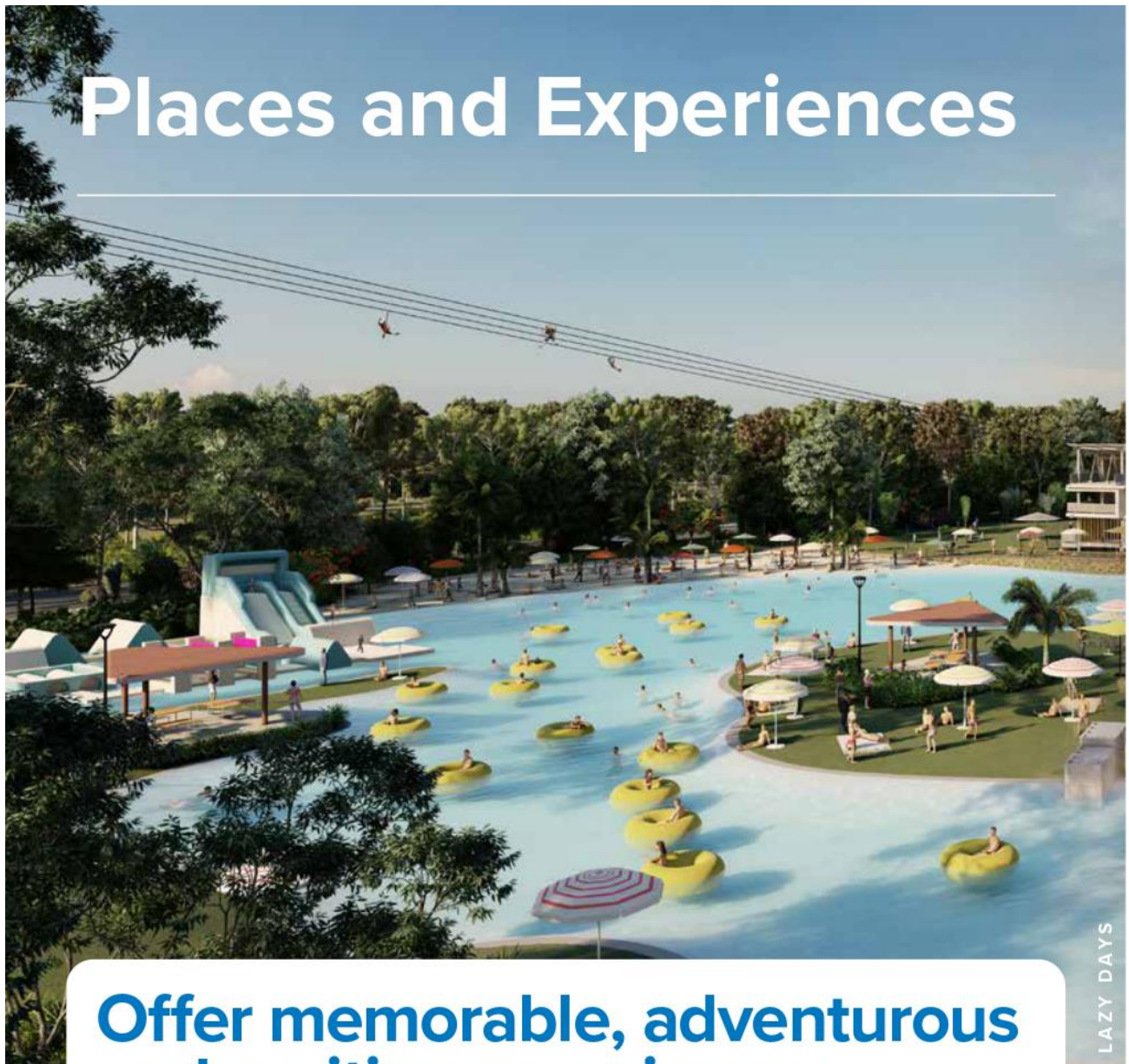
The Ag-Tech Hub could be a focal point for local food production, research, education and innovation. With opportunities to engage with university research and develop permaculture technologies on Redlands Coast, the Ag-Tech Hub could establish an enduring community asset for generations to come.

### Land Care Stewardship

A Wildlife and Land Care Centre could create opportunities for local landcare groups and school learning sessions to build a culture of local stewardship and allow the community to get hands-on experience in caring for the landscape. Throughout the precinct, a network of formal and informal interpretive learning elements could create a fun and engaging education experience.



# Places and Experiences



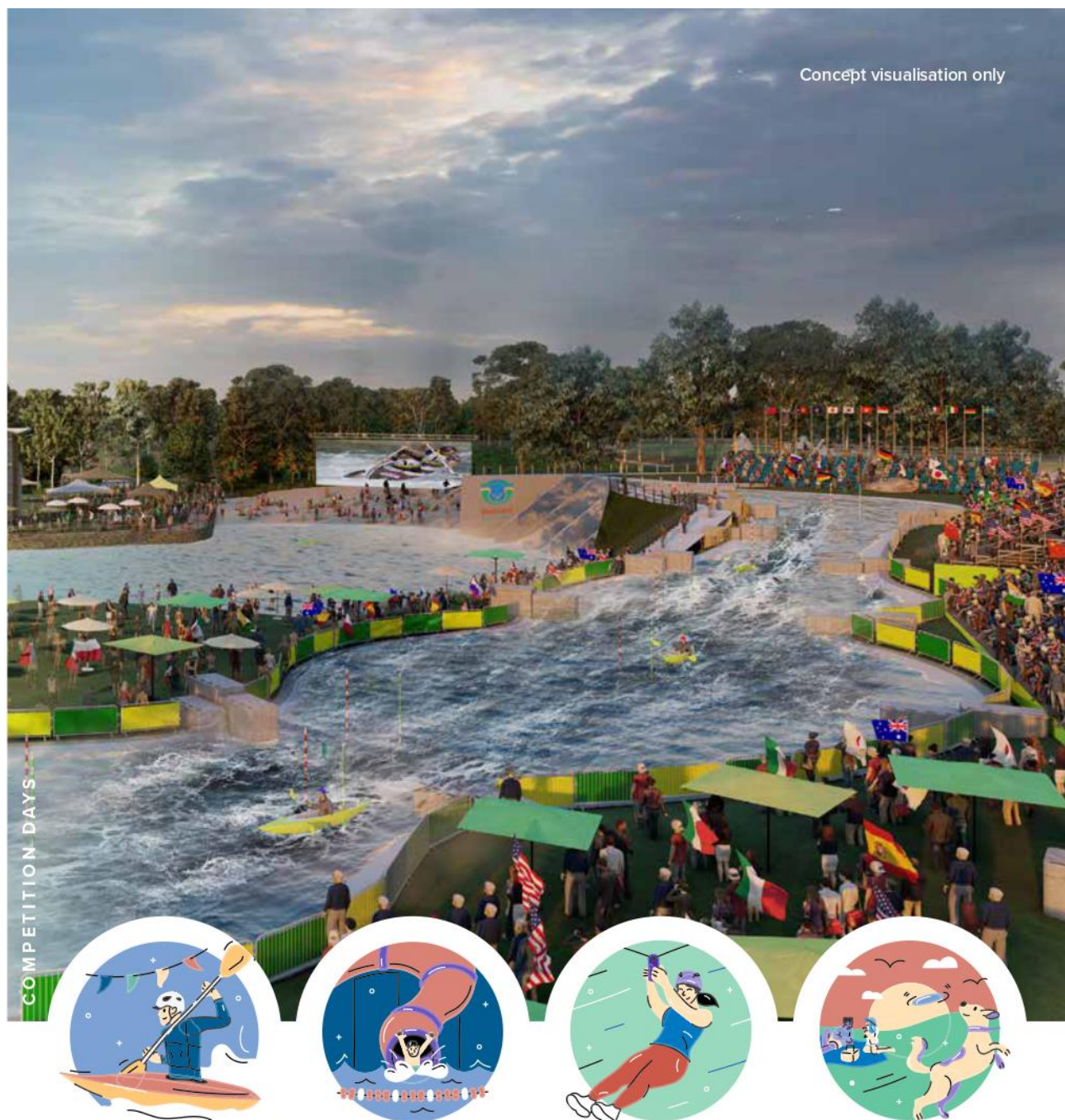
**Offer memorable, adventurous and exciting experiences**



**Building on Redlands Coast's reputation for outdoor recreation, the precinct could offer a dynamic and diverse range of adventurous experiences that allow visitors to escape the ordinary.**

The Redlands Coast community is proud of the region's connection to nature and the diversity of outdoor recreation available. The Vision explores the potential for the precinct to accommodate outdoor venues for concerts and live sports events, adventure play facilities like high ropes courses, kayaking in the creek or more subtly integrated nature-based play elements woven throughout the precinct.





### Whitewater Facility

Featuring an Olympic-standard Canoe Slalom course, this facility could be designed to accommodate a range of complementary functions for year-round use, including an urban beach, a dive-in cinema, a lazy river and emergency services training.

### Swimming and Water Play

A community aquatic centre to complement the aquatic elements of the whitewater facility could act as a local community destination in its own right, activating the parkland and providing critical community recreation training and competition infrastructure.

### Adventure Play Hub

A regionally distinct adventure play destination that could define the precinct. Potential attractions could include a high ropes course, zip lining and nature-based play – integrated as a destination and a recurring theme throughout the precinct.

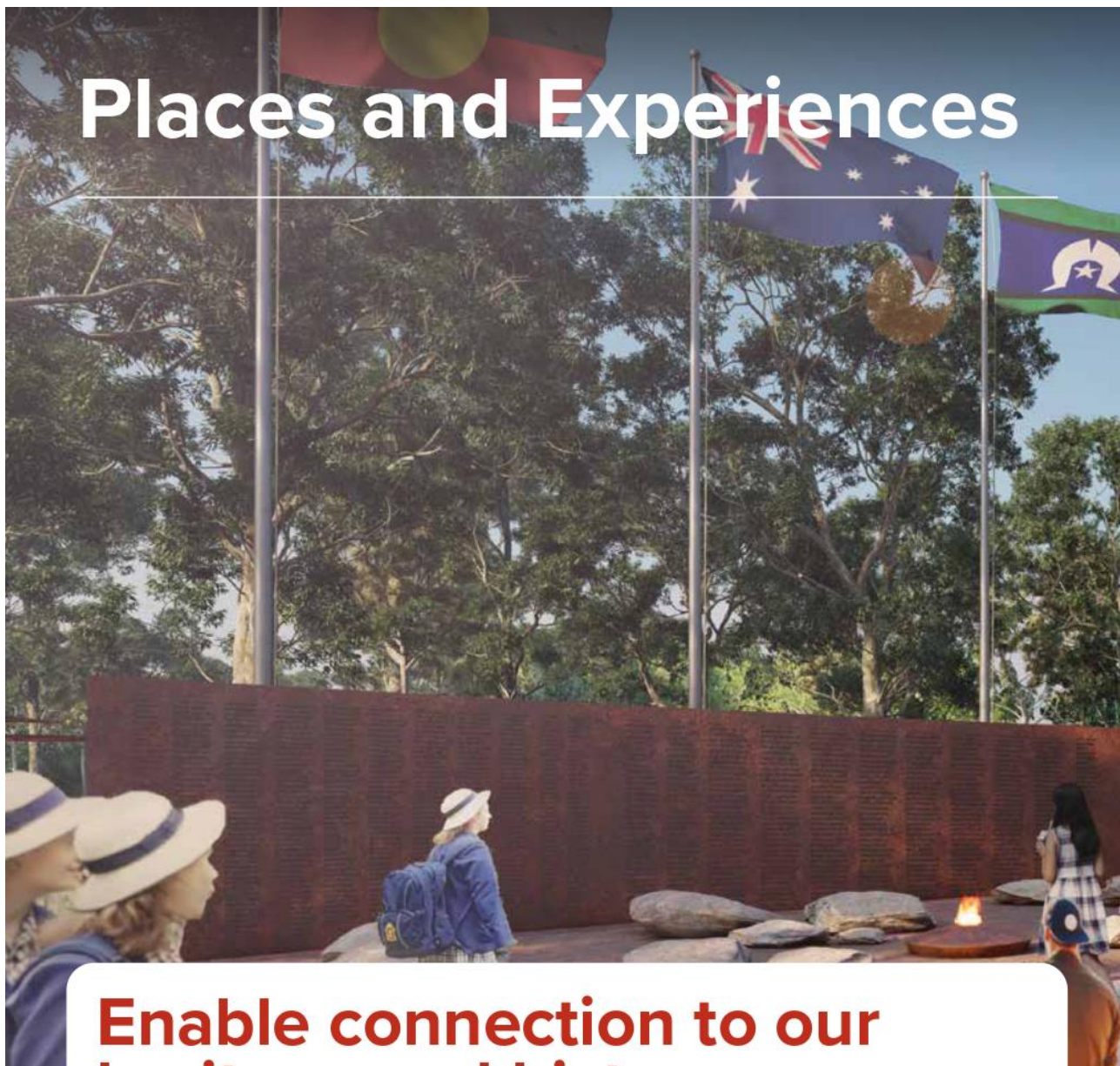
### Versatile Events Lawns

Different types of lawns could be incorporated throughout the precinct for temporary events, performances and concerts, as well as day-to-day recreation, socialising and relaxation. These areas could be supported by public barbecues, shelters and amenities.

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# Places and Experiences



## Enable connection to our heritage and history



**The site is rich with historical significance and opportunities to celebrate its First Nations history, pioneer past and role in World War II.**

Birkdale Community Precinct could incorporate the sensitive protection, adaptation and reuse of the area's

significant heritage assets. Through leveraging First Nations narratives and land management practises, celebrating and reusing Willards Farm and the World War II radio receiving station, the precinct could feature a diverse series of heritage destinations as focal points of activity for visitors to enjoy, while also finding more subtle and informal ways to weave the different histories of the region throughout the fabric of the precinct.





### Connection to Country

A priority for the project is to weave the stories and land management systems of the Traditional Owners throughout the very fabric of the precinct, creating many opportunities for visitors to learn about the Aboriginal history and culture of the region. This could include ceremonial spaces as well as formal and informal learning facilities.

### Pioneer Past

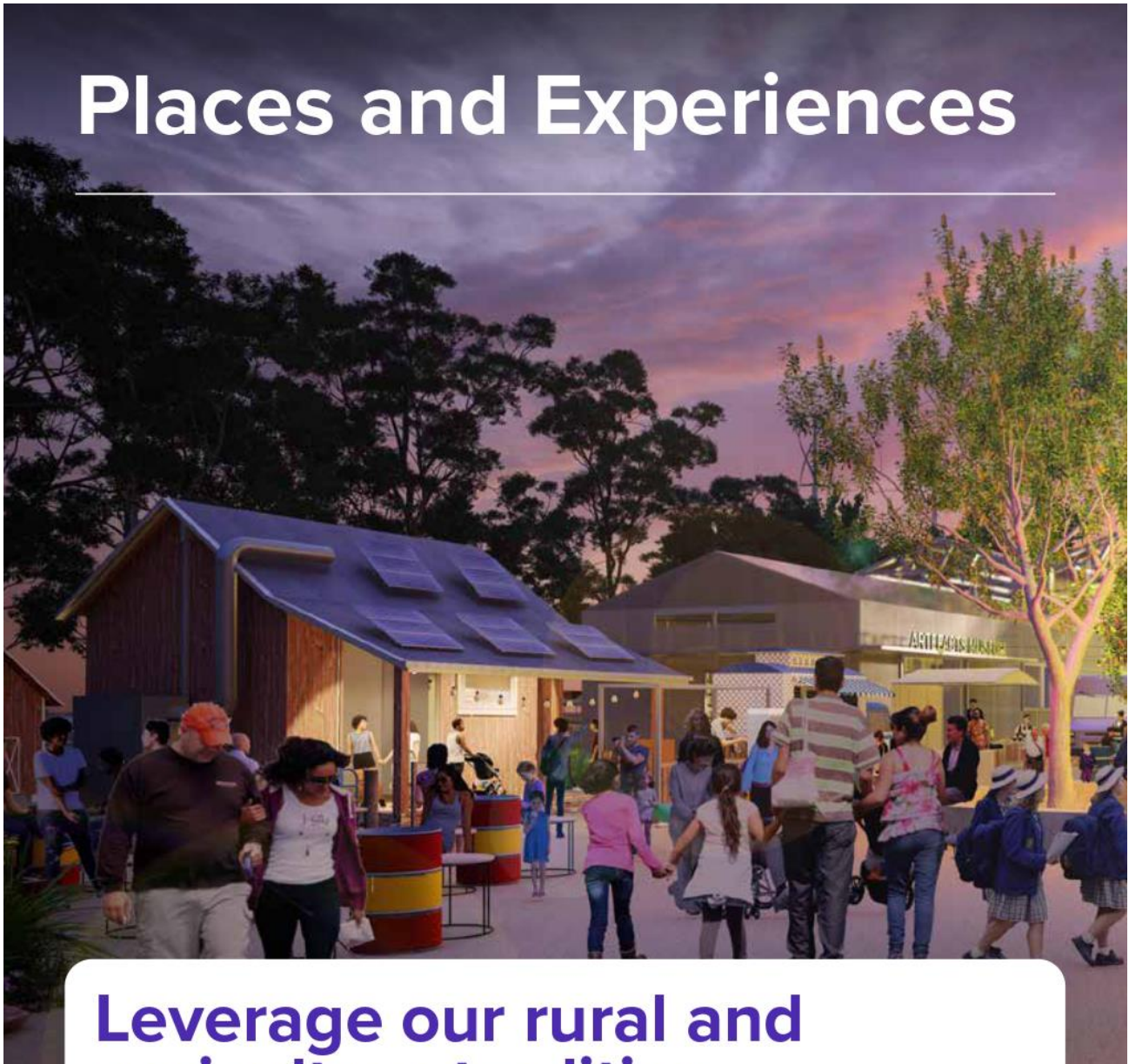
The Willards Farm heritage buildings could be lovingly restored and reused to celebrate their role in the region's history. A broad range of activities could be embedded throughout the Pioneer Past Experience, which could include interacting with farm animals and techniques, artefacts displays, paddock-to-plate restaurants and venue hire functions.

### World War II History

Celebrating the precinct's World War II legacy, the precinct could feature complementary heritage-related cultural experiences and creative facilities. This could include a museum, an interactive learning experience that engages with wartime communication techniques, and opportunities to recognise First Nation Peoples' contribution to the Australian Armed Services.



# Places and Experiences



## Leverage our rural and agriculture tradition

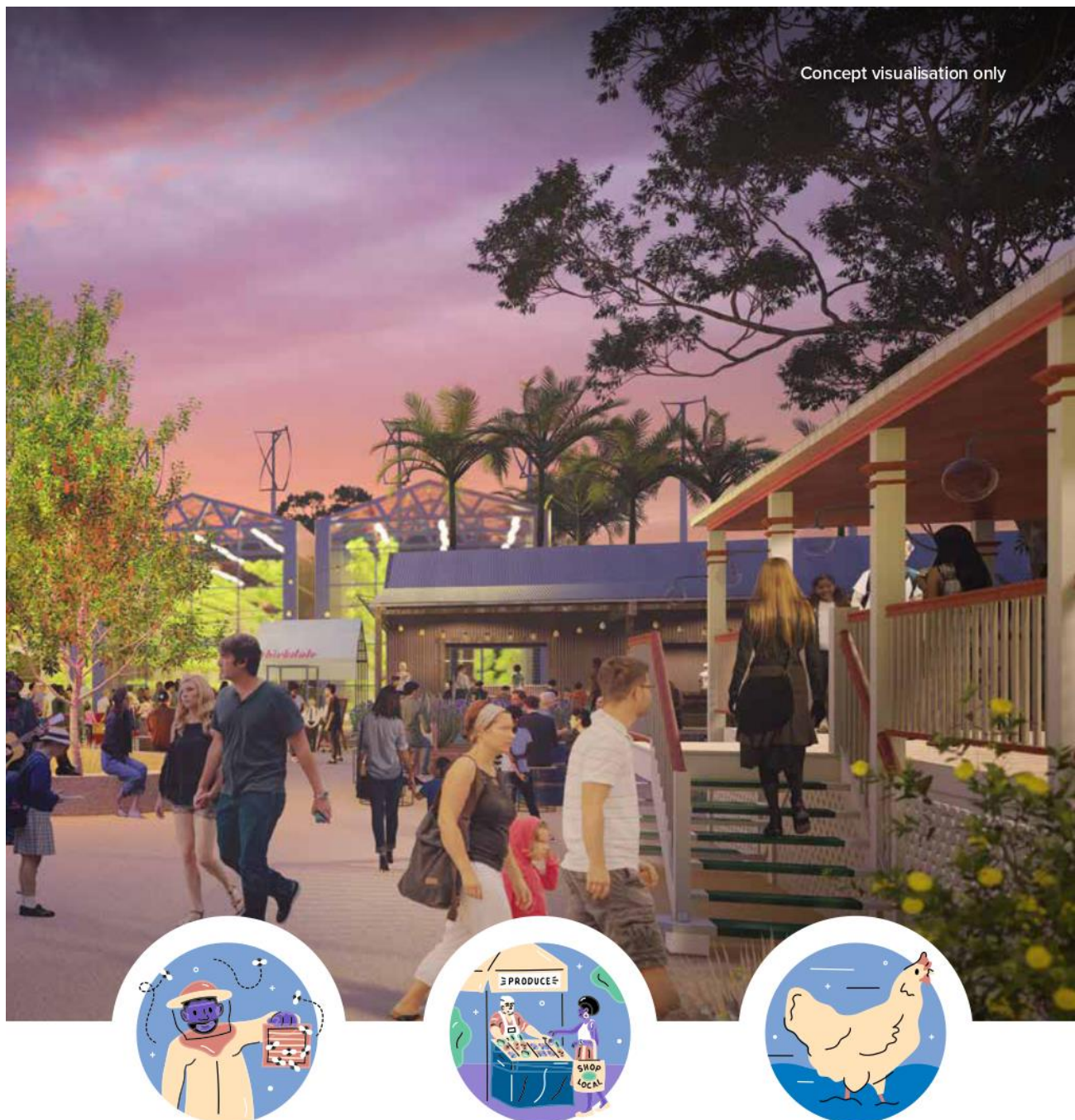


**The legacy of Willards Farm presents a unique opportunity to create a dynamic cluster of agritourism destinations and community assets that celebrate the region's rural tradition and history.**

The precinct could allow visitors to experience the activities and outputs of a hands-on working farm, integrating food production and nature conservation through management practises that regenerate the environment.

The farm could provide a unique venue for events and functions – a place where visitors can engage with the region's agricultural history through varied and enjoyable experiences.





### Willards Agrifarm Experience

A range of farming, permaculture and livestock-related experiences could be included and centred around a newly restored Willards Farm and Creamery, exposing future generations to the region's agricultural history. Commercial opportunities could include cooking workshops, milking cows, cheese-making – reconnecting a contemporary audience with these traditional farming techniques.

### Flexible Farmer's Market Space

Flexible spaces embedded throughout the precinct could host a broad range of community market events, creating an evolving program that attracts repeat visitation.

### Paddock-to-plate Café and Dining

A café and restaurant that offers an authentic paddock-to-plate dining experience, utilising organic, locally grown produce to demonstrate sustainable, circular-economy alternatives to modern supply chains. The café and various heritage buildings could also be used for commercial activities such as venue and function hire.

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# Community engagement overview

Redland City Council undertook extensive, broad-scale promotion of the community engagement process in order to gain community input into the precinct design process. This provided a clear picture of the community's values and expectations for the transformation of the site, which will be a process spanning 25 years.



## Online engagement

Council's Your Say engagement platform was used to collect ideas. Online feedback and community insights were collected via a 5-question survey.



## Stakeholder forum

Special interest groups, stakeholders and community representatives were invited to participate in a half-day stakeholder forum.



## Pop-up engagement

To ensure a broad engagement reach, 10 pop-ups were hosted at 7 different locations throughout Redlands Coast and beyond. The pop-ups provided an opportunity for participants to learn more about the project and share their ideas via engagement activities.



## Community open days

The Birkdale Community Precinct Open Days were the first time that the site had been officially opened to the public for many decades. The dotmocracy activity at the engagement hub provided an easy way for all to share their thoughts on what they imagine for the site's future.



## Youth targeted sessions

Three youth workshops were facilitated for different schools and youth groups. At each of these sessions, participants were asked to create a vision board sharing their ideas and aspirations for the site.



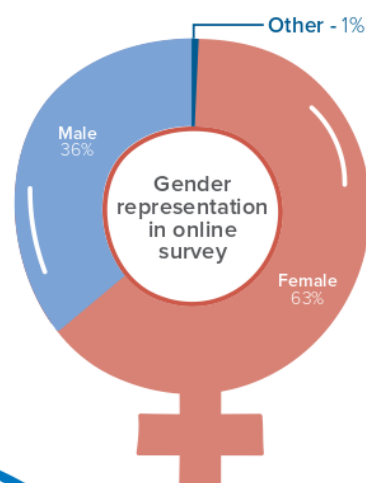
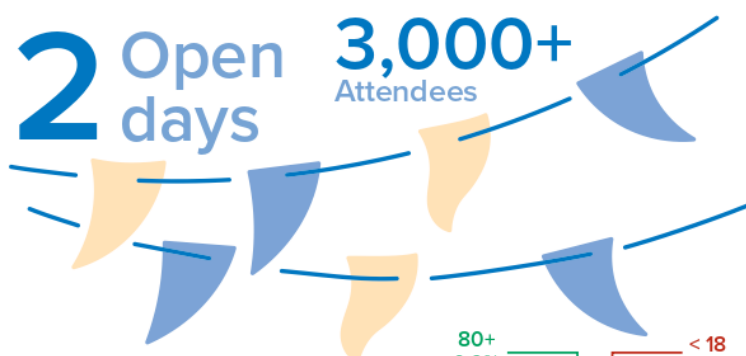
## Key engagement highlights



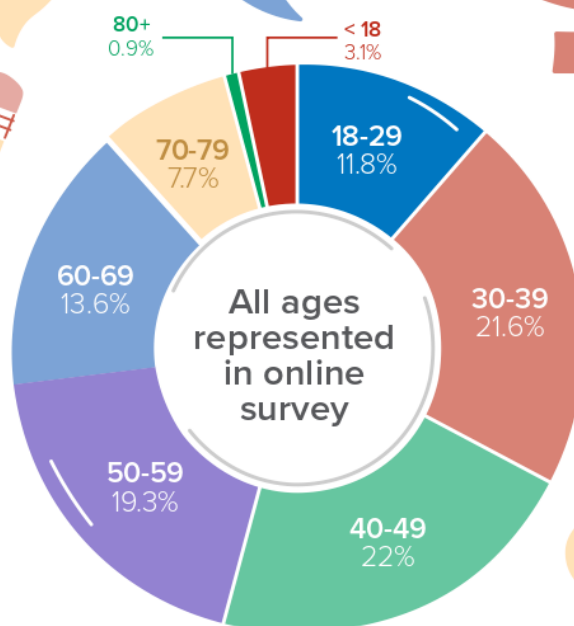
**3 in 4**  
Birkdale  
households  
visited the Your  
Say project page

**2** Open  
days

**3,000+**  
Attendees

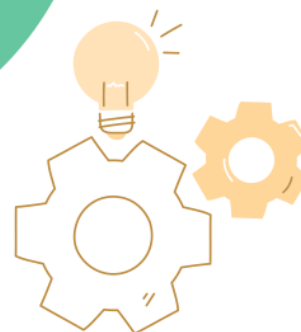


**1,680**  
Survey responses



**1,600**  
Open Day attendees  
completed a site tour

**3** Workshop  
sessions



# You spoke, we listened

In what was one of the largest community engagement processes Redland City Council has ever undertaken, the responses received during the engagement process have been implemented as the primary set of inputs to create this Vision.

This includes survey responses (including open-ended questions), dotmocracy activities, and feedback provided through the various platforms that were made available. It also includes the thoughtful and considered written submissions provided by the community and stakeholders in relation to the Birkdale Community Precinct engagement process.

## Capturing Community Values

The consultation process revealed a common set of values, preferences and sentiments that were less about specific precinct functions and related more to how the community wanted the precinct to be designed, implemented and operated.



### Past, Present, Future

- A forward-looking, progressive mindset with how the precinct is designed, implemented and operated
- History is not static: share local stories and respect the past, its culture and context
- The need for adaptability, integration and continual evolution, refreshment and renewal, creating an enduring community asset
- A positive impact greater than its footprint



### A world-class destination, loved by locals

- A major, world-class destination with unique attractors, but with day-to-day local amenities that keep locals coming back regularly
- A place locals love to call home
- Opportunities for locals to engage with the process and the place, experiencing a sense of ownership and stewardship over both the precinct and the landscape
- Put Redlands Coast on the map internationally



### Resilience in all things

- Respectful of nature, ecology and biodiversity – a precinct sensitively integrated into the landscape
- Flexible and adaptable uses, capable of providing a range of functions and audiences
- Social inclusivity and thriving through civic stewardship
- Clear leadership, long term vision and an open and participatory process
- Industry diversification, economic resilience, specialisation and room for innovation



## Key feedback and responses

The table below lists the most popular elements identified in the various community consultation exercises and how they have been incorporated into the Vision for Birkdale Community Precinct.

What you asked for	What's in the Vision
Picnic facilities	A range of spaces for picnics and informal socialising. Barbeques. Outdoor shelters. Seating.
Cycling and walking paths / circuits	Bush walks. Wetlands walk. Aboriginal art trail. Treetop walk. Cycling paths and future cycle connection through the site.
Access to Tingalpa Creek and natural areas	Access via bush walks. Kayaking. Creek ecology educational assets.
Paddock-to-plate café and dining	Restaurant / café offering organic cuisine using produce grown or raised on site.
Adventure play	Adventure play hub with ropes course, water play, climbing frames etc.
Recreation equipment rental	Bicycle and kayak rental facilities.
Traditional open space	Lawns. Public spaces. Outdoor natural amphitheatre.
New swimming pool, water play, Olympic-standard whitewater and adventure sports facility	Redland Whitewater Centre as event venue during Brisbane 2032 Olympic and Paralympic Games. Community aquatic centre. Potential for dive-in cinema, urban beach and/or lazy river.
Physical activity	Adventure play hub with outdoor fitness equipment etc.
Amphitheatre and performance space	Outdoor natural amphitheatre for concerts and other live events and shows.
Education / training facilities	Ag-Tech hub. Learning and discovery aspects both formal and informal. Outdoor education spaces. Bush classroom.
Events space	Various facilities capable of hosting events. Amphitheatre. Restaurant and café. Lawns. Public spaces. Wedding venue.
Wildlife tourism	Wildlife and Landcare Centre. Bush classroom. Bush walks. Night walks.
Conserve natural landscapes	Existing conservation areas maintained, enhanced and protected.
Community markets	Flexible public spaces. Willards Farm.
Camping and overnight stays	Camping sites. Amenities. Sensitive integration into natural landscape.
Inclusivity	Multi-faceted site. All ages / abilities access.
History, heritage and Aboriginal culture	Heritage-listed World War II radio receiving station as an interactive learning experience. Historic Willards Farm. Celebration of rural traditions and First Nations cultures.

# Creating the vision concept plan

The vision concept plan explores a high-level interpretation of what Birkdale Community Precinct could look like – an exercise in bringing the values and aspirations of the community into the real world.

The following strategies illustrate how the concept plan has been developed, through applying the vision and principles to the site, while integrating recommendations from a series of technical studies.

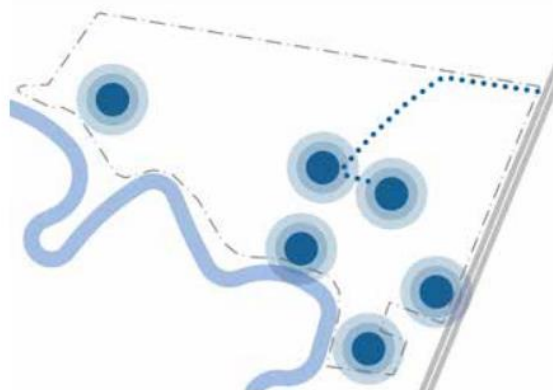


## Step 1: Respect conservation areas and wildlife habitats

The conservation of the natural landscape and enhancing local biodiversity were of critical importance to the community. This feedback, along with the technical advice regarding existing conservation land have shaped the development of the vision, defining the optimal locations for built elements in the precinct.

The vision concept plan achieves this through focusing urban elements in areas not identified for conservation, while integrating sensitive and subtle ways for visitors to experience conservation areas, such as bush walks, camping and wetlands boardwalks.

Not only are existing conservation areas protected – the plan also proposes an entirely new renaturalised wetlands area, improving local biodiversity outcomes.



## Step 2: Adapt, reuse and celebrate heritage assets

The site is rich with historical significance, featuring stories, buildings and artefacts ranging from World War II usage, as far back as usage by First Nations societies.

The vision concept plan explores ways to celebrate these stories, using these assets as the starting point – preserving and emphasising them in the structure of the precinct.

Willards Farm retains its pride of place on Old Cleveland Road East, reused as a celebration of the region's pioneer and agricultural past. The World War II rhombic antennas could retain its legacy as an interactive learning experience that engages with wartime communication techniques. There are opportunities for a memorial and other ways to bring the precinct to life through complementary cultural experiences.





### Step 3: Maximise access and walkability with a major pedestrian spine and edge-of-precinct vehicle circulation

The pedestrian spine is the precinct's most clearly defined element, providing a legible primary movement path that links the entry to the precinct's farthest reaches. It proceeds directly through the core, with three major nodes of activity along its length – the Entry Plaza, the Central Plaza and the Western Node.

Vehicle movement and parking is delegated to the fringes of the precinct, designed to ensure maximum accessibility, while delivering a pedestrian-friendly precinct that is capable of handling larger-scale live events.

The road network runs parallel to existing conservation areas, minimising the aesthetic and environmental impact of the roads.



### Step 4: Group experiences into complementary nodes of activity

The movement network defines a series of differently sized spaces and sub-precincts, in which groupings of complementary experiences can be clustered.

The Olympic-standard whitewater facility and aquatic centre form part of an adventure sports precinct combining 'adrenaline' facilities with lagoon and beach features, with the potential to accommodate swimming, inflatable play, stand up paddling, a dive-in cinema and lazy river.

The Ag-Tech Hub could be located closer towards the precinct entry, contributing to a cluster of food production-centric uses, including Willards Farm and the Bush Tucker Gardens.

# Next steps

**Where to from here? The Birkdale Community Precinct Project still has a long way to go – with a project timeline horizon of 25 years.**

**In the near to mid term, there will be a range of opportunities for the community to engage with and input into future stages of the project.**

This document establishes a set of aspirations designed to unlock the potential of Birkdale Community Precinct and create an enduring community asset that benefits generations to come – an opportunity to put Redlands Coast on the map.

The vision and principles outline a range of potential directions and actions that can remain flexible and be refined and enriched over time.

This document and its contents are not a master plan – it is instead an overarching framework to guide decision making and allow individuals, institutions and businesses a starting point with which to establish a dialogue about the prospective future of the precinct.

## **The next step – bringing the vision to life through the Draft Master Plan**

The next step in the process is the Draft Master Plan and Priority Projects phase. This process will explore in much greater detail how the project vision could actually be brought to life – testing the vision and seeing what is actually possible for the precinct.

It will initiate detailed assessments to refine the spatial strategies, test land uses and identify the appropriate implementation and sequencing of priority projects to advance the adopted vision and principles. The process will also identify any additional technical studies that need to be undertaken.

The Draft Master Plan will focus on achieving a balance between community aspirations and good design along with other parameters that come with projects of this scale. This includes consideration of sustainable governance and activation models, protection of site values, planning constraints and opportunities, viable funding models and the alignment of this project with other competing objectives.



## Where to from here?



### The next opportunity for community engagement

Following the adoption of this Vision document, the Draft Master Plan and Priority Projects phase is the next opportunity for the community to engage with the project and provide input into the design process.

The community engagement period will occur once the Draft Master Plan has been developed to a more refined state – ascertaining the real-world capacity for the Vision to be implemented.

The engagement process will ask the community to comment upon a suite of more refined elements, including spatial plans, planning, design and implementation strategies, as well as a series of priority projects and early activation opportunities.



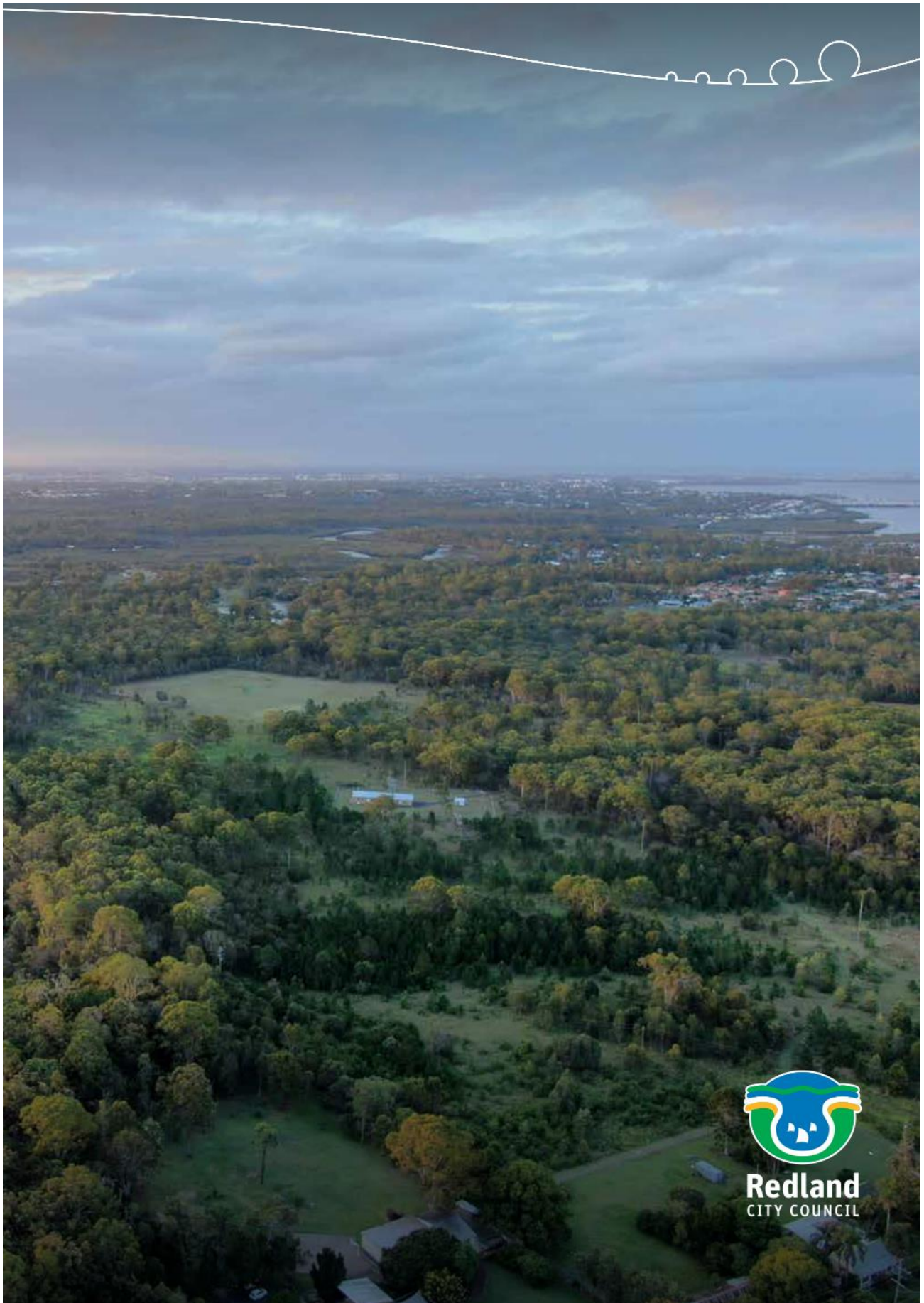
### Finalising and implementing the Master Plan

After the community consultation period has concluded, the outputs will be consolidated and fed back into the master planning process for a round of updates and Council review. Following this update period, the Draft Master Plan will be finalised and released to the community.

A key component of the Master Plan will be focused upon implementation strategies, dividing the broader precinct design into a series of phases, including near-term priority projects – each with their own concept and detailed design stages to be undertaken and opportunities for community consultation and input.









# Draft Birkdale Community Precinct Master Plan

April 2022



Create | A place with  
a space for  
everyone





## This is where dreams are created

**Imagine** what it could really become. **Create** what is in your imagination. **Appreciate** what you have created.

These are the three steps being explored in bringing Birkdale Community Precinct to reality.

This document – the Draft Birkdale Community Precinct (BCP) Master Plan – represents a milestone moment for the largest and most diverse community project ever delivered on Redlands Coast.

This is where we **Create**.

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 technology diversity.

The Plan was informed by the extensive community response to a call-out last year for ideas for future usage of the 62-hectare site bordered to the west by the curves of Tingalpa Creek. From the outset, Council encouraged the community and other stakeholders to think big and think intergenerational. They didn't disappoint. The Vision document, developed as an outcome of an unprecedentedly large community response, was then used to form the principles for the creation of the Draft Master Plan.

Concept designs within the Plan offer a spatial representation of the uses and activities suggested by the community. The precinct is grounded in place through the application of landscape design drivers which define site hydrological, flora and soil conditions, as well as reflecting the broader Redlands Coast natural blue-green ecosystems and red earth. In essence and by design it will be a precinct that is first and foremost about community. The site is much-loved by local residents, yet it is one which they rarely have had the opportunity to step upon.

In the hourglass shape of available space at the precinct's heart, flanked by Conservation areas that represent some two thirds of the entire site, are seven Hubs which have been centred on the design principles that emerged as part of the Vision.

Some of the Hubs offer education, inspiration, adventure and activity, while others are more passive, offering quiet reflection on the surrounding landscape and affording relief from the urban environment. Although intrinsically connected, each offers a unique destination with its own experiences and uses.

- i) **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.
- ii) **Willards Farm (Food) Hub** – With the historic Willards Farm as its centrepiece, this is where you can connect with the area's farming heritage and where you can sample artisan produce or dine in style.
- iii) **Innovation Hub** – A showcase, literally, where the future of farm methodologies and techniques, agricultural technology and food production, is on display in static and interactive exhibition spaces.
- iv) **Communications Hub** – Anchored by the former US Army-built World War II Radio Receiving Station, this is where you can connect to the past, come to understand the bonds formed between Redlanders, Aussie troops and Allied US forces, and pay homage to their war and peace-keeping services.
- v) **Entertainment Hub** – Touring artists and local performers share outdoor spaces in an ever-changing composite of community choruses, concerts, crowds and creatives. BBQs, picnic areas and tables, oversized games and outdoor movies add to the fun.



- vi) **Recreation & Adventure Sports Hub** – Redlands Coast's first public lagoon will be the ultimate summer destination as will the adventure playground. Nearby, the whitewater centre will be home to Olympic and Paralympic athletes and adventure enthusiasts alike with its world-class training and competition course which has flexibility for use as a swift-water rescue training and exercise venue.

- vii) **Conservation Hub** – Walking trails, interactive tours, wilderness experiences and education combine in a stunning showcase of ways to appreciate the valuable and protected natural habitats.

**Timeline**

Split into two time periods – 2027 to 2031 and 2032 to 2042 – the Plan proposes how these Hubs will mature as Birkdale Community Precinct becomes an intergenerational showcase of all that is great about Redlands Coast and of the people that are at the heart of its community.

It is a precinct rich with potential for journeys, interactions, connections and achievements.

It is time to **Create**.



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## Acknowledgement of Traditional Owners and Country

Redland City 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 of the community.

Council 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) People who are currently in the process of Native Title determination for an area that crosses into Southern Redlands Coast.

Traditional Owners have lived, traded and camped on and around the area now known as Birkdale Community Precinct for tens of thousands of years. It is an area where they have strong spiritual, social, historical and scientific connections.

Council continues to work alongside Traditional Owners in the evolution of the precinct into community space. Studies have been completed into the site's Indigenous cultural heritage leading to specific areas of significance being mapped and identified for protection.

Council is committed to delivering an endorsed cultural heritage management plan or agreement that protects and celebrates cultural heritage; to continue promoting best practice process with respect to managing heritage values; and building opportunities for developing strong and ongoing land management partnerships.



## Foreword

Birkdale Community Precinct has played a special part in our city's history.

From the important role it played as a communications facility that helped transmit the message that the second World War was over, to its role as farming land reflecting the origins of our city, this property has so many important stories to tell.

On a personal level, my family lived nearby to this property when they arrived in the Redlands as refugees escaping war-torn Europe. My older brothers tell stories of playing on the property and swimming in Tingalpa Creek, stories that have now been passed down through the four generations of my family who call Redlands Coast home.

It is stories such as these that Council sought to protect when we saved this land from being developed for housing. First in 2016 when Council bought the historic Willards Farm and again in 2019 when we finally secured the Birkdale Commonwealth land after a decade of lobbying the Federal Government.

The size and scope of Birkdale Community Precinct takes quite a few people by surprise. At 62 hectares it is almost 10 times the size of the Gabba precinct and larger than Brisbane's Mt Coot-tha Botanic Gardens.

Its past as farming land means much of the interior is cleared, while the fringes hold important conservation areas. Protecting these natural assets and habitats was a core driver in the Vision the community helped us create in 2021.

Now, as we unveil the Draft BCP Master Plan, that commitment remains steadfast as we also begin to see how other community uses and facilities can be established on the site. The Draft BCP Master Plan shows this land will continue to be an important part of our community fabric, hosting exciting community uses and regionally significant facilities that will create jobs while protecting its history.

The Draft Plan includes a whitewater facility that will host the Canoe Slalom events for the Brisbane 2032 Olympic and Paralympic Games, through to the restoration and reactivation of significant heritage assets such as Willards Farm and the former World War II Radio Receiving Station.

It is a surprise package indeed. Land that for many years has been locked away from public access, but which now is coming to life in spectacular form.

Regards,



*Karen Williams*  
Mayor – Redland City Council





## 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 special 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 2020 show 160,331 residents call Redlands Coast home, with nearly a tenth of those (15,309 residents) living in the suburb of Birkdale.

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 shopping, business 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 an opportunity to move Redlands Coast into harnessing the opportunities that exist in south-east Queensland in coming decades. As the region flourishes, this is a chance to cement the Redlands Coast identity 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. This will be the legacy that the precinct brings.



### Birkdale Community Precinct

- 302 Old Cleveland Road East (known as Willards Farm) and 362-388 Old Cleveland Road East, Birkdale
- 62-hectare site – Commonwealth Government land (61.78 hectares) and Willards Farm (8164 square metres)
- About 40 hectares of the site is a conservation area
- The precinct is located about 23 kilometres east of the Brisbane CBD
- It is home to a heritage-listed former World War II Radio Receiving Station constructed by the US Army Corps in 1943
- Heritage-listed Willards Farm and its outbuildings represent one of Redlands Coast's oldest surviving farms and residences
- It will be home to Redlands Coast's first Olympic venue

## Connecting the precinct to Redlands Coast

Birkdale Community Precinct presents an opportunity to be a prime gateway for Redlands Coast.

The precinct will be a destination in its own right, as a place with a space for everyone. Within the precinct a diverse range of activities, uses and experiences are planned. Of significance for the precinct, and in order to respond to changing and evolving needs of residents, businesses, visitors and other factors such as technology, spaces have been designed to allow for flexible and adaptable buildings, structures and areas. Emphasis has also been placed on allowing for different types of communities and stakeholders such as local volunteer and community groups, new start-up businesses, other local businesses and all residents to be involved throughout the precinct's life in planning, co-design and in delivering the multiple happenings that can occur on this land.

The precinct will be a new 'first destination' to greet visitors and will take advantage of that position by also providing opportunities for local organisations, businesses, establishments and community groups to showcase the best of what Redlands Coast already has. For example the proposed new Information

and Environmental Visitor Centre will be a sampler of the existing Council IndigiScapes Environmental Education Facility in Capalaba. By providing these opportunities, the precinct does not propose to compete with these existing or future groups, rather provide spaces for these groups to enhance, grow and promote the goods, services and activities they already provide. Visitors to the precinct will also be able to purchase experiences such as tickets and merchandise for many of Redlands Coast events and destinations.

With substantial numbers of local, national and international guests, users and competitors expected to visit the precinct annually, and given that the precinct is also an event venue for the Brisbane 2032 Olympic and Paralympic Games, there are numerous opportunities for Council to work with all levels of Government and other partners for new and upgraded infrastructure. In particular, regionally significant transport projects include the extension of the Eastern Busway and duplication of the Cleveland rail line. 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. This corridor will also link and compliment the rollout of the Capalaba Town Centre Revitalisation project to the precinct. Furthermore, to extend the proposed active transport link, Council has also commenced discussions with Brisbane City Council for a future investigation of a pedestrian and cycle bridge over Tingalpa Creek. These infrastructure projects will create broader benefits for other major Redlands Coast catalyst projects outlined in Council's *Our Future Redlands: A Corporate Plan to 2026 and Beyond*, such as the Redlands Coast Sport and Recreation Precinct, Toondah Harbour Priority Development Area (PDA) and Weinam Creek PDA.

The precinct provides additional opportunities for Council to both test and implement many of its policies and particularly those that have regional significance. One example is the recent endorsement of the Waste Reduction and Recycling Plan. In aspiring to the vision of this specific Plan, the precinct will seek to eventually be a zero-waste site and will showcase how Council can lead the way in sustainability and the circular economy. This in turn ties in with the recent South East Queensland City Deal Support agreement between the three levels of government to deliver investment in regionally transformative infrastructure such as waste reduction and recycling.

### Active Transport Corridor



The State Planning Policy's Active Transport Corridor will connect Capalaba with Thorneside via BCP. It will link with appropriate pathways through BCP as they are created.





## The journey so far

In 2016 Redland City Council purchased the Willards Farm site and in 2019 the adjoining former Commonwealth Government land. Both were in peril of being subdivided for housing.

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

Under the tagline of *"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 by the next generation. An unprecedented response to the community engagement campaign not only informed the Birkdale Community Precinct Vision, but also showed the community's strong sense of connection with the site. The Vision assembled the community's ideas under the themes of:

- Education and discovery
- Agricultural and rural tradition
- Heritage and history
- Environment and ecology
- Adventure and recreation

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

In 2022, the Draft BCP Master Plan highlights how Council proposes to create this place with numerous spaces for everyone.





## Beyond the Vision – the Draft Birkdale Community Precinct Master Plan

The Draft BCP Master Plan shows how the precinct's Vision has been brought to life. It focuses on achieving a balance between community aspirations and sustainable design, along with other parameters that come with projects of this scale. These include: consideration of community activation models and public stewardship; protection of site values; planning constraints and opportunities; staging and delivery; implementation frameworks; and the provision of an Olympic-standard venue and other regionally significant objectives.

The purpose of the Plan is to provide an outline of the proposed development for the precinct. Accompanying the Draft BCP Master Plan are 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. All of these reports provide technical evidence and extensive assessments of the site - how it was in the past and as of today - against the proposed plan and implementation for the future.

The Plan can be broken into three components: design, deliver and implement.

- i) **Design** - The first component provides an overview of critical layers including the value and movement layers which underpin the final concepts of how the precinct, and the various spaces, could look over a 20-year time horizon. It further breaks them down into the time periods of 2027 to 2031 and 2032 to 2042, as well as individual concepts for each Hub. Design principles and strategies are further highlighted as well as how the precinct is proposed to be smart from its outset.
- ii) **Deliver** - The Draft BCP Master Plan outlines the various mechanisms for delivery and staging. From 2022 to 2027 this period involves site preparation, provision of infrastructure and initial construction; to 2031 specific works will be undertaken; and to 2042 additional buildings, uses and activities are realised.
- iii) **Implement** - Principles and Strategies, collectively inform actions to be further implemented by Council and our partners in ensuring goals and expectations are met.



# .DESIGN

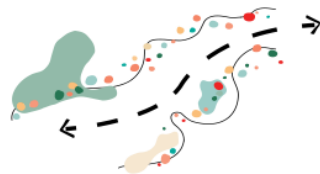
The Draft BCP Master Plan presents a design framework for the activation of open space, the provision of sport and recreation, protection and enhancement of ecosystems, the celebration of heritage and culture, and the evolution of a built environment that is respectful and complementary of this unique landscape in Redlands Coast.

These principles are fundamental to the document's concept plans and layers, its defined places and experiences, and design intentions.



The concept layers within the Draft BCP Master Plan have been grounded by an accompanying landscape report (*Of Place – A Precinct Grounded in Birkdale*). This report sets out how the existing ecosystems in Birkdale have been incorporated into the Plan, with a core driver being to enhance and build upon the existing historical built environment (World War II Radio Receiving Station and Willards Farm) and natural assets including Tingalpa Creek and the dry and wet grasslands.

Collectively the landscape and site characteristics have created an opportunity for the precinct to be underpinned by journeys, interactions, connections and destinations resulting in distinct Hubs for unique spaces and experiences, whilst within a broader sense of place for the entire precinct. It has been grounded by a vision to activate the available open spaces with activity and uses, while protecting and enhancing the natural, cultural and heritage characteristics of the precinct.



#### JOURNEYS

Creating Journeys at Birkdale - emphasise a central journey and pedestrian spine linking spaces, experiences and activities through the precinct. Deliver opportunities for stopping and engaging with the precinct.

- create clear wayfinding from the entry
- utilise planting and materiality to define the journey
- promote meandering paths to slow the journey

pedestrian spine

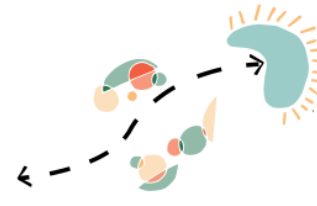


#### CONNECTIONS

Creating Connections at Birkdale - prioritise pedestrian links and connections between spaces and the wider natural habitat. Deliver a variety of pedestrian experiences through open space, woodlands and waterways.

- maximise opportunities to link with the bushland
- utilise materiality to show transitions between areas
- variety of pedestrian experiences

interpretive walk  
wetland walk  
pedestrian paths

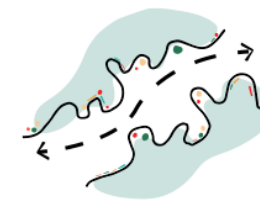


#### DESTINATIONS

Creating Destinations at Birkdale - ensure that destinations and areas of activity are programmed throughout the precinct. Deliver high quality amenity spaces and experiences.

- provide a range of activities and experiences
- utilise materiality to define the space's character
- maximise opportunities for the user's engagement

pedestrian plaza  
memorial space  
radio receiving station experience  
swimming lagoon  
wildlife activities centre



#### INTERACTIONS

Creating Interactions at Birkdale - emphasise pockets of spaces of varying size for relaxation, recreation and cultural activities. Deliver a diversity of experiences for all demographics and age groups.

- create a diversity of spaces for varying experiences
- provide plazas and seating areas for stopping
- utilise planting to define spaces and open vistas

furniture  
open space



The Draft BCP Master Plan layers

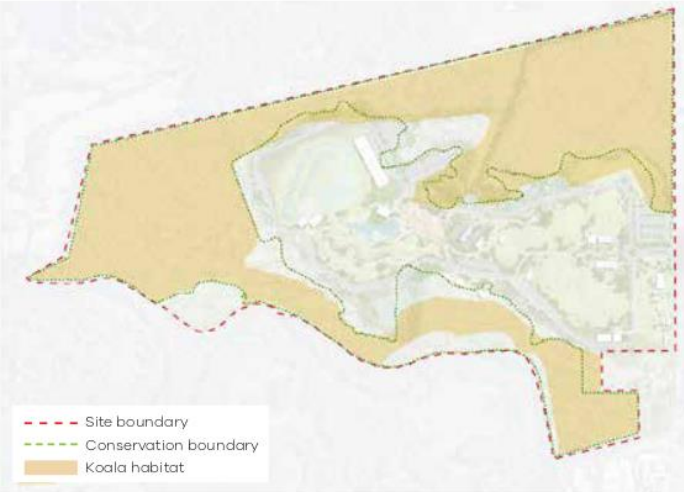
The foundation for the master planning and subsequent concept layers, design and principles, is the protection and gentle enhancement of the existing heritage, conservation and cultural artefacts that make up the uniqueness of this precinct. These significant values have had detailed assessments undertaken with corresponding studies to ensure that the proposed uses and activities in the master planning adhere to all related statutory requirements.

Since 2020, ecological assessments and management plans, koala surveys and habitat reports, as well as an early works and social land management plan have been completed. The conservation layer highlights the significant conversation areas in the precinct with the corresponding concept layers ensuring that only passive activities, with learning opportunities for visitors to engage with protected ecosystems, are undertaken. Design principles confirm that all future projects in the precinct, including those adjoining these areas, are supported by ecological impact assessments. The Draft BCP Master Plan also outlines a core vision with principles and future operational strategies to ensure that 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 commitment to sustainability and the circular economy, the precinct aims for waste reduction and recycling including the re-use and up-cycling of materials.

The cultural artefacts and archaeological and heritage layers provide a spatial representation of all Indigenous and historic heritage values on the precinct. All of these values are supported by a Conversation Management Plan (CMP) prepared for Council in July 2020. 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 resultant concept layers protect and respect all of these values with additional support by way of explicit design guidelines and heritage visions, principles and strategies.

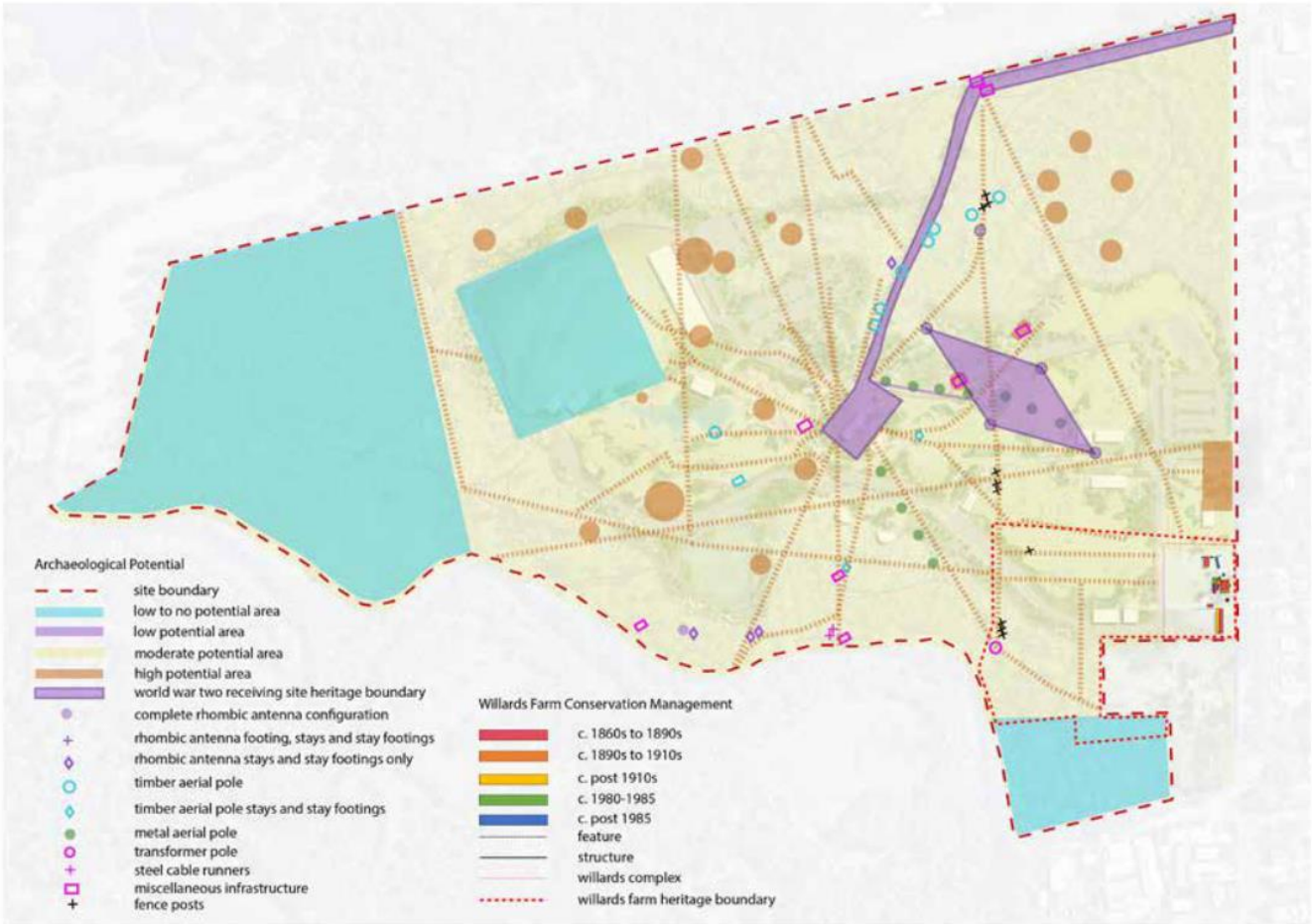
Conservation layer



Cultural Artefacts layer



Archaeological and Heritage layer



## The Draft BCP Master Plan movement concept layers

The draft concepts have been based on a series of layers related to the movement of visitors, service providers, staff and all other people accessing and moving around 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 800 car parks have been included 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 to approximately 10 per cent of all car parking
- The provision for electric charging stations for electric bicycles and scooters and for future mobility transportation
- Accessible footpaths and walking trails for all age groups and levels of ability
- A two kilometre walking, running and bicycle track adjacent to the internal vehicle Ring Road which incorporates part of a stage of the active transport link as identified in the South East Queensland Regional Plan 2027 to eventually link to Capalaba to the south of the precinct and northern Birkdale/Thorneside to the north of the precinct
- The appropriate use of materials for the different surfaces required.

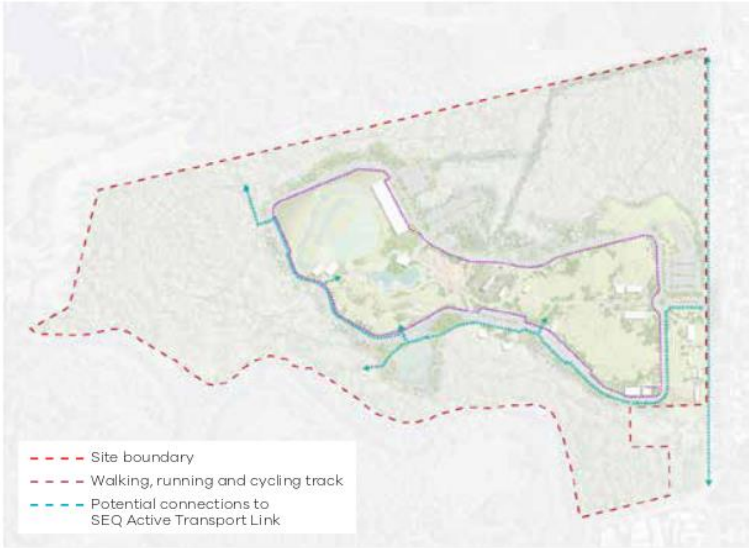
The movement of fauna has also been considered with specific corridors across the precinct being planned.

### Pedestrian circulation

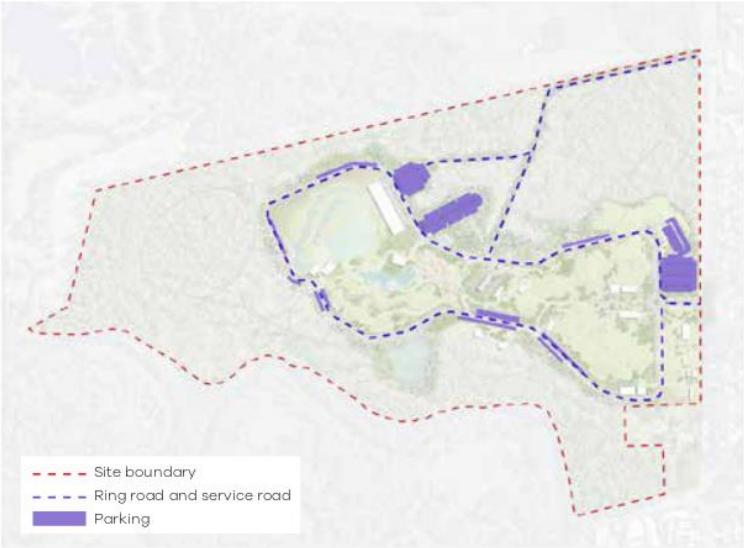




Active transport

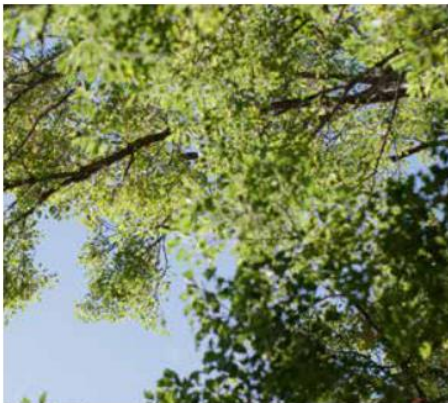


Vehicle movement



## The Draft BCP Master Plan concept layers 2027 – 2031

It is envisaged that the precinct will commence operations and be open to the public in early 2027 with key infrastructure to be delivered including: the internal Ring Road and adjacent path for pedestrians, runners and bicycles as well as other internal footpaths, car parks and set down areas; public facilities; and the provision of a wetlands area to also operate for stormwater detention and reticulation for the precinct. This infrastructure provides the base for many of the corresponding experiences being the whitewater facility, a public lagoon, temporary structures for services and centres, a large plaza and open space for entertainment and events. Underpinning the success of this first stage 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.



18

Create | A place with a space for everyone

- 1 Intersection upgrade: entry off Old Cleveland Road East
- 2 Landscape entry: centre median and wide verges
- 3 Willards Green: market stalls
- 4 Shared surface pedestrian plaza: Willards Farm and Innovation Hubs
- 5 Pedestrian and bicycle shared loop path
- 6 Willard residence experience
- 7 Milk shed and farming education
- 8 Farming crops for education and experience
- 9 Victorian garden experience
- 10 Willards Green: grassed open space
- 11 Willards Farm entries
- 12 Pedestrian link and road crossing
- 13 Pedestrian plaza and gathering space for events
- 14 Temporary container facility: housing Cultural Centre
- 15 Bush tucker gardens
- 16 Temporary container facility: housing Information and Environmental Visitor Centre
- 17 Temporary container facility: housing equipment hire
- 18 Concave amphitheatre: integrated into existing antenna
- 19 Bus set down and pickup: dedicated to Hub 4
- 20 Car parking with charging stations
- 21 Vehicle and bus turnaround
- 22 Flexible open lawn spaces
- 23 Future innovation area
- 24 Peripheral parking: (shade trees not illustrated)
- 25 Existing antenna set into revegetated buffers
- 26 Amphitheatre stage
- 27 Plaza with amenities: seating and service provision
- 28 Memorial and contemplation space
- 29 World War II Radio Receiving Station Entry Plaza
- 30 World War II Radio Receiving Station Immersive Experience
- 31 Adventure trail: dry creek bed with drainage / hydraulic overlay
- 32 Plaza with amenities, seating and service provision
- 33 Car parking with charging stations
- 34 Dedicated bus setdown to future Wildlife and Landcare Centre
- 35 Wetland walk and canoe / kayak launch
- 36 Wetland / Water Sensitive Urban Design (WSUD) device
- 37 Feature bridge crossing
- 38 Canoe and kayak setdown area
- 39 Loop / Circuit Road: two-way
- 40 Swimming lagoon
- 41 Open space: accommodating temporary events
- 42 Plaza with amenities and seating provision
- 43 Water treatment facility
- 44 Administration and facilities building







## The Draft BCP Master Plan concept layers 2032 – 2042

From 2032 onwards and after the Brisbane 2032 Olympic and Paralympic Games event, the precinct will transform further into the legacy site it was designed 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 land care centre. Adventure play will be further extended by way of an indoor recreation building with the potential for extreme indoor sports, and a zip-line and tree-top walk extending from the wildlife and land care centre. There will also be memorial and contemplation space to commemorate the US alliance with Australia in World War II, and the broader Redlands Coast's contribution to war time and peace keeping efforts.







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. Although unique, the Hubs are intrinsically connected and contribute to the place making of the broader precinct. Each Hub responds to critical precinct design principles outlined in the accompanying landscape and design report and addresses values of cultural, recreational, environmental and heritage importance.







# Cultural Hub

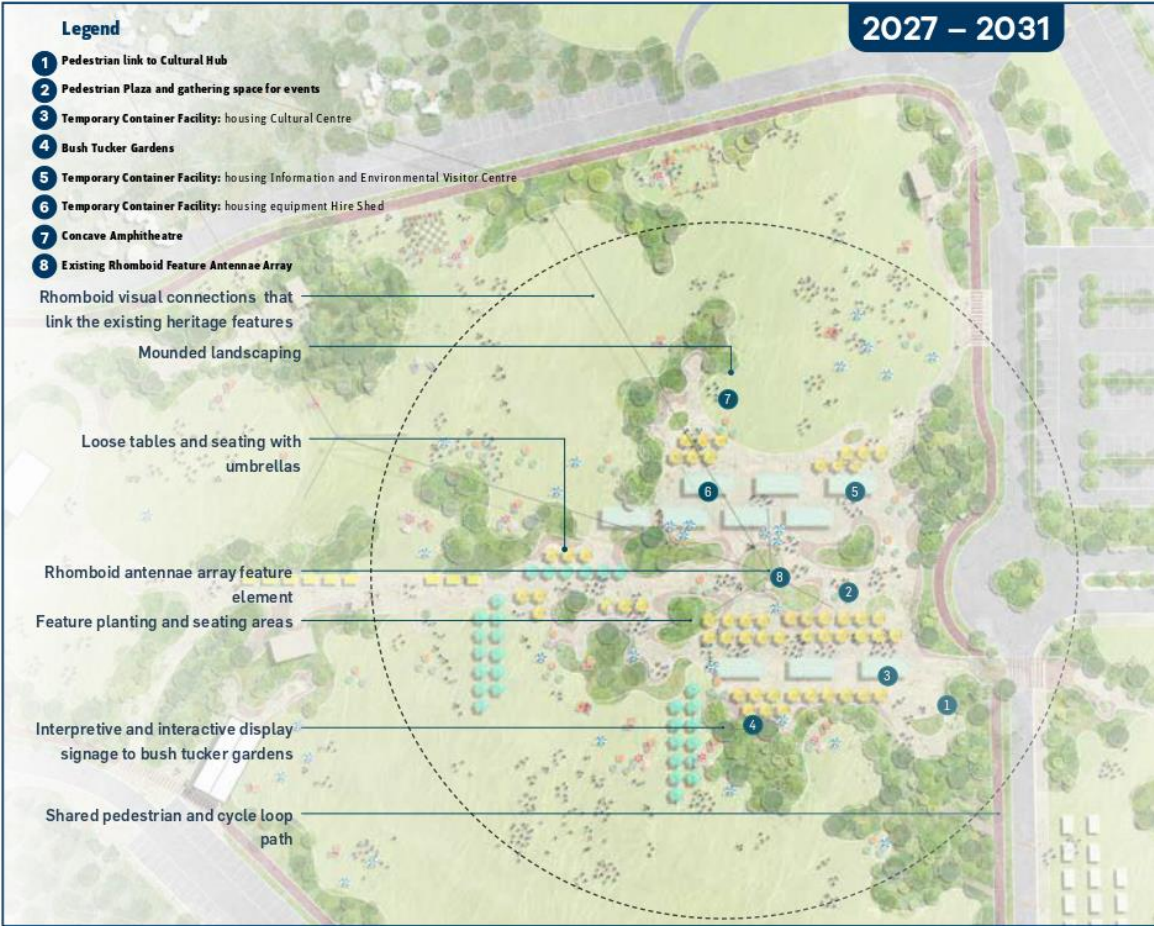
**What to expect by 2042**

Welcome to Birkdale Community Precinct. The Cultural Hub will showcase the themes of ecological and Indigenous cultural values. A central pedestrian plaza will serve as the meeting point for the broader precinct with the main pedestrian spine beginning at this Hub.

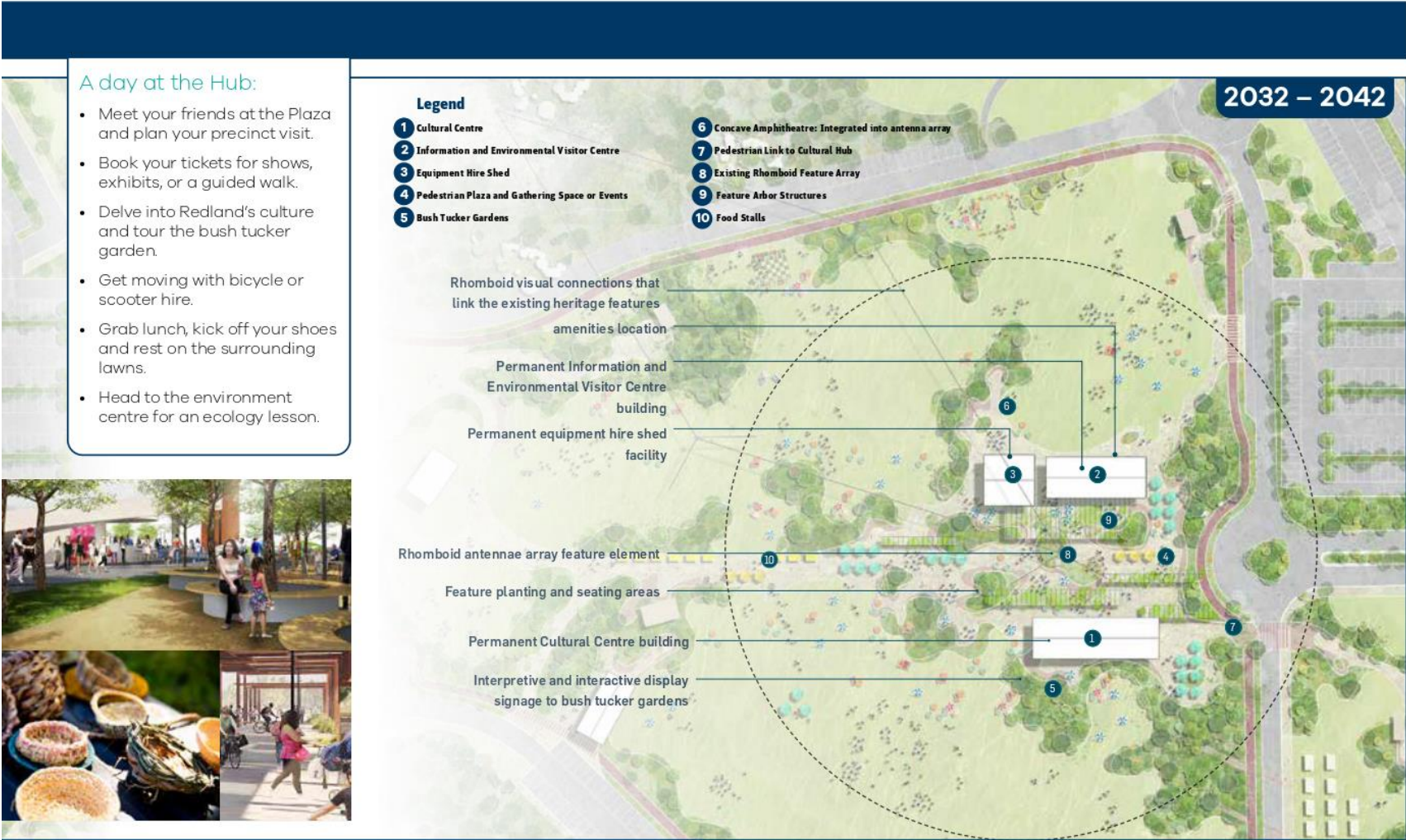
Although initially located in temporary structures, an information and environmental centre will provide information on the whole precinct, the events and performances as well as offer reservations and ticketing for tours, performances, use of facilities and equipment hire. Visitors will also be able to purchase experiences and tickets for the whole of Redlands Coast. The environmental centre will include interactive displays providing education and information about the significant environmental values of the land including wildlife and vegetation management and enhancement, the integration of the BCP with the wider Redlands Coast ecosystems and scientific research projects.

This land was a meeting place for Indigenous trading, feasts and ceremonies for the Quandamooka, Jagera and Five Rivers peoples. A bush tucker and medicine garden will be positioned adjacent a cultural centre which will showcase Indigenous art, artefacts and traditions. It will be a sampler of the other cultural centres already proposed or located in Redlands Coast.

The Hub will be augmented with a small grassed natural amphitheater for intimate group educational and performance sessions.









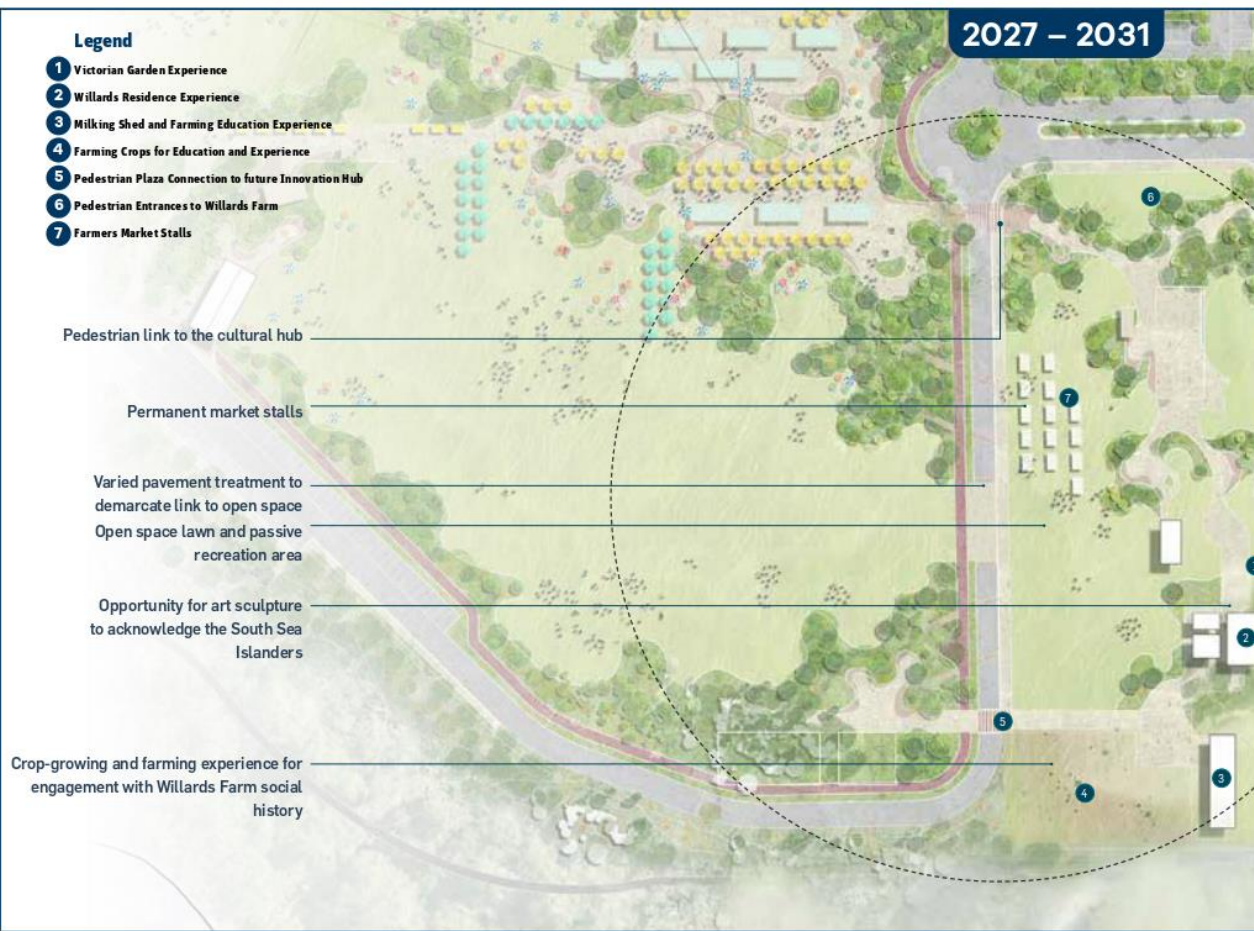
# Willards Farm (Food) Hub

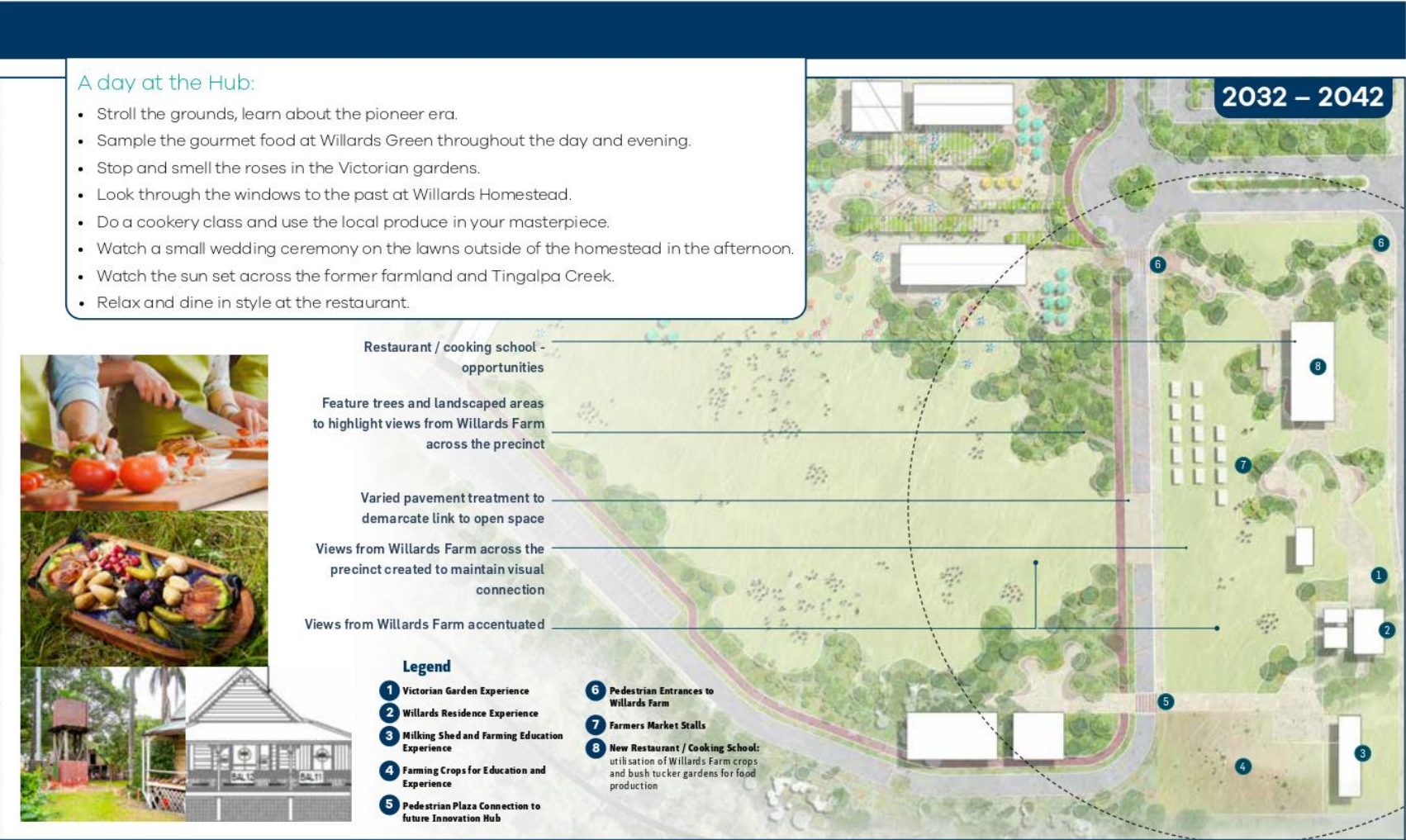
## What to expect by 2042

The iconic State heritage listed Willards Farm will be restored as a fine example of a pioneer era domestic rural dwelling. Willards is unique, as the dairy outbuildings of milking shed, creamery, stables, water well and tank are all still intact and relatively untouched. Architecturally, Willards is also important as an example of the Queenslander subtropical farmhouse in transition from slab hut to prosperous family dwelling.

The original milking shed and other heritage artefacts such as the well will be restored and will celebrate the district's original farming heritage. Visitors will enjoy a snapshot of the working life and home of a typical family dairy farm of the 1860s-1870s. The farmhouse will be set in classic Victorian gardens, planted with colorful shrubs, flowering and fruiting trees, framed by an existing pair of bunya pines and a frontline of Norfolk pines.

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, industry startups like artisan cheese or other specialist products. The Green will transition in the evenings to a food and entertainment space, offering everything from snacks to gourmet food as it champions the fresh produce of Redlands Coast.







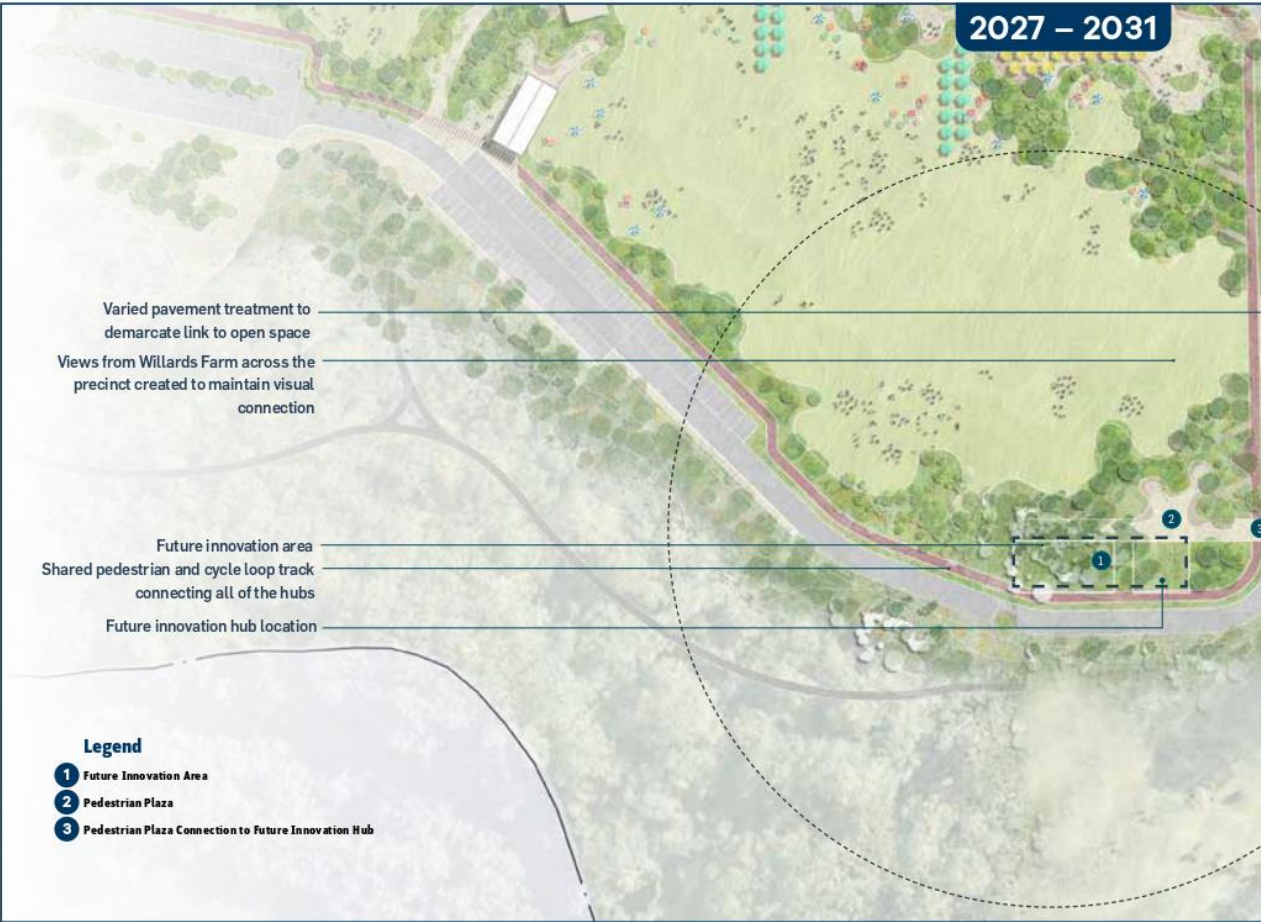
# Innovation Hub

## What to expect by 2042

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.







# Entertainment Hub

**What to expect by 2042**

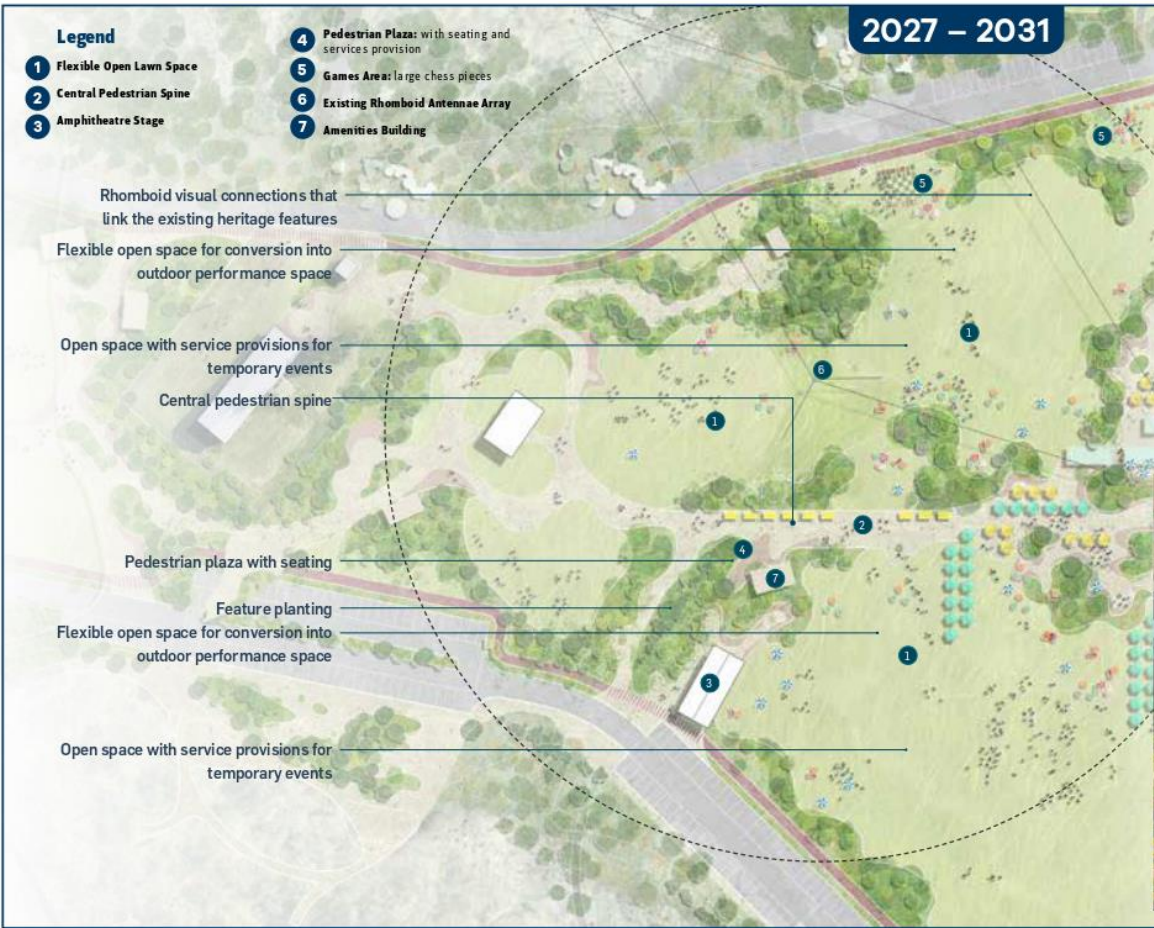
The precinct offers a significant space for everyday activities for individuals through to large group gatherings.

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 entertainers from a variety of backgrounds and from around the world will be attracted to perform at the precinct.

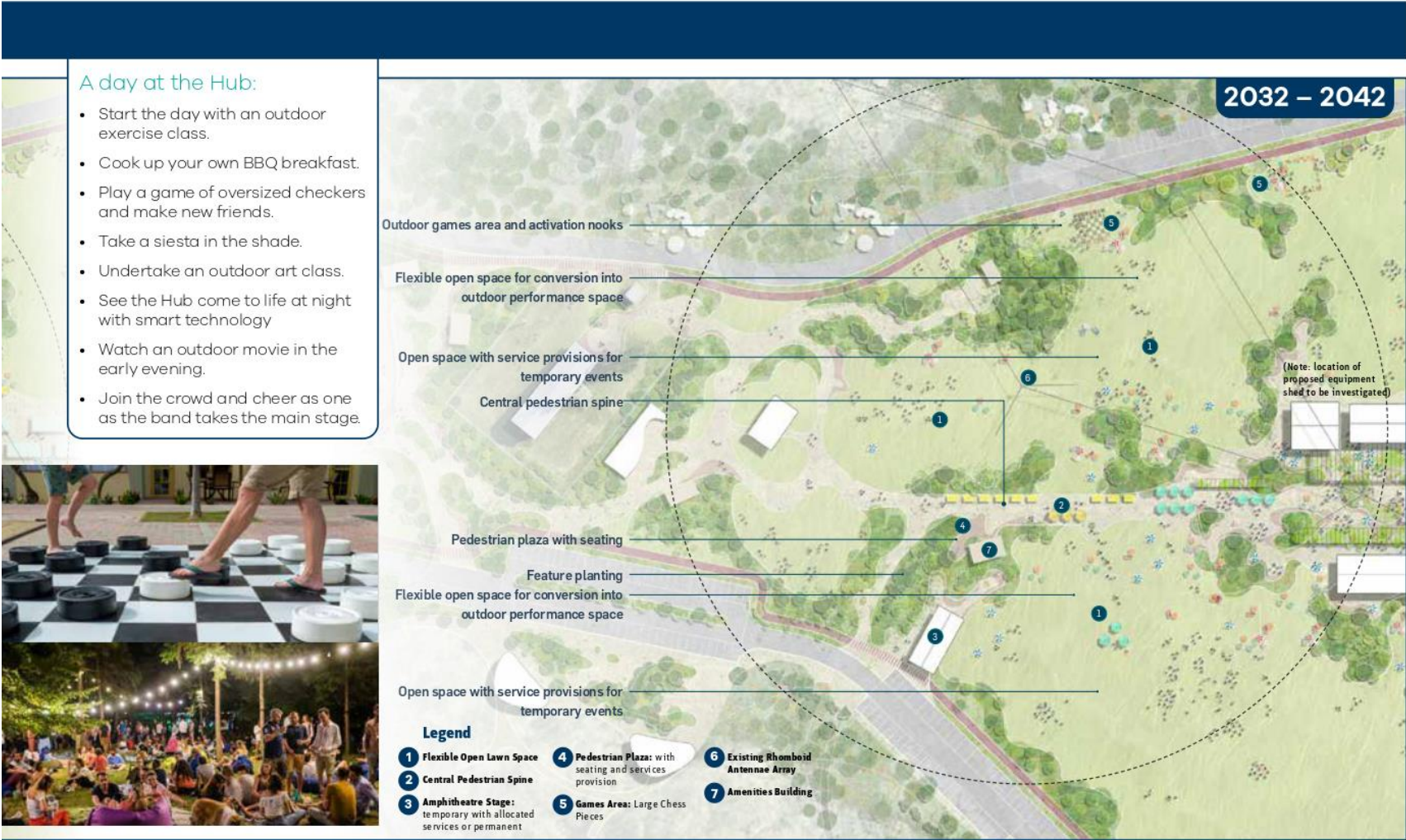
The Hub will also showcase temporary or permanent artefacts, and outdoor sculpture. Visitors will be able to play with friends or meet new people with over-sized games and play equipment. The open lawn spaces will accommodate BBQs and other facilities such as undercover seating areas.

It will offer opportunities for local businesses and community groups to establish outdoor activities and services such as exercise classes, outdoor art lessons and other creative ventures.

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









# Communications Hub

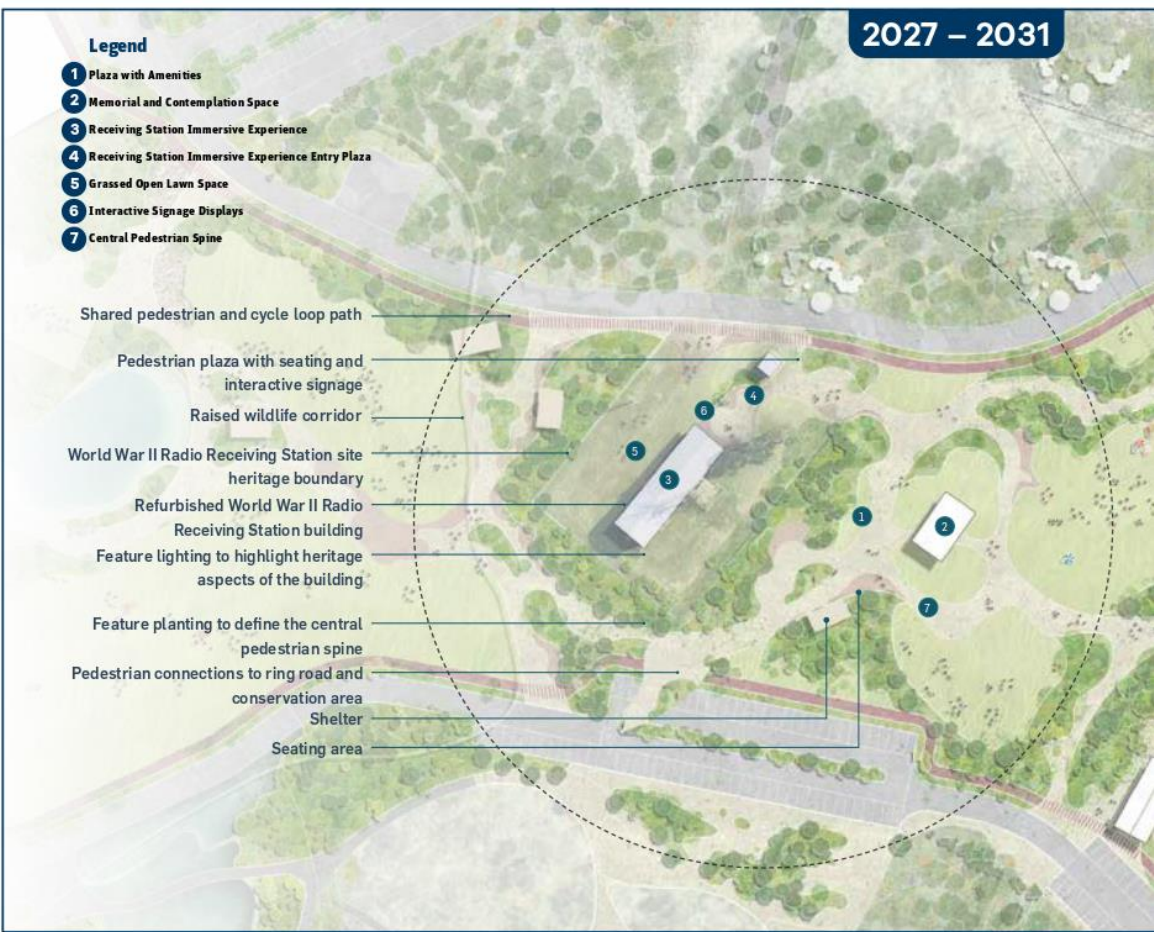
## What to expect by 2042

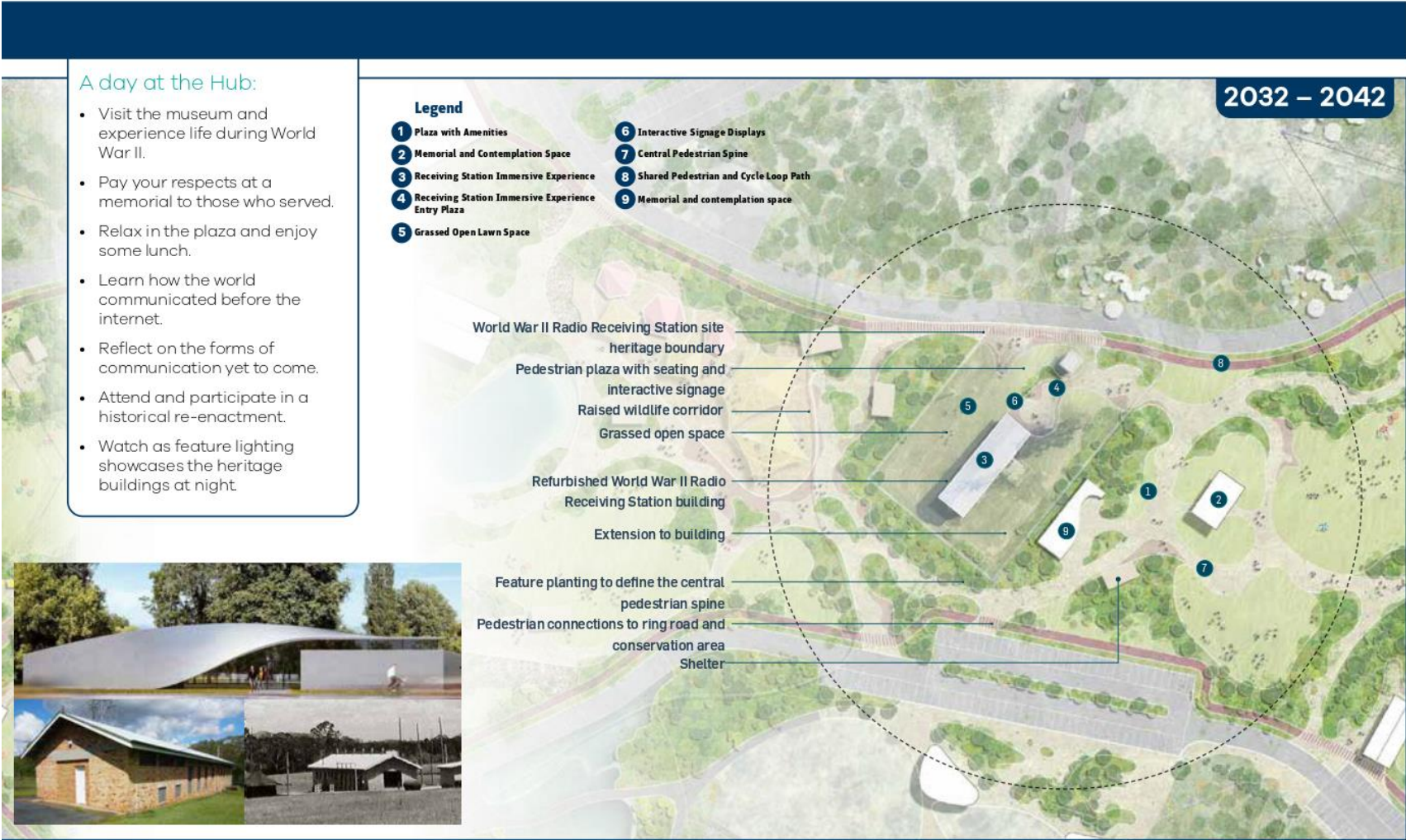
The World War II Radio Receiving Station will be the centerpiece of the Communications Hub. This State heritage listed area, constructed and staffed by the US Army, played an integral role in the War in the Pacific. The radio operators at this station received important messages from the frontline, including the Japanese surrender message. The building itself is one of only a handful of stations remaining in Australia. The existence of some original transmission equipment at the site delivers an opportunity to educate the history of radio communication then, today and into the future.

It is anticipated that this Hub also will have at least one new building providing a flexible and adaptable space for multi-functional educational and community uses and activities. This new building for example could encompass an innovative art gallery that provides a platform for the large Redlands creative economy. Such activities could include artists in residence, pop-up exhibitions, pro-active art and photography classes. The building may also cater for events and functions.

The Hub will serve as a memorial and contemplation space to commemorate the US alliance with Australia, and Redlands Coast's contribution to war time and peace keeping efforts. The memorial could be a traditional sculpture, wall, water feature, garden of reflection, or some other form as suggested by the community.

A secondary wildlife corridor will be created along the western edge of this Hub.







# Recreation & Adventure Sports Hub

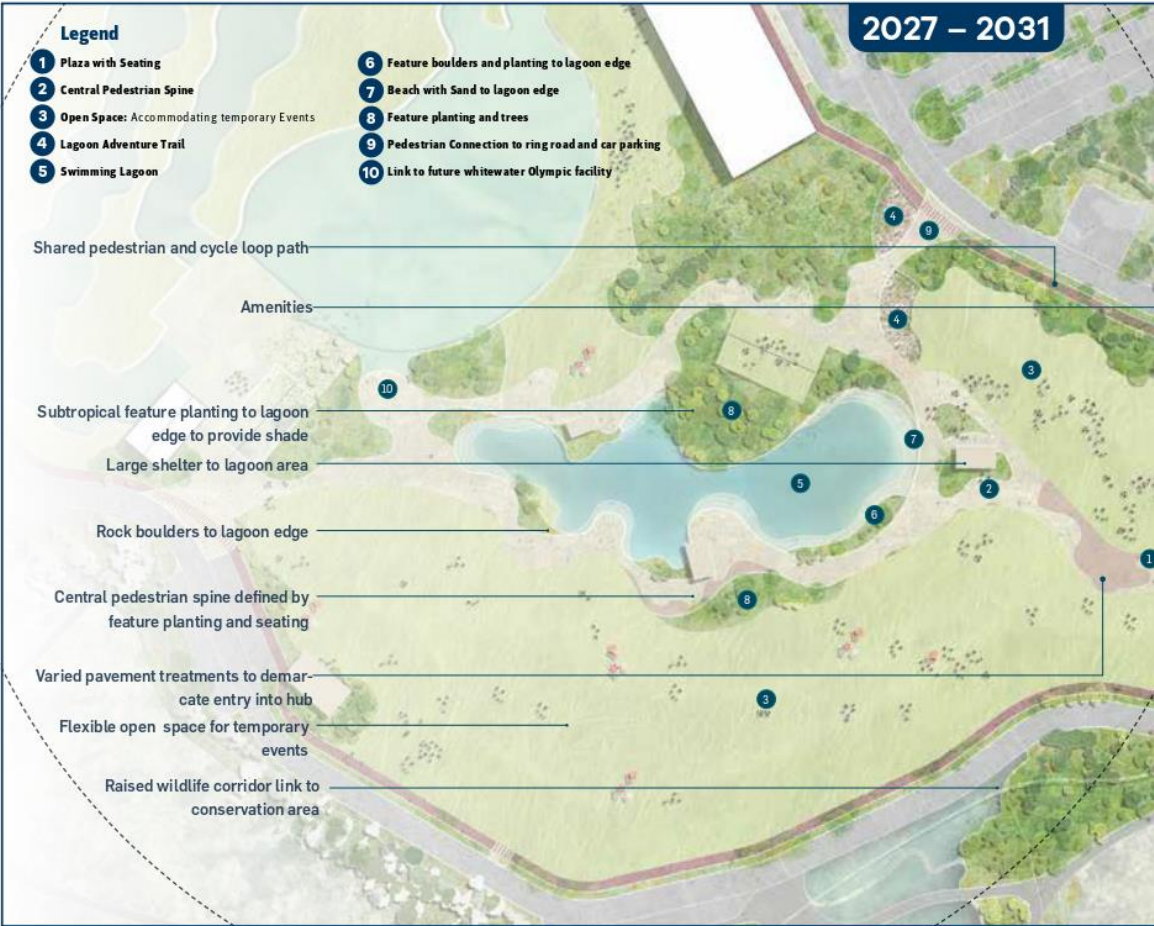
**What to expect by 2042**

The whitewater facility will have a life before and beyond the Brisbane 2032 Olympic and Paralympic Games. It will be embedded within the Redlands Coast identity and will become a treasured place of memories for generations to come. The facility will also offer a world class training and competition venue and flexibility for emergency services swift-water rescue training and education.

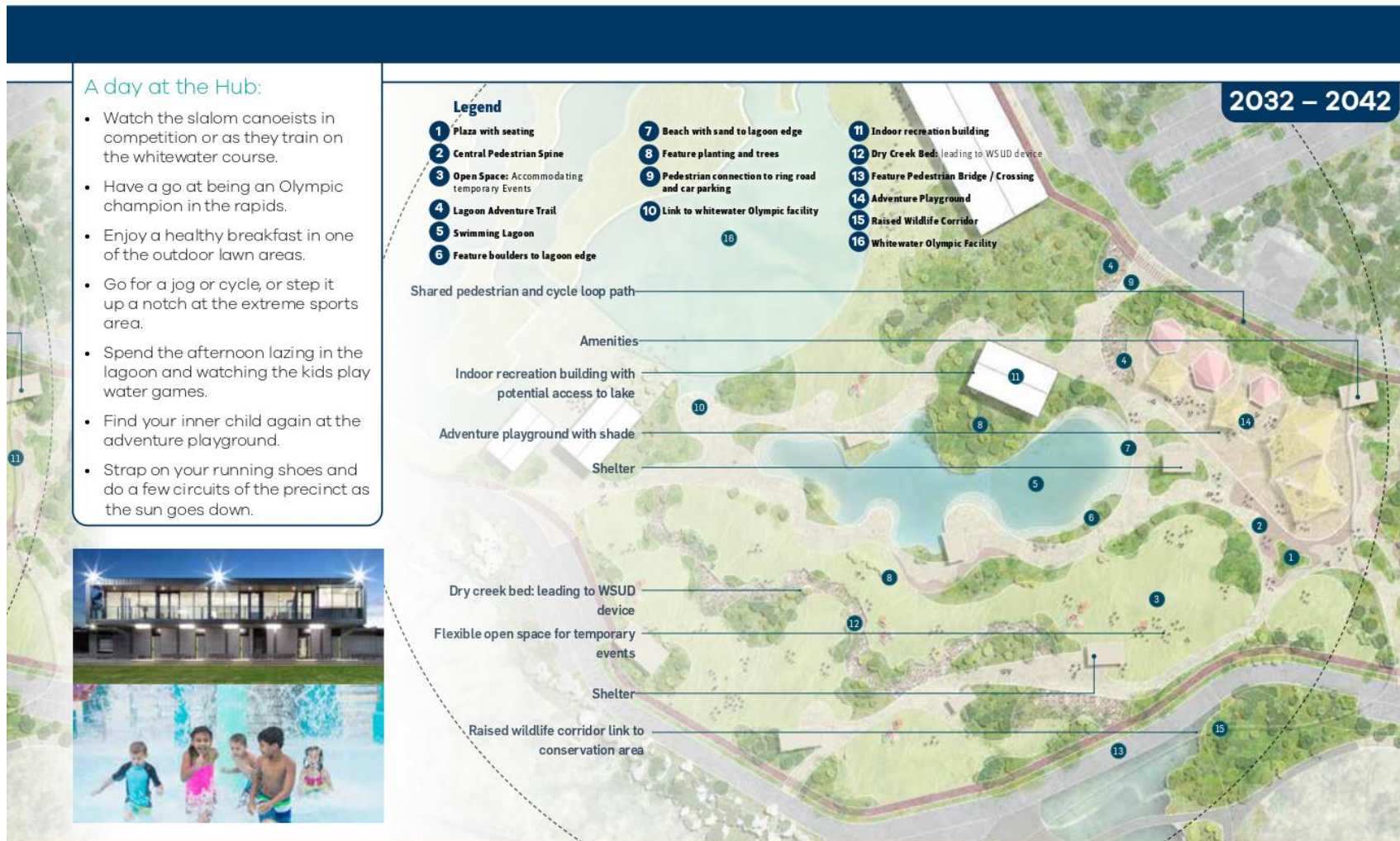
Redlands Coast's first public lagoon will be a centerpiece for the precinct and for broader recreation, particularly in the summer months, with its surrounding sandy beaches, food carts and open spaces for all visitors to enjoy.

There also will be a further range of paid and free recreational based activities such as 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 whitewater facility and the wetlands area. Considerable open space will be maintained for adaptable and flexible usability.







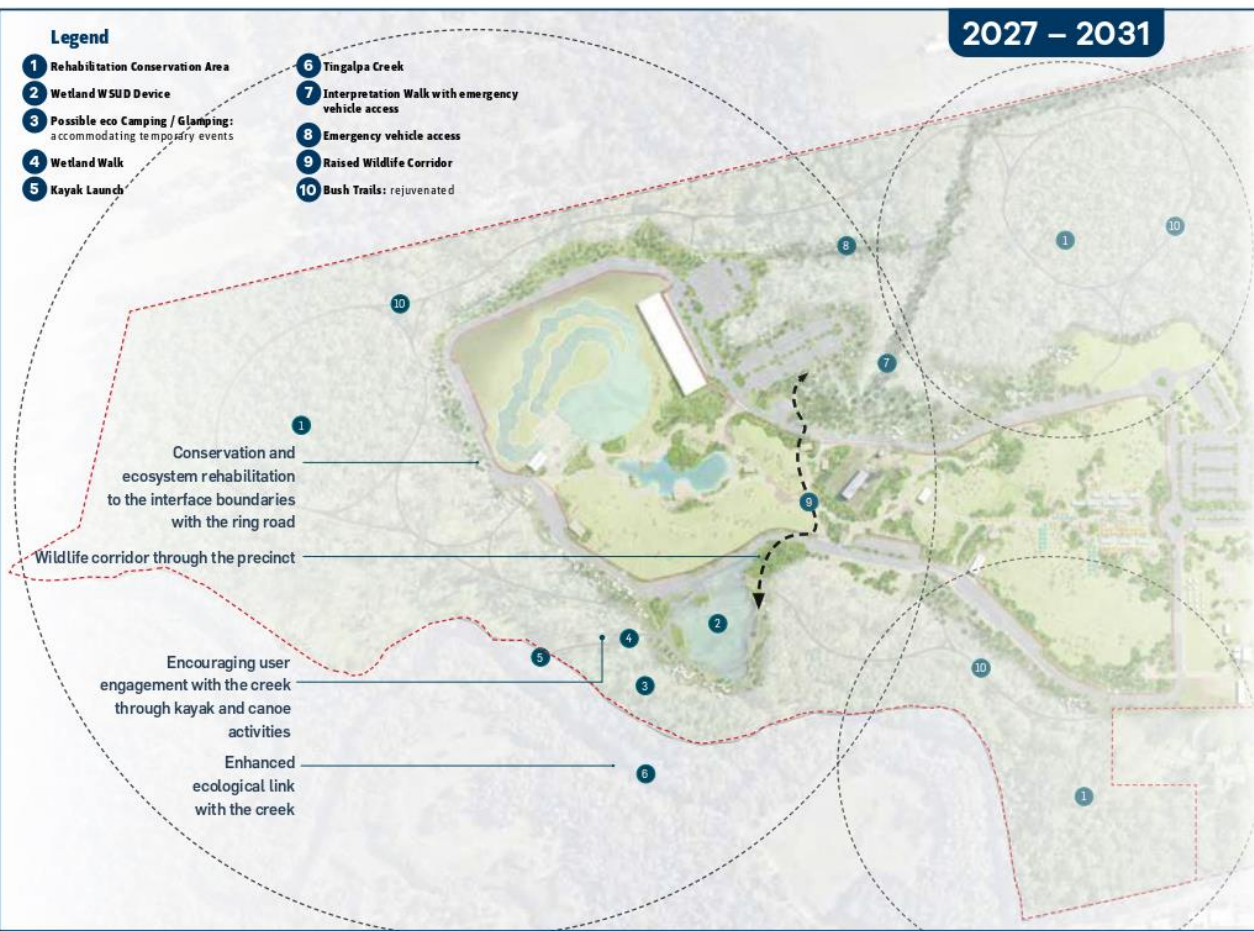
# Conservation Hub

## What to expect by 2042

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 of nature photography, guided trails, wilderness experiences and sculpture trails are expected for this Hub. 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. The protection and care of native animals creates a strong knowledge economy in the region. This is an opportunity to educate and draw public support with demonstration, research and citizen science.

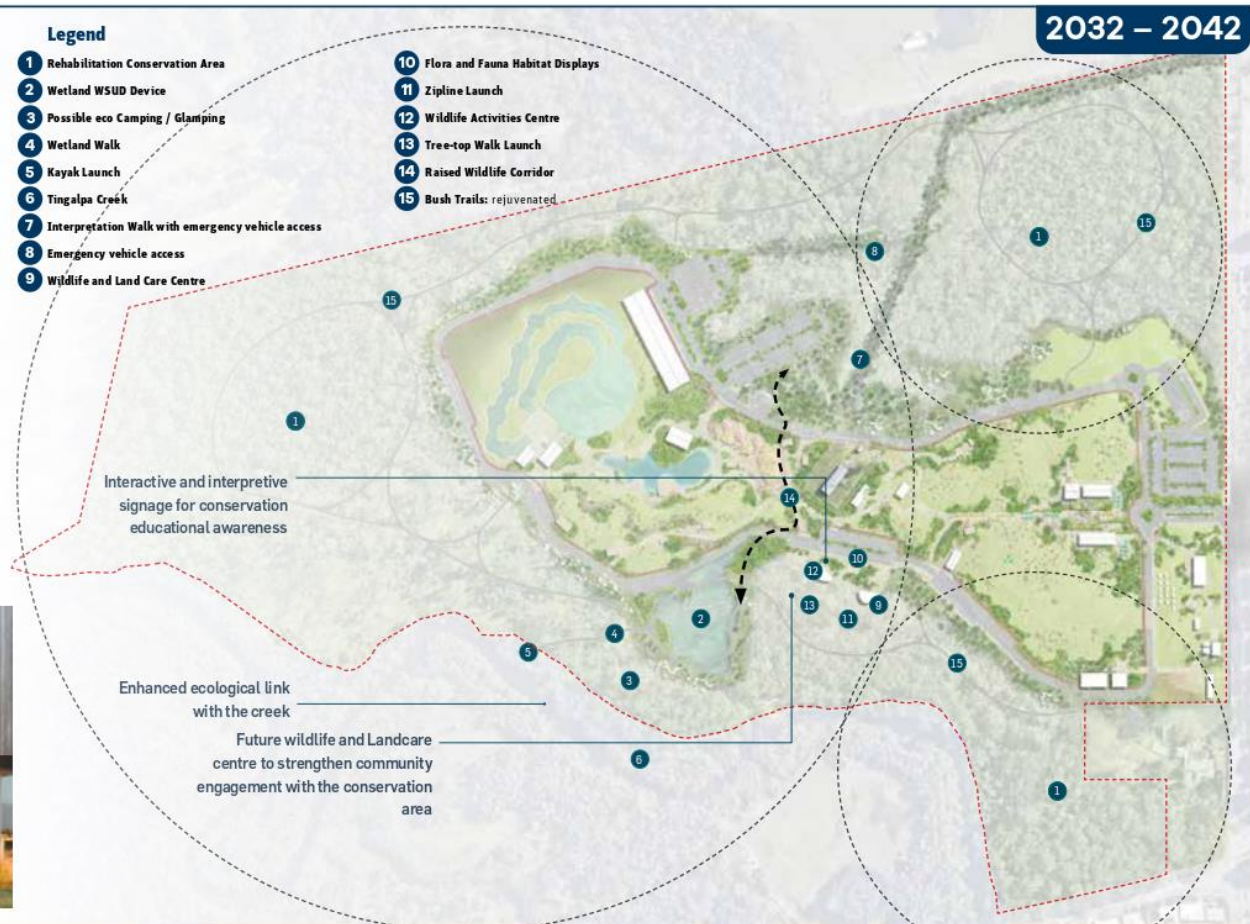
A wildlife and land care centre will be the focal point for this education. Adventure play will be further extended by way of a zipline and tree-top walk extending from the wildlife and land care centre.





### A day at the Hub:

- Stretch and greet the day with yoga in the park.
- Join a morning landcare 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.
- Try your hand at nature photography as the day winds down.
- Shhhhhh, use your quiet voice as the night spotlighting wildlife tour begins.





**Distinctive. Smart. Cohesive.**

The Birkdale Community Precinct Design Guide, seeks to ensure that the precinct is cohesively designed, planned and delivered as one inter-connected place, yet allow for distinctive spaces to have their own identity. Integral to the design of the precinct is for it to also be technologically smart from the outset, with related strategies to be considered from the first stage of delivery.



## A well-designed precinct

Good design is essential to defining the identity and legacy of Birkdale Community Precinct. 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.

The Birkdale Community Precinct Design Guide which forms a separate attachment to the Draft BCP Master Plan is intended to aid the planning, design, delivery and operations of new projects in the precinct. Importantly, this guide is not intended to prescribe fixed outcomes or erode the potential variety and diversity of design outcomes. Instead, it establishes a high level aspirational framework that leaves ample room for creativity, innovation and excellence in design. The Guide

is structured by way of six precinct-wide design principles that will also guide the look and feel of the Hubs. Each principle contains specific strategies in relation to design, including the built form of new buildings and amenities, the preservation of existing heritage buildings and cultural artefacts, 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 are grounded by the incorporation of cultural, heritage and environmental values. The Draft BCP Master Plan summaries each of these principles.



## Celebrate culture, heritage and legacy

The precinct will protect, celebrate and emphasise the site's significant heritage assets, varied histories and cultural narratives.

### Strategies



#### 1.1 Celebrate First Nations histories, narratives and knowledge systems

First Nations histories as well as regional cultural narratives and knowledge systems will be referenced and celebrated at every opportunity throughout the precinct.



#### 1.2 Reference the precinct's pioneer past and World War II heritage

The precinct's varied histories from its colonial settler period to its role in World War II will be referenced and celebrated through leveraging the historic elements of the site to demonstrate authenticity, create distinct experiences and continue the legacy of the place.



#### 1.3 Protect, adapt and integrate heritage values

New projects that directly relate or are adjacent to heritage areas, must protect, adapt and effectively integrate established heritage values in accordance with best practice guidelines, conservation management reports, State Heritage Development Guidelines and accepted industry standards.



#### 1.4 Opportunities for learning and discovery

Deliver a dynamic and diverse array of formal and informal learning opportunities that communicate the intricacies of the precinct's history and the region's ecology.

Explore opportunities to introduce innovative, inclusive and interactive opportunities for learning and discovery through mixed and cohesive experiences and elements for all ages and abilities.



#### 1.5 Activate spaces

Activate public spaces with mediums such as public art, murals, installations and creative use of buildings to enhance learning and storytelling of the precinct's history, culture, place and landscape.



Embrace the landscape and ecological context

The precinct will provide green, connected and high quality open spaces. Natural landscapes and their critical ecosystems will be sensitively interwoven into built environments. Connected canopy cover and wildlife corridors will play a significant role in enhancing sustainability.

Strategies



2.1 Work with established ecological systems

Use the precinct’s natural topography, waterways and vegetation communities to create unique viewing experiences. New projects will work with and around established conservation areas while mitigating impact to ecological systems.



2.2 Celebrate the local landscape character and ecology

Showcase distinct landscape character through utilising a considered mix of local endemic native vegetation and planting species. Unlock opportunities to boost the presence and visibility of greenery, vegetation and tree canopy, building it into and over pathways, car parks and spaces, as well as built form elements such as ground floor setbacks, facades, balconies, rooftops and walls.



2.3 Protect and conserve the local ecology

All projects will avoid disturbing the existing ecological areas through restricting interventions beyond the established conservation boundary. Sensitively integrated functions such as bushwalks will provide limited access and learning opportunities for visitors to engage with protected ecological systems.



2.4 Respond to climatic context

Respond to south-east Queensland’s climatic conditions with additional resilience measures for summer and winter temperatures and humidity, torrential rain and flooding impacts, and destructive storms. Provide a diversity of adequate public spaces and facilities that maximise climatic conditions all year round and seek new opportunities to build long-term environmental sustainability.

Demonstrate flexibility and resilience

The precinct will include flexible and adaptable spaces capable of accommodating a diverse range of evolving functions.

Strategies



**3.1 Built-in flexibility and adaptability**  
Design will accommodate for short to medium term uses whilst not laying foundations that could impact future projects over the longer term. New buildings and their layouts will be highly adaptable and flexible having the ability to change their use to respond to future precinct needs and requirements.



**3.2 Resilient and sustainable outcomes**  
Include materials, technologies and elements that demonstrate improvements in outcomes such as water capture and management, energy generation and usage, waste management and recycling outcomes, circular economy processes, climate change resilience and incorporating provision for future technologies.



**3.3 Certification and assurance**  
Where appropriate, seek adherence to international-standard sustainability benchmarks, certification and assurance processes such as Green Star Buildings, the UN Sustainable Development Goals, WELL Building Standards and/or Fitwel Standards.



**3.4 Whole-of-precinct infrastructure strategies**  
Whole-of-precinct infrastructure strategies seek to maximise site efficiencies and community benefits in managing energy and natural resources, rainwater capture, optimising waste management, enabling communications technology and future-proofing for longer term objectives.



**3.5 Strengthening biodiversity**  
Boost the presence of biodiversity throughout the precinct through strengthening existing ecosystems, reconnecting wildlife corridors, creating new wetlands and aquatic habitats and unlocking opportunities to build key wildlife habitats into the fabric of the precinct.

## Foster creativity, innovation and design excellence

The precinct will exemplify the highest standards of design, distinctly local in character whilst creative and innovative.

### Strategies



#### 4.1 Cohesive identity

Utilise high quality, well-designed, consistent and complementary visual treatments, materials, urban elements, planting palettes, signage and wayfinding elements, brand collateral and digital overlays that deliver a cohesive precinct identity, look and feel.



#### 4.2 Smart precinct infrastructure

The precinct will be embedded with smart city infrastructure technologies to improve the efficiency of systems, boost flexibility, enable the dynamic use of the facility for data as well as empower the community through better services.



#### 4.3 Lead by example

New projects and interventions in the precinct will actively promote design quality and unlock long term social and economic dividends. Design will reference the best-practice outcomes illustrated in established industry benchmarks, achieving a minimum standard on par with the world's best design.



#### 4.4 Dynamic clusters of complementary uses

Support the flexibility to accommodate the clustering of complementary uses and activities that unlock the wider benefits of collaboration. Investigate a policy framework that allows disparate, but related functions to cohabitate to encourage gains in innovation, economic vitality, and the attraction and retention of talent.



#### 4.5 Boosting capacity for performance and creativity

Provide flexibility for unique activation opportunities and a diverse range of events and installations that continuously enliven the precinct throughout the year. A rolling program of local artist exhibitions, events and activations will be integrated to invigorate the precinct as a canvas upon which the community can express themselves and enjoy an expanded range of entertainment.



## Enable community collaboration and unlock social value

Design processes will ensure that new projects will be informed by the needs, values and input of the community.

### Strategies



#### 5.1 Co-design and engagement

The needs and values of the Redlands Coast community will be a key driver of design outcomes in Birkdale Community Precinct. Project design methodologies will incorporate co-design and engagement strategies that allow for the community's views to be incorporated in a manner commensurate with the scope of the project.



#### 5.2 Embedded community infrastructure

The precinct will provide facilities to be shared, flexible and open to all visitors. This infrastructure will include spaces for creative, flexible pods particularly in public realm areas so that new low cost and flexible opportunities for incubator businesses and community groups relevant to the precinct have a space.



#### 5.3 Promote health and wellbeing

The precinct's places, spaces and built environments will promote community health and wellbeing through access to open space and recreation, provision of sport and fitness opportunities, access to active transport infrastructure and a diverse spectrum of spaces that enable social interaction, access to nature and restful sanctuary spaces.



#### 5.4 Employment, education and upskilling

Empower the community through the creation of training and work opportunities, with a focus on youth traineeships. Opportunities for practical education and employment can be boosted by way of community facilities and low-cost locations for local businesses to co-locate and incubate.



#### 5.5 Local stewardship

Community stewardship will play a central role in the ongoing management of the precinct's natural and built assets, with the design of projects delivering outcomes that encourage collaborative partnerships with the community and allow locals to get hands-on experience in caring for the landscape.

Exemplify inclusivity, safety and accessibility

The precinct will provide for all visitors from all ages, backgrounds and ability – creating a safe, connected, accessible and inclusive environment.

Strategies



6.1 Equitable and inclusive access

Provide equitable and inclusive access to all destinations and facilities located throughout the precinct. Build visitor autonomy and diversity through identifying user groups, specific needs and requirements and effectively integrating into broader visitor movement strategy.



6.2 Safe ring road and connecting pedestrian, cycle and other active tracks, trails and pathways

The precinct's internal ring circuit road and pedestrian track, the central spine and adjacent pathways, will be designed to prioritise pedestrian safety and reduce potential for conflict between vehicles, pedestrians and cyclists.



6.3 Crime prevention

Incorporate CPTED (Crime Prevention Through Environmental Design) principles into new projects to support increased site activation and usage through increased visibility, lighting and extended opportunities for passive surveillance. Additional measures including CCTV and other technological interventions will also be integrated within public spaces to increase surveillance and visitor safety.



6.4 Legible and inclusive wayfinding

The precinct's wayfinding infrastructure will facilitate highly visible, legible and logical signage, wayfinding elements that utilise material, lighting, entries, multilingual signage, tactile navigation elements as well as audio / visual sensory elements to boost the autonomy of all users.



6.5 Multimodal connectivity and access

The precinct will be highly accessible across a variety of modes of transport, including public transport, cars, cyclists, service vehicles, micromobility and pedestrians. Its spaces will be well connected and legible, designed to create comfortable, generous and easy to navigate movement, with generous spaces capable of accommodating peak event usage demands.

## A smart precinct

Birkdale Community Precinct aims to be a smart location, allowing visitors, staff and precinct operations access to digital technology. It is envisaged for the precinct to have many of its operations managed by way of a central smart working location.

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 etc. Data generated will provide Council with a better understanding of precinct utilisation, such as where site visitors are travelling from to visit, how long they are staying and which attractions they are using.

Council will also have the ability to adjust service levels in response to demand or community preferences. 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 heating or cooling, lighting will contribute to the city's sustainability goals through reduced emissions.



### A smart visitor's day at the precinct

- Book experiences and have a digital calendar.
- Find a vacant car park via real-time parking availability.
- Charge your vehicle.
- Fast and reliable free public Wi-Fi service once on site.
- Use your phone to access audio tours and 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.
- Feel safe with lighting and security alerts particularly after dark.
- Complete a visitor experience survey.





The precinct will be digitally enabled for everyone.

**Related Policies**

- RCC Redlands Coast Fibre Network project
- RCC Draft Smart and Connected City Strategy

**Strategies****7.1 Smart infrastructure initiative for the precinct**

Develop a smart BCP infrastructure plan for the precinct.

Design and deliver appropriate infrastructure at the time of civil works and ensure that communications infrastructure converges in appropriate areas with necessary conduits for council and service providers.

Prepare smart asset management guidelines for a broader asset management precinct plan.

**7.2 Seek priority for Redlands Coast Fibre Network project**

Seek Council support for the next available phase of the external fibre network to include the direct frontage of the precinct.

**7.3 Holistic approach for delivery**

Seek funding and other strategic partnership opportunities to use the precinct as a pilot to showcase a holistic approach to the delivery of smart infrastructure across the Redlands Coast.

**7.4 Deliver next generation technology**

Implement the delivery of the technology and all products, including the provision of immediate infrastructure and services at the inception of the precinct being developed. Use the BCP as a pilot to create new technology-based jobs for the broader Redlands Coast.



# .DELIVER

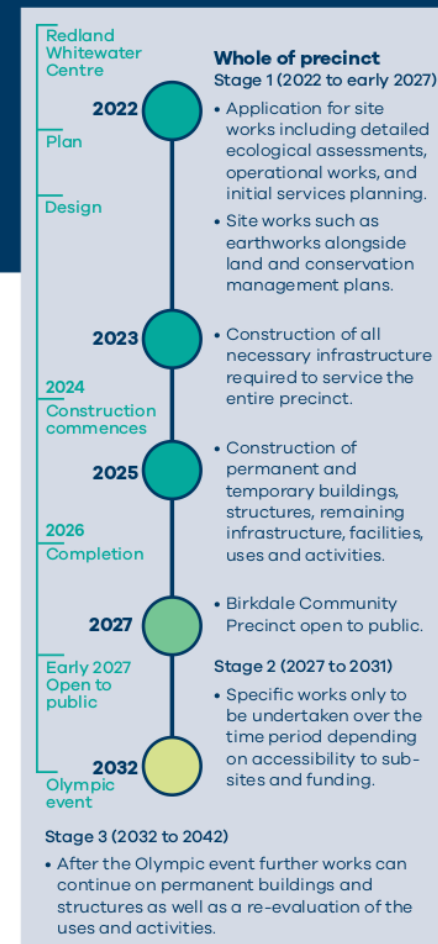
## Delivering Birkdale Community Precinct

Birkdale Community Precinct will be delivered by way of three core stages over a 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 entire precinct to the general public in early 2027 a summary is provided of each anticipated stage:

- Stage one is foreseen to be completed towards the end of 2026 and includes site preparation, infrastructure provision and the construction of core facilities, buildings and services.
- Stage two is for a period of up to five years to end of 2031, with significant construction of new buildings and structures not anticipated over this stage. This stage allows for visitors, the community and business to start to use the entire precinct and its permanent and flexible uses and activities, as well as opportunities for these groups to further define and re-define spaces.
- 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.

### Further detail on Stage one and how the Olympic venue is incorporated into the broader precinct.

Stage one will commence in the second half of 2022 and includes the preparation of the site for infrastructure and services works, with this work taking approximately two years to complete to mid-2024. Instrumental to the delivery is a commitment by Council to meet the Brisbane 2032 Olympic and Paralympic Games timeframe requirements. This includes having all necessary infrastructure constructed (i.e. water, wastewater, power etc.) and a dedicated area of the precinct ready for the Queensland Government to commence construction of the Redland Whitewater Centre in mid-2024. The Queensland 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 whitewater centre is being built, works will also continue on the construction of the internal road network, the plaza and pedestrian spine, pathways, initial permanent and temporary buildings, landscaping, wetlands, renovations to heritage buildings and artefacts, and other proposed uses and activities. 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.

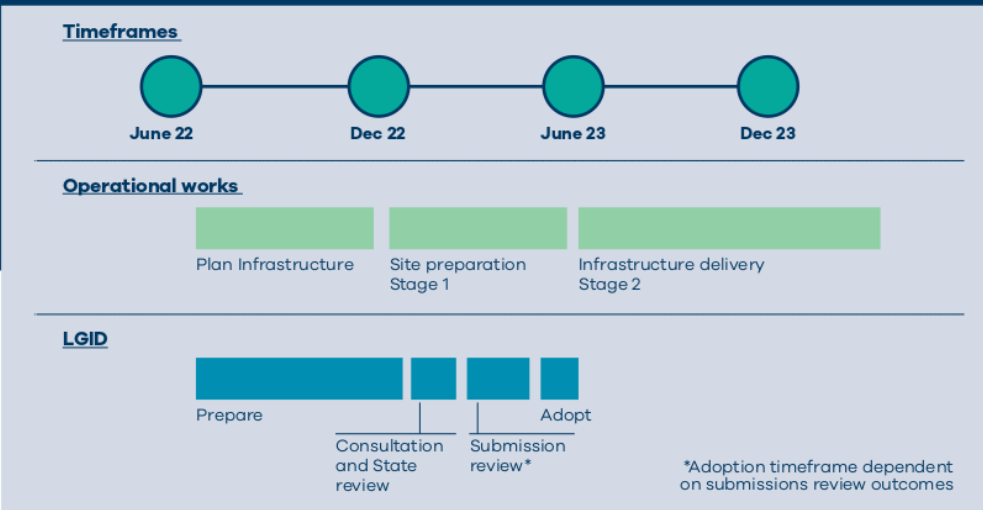


The planning pathway

In order to deliver Birkdale Community Precinct, several formal (statutory) applications will need to be prepared and approved by both Council and the State Government. These include a development application for site preparation (operational works) and a Local Government Infrastructure Designation (LGID).

The operational works development application is for the purposes of commencing work on the site to provide all infrastructure and services that will be required to service the future precinct. Types of operational works include, road and drainage work, stormwater, water and wastewater infrastructure and earthworks.

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 Category (as specified by Planning Regulations)	Corresponding use / activity within the BCLP
<ul style="list-style-type: none"><li>Community and cultural facilities</li><li>Educations facilities</li></ul>	Willards Farm House, outbuilding and artefacts restoration; Information and environmental centre; Cultural centre; Communications museum and potential for art and other galleries; Wildlife and Landcare centre; Future of Ag-tech facility.
<ul style="list-style-type: none"><li>Facilities for parks and recreation</li></ul>	Across entire precinct is the provision of active and passive recreation and open space.
<ul style="list-style-type: none"><li>Sporting facilities</li><li>Health care services</li></ul>	White water facility, Indoor adventure sports venue; Sporting related medical and other services.
<ul style="list-style-type: none"><li>Storage and works depot including administrative facilities</li></ul>	Whitewater administrative building; Precinct operations.



## Governance and Enterprise

Governance and enterprise refers to an array of sub-topics, with each one essential for effective and efficient planning, funding, delivery and operations of Birkdale Community Precinct.

Governance for the precinct is primarily focussed on how it will be managed and operated across all core and other stages commencing from planning through to delivery, operations, potential decommissioning, re-design and / or re-purposing of buildings, facilities, uses and activities well into the future. Although there are three core stages for the delivery of the precinct, at all times multiple projects of varying scale will be undertaken over the 20-year period with their own planning, funding, delivery, operation and potential re-design, re-purposing or decommissioning phases. The precinct will essentially be continually evolving and adapting.

The precinct will initially operate under a flexible governance structure with Council as the managing organisation up to at least 2027. This initial structure will however continue to be built on partnerships and adaptability making it able to agilely shift focus across planning, delivery and the commencement of operational management. Over this first stage, different 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 to all stakeholders.

Enterprise for the precinct includes funding for the precinct's delivery across the core three stages and the numerous other projects to occur over the 20-year time frame i.e. the cost to plan, design and construct.

Enterprise also includes the direct and indirect costs to operate and maintain the precinct, as well as the potential revenue that can be derived in the precinct

to in turn fund its operations and maintenance.

Of note is that enterprise for this precinct further comprises the numerous economic and social benefits that will be achieved for the broader Redlands Coast with some of these being measured by way of a monetary value or other forms of beneficial uplift if a monetary value cannot be attained. Direct monetary value benefits can include the sales of tickets and / or experiences for other attractions in the region and the flow-on expenditure that visitors will make at these other attractions, whereas 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. It is also important to consider the positive impacts that each delivery phase will have on Redlands Coast's economy with local construction expenditure and the use of local labour, goods and services that will be required.

The Birkdale Community Precinct is an intergenerational community project set to be delivered to the Redlands Coast over the next 20 years and, pending community feedback and the final masterplan design, is likely to cost approximately \$300 million. This city shaping project includes the significant commitment by the Federal and State governments' to fund the construction of the Redland Whitewater Centre and Olympic standard Canoe (Slalom) facility.

With the numerous heritage, cultural and environmental values in the precinct, Council will actively seek industry and government partners and grants to support the infrastructure, restoration, preservation and ongoing conservation works of the Birkdale precinct. Community groups and local businesses will further be provided unique opportunities for co-design, co-investment and



part custodianship of bespoke projects across the 20-year timeframe.

To further support the initial infrastructure 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 an 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 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 the precinct.
- 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.



- Effectively execute management and lease rights.
- Implement a marketing strategy that promotes the precinct's and broader Redlands Coast tourism and recreational attractions.

Private investment partners for the creation of revenue from commercial operations will be offered and will conform to the intent of the Draft BCP Master Plan and subsequent activities within the Hubs. A key goal will be to ensure that these opportunities minimise any impact on the environment, while allowing for commercial ability at the precinct. Opportunities for partnership by way of leases and or direct revenue to Council with its own operated facilities may include and are not limited to:

- Cafés, restaurants, cooking and other related training schools
- Environmental and Landcare centres to provide educational and recreational experiences as well as other services, merchandise and an area to purchase broader Redlands Coast experiences
- Food market booths to create a food hub and experiences also contributing to Redlands Coast's night time economy
- Guided tours and educational visits
- Lessons and experiences i.e. kayak lessons and experiences along Tingalpa Creek, fitness lessons

and boot camp experiences, team building and corporate experiences

- Large scale events such as open air concerts and theatre productions in the Entertainment Hub, other events such as significant annual or regular park and fun runs
- Local business start-ups and entrepreneurship by way of flexible pods and spaces throughout the precinct
- Museum / art gallery / corporate and other function areas for weddings, large scale gatherings
- Sports medicine and other consulting offices i.e. sports physiotherapy
- Adventure / extreme sports operators.

The social benefits derived from the precinct clearly highlight that revenue alone should not be the only factor taken into account when assessing the total value that this entire project will yield.

Economic proxies, or metrics, developed for the Draft BCP Master Plan show that social value of inclusion, health and wellbeing and connectedness to other people, can be gained by the precinct providing engagement with historic buildings, high quality green and open spaces, and the provision of facilities for increased walking and cycling. This is before all of the other proposed uses and activities are taken into account. Social value is significantly increased when residents and visitors are given additional opportunities to have a variety of safe, accessible and inclusive spaces to meet with friends, chances to volunteer across a variety of interests, to be included in engagement and decision making for the precinct i.e. co-design activities, increased access to local jobs, training and apprenticeships, access to a variety of sport and recreational amenities for all abilities and increased access to other environmental and cultural experiences.

## Community partnerships

From its inception, Birkdale Community Precinct has been shaped by collaboration between Council, business and community leaders and residents. Feedback has strongly indicated that the community want to be part of defining the character and narrative of the precinct from imagining, creating and eventually revisiting the process through the future co-designing of new spaces.

A program of work will be delivered by Council in partnership with key stakeholders, community groups and the broader community over at least the next 20 years. In order to establish a strategy for how this work can be delivered, the BCP Activation Framework 2022 is being developed in conjunction with the Final BCP Master Plan.

This framework will be informed by outcomes from the concurrent Birkdale Community Partnerships Program which has seen seed funding provided to interested community members, organisations and youth groups to undertake projects displaying initiatives of activities that could occur at the precinct when it opens. Initial concepts under the program relate to areas of interest such as visual arts, performance arts, recycling and sustainability, with identified benefits around health, education and youth empowerment.

The Community Partnerships program will assist in allowing immediate community activations and early access on the site, throughout the construction phases and to when the precinct is opened and well into the future. Of importance is that from 2027 the ability for creative, flexible pods in various areas of the precinct will be available for incubator businesses and community groups to establish and grow their ideas.

# .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.

Birkdale Community Precinct 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 Draft 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:

### **Birkdale Community Precinct is one integrated precinct**

- With multiple and varying types of 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**

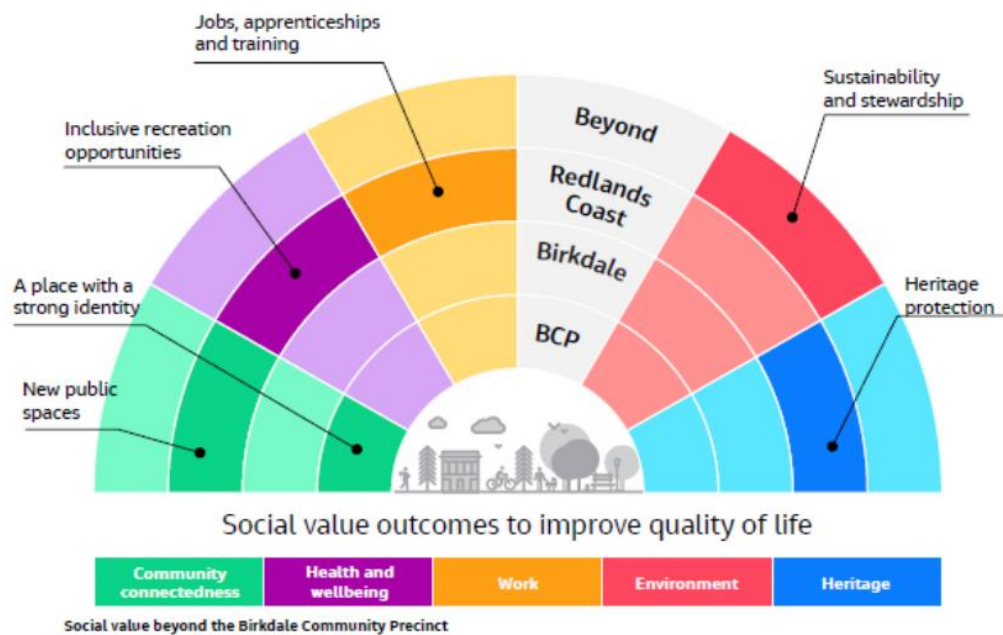
- Legacy will be created by the integrated precinct approach which aims to deliver social, cultural, environmental and economic benefits to enable local and citywide opportunities and enrichment of the entire Redlands community and their wellbeing now and well into the future.

### **Community must be imbedded throughout all stages of the precinct's delivery and place-making**

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

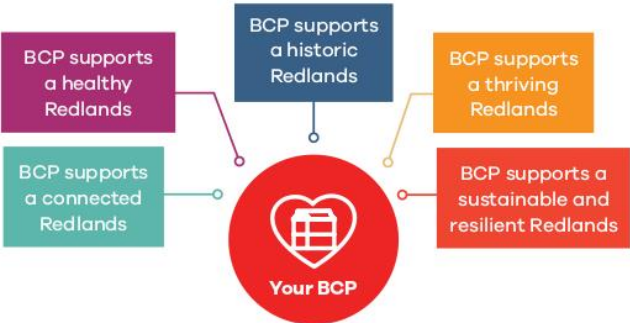
### **Social value outcomes must extend beyond the boundary of the BCP.**





# Healthy community heart

Five 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.



In realising the benefits of the precinct and Council's significant community infrastructure investment, this component of the Draft BCP Master Plan outlines the approaches required to plan, deliver and maintain the precinct, each with their own principles and strategies. These will in turn guide a future Birkdale Community Precinct Implementation Plan for Council with actions, timeframes and responsibilities.



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

- Social connectedness & healthy Redlands
- Sustainable and resilient Redlands

- Historic Redlands
- Thriving Redlands economy

## Social connectedness and healthy Redlands

Birkdale Community Precinct offers an opportunity for the entire Redlands Coast community to have a place with a space for everyone. Fundamental to the precinct is the provision of multiple temporary and permanent activities and uses with opportunities primarily for Redlands residents, groups, businesses and Council to have formal and informal interactions across a vast array of interests. With core design elements of the precinct being inclusivity and accessibility for all visitors, the precinct delivers a place where people have been planned for and not just buildings and infrastructure. The precinct will both connect the Redlands community and promote and encourage numerous active and passive recreational and sporting possibilities.

### BCP supports a connected Redlands through:

- weaving together the story of the people and the land
- encouraging a sense of community and spirit
- enabling access for all
- creating opportunities to join together
- encouraging collaborative partnerships with the community
- co-design putting people at the heart of the BCP



### BCP supports a healthy Redlands through:

- increased wellbeing through access to open space and recreation
- provision of sport and fitness opportunities
- increased participation in physical activity
- improvements in active transport infrastructure





The precinct will respond to diverse age groups as well as visitors with a need for assistance.

**Related Policies**

- RCC Stronger Communities Strategy

## Strategies

### 8.1 Opportunities and initiatives for all visitors

Consider the needs of children, youth and younger adults with a disability, as well as older people that need assistance with such things as communication including information dissemination and messaging.

Ensure that all activities, such as tours and events offer specific accessibility needs (e.g. physical limitations, hard of hearing, vision impaired).

Explore opportunities for engagement with local aged care providers and other service providers near the precinct to participate in the co-designing of services, facilities, activities and uses.

### 8.2 Urban design solutions to increase social participation and equity

Use urban design measures that respond to the needs of all people, especially the elderly such as shade, benches, and amenities that facilitate active, social and safe opportunities.

Ensure that spaces are fully accessible to cater for needs of people with disabilities, children and older people, such as ramped access to venues / areas.

The precinct will provide opportunities for increased physical activity.

**Related Policies**

- Redland Open Space Strategy 2026
- RCC Stronger Communities Strategy

## Strategies

### 9.1 Appropriate infrastructure, services, facilities and space for participation in physical activity

Plan for formal and informal opportunities to increase levels of physical activity for all visitors (including walking and cycling connections to the site).

Plan for diversified active recreational equipment for all age groups and all abilities such as the provision of fitness activity stations, parkour and cross-fit training, and all abilities accessible play equipment.

Explore the concept of intergenerational play as a way of recreation opportunities for older people.

Create opportunities and provide spaces for local businesses to conduct outdoor recreational activities.

Provide opportunities for physical activity to occur in connection with Tingalpa Creek.

Advocate for the planning of part of the broader Active Transport Corridor link to be delivered in the precinct.

### 9.2 Female participation in physical activities

Provide opportunities to increase levels of physical activity for females particularly for young and teenage girls through engagement and participation in the co-designing of services, facilities, activities and uses.

The precinct will provide spaces and opportunities to enhance visitor connectedness.

**Related Policies**

- RCC Stronger Communities Strategy

The precinct will create and grow opportunities to increase engagement of youth.

**Related Policies**

- RCC Stronger Communities Strategy

## Strategies

### 10.1 Enhance engagement and interaction

Provide initiatives and opportunities that support an individual's engagement and interaction with others around shared interests such as gardening, environment, history and cultural values.

Provide opportunities and encourage volunteering for a range of services and activities.

### 10.2 Urban design solutions for engagement and interaction

Urban design measures for spaces and Hubs that provide opportunities for individuals of all ages to engage with others and their surroundings informally.

Explore opportunities for residents / visitors to engage with design processes, so they experience a sense of ownership and stewardship.

Ensure that wayfinding, signage, art, sculpture and all other relevant materials are telling the story of the land and surroundings.

Ensure that spaces are adaptable and can be used for a variety of purposes such as youth spaces, classrooms, creative spaces, health and wellbeing activities.

## Strategies

### 11.1 Enhanced opportunities for employment and education

Prepare a BCP employment strategy that specifically provides for the provision of education and employment opportunities across the project's lifecycle aimed at youth, including pre-construction, and opportunities for apprenticeships and traineeships to extend into multiple phases of the project.

Work in partnership with education providers for opportunities to engage youth about the environment, culture, heritage and history of the BCP, particularly by way of informal or formal curriculum.

### 11.2 Youth participation

Ensure that facilities cater for the needs of and provide a drawcard that increases the attractiveness of the Redland LGA to youth.

Include youth in co-design and other activities and initiatives to enrich a sense of ownership.

The precinct  
will respond to  
socio-economic  
disadvantage.

**Related Policies**

- RCC Stronger Communities Strategy

Procurement practices  
for the precinct will  
support and encourage  
social procurement.

**Related Policies**

- RCC Corporate Procurement Policy

The precinct's users  
and uses will be  
continually monitored  
and measured.

**Related Policies**

- RCC Green Living Policy

## Strategies

### 12.1 Targeted employment and training opportunities

Work with local service providers to identify opportunities in the provision of employment and training for local disadvantaged socio-economic groups across the design, construction and operational phases of the precinct.

Identify specific opportunities in the operations of environment, cultural and heritage activities that may respond to the background of some of the disadvantaged groups.

Support the continued operations of the Community Partnerships Program and work with the various community groups in the delivery of their unique projects.

## Strategies

### 13.1 Local suppliers and businesses

Encourage, support and celebrate the use of local suppliers and businesses.

### 13.2 Strong connections to local service providers

Work with local service providers in the provision of services such as volunteering, employment, training and education and investigate where these enterprises can interact with suppliers and businesses.

### 13.3 Pathway to generate social value

Review Council's procurement policy and strategies to enhance and encourage social procurement approaches across contracts and purchasing.

## Strategies

### 14.1 Continually monitor

Establish mechanisms to capture visits to BCP, volunteers, tours, school visits and classes undertaken. Conduct surveys of people using the BCP and those who live around. Undertake longitudinal studies to understand how people engage with the BCP over time.

### 14.2 Environmental monitoring

Investigate technological solutions to monitor energy and water use. Establish monitoring programs specifically evaluating impacts to the natural environment.



## Sustainable and resilient Redlands

Birkdale Community Precinct includes a rich tapestry of environmental values embedded throughout its existing landscape such as rare coastal marshlands mangroves and vegetated escarpments flanking Tingalpa Creek, and large patches of significant remnant and regrowth vegetation corridors underpinning core wildlife and koala habitats. Such values form an intrinsic layer within site planning objectives and were identified through multiple technical studies including detailed ecological studies, social and land management plans and ongoing data collection through various scientific institutions such as the CSIRO and University of Southern Queensland.

A key layer of Council's site planning methodology and decision making process is ongoing consideration and integration of scientific data when identifying key principles, strategies and expected outcomes.

### BCP supports a sustainable and resilient Redlands through:

- protecting and enhancing the natural environment
- reducing waste and emissions
- embracing a circular economy
- demonstrating sustainability measures
- embracing Indigenous land management techniques and native planting



Equality and equity



Health and wellbeing



Environment

The precinct will adapt best practice koala and wildlife management with partners and by way of evidence based planning.

#### Related Policies

- RCC Natural Environment Policy
- RCC Koala Conservation Plan 2022-27
- RCC Wildlife Connections Plan 2018-28

### Strategies

#### 15.1 Best practice koala and wildlife management

Implement relevant corporate strategies and plans such as the Koala Conservation Plan 2022-27 and Wildlife Connections Plan 2018-28.

Seek opportunities for developing new ecological strategies and plans focusing on the preservation and enhancement of natural habitats.

Build strategic and enduring partnerships with trusted scientific and educational institutions in pursuit of new data and technology.

Partner with environment and conservation organisations for onsite support for health and wellbeing of the urban koala population.

Undertake conservation works that enhance and protect natural habitats in accordance with environmental management plans.

Support the precinct's successful transition into a sentinel site for koalas within Redlands Coast and south-east Queensland. Advocate for tangible improvements in the health and scale of koala populations within the precinct.

#### 15.2 Environmental monitoring

Actively monitor wildlife density, bio-diversity and population variability through E-DNA and real-time tracking platforms.

Tingalpa Creek will be protected and celebrated as an integral part of the precinct.

**Related Policies**

- RCC Natural Environment Policy
- RCC Wildlife Connections Plan
- RCC Biosecurity Plan

The precinct will have environmentally responsive built forms.

**Related Policies**

- RCC Green Living Policy

**Strategies**

**16.1 Protect and celebrate Tingalpa Creek and its rare ecological values**

Advocate for best practice environmental management approach and broader community stewardship.

Investigate if the provision of sensitively placed pedestrian access can be provided along the water's edge for enhanced site visitor experience and appreciation.

Provide interpretative opportunities to celebrate historic and natural waterway history, ecological values, and enhance visitor interaction.

Undertake conservation and habitat restoration works within creek corridor that enhance the health of natural landscapes and water quality.

**Strategies**

**17.1 Exemplify innovation, sustainability and climatic resilience in all built forms**

Provide sustainable buildings and facilities which support climate positive outcomes today and into the future.

Deliver integrated and innovative built forms which reflect and complement 'sense of place' and regional landscapes, support effective movement of people and fauna, and provide cohesive and inclusive spaces for all visitors.

Advocate for intelligent and sensitive integration of building orientation, materiality, form and scale, and articulation across precinct and within natural edges.

Demonstrate sustainability through design strategies with specific focus on achieving climate positive targets.

Seek Green Star accreditation for all new buildings through:

- Increased use of recycled materials
- Maximised energy efficiency such as heat recovery
- Natural cooling and insulation measures through vegetation and capturing breezes
- Maximised water utilisation and storage
- Integration of renewable energy including solar
- Integration of new energy storage technologies such as batteries

The precinct will protect, restore and integrate large conservation areas.

#### Related Policies

- RCC Natural Environment Policy
- RCC Wildlife Connections Plan
- RCC Biosecurity Plan
- RCC Bay and Creeks Plan

Best practice construction and operations.

#### Related Policies

- RCC Natural Environment Policy
- Redland City Plan 2018
- RCC Waste Reduction and Recycling Plan (2021 - 2030)

## Strategies

### 18.1 Best practice environmental and social land management plans

Proactively minimise intrusions by pest plants and animals, unauthorised access to natural areas, and bushfire susceptibility.

Significant infrastructure items such as roads and buildings will fall outside protected conservation areas and broader environmental corridors. Minor infrastructure items falling within protected conservation areas such as paths, trails and signage will remain sensitive to existing wildlife and vegetation communities.

Undertake regular and ongoing habitat restoration enhancement works within protected conservation areas in accordance with best practice land management documents.

Undertake regular field assessments of ecological features within protected conservation areas to monitor habitat health, identify opportunities for new technical studies and strategies, and to maintain data currency.

Facilitate appropriate access and infrastructure interventions to support effective management of protected conservation land such as the installation of fauna exclusion fencing, wildlife crossing points, and advocating for enhanced habitat value through retaining fallen trees and the like as part of standard operational procedures.

Seek new opportunities for building community custodianship and involvement in enhancing protected conservation areas now and into the future.

## Strategies

### 19.1 Best practice in construction

Employ best practice construction management strategies which protect significant vegetation and wildlife, suppress dust, minimise sediment runoff and soil erosion, and limit use of herbicides and other potentially harmful chemicals.

Adopt Council's waste management practices for construction including from design and planning.

Employ best practice construction management in conjunction with the Indigenous cultural heritage studies, specifically in relation to the protection of Indigenous cultural heritage.

### 19.2 Best practice in ongoing site operations

Continue to develop environmentally focused land management plans which protect and enhance natural areas as part of standard site operations and investigate how traditional land management practices can be incorporated.

Retain and incorporate existing native vegetation communities outside conservation areas to create refuge 'islands' throughout precinct for wildlife.

Undertake environmental monitoring of air, water and soil quality throughout construction delivery and future site operations to mitigate impacts.

Ensure and implement policies for operations and operators to have minimised use of single use materials and increased use of recyclable products for day to day services and activities.

Adopt Council's Waste Reduction and Recycling Plan (2021-2030) vision for the precinct to support a zero waste future by 2050 and embed the multiple projects into all related ongoing site operations.

Explore opportunities for internal revenue to be used for re-investment into specific green infrastructure and environmental enhancements.



### Historic Redlands

Birkdale Community Precinct includes a diverse range of heritage values threaded throughout its existing landscapes including State listed historic farmstead buildings, former World War II infrastructure and Indigenous artefacts. These values collectively provide a rich and diverse layer within landscape tapestry for protection, celebration and enhanced visitor experiential quality.

Heritage values have been identified along with associated management guidelines through multiple technical studies including cultural heritage, conservation management plans and specialist input from subject matter experts throughout the planning and design process. A fundamental objective for heritage management is to ensure that such precious values are appropriately integrated throughout the precinct for today and future generations.

### BCP supports the protection of Redlands Coast heritage through:

- restoring, repurposing and adapting heritage elements
- recognising natural heritage
- connecting community through shared histories and storytelling
- educating the community of the rich heritage of the Redlands



Community connectedness



Equality and equity



Environment



The precinct will protect, value and enhance all heritage.

**Related Policies**

- US Army Radio Receiving Station (Former), Birkdale Conservation Management Plan July 2020
- Redland City Plan 2018
- Australia ICOMOS Burra Charter 2013
- Willards Farm Conservation Management Plan 2016-2021

**Strategies**

**20.1 Enhance visitor experience through elevating heritage values across the precinct**

Provide interpretive opportunities to interact with heritage values and stories through innovative technology such as augmented reality and other smart information technology integrations.

Provide cultural hubs which intersect with extensive site history lines allowing visitors to partake in diverse and inclusive ceremonial activities and historic practices.

Heritage structures to remain the 'heroes' of their landscape settings with new buildings to be subservient and complementary in form, scale and materiality.

Seek opportunities across precinct landscapes to physically reflect heritage stories through positioning of new infrastructure, creation of strategic view apertures and placement of subtle messages.

**20.2 Manage heritage values in accordance with best practice strategies and guidelines**

Restore and maintain cultural, landscape and building heritage values in accordance with technical studies and conservation management plans.

Seek opportunities for developing new partnerships and custodianship with heritage organisations, key stakeholders other government agencies.

Utilise modern technological advancements to increase resilience and longevity of identified heritage values throughout precinct.

**20.3 Explore options for new uses and activities while remaining sensitive to established heritage values**

Seek innovative opportunities for adaptive re-use of existing heritage structures where appropriate and strategically aligned with conservation management plans.

Promote brave and clever design solutions which respond to heritage values while also provide opportunities for new 'chapters'.

## Thriving Redlands economy

The development of community infrastructure leads to numerous economic benefits and advantages not only to the local area, but to the broader Redlands Coast and beyond. Birkdale Community Precinct with its extensive investment in creating and enhancing this public place with passive and active recreational and sporting spaces, temporary and permanent uses and activities, respect and celebration of culture, environment and heritage, will be a positive catalyst for economic growth across the city.

At its core the primary economic benefits of the precinct is the direct and indirect employment that will be created from the time of planning and construction and well beyond the first opening day, as well as the flow on opportunities in training and education to employees. It is estimated that when the precinct is first operational that nearly 300 direct jobs, both permanent and casual will be available at the precinct. Indirect employment will also be created, with a focus on local businesses and suppliers to be used where relevant particularly in the supply chain. Economic benefits of the precinct however extend beyond employment and job creation with the precinct providing future opportunities to leverage innovation and knowledge transfer through sport, research and education in turn boosting economic opportunity.

### BCP supports a thriving Redlands economy through:

- adding to the diversity that is Redlands Coast tourism
- the creation of training and work opportunities with a focus on youth employment including traineeships
- increase in education and learning via numerous educational facilities covering a vast array of topics
- providing opportunities for local businesses



Community  
connectedness



Equality  
and equity



Work

The precinct will  
create local  
employment and  
training.

#### Related Policies

- RCC Economic Development Framework 2014-2041

## Strategies

### 21.1 Encourage and support local business

Investigate a precinct specific strategy that outlines all potential goods and services that are required to plan, design, construct and operate the precinct and outline the various supply chains for opportunities for local businesses to contribute in procurement processes.

Investigate in the precinct specific strategy to identify buy local opportunities including working with local businesses to understand their capabilities and services.

Investigate in the precinct specific strategy to work with both local and other businesses in encouraging the employment of Redland City residents.

Investigate in the precinct specific strategy, opportunities for local traineeships and apprenticeships particularly for Redlands Coast youth.

Create spaces that can provide rented opportunities for people to start-up businesses with services and / or products that support the precinct.

Explore the opportunity to establish a hub of creative enterprise that encourages co-working, capacity building and product development.

### 21.2 Encourage and support local support service groups and local training providers

Establish a precinct specific working group or similar, with all local support service groups and local training providers with an outcome to explore opportunities for diverse employment and training for all abilities.



The precinct will provide event friendly venues.

#### Related Policies

- RCC Events Strategy and Action Plan 2017-2022

### Strategies

#### 22.1 Dedication of open space

Dedicate an area of open space for an event facility with consideration for pop up services and facilities.

Activate open space areas with specific infrastructure needs for events to be considered such as water, power, lighting, and amenities including toilets and parking.

#### 22.2 Movement of people

Investigate various modes for travel including active transport (bike ways and pedestrian pathways) and permanent and temporary public transport.

Use of technology to engage visitors and provide innovations.

#### Related Policies

- RCC Events Strategy and Action Plan 2017-2022

### Strategies

#### 24.1 Enhance visitor experiences with technology

Offer interactive experiences where any member of the public can use their own smartphone to access audio tours and interactive experiences.

Use innovative ways to create experiences such as invisible art exhibitions and other displays.

Showcase the precinct to wider promote the Redlands Coast as a tourism destination.

#### Related Policies

- RCC Events Strategy and Action Plan 2017-2022

### Strategies

#### 23.1 The precinct as a tourist destination

Ensure suitable products exist, including free and pay for experiences, and package these with broader Redlands Coast accommodation, food and transport options.

Capitalise on the youth market focussing on activities such as paddle boarding, quad biking, kayaking, mountain biking, outdoor dining and other passive and active activities.

Potential to incorporate the BCP as one destination within broader Redlands Coast trails and visitor experiences



## 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 are highlighted below.



## Next steps

The Draft BCP Master Plan will be on public consultation for a period of five weeks primarily over the month of May 2022. Based on community, business and stakeholder feedback, the draft will be revised and presented to Council with proposed changes. It is envisaged that the Final BCP Master Plan will be completed by the end of 2022.

While the Final BCP Master Plan is being prepared, several other documents supporting the precinct will also be completed in conjunction with the master plan. These include an Activation Framework outlining how the community and stakeholders can be involved in numerous activities, events and groups related to the precinct, and an Operational Plan further outlining how the principles and strategies outlined in this document will be advanced by Council.

Council is also working on restoration plans and designs for both heritage listed sites within the precinct.

As outlined in the delivery component of the Draft BCP Master Plan, work will commence on at least an operational works development application which will seek approval for the provision of infrastructure and services to the precinct, as well as include various site preparation plans.

For more information about Birkdale Community Precinct go to [yoursay.redland.qld.gov.au](https://yoursay.redland.qld.gov.au) or scan this code:





## Acknowledgements

In preparing the Draft BCP Master Plan a range of background studies were undertaken. Numerous firms and organisations worked with Council and are acknowledged below.

### Principal consultants



### Subconsultants

- Mitchell Brandtman
- V2i Realtime
- Edge Studio
- Stantec
- Sims White Architects



**Attachment 4 – List of background studies and reports****Primary Reports accompanying the Draft BCP Master Plan**

- *Jacobs* – Beyond the Boundary, Unlocking the enduring social value of the Birkdale Community Precinct, 2022.
- *Urbis* – Birkdale Community Precinct – Draft Landscape Master Plan, 2022.
- *Urbis* – Birkdale Community Precinct – Design Guide, 2022.

**Engineering**

- Stantec – BCP Engineering Assessment, 2022.
- GHD - Internal services and connections plan, 2022.
- GHD - BCP Water and Power Supply Preliminary Options Investigation, 2022.
- Empower – Traffic concept BCP, 2022.
- VLC – BCP Demand precinct, Strategic Transport, 2021.
- Empower – Engineering Infrastructure Report, 2020.
- Pacific Geotech - Geotech Investigation, 2020.
- Engeny - Flooding study, 2018.
- Bennett & Bennett - Site survey plans Willards Farm, 2017.

**Ecology**

- Cardno - Early Works and Social Land Management Plan, 2021.
- Bio-link - Koala Habitat Report, 2021
- University of Sunshine Coast - Koala Survey Report, 2021.
- Ten Rivers - Bushfire Management Plan, 2021.
- Cardno - Ecological Assessment Report and EMP, 2020.

**Heritage**

- Numerous heritage consultant advice, 2022.
- Extent Heritage – Peer review Updated Draft Willards Farm CMP
- Australian Heritage Specialists - Draft update Willards Farm CMP, 2021.
- Australian Heritage Specialists - Former US Army Radio Receiving Station CMP, 2020.
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**"Of Place - A Precinct Grounded in Birkdale"**



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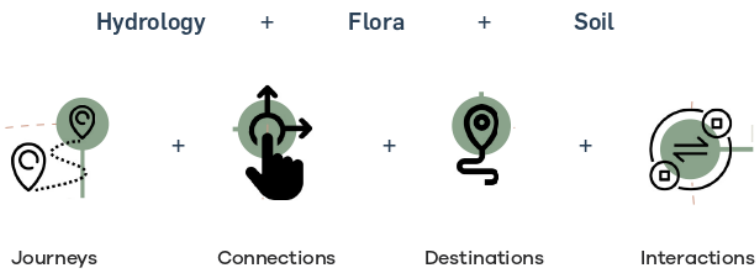
# Executive Summary

A vision... for a community open space... that has something for everyone...

A long term vision that activates open space and enhances nature.

The Birkdale Community Precinct Draft Landscape Masterplan sets out a long-term framework for the activation of open space, rehabilitation of ecosystems and thematic programming of activities set amongst this unique landscape in Redlands. The landscape masterplan will be activated through environmental, recreational, heritage and cultural place-making themes and manifested in 'place' through the landscape opportunities of journeys, connections, destinations and interactions.

## Landscape Opportunities



## Vision Principles

precinct principles defining the landscape opportunities



Environmental

protect and showcase the environment



Recreational

memorable and exciting experiences



Cultural

opportunities for learning and discovery



Heritage

connecting to place and history

**A Vision for 2027 to 2031: The Short to Medium Term Vision for Birkdale**

The 2027 vision sets out a base masterplan framework of open space, environmental rehabilitation areas, and active destinations linked through a variety of user experiences through the site. A primary pedestrian 'journey' through the site links programmed destinations that consist of cultural, recreational, heritage, open space, entertainment, innovation, adventure sports, and conservation hubs and experiences. The masterplan is facilitated through a set of landscape frameworks consisting of journeys, connections, destinations and interactions that ground the vision in 'place'

**A Vision for 2032 to 2042: The Long Term Vision for Birkdale**

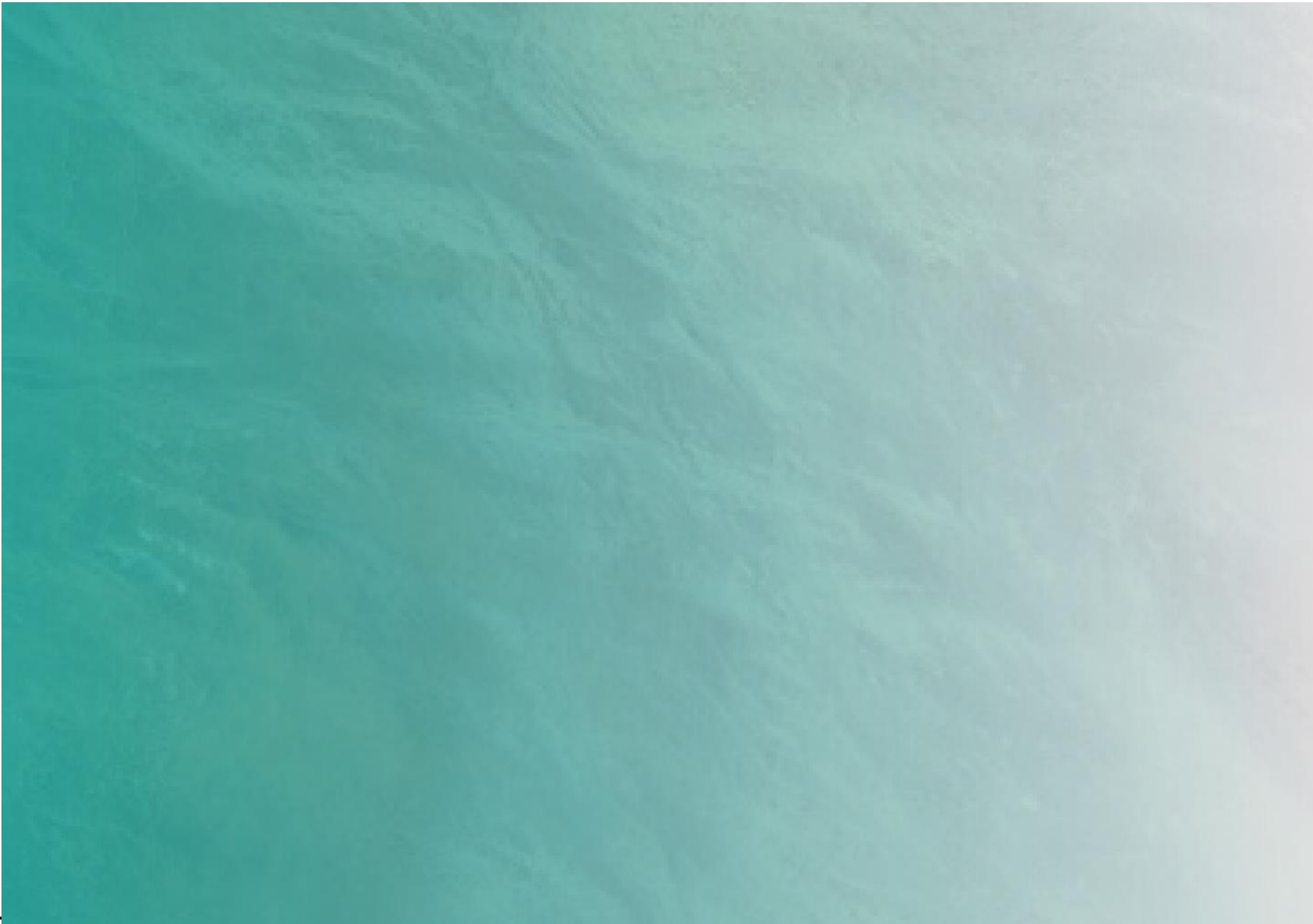
The 2032 vision builds upon the masterplan framework established through the development of open space, environmental rehabilitation areas and active destinations with an emphasis on long-term strategic outcomes for the community's engagement with the precinct. The user experience of 'place' at Birkdale will be enhanced through complimentary improvements to the adventure play, swimming lagoons, and adventure sports facilities. Landscape frameworks consisting of journeys, connections, destinations and interactions will facilitate these improvements. A long-term strategic framework for the user experience will be created through the application of the vision principles and the landscape opportunities.



# **Birkdale Community Precinct Understanding It Today**

# **A**





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A.1

# Understanding the Landscape

62 hectares of community land set amongst a local context of diverse blue and green ecosystems.

The Birkdale Community Precinct Landscape Masterplan sits within an outstanding natural and cultural landscape. Bounded to the west and south by the Tingalpa Creek, a matrix of blue and green ecosystems interconnect with the site's mosaic of hydrology systems, wetland habitats, and grasslands.

The strategic context of the site illustrates the Birkdale Community Precinct as a confluence of blue and green ecosystems. The blue and green ecosystems of Lacustrines (waterbodies), Estuarines (waterbodies influenced by saltwater), Palustrines (wetland edges) and Riverines (water channels and banks) are evident at Birkdale but representative of the Redlands Coast. The red soil of the Redlands Coast is a unique landscape characteristic of this region and is a byproduct of the remnant rainforest vegetation found throughout the Redlands Coast region where vegetation meets water. The red terrain or 'Red-Soft-Earth' is a defining feature in our understanding of the Redlands Coast Landscape.

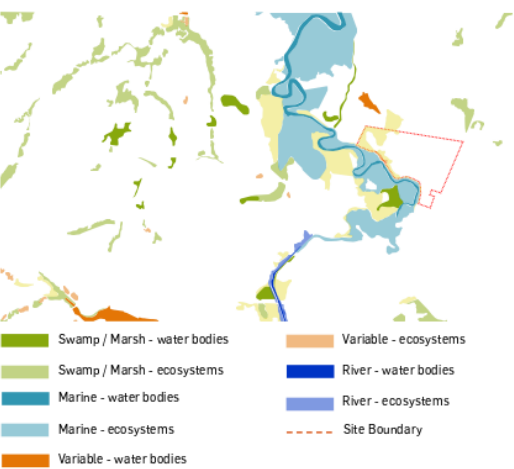
Key Characteristics of the Landscape



Key Characteristics of the Landscape



Hydrology



Variable -

Water bodies that include billabongs, swamps, bogs, springs and soaks. Palustrine water bodies have more than 30% emergent vegetation.

Marine -

Marine ecosystems containing oceanic water. Intertidal ecosystems based on the biophysical attribute of inundation.

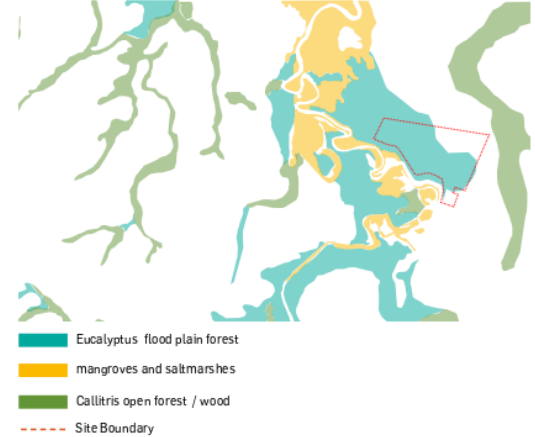
River -

Water networks that connect to larger water bodies. Water levels are variable and fluctuate with seasonal changes in the environment.

Swamp / Marsh -

Modified wetlands that contain deep, standing or slow moving waters and are highly variable.

Flora



Eucalyptus Floodplain Forest -

Regional Ecosystem 12.3.11

*Corymbia intermedia* open forest on alluvial plains within coastal areas. Ecosystems containing predominantly *Eucalyptus tereticornis*.

Mangroves and Saltmarshes -

Regional Ecosystem 12.1.2

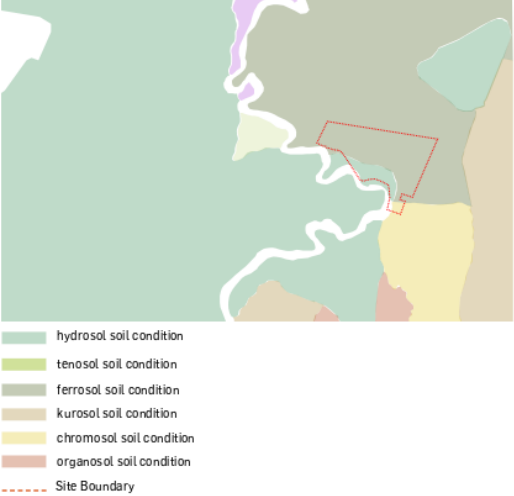
Intertidal wetland ecosystems consisting of saltpan vegetation. Consists primarily of salt marshland and sedgeland on marine clay plains.

Callitris Open Forest -

Regional Ecosystem 12.5.2

Non-wetland forest predominantly located adjacent to the coast on deep red soils - containing *Corymbia intermedia* and *Eucalyptus tereticornis*.

Soil



Hydrosol Soil - Seasonally or permanently saturated

Tenosol Soil - Limited substructure soil

Ferrosol Soil - Deep red friable soil conditions

Kurosol Soil - Siliceous and high in water saturation

Chromosol Soil - Contains strong texture and contrast

Organosol Soil - Rich and high organic matter soil



A.2

# Understanding the Site

## A unique mosaic of open space, ecological habitats, social-history and cultural capital

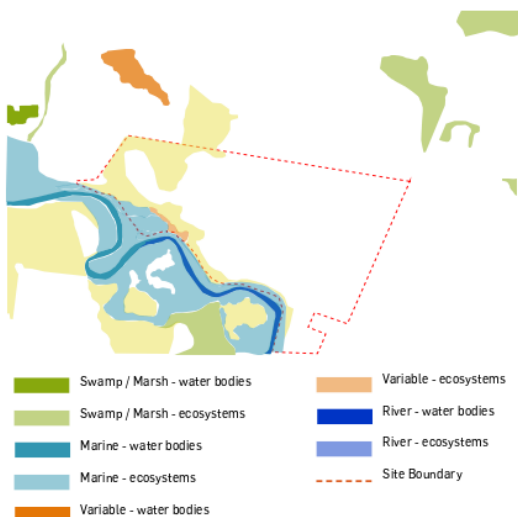
The Birkdale Community Precinct Landscape Masterplan is grounded within a diversity of ecosystems, open space, and historical and social capital. The unique characteristics of the site sit amongst a variety of blue and green infrastructures that manifest across the site’s environs creating a diverse and intricate land-scape character.

A core driver of the landscape masterplan is to enhance and build-upon the existing built and natural assets. Significant built heritage assets include the World War Two Radio Receiving Site and Willards Farm, whilst existing natural features include the Tingalpa Creek and Native Grasslands. The Birkdale Community Precinct offers a unique opportunity to position the landscape master plan framework in ‘place’ and of ‘Redlands’ while enhancing the existing built and natural features through the thematic programming of new destinations, journeys, links and connections.

### Key Characteristics of the Site



## Hydrology



### Variable -

Water bodies that include billabongs, swamps, bogs, springs and soaks. Palustrine water bodies have more than 30% emergent vegetation.

### Marine -

Marine ecosystems containing oceanic water. Intertidal ecosystems based on the biophysical attribute of inundation.

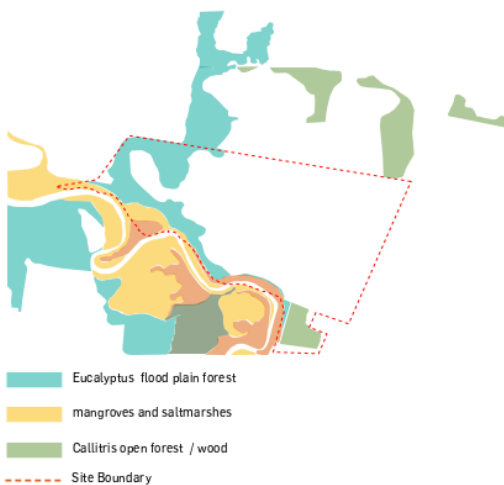
### River -

Water networks that connect to larger water bodies. Water levels are variable and fluctuate with seasonal changes in the environment.

### Swamp / Marsh -

Modified wetlands that contain deep, standing or slow moving waters and are highly variable.

## Flora



### Eucalyptus Floodplain Forest -

#### Regional Ecosystem 12.3.11

*Corymbia intermedia* open forest on alluvial plains within coastal areas. Ecosystems containing predominantly *Eucalyptus tereticornis*.

### Mangroves and Saltmarshes -

#### Regional Ecosystem 12.1.2

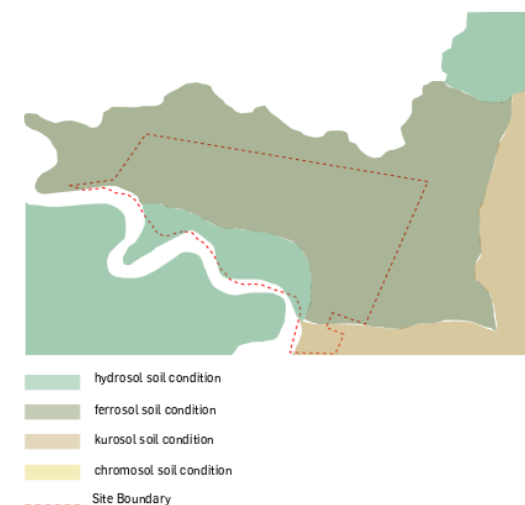
Intertidal wetland ecosystems consisting of saltpan vegetation. Consists primarily of salt marshland and sedgeland on marine clay plains.

### Callitris Open Forest -

#### Regional Ecosystem 12.5.2

Non-wetland forest predominantly located adjacent to the coast on deep red soils - containing *Corymbia intermedia* and *Eucalyptus tereticornis*.

## Soil



### Hydrosol Soil - Seasonally or permanently saturated

### Tenosol Soil - Limited substructure soil

### Ferrosol Soil - Deep red friable soil conditions

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### Chromosol Soil - Contains strong texture and contrast

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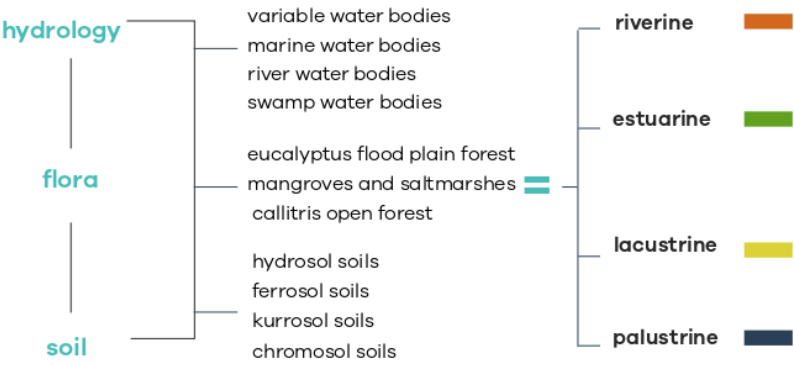
A.3

# Understanding the Natural Characteristics

Hydrology, flora and soil overlaid form the unique ecological characteristics of landscape and site.

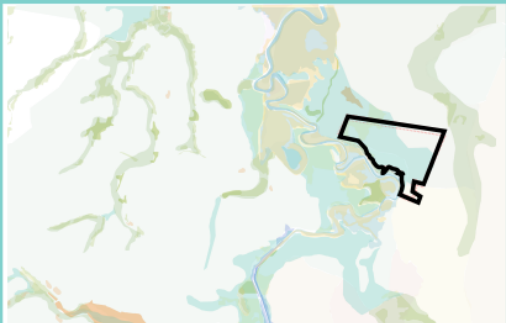
The unique characteristics of hydrology, flora and soil define the special landscape attributes of the surrounding landscape and site. The hydrological conditions give rise to the characteristic red-soil of the Redland Bay region, whilst the soil conditions give rise to the variety of native vegetation and ecological systems. The overlay mapping of the hydrology, flora and soil characteristics creates a unique landscape mosaic culminating in four regional ecosystems; the riverine, estuarine, lacustrine and palustrine. These ecosystems consist of a variety of water bodies, forests and soil types.

## Key Natural Characteristics

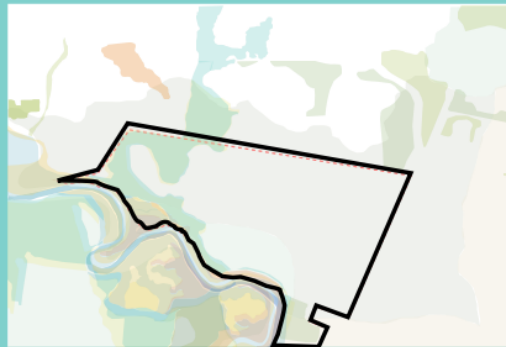


## Natural Characteristics

Hydrology, flora and soil overlaid



THE LANDSCAPE

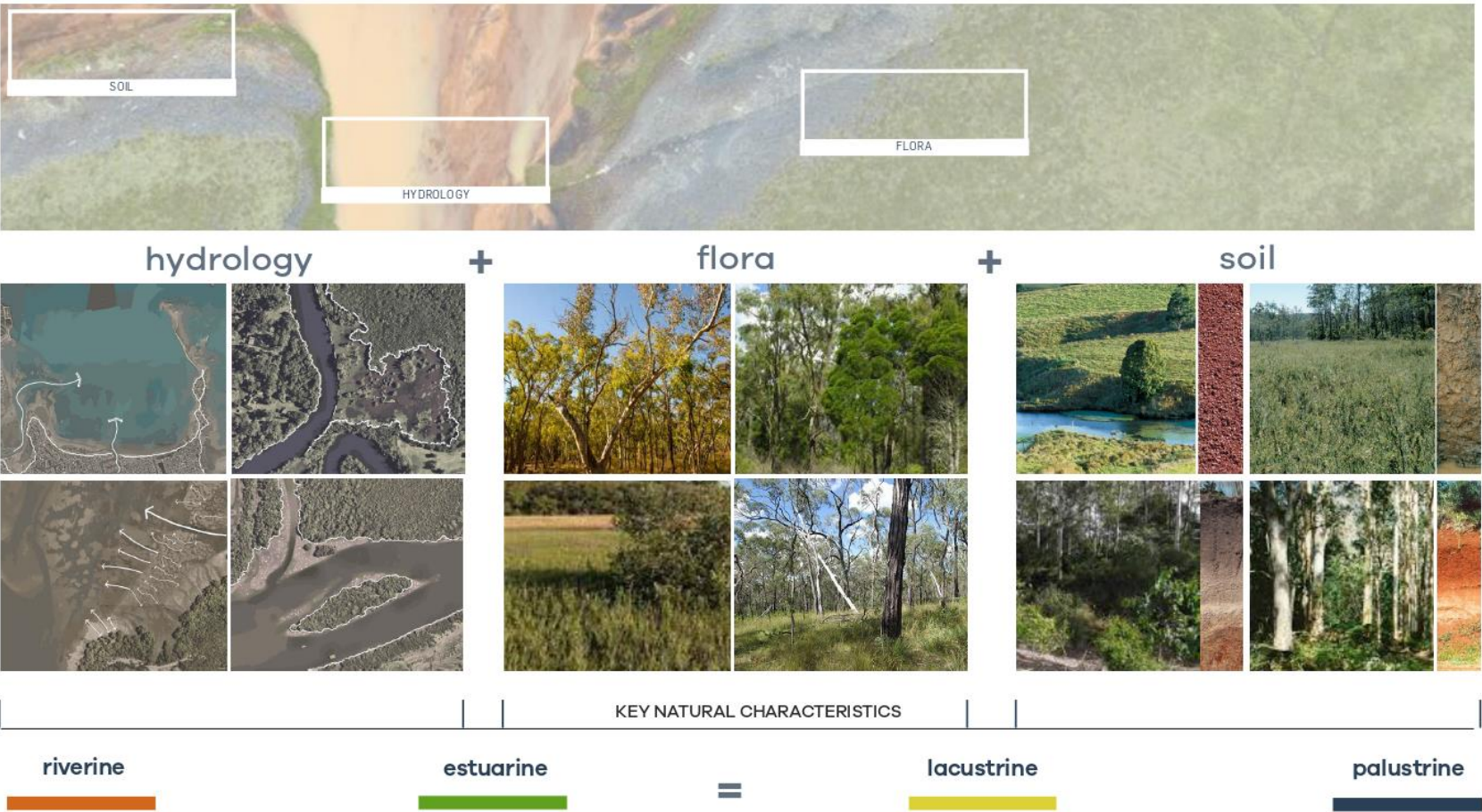


THE SITE



A.3.1

The key natural characteristics



A.4

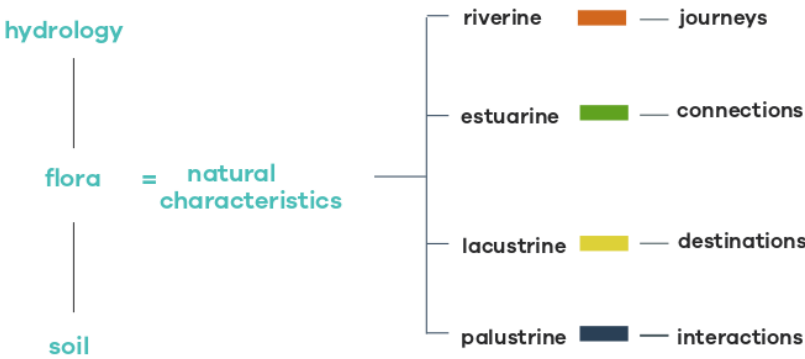
# Defining the Natural Characteristics

## Key characteristics that will define the landscape masterplan outcomes.

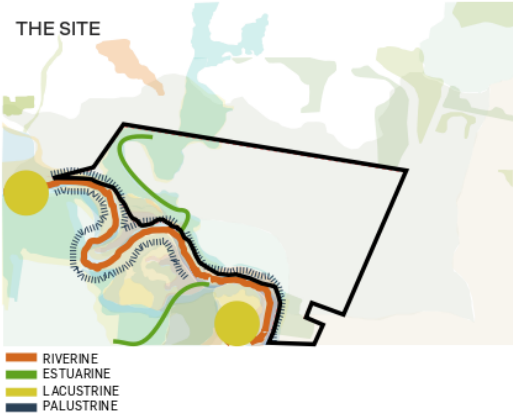
The hydrology, flora and soil characteristics at the landscape and site scale form four distinct ecosystems. The riverine, estuarine, lacustrine and palustrine ecosystems contain characteristics unique to their environmental classification. Defining the key characteristics of these ecosystems allows for a set of design outcomes to be applied across the masterplan. The design outcomes are attributed to the four ecosystems at the landscape and site scale and are therefore grounded in place and are distinctly of the Redlands Coast landscape.

The four ecosystems give rise to unique associated attributes including; the activity and destination of open water wetlands, the edges and interactions of common wetlands, the flexibility and connections of oceanic and freshwater wetlands, and the movement and journey of riverside waterways. The landscape masterplan sets-out to distill four unique attributes from these categories. Journeys, connections, destinations, and interactions define the key characteristics of the ecologies and are the design drivers for the masterplan outcome.

### The Natural Characteristics Explained



### NATURAL CHARACTERISTICS



## A.4.1

## The natural characteristics explained



## LACUSTRINE

open water wetland with fringe vegetation

KEY CHARACTERISTICS:

Activity

Destination



## ESTUARINE

fresh meets oceanic water

KEY CHARACTERISTICS:

Connections

Flexibility



## PALUSTRINE

common wetland

KEY CHARACTERISTICS:

Edges

Interactions



## RIVERINE

waterway with streamside vegetation

KEY CHARACTERISTICS:

Movement

Journey

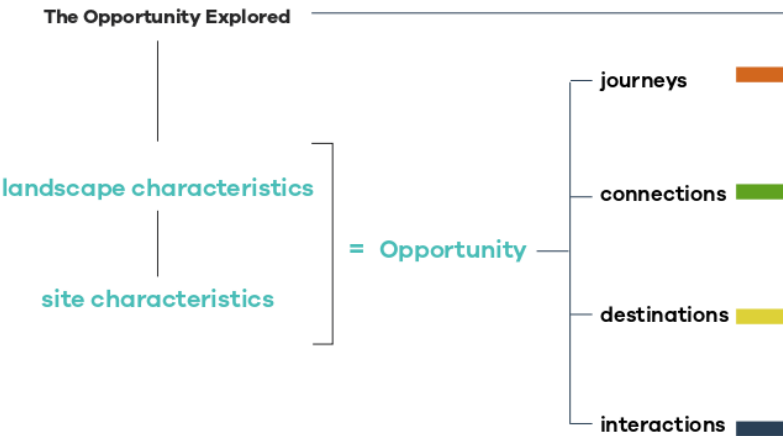


A.5

# The Opportunity

## Birkdale Community Precinct - defined through journeys, interactions, connections and destinations

The Birkdale Community Precinct has the opportunity to define the landscape masterplan through journeys, interactions, connections and destinations throughout the precinct. The unique blue and green ecosystems throughout the Redlands vicinity create the opportunity to program landscape features that link back to these characteristics and ground the landscape masterplan through place and context. The Riverine, Palustrine, Estuarine and Lacustrine blue and green infrastructures, that define the red earth of Redlands, are the catalysts for the landscape masterplan outcomes.



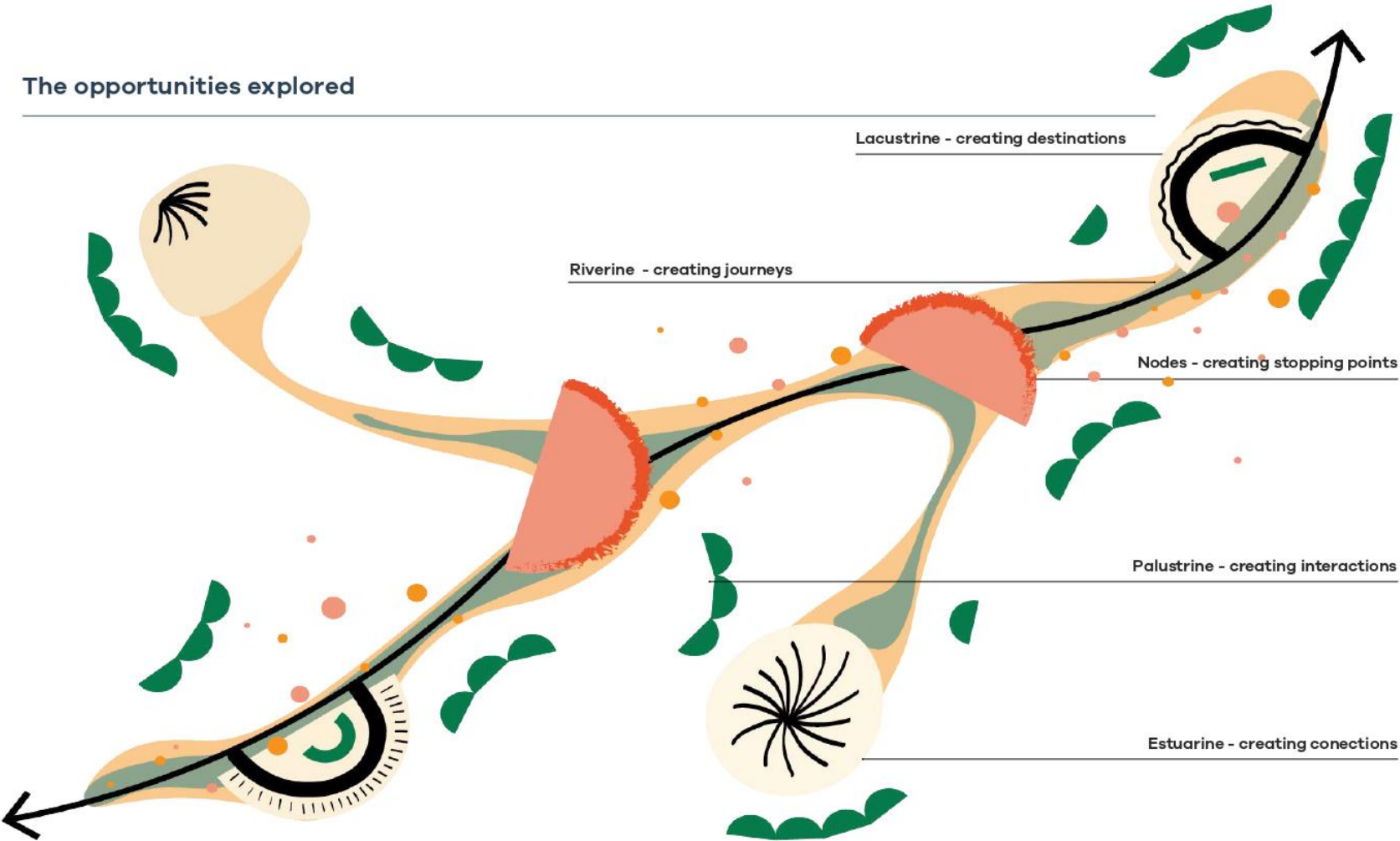
THE LANDSCAPE



THE SITE

A.5.1

The opportunities explored



A.6

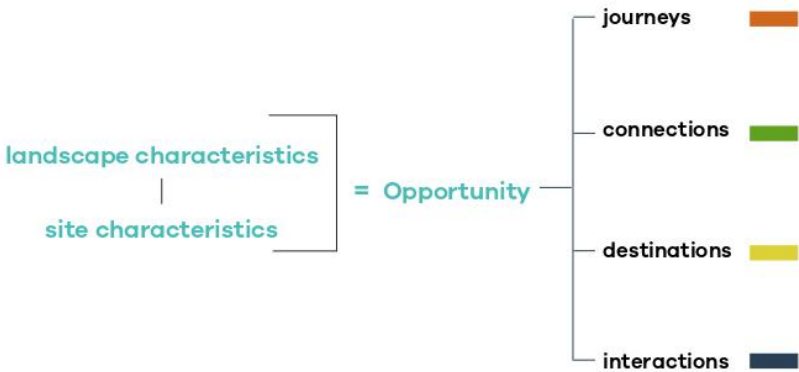
# The Opportunity

## Journeys, interactions, connections and destinations as opportunities for the landscape masterplan

The Birkdale Community Precinct has the opportunity to define the landscape masterplan through journeys, interactions, connections and destinations throughout the site. The unique blue and green ecosystems throughout the Redland Bay vicinity create the opportunity to program landscape features that link back to these characteristics.

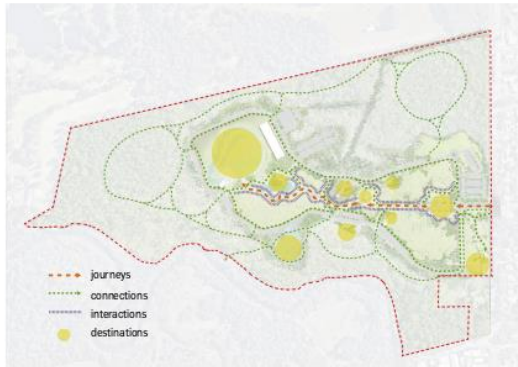
The Riverine, Palustrine, Estuarine and Lacustrine blue and green infrastructures, which define the red earth of Redlands, are the catalysts for the masterplan outcomes. Birkdale offers a unique opportunity to position the master plan framework to enhance the existing built and natural features whilst programming new destinations, journeys, links and connections amongst the existing natural and built features.

### The Opportunity Explained



### THE OPPORTUNITIES

#### 2027-2031 LANDSCAPE MASTERPLAN



#### 2032-2042 LANDSCAPE MASTERPLAN



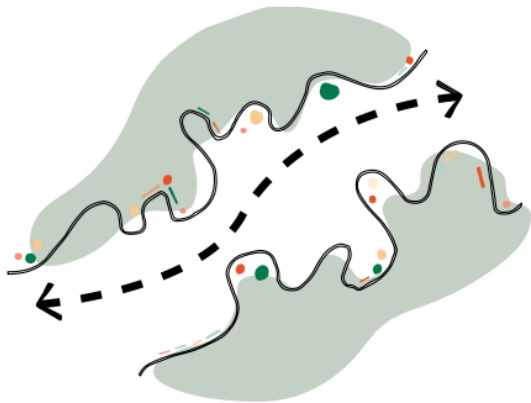


A.6.1

The opportunities explained



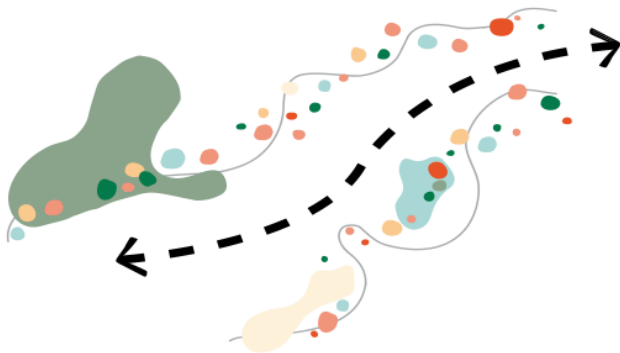
CREATING DESTINATIONS



CREATING INTERACTIONS



CREATING CONNECTIONS



CREATING JOURNEYS

# **Birkdale Community Precinct The Vision**

# **B**



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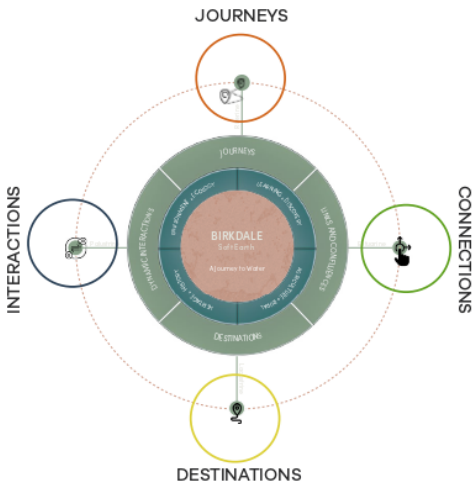


B.1

# Vision Pillars

A vision grounded in the landscape and defined through place

The vision is grounded in place through the application of the landscape design drivers which have been defined through a thorough analysis of the landscape and site hydro-logical, floral and soil conditions. The landscape vision pillars consisting of journeys, connections, destinations and interactions set the design parameters that character-ise the recreational, environmental, cultural and heritage principles – defining the key place themes.



## Principles

RECREATIONAL

ENVIRONMENTAL

CULTURAL

HERITAGE

## Opportunities

JOURNEYS

CONNECTIONS

DESTINATIONS

INTERACTIONS

pedestrian spine

interpretive walk  
wetland walk  
pedestrian paths

pedestrian plaza  
memorial space  
wwii receiving station experience  
swimming lagoon  
wildlife activities centre  
white-water facility  
willards farm

furniture  
open space

VISION PILLARS

B.1.1

The principles and opportunities applied to the landscape masterplan

JOURNEYS



pedestrian spine

CONNECTIONS



interpretive walk  
wetland walk  
pedestrian paths

DESTINATIONS

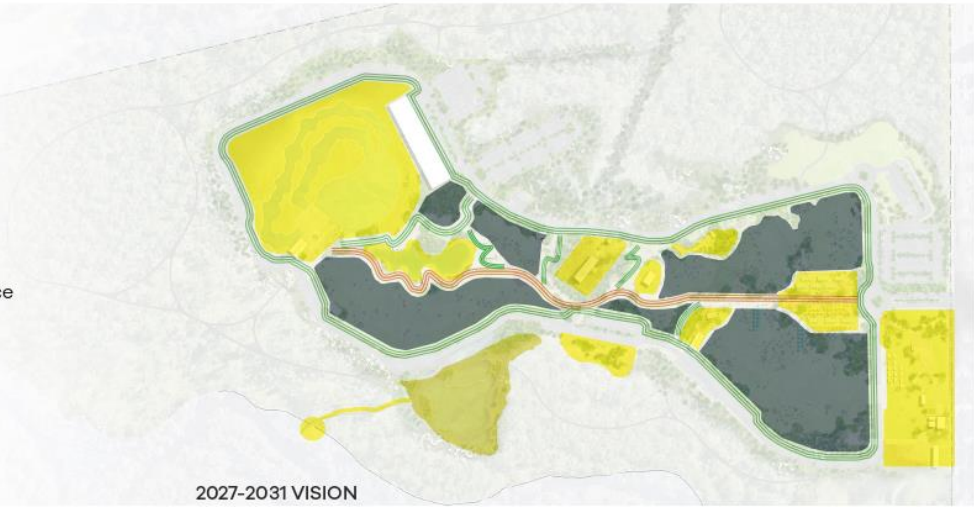


pedestrian plaza  
memorial space  
wwii receiving station experience  
swimming lagoon  
wildlife activities centre  
willards farm  
white-water rafting facility

INTERACTIONS



furniture  
open space



JOURNEYS



pedestrian spine

CONNECTIONS



interpretive walk  
wetland walk  
pedestrian paths

DESTINATIONS

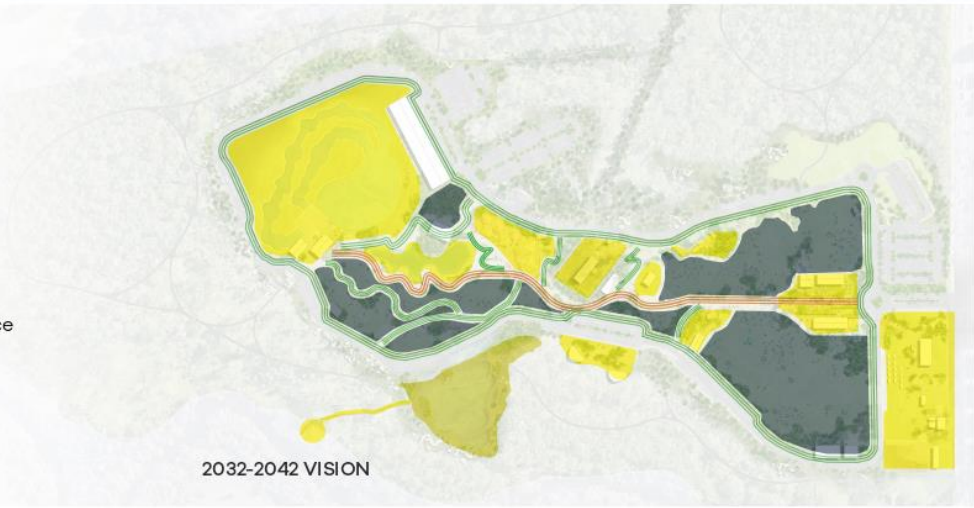


pedestrian plaza  
memorial space  
wwii receiving station experience  
swimming lagoon  
wildlife activities centre  
willards farm  
white-water rafting facility  
adventure play

INTERACTIONS



furniture  
open space



B.2

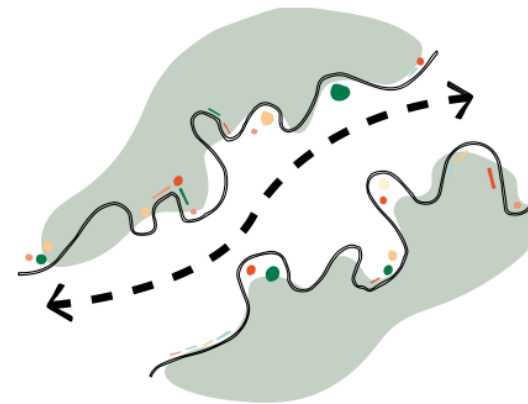
## Vision Pillars Applied



### CREATING DESTINATIONS

Creating Destinations at Birkdale - this strategy will ensure that destinations and areas of activity are programmed throughout the precinct, delivering high-quality amenity spaces and experiences.

- 1a provide a range of activities and experiences
- 1b utilise materiality to define the space's character
- 1c maximise opportunities for the user's engagement



### CREATING INTERACTIONS

Creating Interactions at Birkdale - this strategy will emphasise pockets of spaces of varying size for relaxation, recreation and cultural activities, delivering a diversity of experiences for all demographics and age-groups.

- 2a create a diversity of spaces for varying experiences
- 2b provide plazas and seating areas for stopping
- 2c utilise planting to define spaces and open vistas



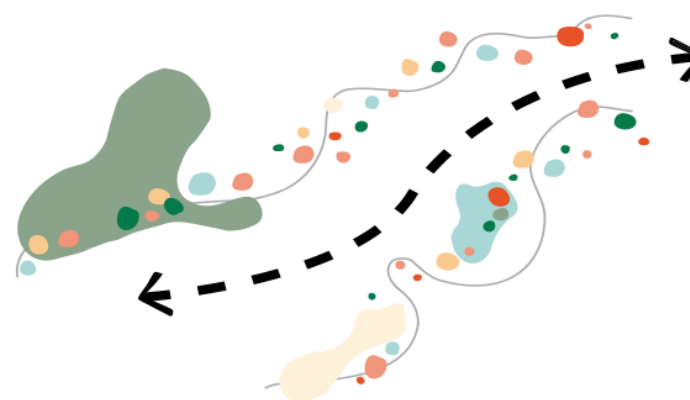
## B.2.1



### CREATING CONNECTIONS

Creating Connections at Birkdale - this strategy will prioritise pedestrian links and connections between spaces and the wider natural habitat, delivering a variety of pedestrian experiences through open space, woodlands and waterways.

- 3a maximise opportunities to link with the bushland
- 3b utilise materiality to show transitions between areas
- 3c create a variety of pedestrian experiences



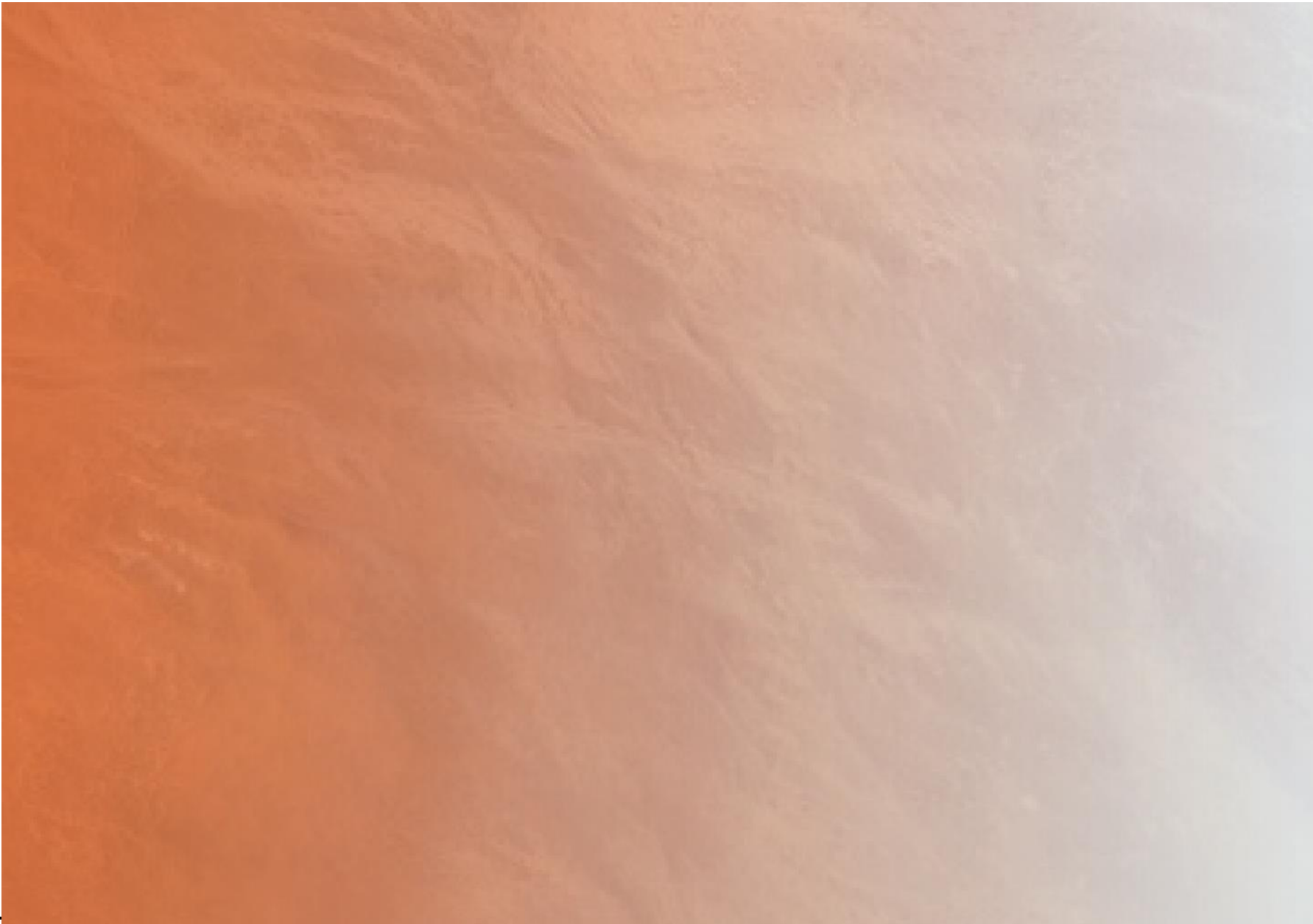
### CREATING JOURNEYS

Creating Journeys at Birkdale - this strategy will emphasise a central journey and pedestrian spine linking spaces, experiences and activities through the precinct, delivering opportunities for stopping and engaging with the precinct.

- 4a create clear wayfinding from the entry
- 4b utilise planting and materiality to define the journey
- 4c promote meandering paths to slow the journey

# **Birkdale Community Precinct The Plan**

C





## C.1

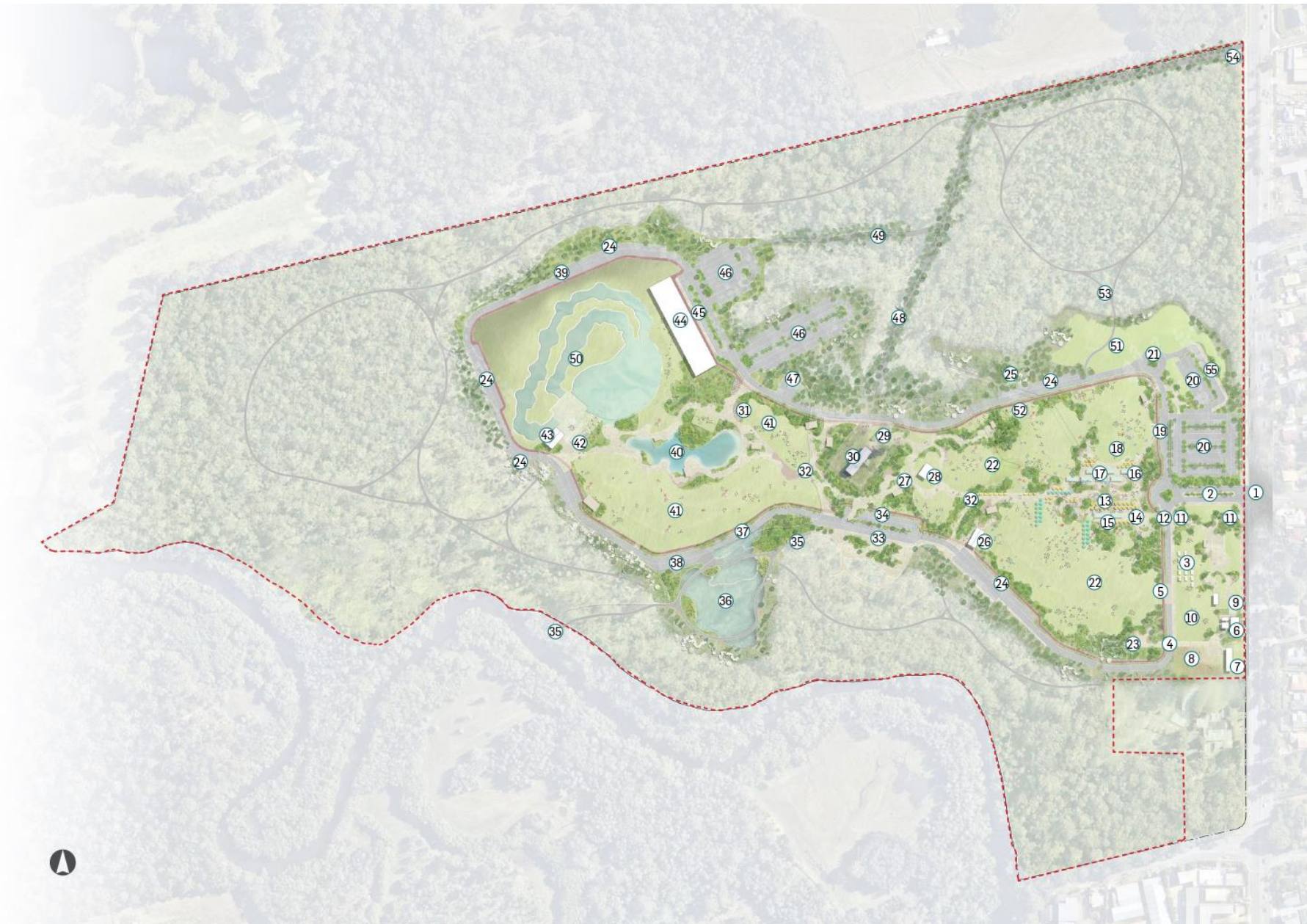
# The Masterplan 2027 - 2031

The 2027 - 2031 vision sets out a base masterplan framework of open space, environmental rehabilitation areas and active destinations linked through a variety of user experiences through the site. A primary pedestrian 'journey' through the site links programmed destinations that consist of cultural, recreational, heritage, open space, entertainment, innovation, adventure sports and conservation hubs and experiences.

## Legend

- |   |   |  |
|---|---|--|
| 1 Intersection upgrade: Entry off Old Cleveland Road                                  | 22 Flexible open lawn spaces  | 44 Administration and facilities building                      |
| 2 Landscape entry: Centre median and wide verges                                      | 23 Future innovation area   | 45 Bus / Coach setdown and drop off parking                    |
| 3 Willards Green: Market stalls   | 24 Peripheral parking: (Shade trees not illustrated)                | 46 Car parking with charging stations                          |
| 4 Shared surface pedestrian plaza: Willards Farm and innovation hub                   | 25 Existing antenna set into revegetated buffers                    | 47 Helipad   |
| 5 Pedestrian and bicycle shared loop path   | 26 Amphitheatre stage: (Temporary with allocated services)          | 48 Secondary access road: Services and emergency vehicles only |
| 6 Willard residence experience  | 27 Plaza with amenities: Seating and service provision              | 49 Emergency vehicle access only                               |
| 7 Milk shed and farming education   | 28 Memorial and contemplation space                                 | 50 Future whitewater facility footprint                        |
| 8 Farming crops for education and experience  | 29 WW2 Radio Receiving Station Entry Plaza                          | 51 Adaptive space for future needs and potential bus setdown   |
| 9 Victorian garden experience   | 30 WW2 Radio Receiving Station Immersive Experience                 | 52 Setdown outdoor games area: Adults                          |
| 10 Willards Green: Grassed open space   | 31 Adventure trail: Dry creek bed with drainage / hydraulic overlay | 53 Bush walks  |
| 11 Willards Farm entries  | 32 Plaza with amenities, seating and service provision              | 54 Secondary vehicular access                                  |
| 12 Pedestrian link and road crossing  | 33 Car parking with charging stations                               | 55 Bus setdown   |
| 13 Pedestrian plaza and gathering space for events                                    | 34 Dedicated bus setdown to future wildlife and Landcare centre     |  |
| 14 Temporary container facility housing cultural centre                               | 35 Wetland walk and canoe / kayak launch                            |  |
| 15 Bush tucker gardens  | 36 Wetland / WSUD device  |  |
| 16 Temporary container facility: Housing Information and Environmental Visitor Centre | 37 Feature bridge crossing  |  |
| 17 Temporary container facility housing equipment hire                                | 38 Canoe and kayak setdown area                                     |  |
| 18 Concave amphitheatre: Integrated into existing antenna                             | 39 Loop / Circuit Road: Two-way                                     |  |
| 19 Bus set down and pickup: Dedicated to Hub 4  | 40 Swimming lagoon  |  |
| 20 Car parking with charging stations   | 41 Open space: Accommodating temporary events                       |  |
| 21 Vehicle and bus turnaround   | 42 Plaza with amenities and seating provision                       |  |
|   | 43 Water treatment facility   |  |





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C.1.1

# Strategies and Outcomes

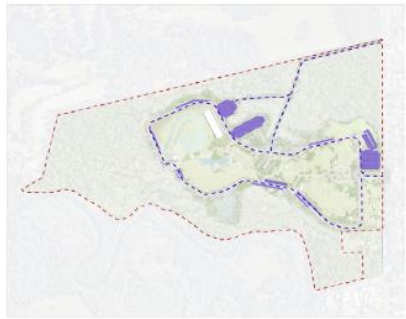
## From visioning to realisation:

The Birkdale Community Precinct has four guiding strategies that have been applied to achieve the design outcomes of the masterplan. The guiding strategies build upon the aspirations, vision principles, and opportunities defined through the masterplan analysis and community engagement process. Each strategy provides a clear framework for the 2027 to 2031 design outcomes and sets out the core ideas and actions to bring the vision to life.

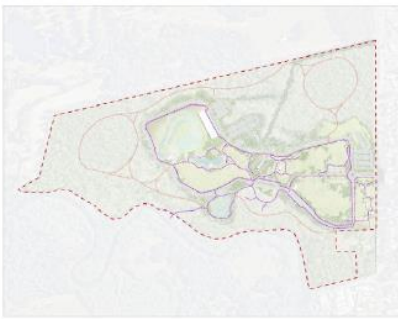
## Strategies for the masterplan

- A JOURNEYS
- B LINKS
- C DESTINATIONS
- D INTERACTIONS

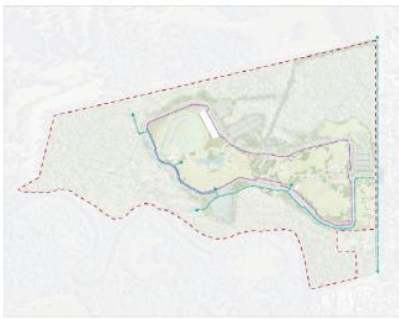
## Outcomes for the masterplan



car parking and circulation



pedestrian circulation



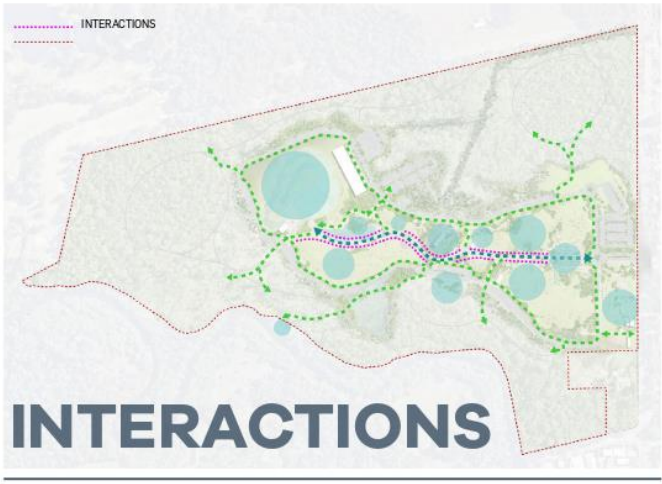
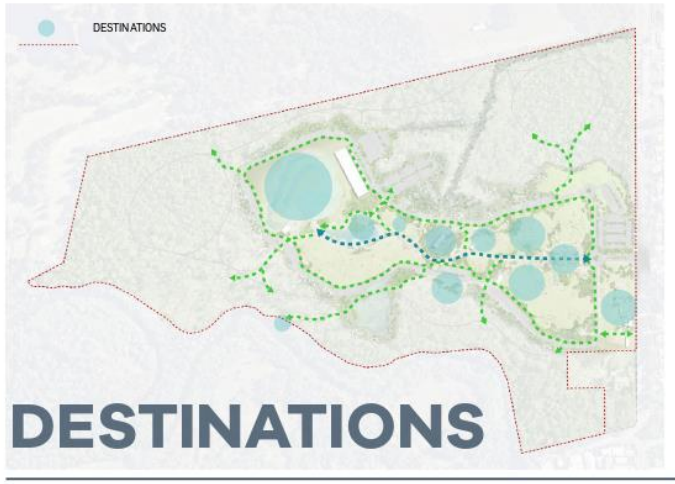
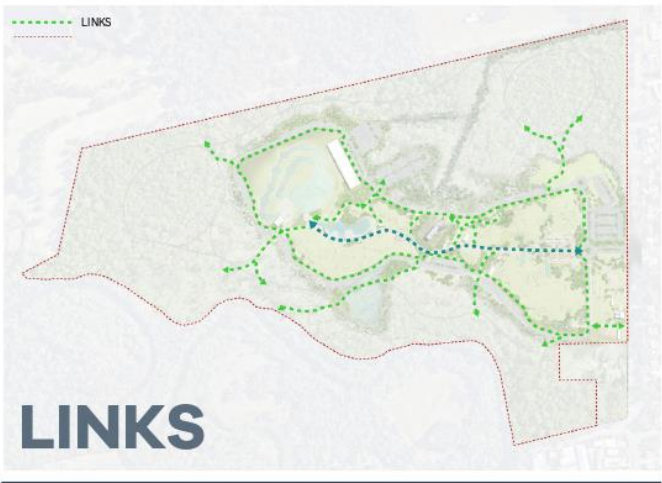
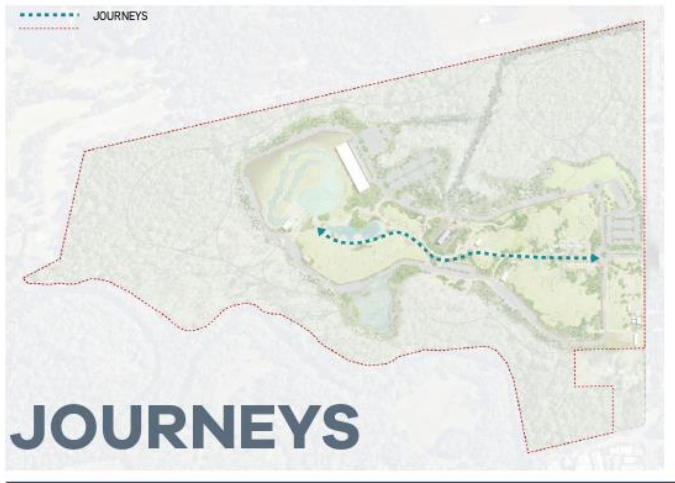
active transport



landscaped areas



C.1.2



C.2

# The Masterplan 2032 - 2042

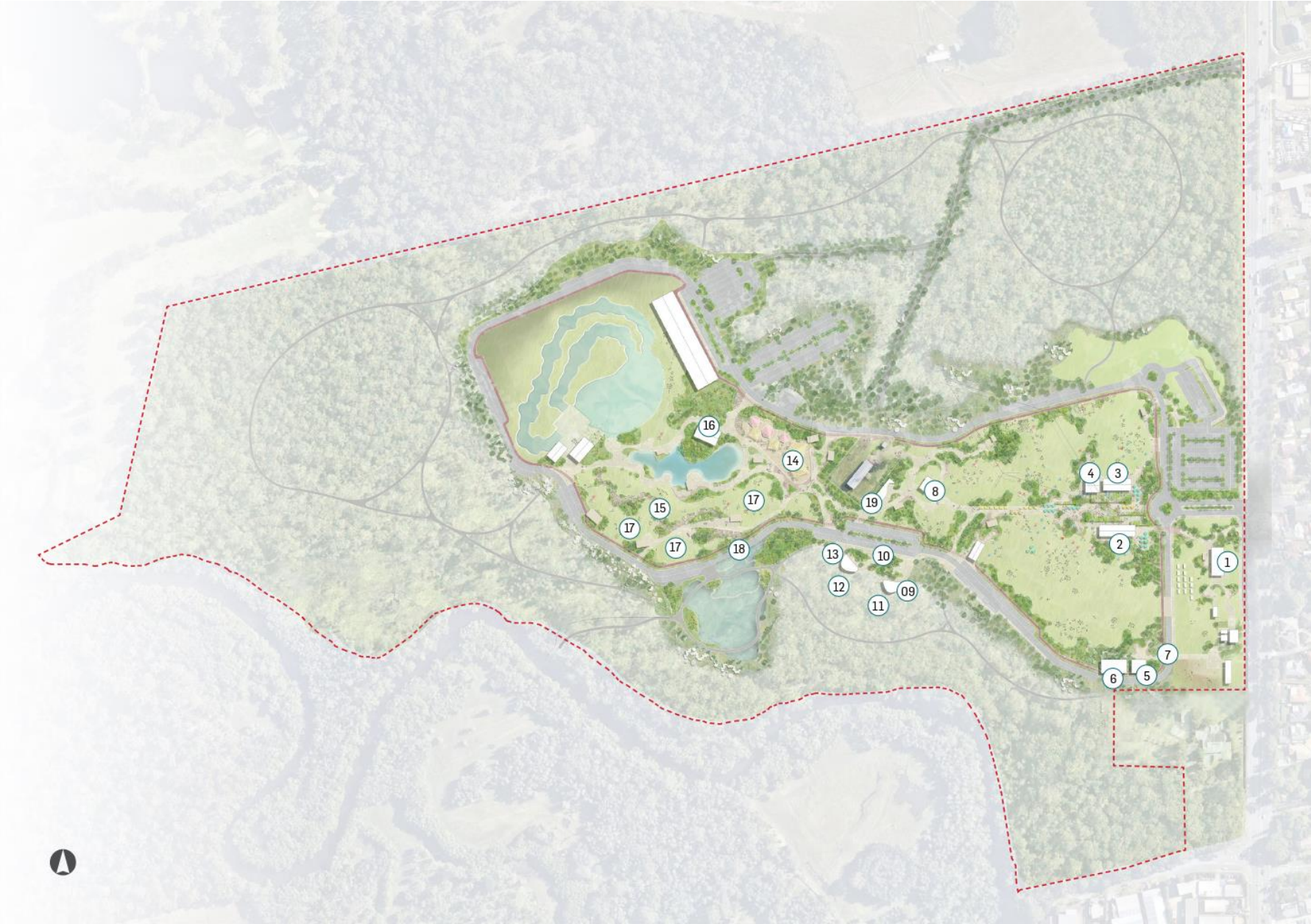
The 2032 to 2042 vision builds upon the landscape masterplan framework established through the development of open space, environmental rehabilitation areas and active destinations, with an emphasis on long-term strategic outcomes for the community's engagement with the precinct. The user experience of 'place' at Birkdale is enhanced through the inclusion of additional programmed land-uses. Adventure play, swimming lagoons and adventure sports facilities are programmed and linked through the landscape framework of journeys, connections, destinations and interactions. A long-term strategic framework for the user experience is created through the interaction of the vision principles and the landscape opportunities.

- Legend**

  - 1 New restaurant / cooking school: Utilise Willard 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 Shared surface pedestrian plaza: Willards Farm and innovation hub
  - 8 Memorial / contemplation centre
  - 9 Wildlife and Landcare centre
  - 10 Flora and fauna habitat education displays
  - 11 Zipline launch
  - 12 Tree top walk launch
  - 13 Wildlife activities centre
  - 14 Adventure playground
- 15 Adventure trail: Dry creek bed with drainage / hydraulic overlay
  - 16 Indoor recreation building: Potential access to lake for increased use of water body
  - 17 Flexible open lawn spaces: With connections to adventure playground and lagoon
  - 18 Pedestrian bridge
  - 19 Multi-purpose facility: Art gallery / Community space









C.2.1

# Strategies and Outcomes

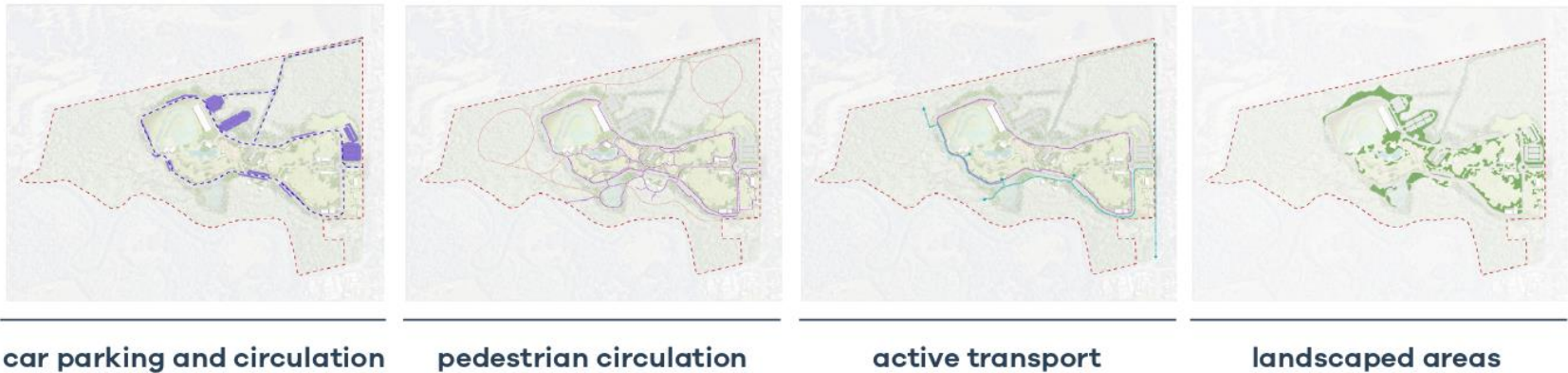
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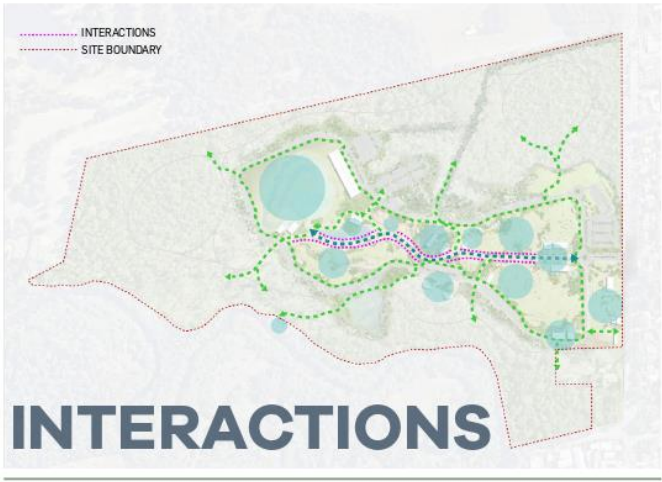
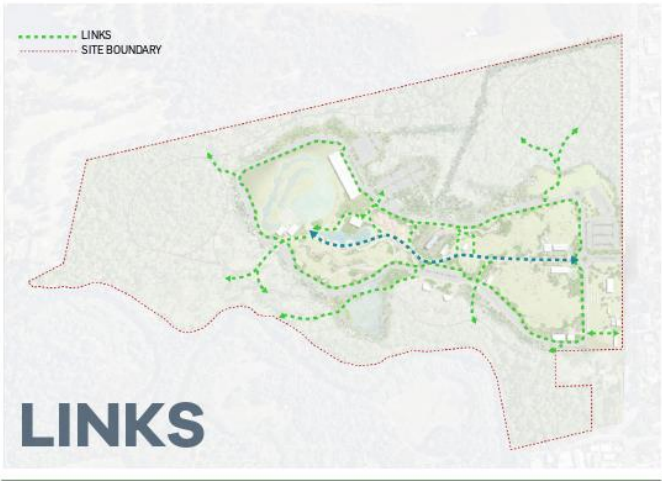
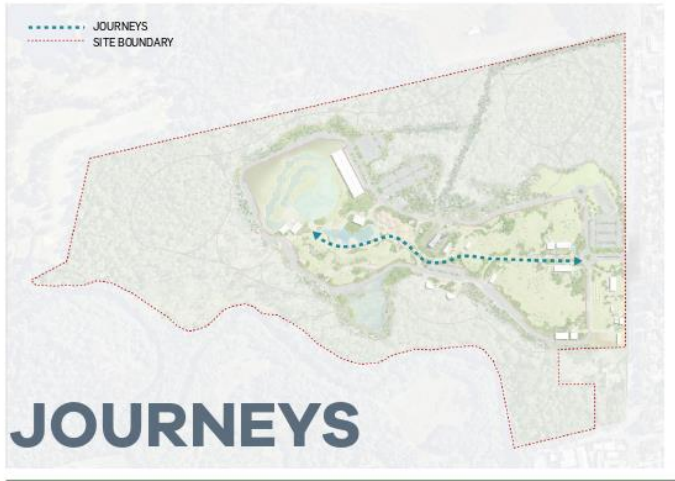
## Strategies for the masterplan

- A JOURNEYS
- B LINKS
- C DESTINATIONS
- D INTERACTIONS

## Outcomes for the masterplan



C.2.2



C.3

# Landscape Character

A landscape character based on the site conditions



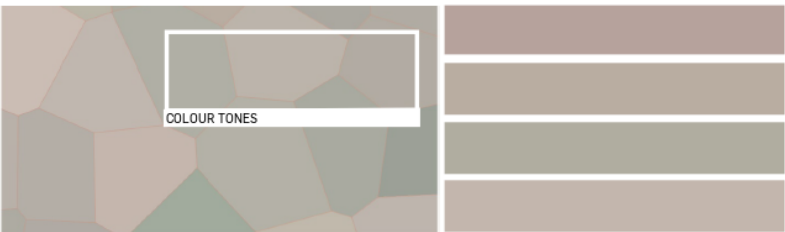
## CONNECTIONS



## JOURNEYS



## DESTINATIONS



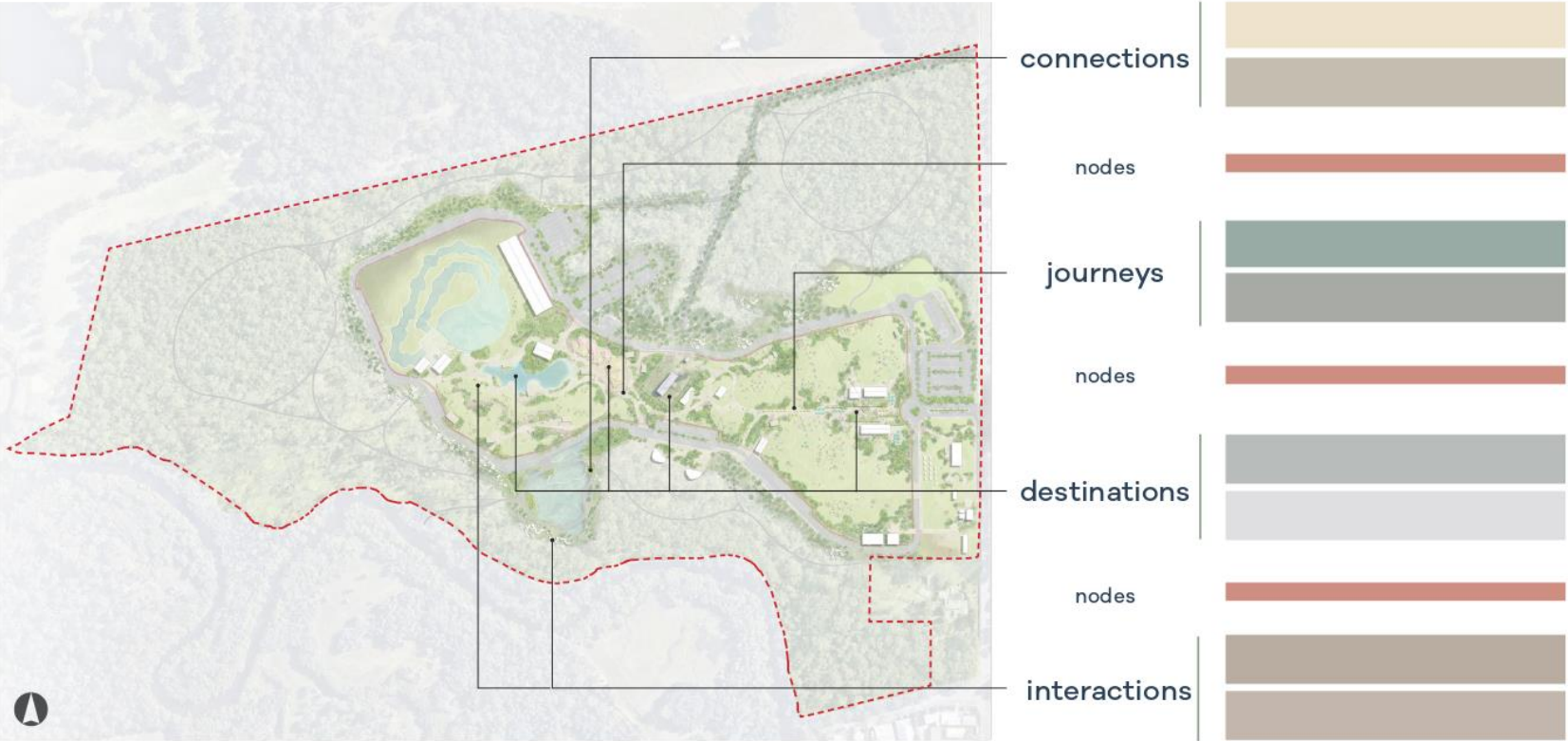
## INTERACTIONS



C.3.1

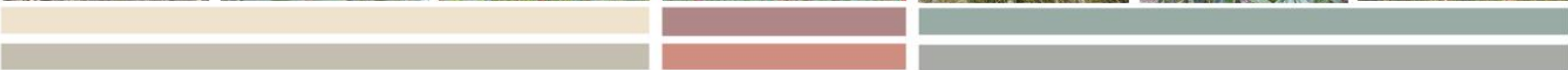
# Landscape Character

Applying the landscape character to the landscape masterplan



C.3.2

# Planting



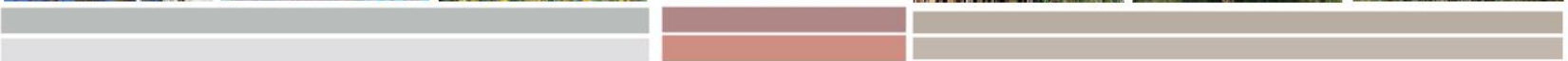
## CONNECTIONS

## NODES

## JOURNEYS

estuarine

riverine



## DESTINATIONS

## NODES

## INTERACTIONS


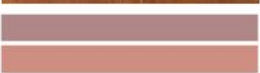
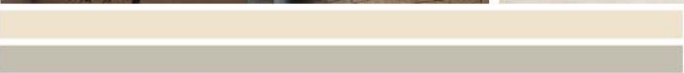


lacustrine

palustrine



C.3.3

# Materiality

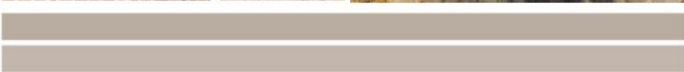
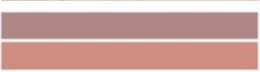





**CONNECTIONS**

**NODES**

**JOURNEYS**

estuarine



**DESTINATIONS**

**NODES**

**INTERACTIONS**

lacustrine

riverine

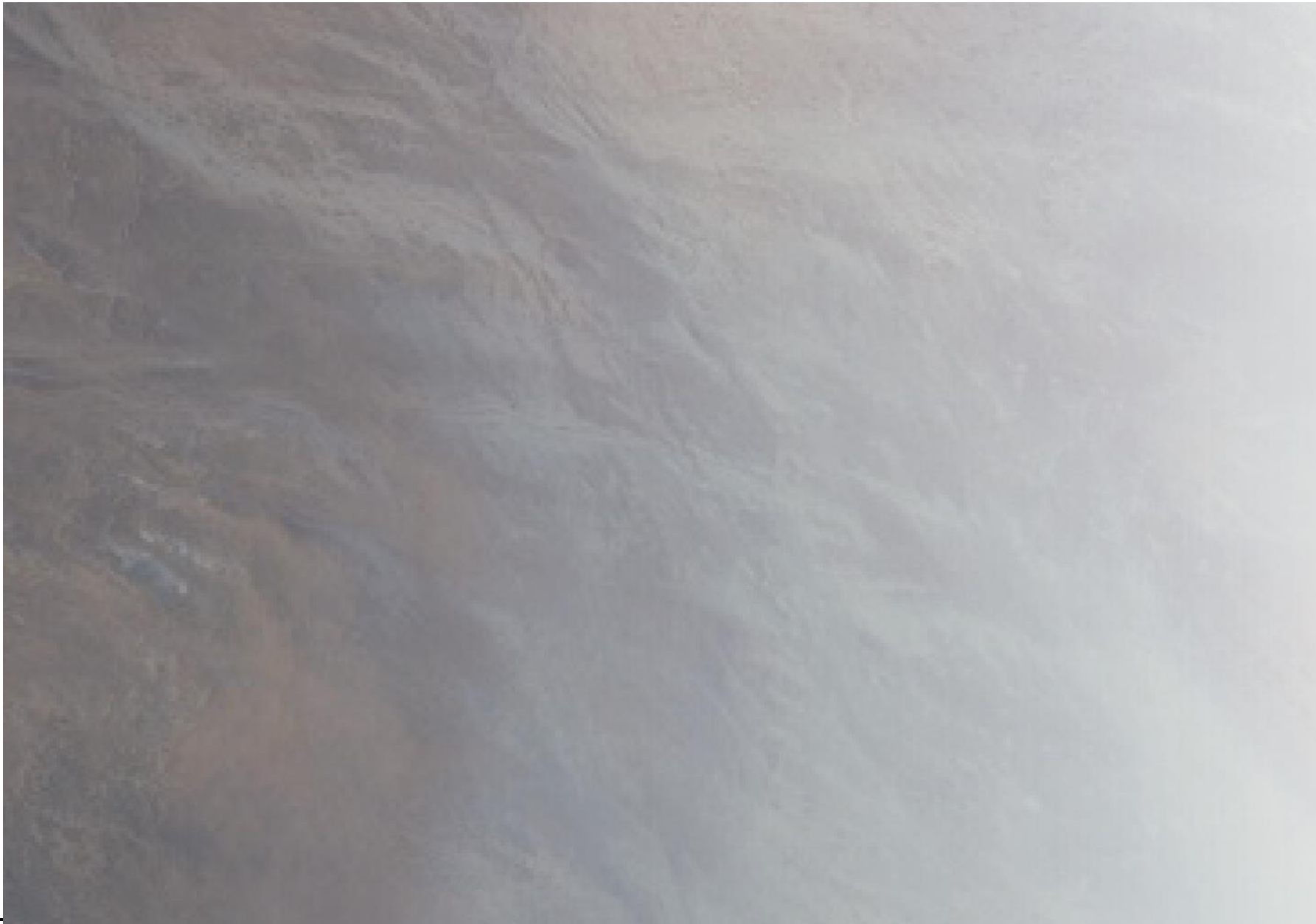
palustrine



# **Birkdale Community Precinct**

## **Key Places**

D



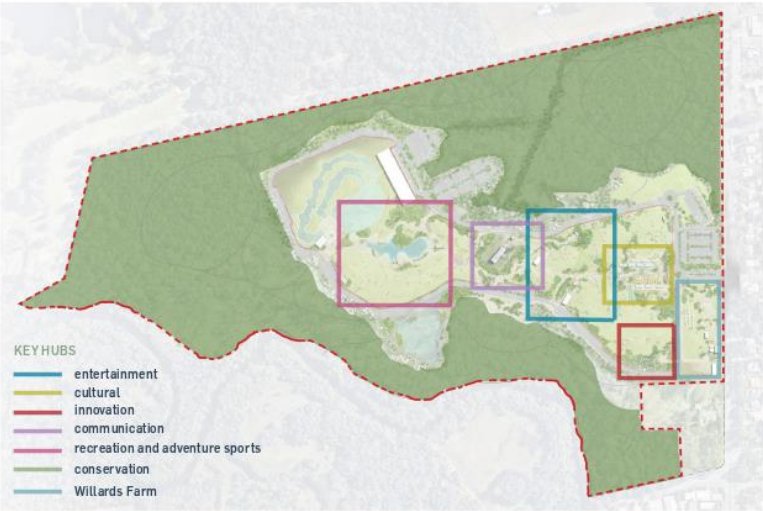
D.1

# Key Places and Actions

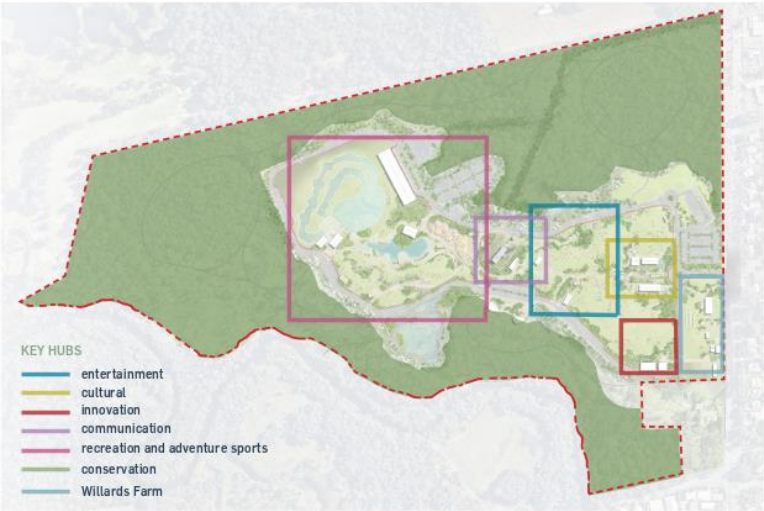
## From realisation to place creation

The Birkdale Community Precinct Masterplan encapsulates a number of place themes which catalyse the programming of spaces within the precinct. Cultural, recreational, environmental and heritage place-making themes have been established within the precinct to ground the master-plan to 'place' - providing a framework of landscape masterplan actions that will realise the design outcomes.

## The key hubs as placemaking in the masterplan



2027 to 2031 MASTERPLAN HUBS AND PLACES



2032 to 2042 MASTERPLAN HUBS AND PLACES



## D.1.1

## Place Themes

				Entertainment	Innovation	Cultural	Conservation	Recreation and Adventure	Communications	Willards Farm
A	CULTURAL Instill a sense of community and link to place through social infrastructure that celebrates the past and present	A.1	the utilisation of landscape elements and features to establish a narrative to place	●	●	●	●	●	●	●
		A.2	create open spaces that cater for community events	●		●				●
		A.3	provide opportunities for public art and installations	●		●				
		A.4	create a programming of spaces that cater to all demographics	●	●	●		●		●
B	RECREATIONAL Create opportunities to engage with open space for all age groups and demographics	A.1	create opportunities for connected pathways within the site	●	●	●	●			
		A.2	provide links between the site and its context to facilitate a connection to place	●		●	●			●
		A.3	create new opportunities for exploration and discovery	●		●	●	●	●	●
		A.4	create flexible spaces that cater for temporary events	●	●	●			●	●
C	ENVIRONMENTAL A symbiotic relationship between new and existing landscape features will facilitate a rich ecosystem of varying typologies	A.1	enhance the existing natural features and preserve protected habitats	●		●	●	●	●	●
		A.2	maintain hydrological flows and enhance the site's bio-retention ability	●						
		A.3	create opportunities for education and learning through a connection to land	●		●	●	●	●	●
		A.4	ensure native landscape planting is emphasised to link the site to its context	●	●	●	●	●	●	●
D	HERITAGE Create moments that link and celebrate the natural and built social history	A.1	provide opportunities for learning and development		●				●	●
		A.2	create opportunities for agri-tourism and events linked to the land		●					●
		A.3	provide connections to the past and learning opportunities for the future						●	●
		A.4	enhance community engagement opportunities through demonstrations		●					●

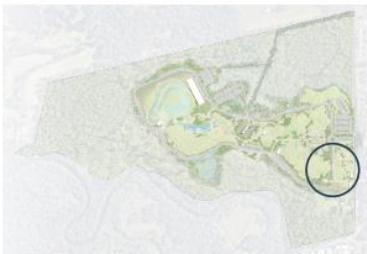
D.2.1

# Willards Farm Food Hub 2027 - 2031

## A heritage farm to experience the past, present and future:

The Willards Farm heritage experience will draw upon the social history of the agricultural past, giving visitors and locals the opportunity to engage with the restored heritage building, its grounds and farming past. Education and immersive experiences in crop-growing and Victorian garden horticultural practices will invite the user to experience the site through the past, present and future.

Facilities to experience will include a milking shed, farmhouse, new restaurant, market stalls and art sculptures that engage with the social history and agricultural past of the farm. A specific art sculpture that acknowledges the work of the South Sea Island People in the Willards Farm's history will be implemented.



### Legend

- 1 Victorian garden experience
- 2 Willards residence experience
- 3 Milking shed and farming education experience
- 4 Farming crops for education and experience
- 5 Pedestrian plaza connection to future innovation hub
- 6 Pedestrian entrances to Willards Farm
- 7 Permanent market stalls







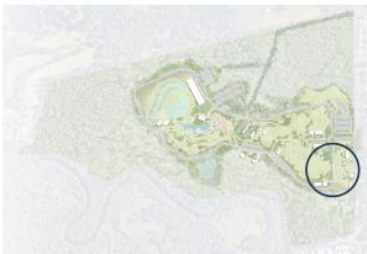
D.2.2

# Willards Farm Food Hub 2032 - 2042

## A heritage farm experience designed for longevity:

Building on the facilities and experiences of the 2027-2031 landscape masterplan outcome the long-term ambitions for the Willards Farm explores opportunities to engage the user with its agricultural and rural past through food. Visitors and locals will experience a showcase of produce from the Redland's locality. A new restaurant and cookery school will draw upon the agricultural history of Willards Farm.

Building on the agricultural and rural social history of the Willards Farm users will be encouraged to experience the farmhouse, crop-growing and Victorian gardens culminating in a visit to the restaurant. The restaurant will be grounded in place and through its link to the landscape and agricultural past.



- Legend**
- 1 Victorian garden experience
  - 2 Willards residence experience
  - 3 Milking shed and farming education experience
  - 4 Farming crops for education and experience
  - 5 Pedestrian plaza connection to future innovation hub
  - 6 Pedestrian entrances to Willards Farm
  - 7 Permanent market stalls
  - 8 New restaurant / cooking school: Utilisation of Willards Farm crops and bush tucker gardens for food production





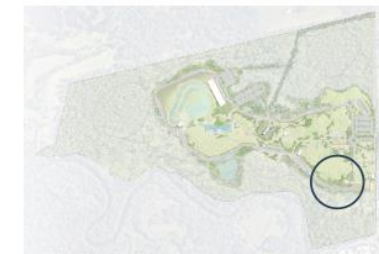
## D.3.1

## Innovation Hub 2027 - 2031

### Exploring the future of farming:

The innovation hub will look to the future of farming alongside past agricultural achievements and developments through the Victorian era at Willards farm. Best practices and innovative forward-thinking agricultural processes will be explored whilst learning from the past.

Vertical gardens and future crops will be explored where rural farming techniques can be applied to next generation technology. Sustainability and the circular economy best practices will be achieved through demonstrations and immersive experiences.



#### Legend

- ① Future innovation area
- ② Pedestrian plaza
- ③ Pedestrian plaza connection to future innovation hub





Varied pavement treatment to demarcate link to open space

Views from Willards Farm across the precinct created to maintain visual connection

Future innovation area

Shared pedestrian and cycle loop track connecting all of the hubs

Future innovation hub location

## D.3.1

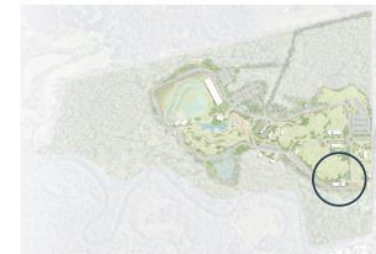
## Innovation Hub 2032 - 2042

### Exploring the future of farming:

The innovation hub will build-upon the design outcomes of the 2027 to 2031 landscape masterplan with a programming of spaces that are future orientated. An emphasis on learning and experiences will encourage visitors and locals to engage with future skills and technique demonstrations within the agricultural, food and sustainability sectors.

Multi-use buildings and facilities will be programmed to cater for all age groups and demographics whilst remaining sensitive to the adjacent Willards Farm heritage area.

Future agricultural techniques and skills within the domains of indoor farming and vertical agriculture will be demonstrated to visitors and locals. Interpretative experiences and user engagement through multi and digital media will be explored.



#### Legend

- 1 Pedestrian access to innovation hub: connections to broader parklands
- 2 Future innovation area
- 3 Vertical gardens and future crops
- 4 Interpretive display signage





Visual connection to precinct accentuated through feature tree planting and landscaped areas

Grassed open area link

Adaptable and high-tech building which will showcase initiatives and innovations in agri-technology

Opportunities for seating adjacent to the future innovation area

Signage and interactive displays

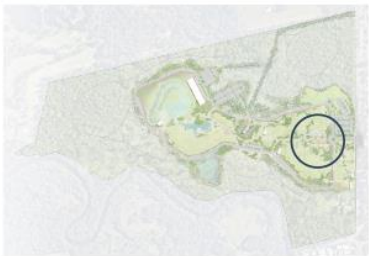


D.4.1

# Cultural Hub 2027 - 2031

## A welcoming space to experience an introduction to all that Birkdale has to offer:

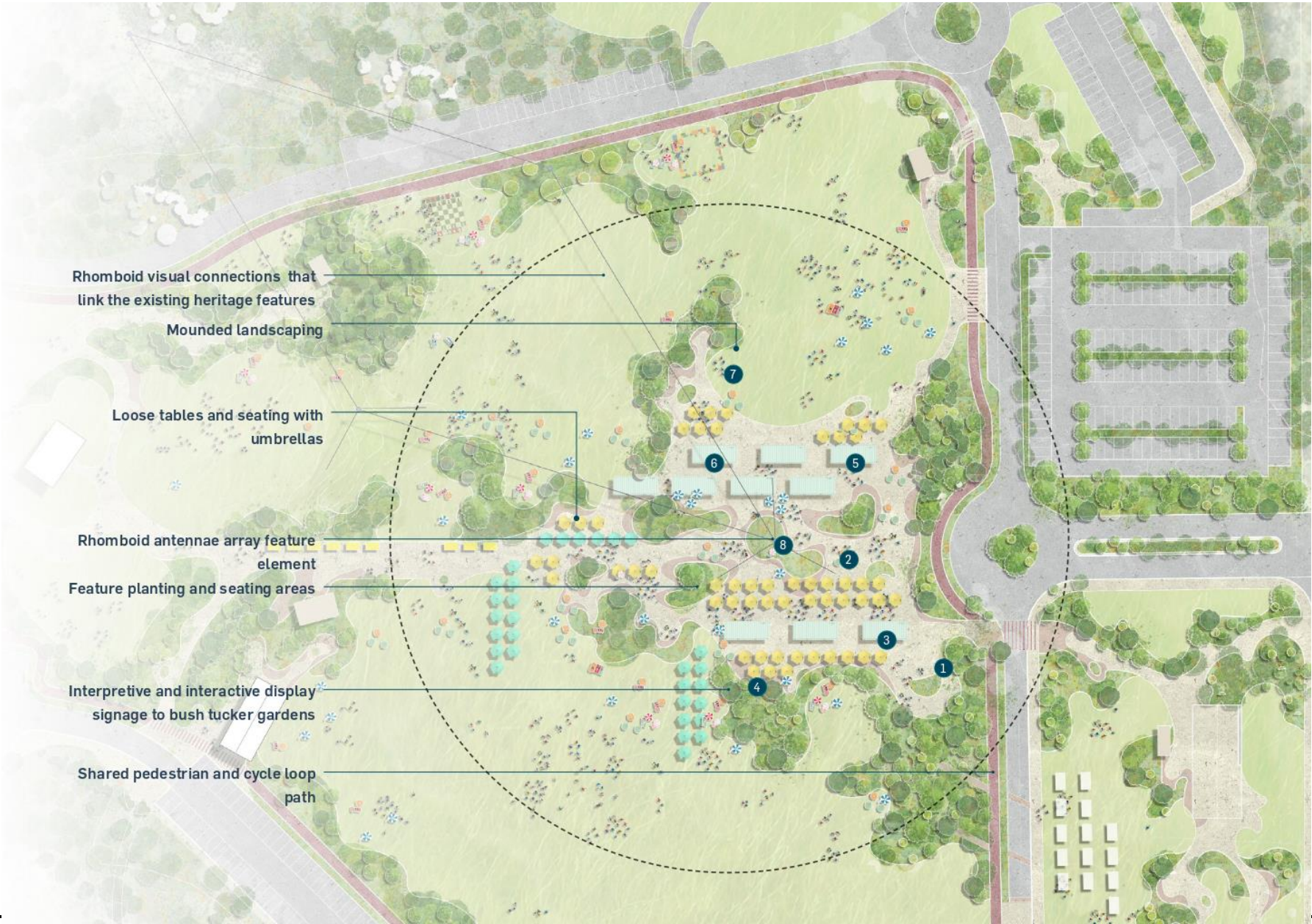
The cultural hub will be a space activated by a central pedestrian plaza and flanked by a range of facilities that a visitor can experience. A cultural centre, information and environmental centre and equipment hire building will be housed in temporary container facilities through 2027 to 2031. A diversity of cultural activities and information will be available to locals and visitors alike. These facilities will be complimented with a small open air amphitheatre and ample space for visitors to make use of the seating and shade delivered through the central pedestrian plaza. The cultural hub will be a landing platform for locals and arrivals into the precinct. The central pedestrian spine will begin at the cultural hub and will offer the user a strong wayfinding path through the precinct.



### Legend

- 1 Pedestrian link to cultural hub
- 2 Pedestrian plaza and gathering space for events
- 3 Temporary container facility: Housing cultural centre
- 4 Bush tucker gardens
- 5 Temporary container facility: Housing information and environmental visitor centre
- 6 Temporary container facility: Housing equipment hire shed
- 7 Concave amphitheatre
- 8 Existing rhomboid feature antennae array







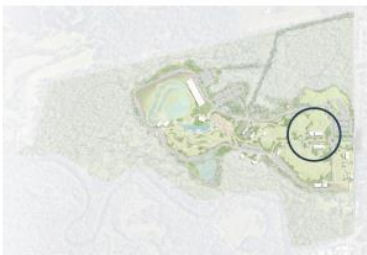
D.4.2

# Cultural Hub 2032 - 2042

## A human-scale space grounded in the cultural longevity of the precinct:

The cultural hub through 2032-2042 will be grounded in the Birkdale precinct and place through the inclusion of permanent buildings catering for the cultural centre, information and Environmental Visitor Centre and the Equipment Hire Shed. The social history and cultural connection to place will be established through integrated place making features such as interactive display signage and experiences unique to the Birkdale precinct.

The bush tucker experience will invite visitors and locals to fully experience all that the precinct has to offer. Seating and display signage will promote information and knowledge-gaining as it relates to the indigenous aspect of the Birkdale Precinct.



### Legend

- 1 Cultural centre
- 2 Information and Environmental Visitor Centre
- 3 Equipment hire shed
- 4 Pedestrian plaza and gathering space or events
- 5 Bush tucker gardens
- 6 Concave amphitheatre
- 7 Pedestrian link to cultural hub
- 8 Existing rhomboid feature array
- 9 Feature arbor structures
- 10 Food stalls







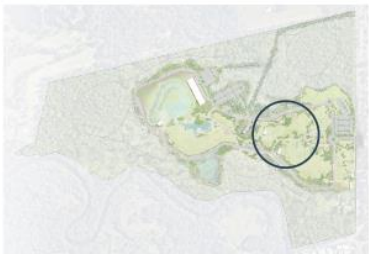
D.5.1

# Entertainment Hub 2027 - 2031

## A flexible open space for temporary events and recreation:

The entertainment hub will be the open space and recreational heart of the Birkdale Precinct. A combination of grassed open spaces and a temporary or permanent amphitheatre stage will define the spaces as a meeting place for passive and active recreation. The flexible adaptability of the open spaces will allow for the provision of events and concerts. The central pedestrian spine transects the entertainment hub defining large open spaces either side.

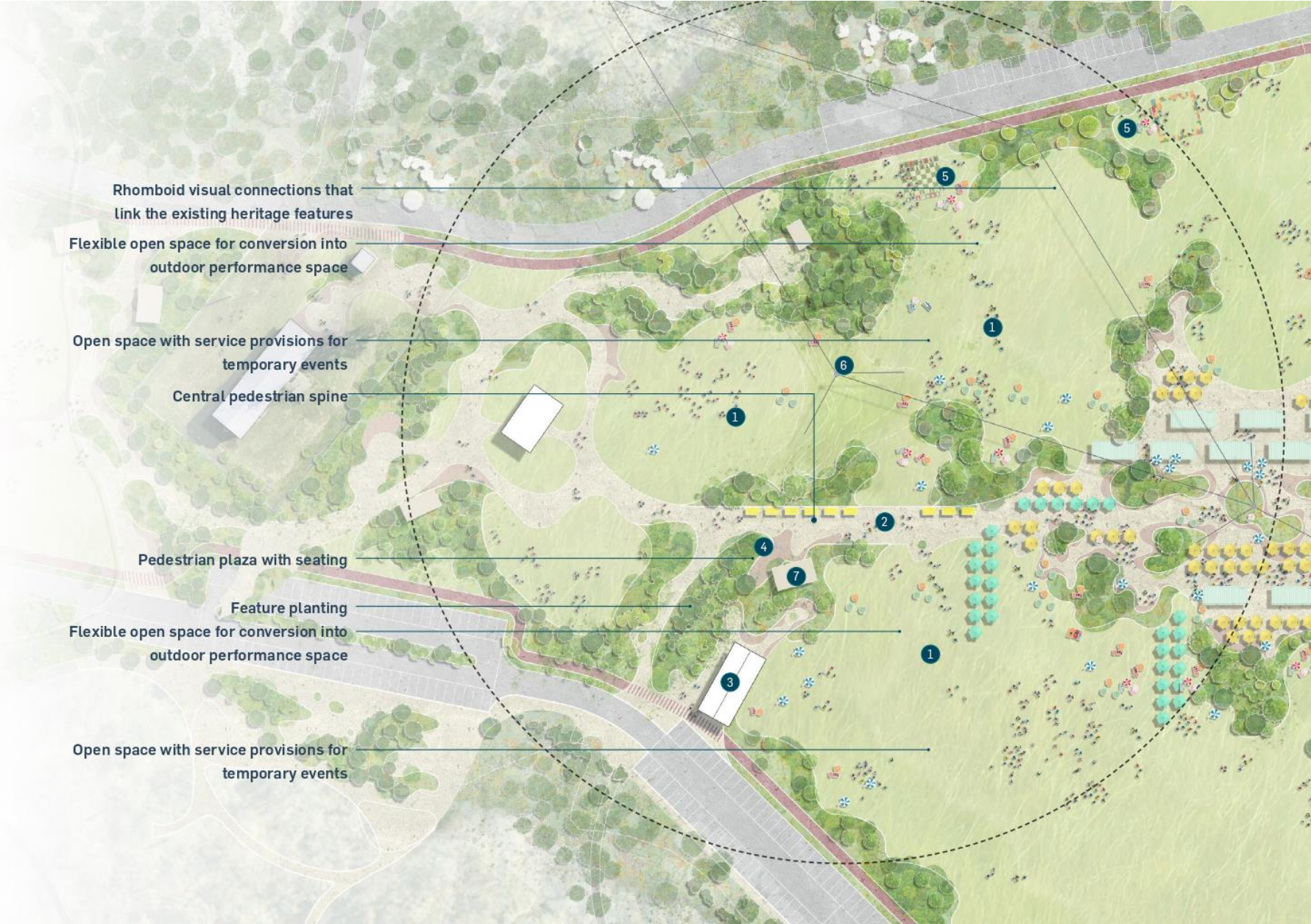
Feature planting and specimen trees will define the boundaries of the spaces creating spaces that are adaptable for permanent or temporary user activities.



### Legend

- 1 Flexible open lawn space
- 2 Central pedestrian spine
- 3 Amphitheatre stage: Temporary or permanent with allocated services
- 4 Pedestrian plaza: With seating and services provision
- 5 Games area: Large chess pieces
- 6 Existing rhomboid antennae array
- 7 Amenities building







D.5.2

# Entertainment Hub 2032 - 2042

## A flexible open space for temporary events and recreation .

The entertainment hub for the 2032 to 2042 landscape masterplan will build-upon the design outcomes of the 2027 to 2031 plan whilst ensuring their longevity and success. Passive and active areas will be programmed adjacent to the central pedestrian spine transecting the entertainment hub.

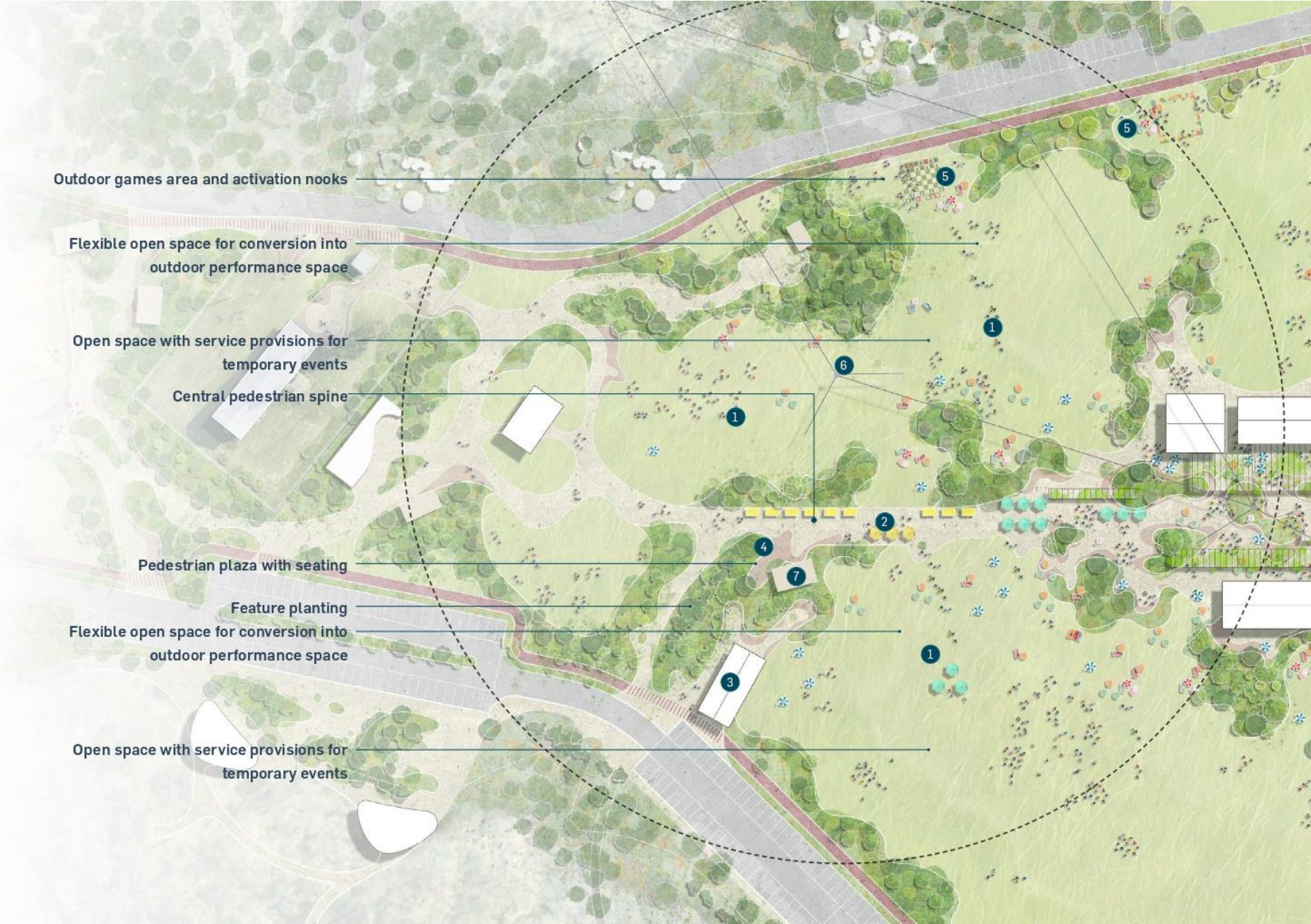
A series of flexible open spaces of varying sizes will be programmed catering for all age groups and demographics. Whilst the prinicpal outcome of the hub will be for entertainment there will be a variety of spaces for recreation, relaxation and enjoyment. A landscape strategy of feature trees and sinuous deep planting beds will create a diversity of spaces and scales throughout the hubs. The spaces will therefore be programmed for small groups and large crowds.



### Legend

- 1 Flexible open lawn space
- 2 Central pedestrian spine
- 3 Amphitheatre stage: Temporary or permanent with allocated services
- 4 Pedestrian plaza: With seating and services provision
- 5 Games area: Large chess pieces
- 6 Existing rhomboid antennae array
- 7 Amenities building







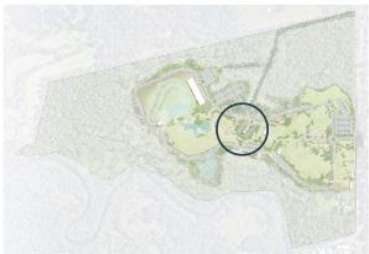
D.6.1

# Communication Hub 2027 - 2031

## A space that celebrates and contemplates the past:

The communication hub will be a space that is activated around the WWII heritage receiving building and is dedicated to contemplation. The central pedestrian spine links the space with the cultural hub and the adventure sports hub. The communication hub is centrally located within the precinct and is the heart of the user’s journey through the precinct.

The 2027 outcomes encapsulate the communication hub as a space for experiencing the past social history of the receiving site whilst offering opportunities for contemplation and reflection. Pedestrian plazas activate nodes adjacent to the hub providing opportunities for seating and relaxation. Integrated immersive display signage will provide immersive and educational information experiences as they relate to the social history of place.



### Legend

- 1 Plaza with amenities
- 2 Memorial and contemplation space
- 3 Refurbished World War II Radio Receiving Station immersive experience
- 4 World War II Radio Receiving Station immersive experience entry plaza
- 5 Grassed open lawn space
- 6 Interactive signage displays
- 7 Central pedestrian spine







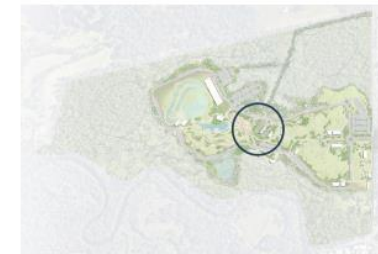
## D.6.3

## Communication Hub 2032 - 2042

### A space that engages with the past whilst providing immersive experiences in the present:

The 2032-2042 outcomes will build upon the user's experiences established in the 2027 design outcomes whilst creating opportunities for further activation of the WWII receiving station building and extensions. The potential exists for multi-purpose function areas, an art gallery, community space and potential café that will engage with the social history and built heritage of Birkdale.

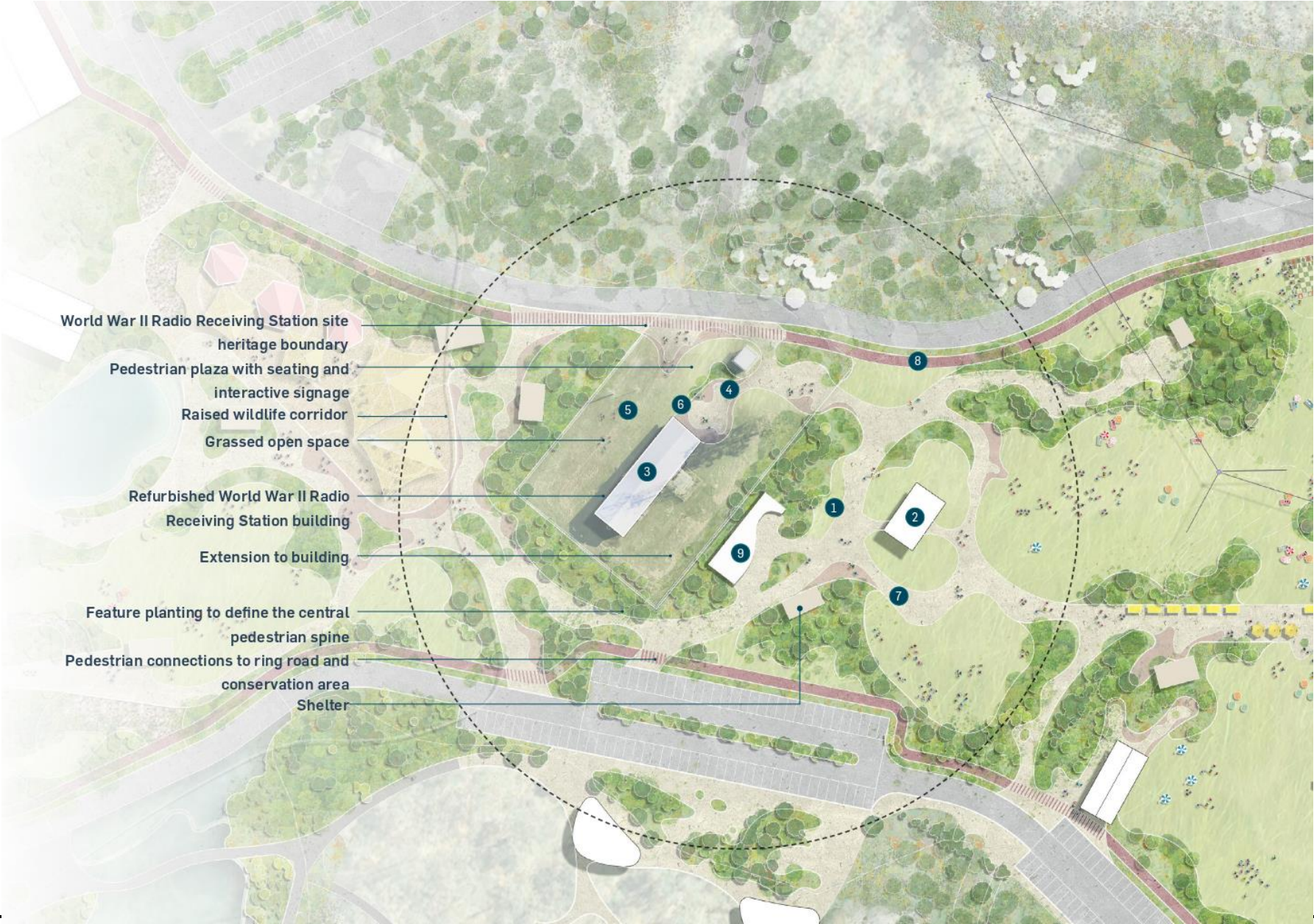
Multi-purpose areas will be established to create opportunities for visitors and locals to interact with art, sculpture and immersive site-specific experiences. These experiences will be grounded in place through the site-specific characteristics of Birkdale's natural systems, social history and built heritage.



#### Legend

- ① Plaza with amenities
- ② Memorial and contemplation space
- ③ Refurbished World War II Radio Receiving Station immersive experience
- ④ World War II Radio Receiving Station immersive experience entry plaza
- ⑤ Grassed open lawn space
- ⑥ Interactive signage displays
- ⑦ Central pedestrian spine
- ⑧ Shared pedestrian and cycle loop path
- ⑨ Multi-purpose facility: Art gallery / Community space







## D.7.1

## Recreation and Adventure Sports Hub 2027 - 2031

### An active recreational heart for Birkdale:

The adventure sports hub will be activated through a diversity of active recreational spaces and defined through its grounding in the unique natural characteristics of Birkdale. A relationship to water will be at the heart of the space through the unique swimming lagoon. The swimming lagoon will be grounded in place through a materiality link to the natural characteristics of Birkdale. A combination of active recreation and open space will be defined through sub-tropical and native vegetation. Open spaces will be programmed for adaptability and flexibility providing an array of opportunities for temporary events. The central pedestrian spine will transect the space further defining the unique characteristics of the swimming lagoon and open spaces. Feature planting and specimen tree planting will help define the spaces whilst providing opportunities for relaxation and slowing the pedestrian journey.



#### Legend

- 1 Plaza with seating
- 2 Central pedestrian spine
- 3 Open space: Accommodating temporary events
- 4 Lagoon adventure trail
- 5 Swimming lagoon
- 6 Feature boulders and planting to lagoon edge
- 7 Beach with sand to lagoon edge
- 8 Feature planting and trees
- 9 Pedestrian connection to ring road and car parking
- 10 Link to future whitewater olympic facility
- 11 Raised wildlife corridor link







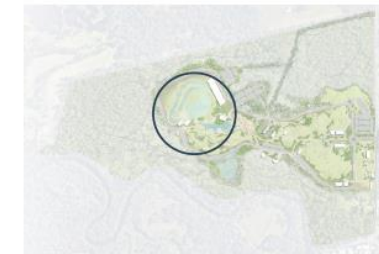
## D.7.2

## Recreation and Adventure Sports Hub 2032 - 2042

### A legacy of active recreation for the present and beyond:

The adventure sports hub for 2032 to 2042 will build upon the strong active programming of the spaces through the 2027 masterplan outcomes whilst ensuring the hub continues to provide a unique recreational offering to the community. The inclusion of an indoor recreation building and adventure playground will further provide enhanced opportunities for active recreation in the form of play for all ages and demographics. A dry-creek bed will facilitate a link between the swimming lagoon and wetland lagoons.

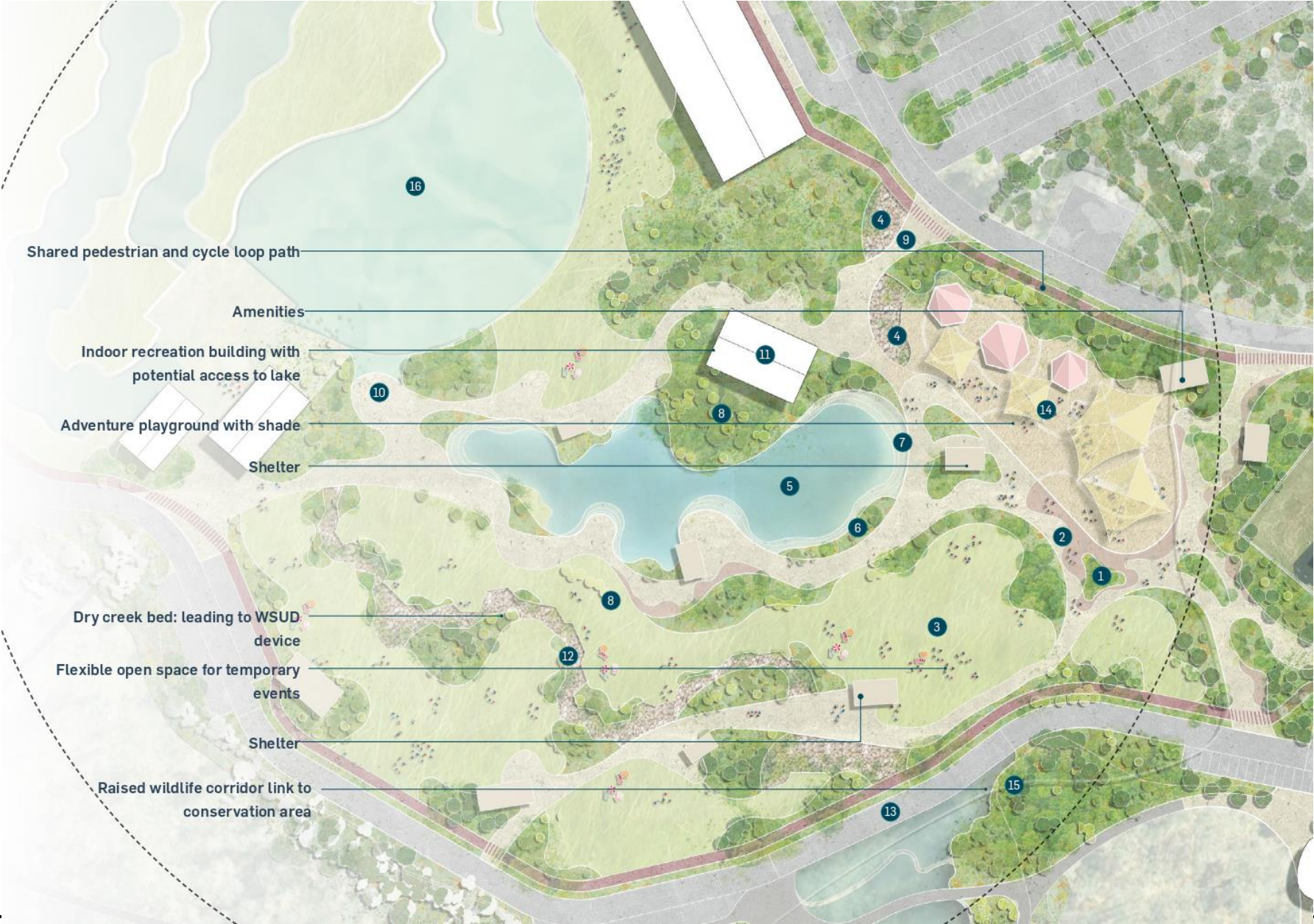
Considerable open space will be maintained for adaptive and flexible usability, whilst ensuring that all spaces are defined through feature and specimen tree planting. The central pedestrian spine will terminate at the end of the lagoon highlighting the adventure sports hub as a central destination for the precinct.



#### Legend

- 1 Plaza with seating
- 2 Central pedestrian spine
- 3 Open space: Accommodating temporary events
- 4 Lagoon adventure trail
- 5 Swimming lagoon
- 6 Feature boulders to lagoon edge
- 7 Beach with sand to lagoon edge
- 8 Feature planting and trees
- 9 Pedestrian connection to ring road and car parking
- 10 Link to future whitewater olympic facility
- 11 Indoor recreation building
- 12 Dry creek bed: Leading to WSUD device
- 13 Feature pedestrian bridge / crossing
- 14 Adventure playground
- 15 Raised wildlife corridor
- 16 White water olympic rafting facility







D.8.1

# Conservation Hub 2027 - 2031

## An enhanced ecology in sync with the precinct:

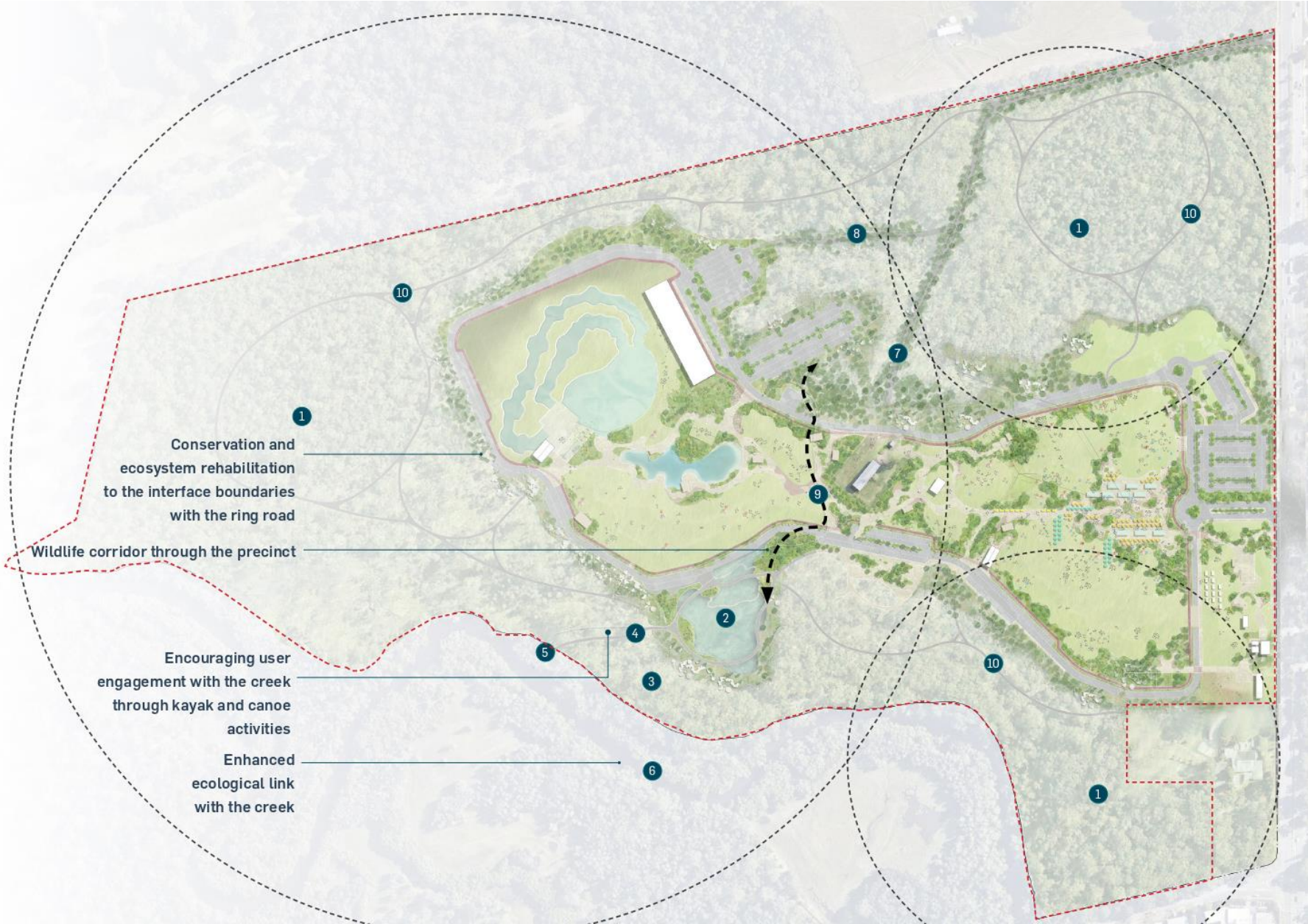
The masterplan outcomes of the conservation hub will provide the rehabilitation and restoration of the native ecosystems encircling the precinct. Natural habitat restoration will take priority in harmonising the community precinct with the surrounding ecologies. A deep awareness of the relationship to nature at Birkdale will be encouraged through educational and interpretive signage.

The development of wildlife corridors through the conservation areas will provide recreational and educational opportunities for visitors and locals creating a deep connection to place. Trails and connections into the wider landscape will be developed with a canoe and kayak launch into the Tingalpa Creek.



### Legend

- 1 Rehabilitation conservation area
- 2 Wetland WSUD device
- 3 Eco-Camping / Glamping: Accommodating temporary events
- 4 Wetland walk
- 5 Kayak launch
- 6 Tingalpa Creek
- 7 Interpretation walk with emergency vehicle access
- 8 Emergency vehicle access
- 9 Raised wildlife corridor
- 10 Bush trails: Rejuvenated





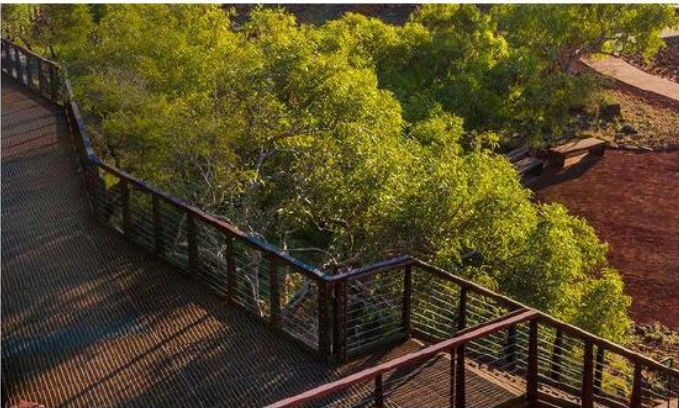
D.8.3

# Conservation Hub 2032 - 2042

## An ecological conservation strategy for education and awareness:

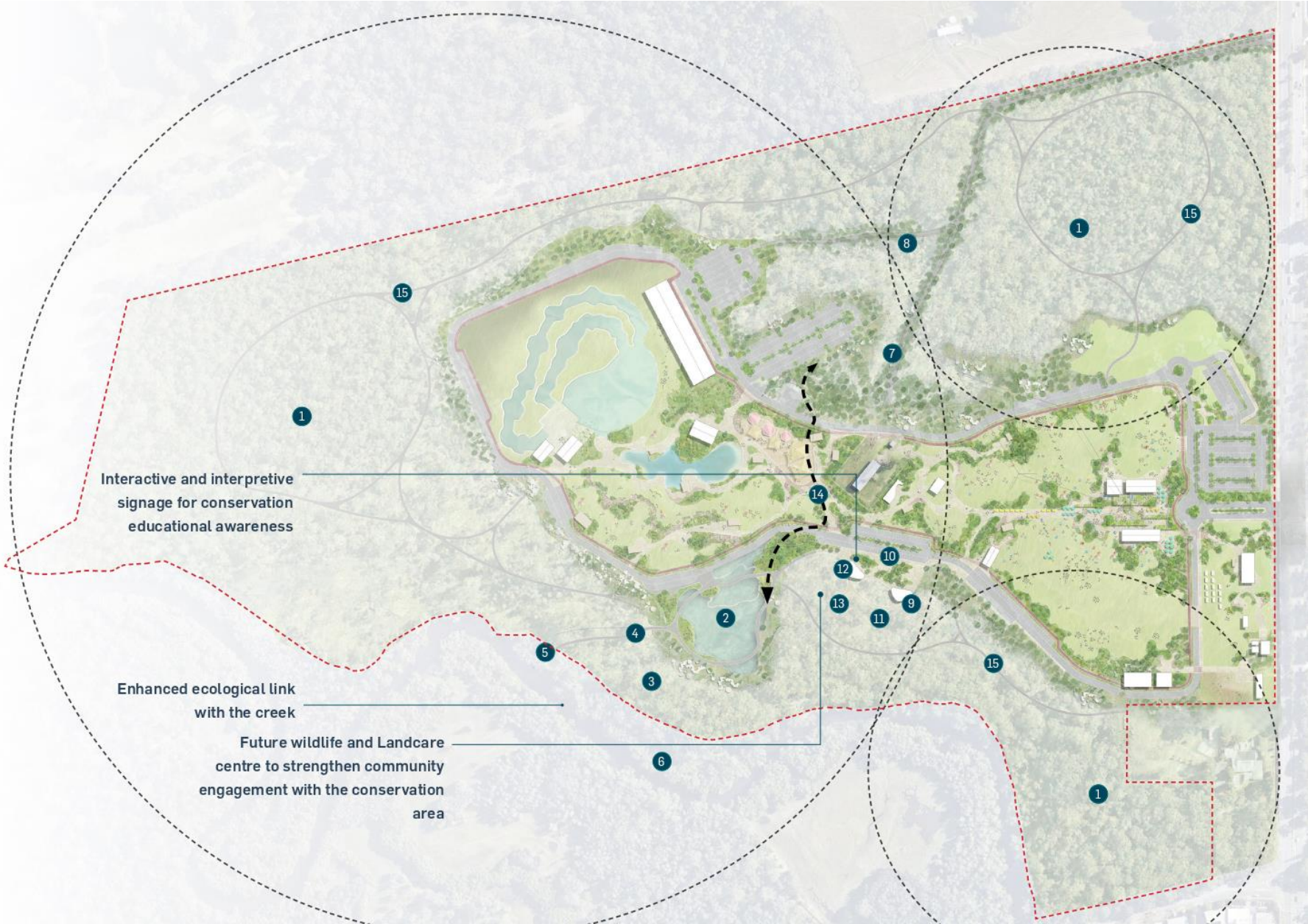
The masterplan strategy for the conservation hub through the 2032-2042 outcomes will build upon the facilities created through the 2027 masterplan. Wildlife and ecological corridors will be strengthened to enhance the precinct's environmental characteristics and provide further opportunities for visitors and locals to engage with the landscape.

The addition of a wildlife and Landcare centre and flora and fauna habitat displays will further facilitate the educational awareness and knowledge-building initiatives for locals and visitors alike. Further, the inclusion of a zipline and tree-top walks will enhance the recreational experience of all users.



### Legend

- 1 Rehabilitation conservation area
- 2 Wetland WSUD device
- 3 Eco Camping / Glamping: Accommodating temporary events
- 4 Wetland walk
- 5 Kayak launch
- 6 Tingalpa Creek
- 7 Interpretation walk with emergency vehicle access
- 8 Emergency vehicle access
- 9 Wildlife and Landcare centre
- 10 Flora and fauna habitat displays
- 11 Zipline launch
- 12 Wildlife activities centre
- 13 Tree top walk launch
- 14 Wildlife corridor
- 15 Bush trails: Rejuvenated













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# Introduction

Good design is essential to defining the identity and legacy of Birkdale Community Precinct. It's not just about aesthetic improvements; it's about improving the community's quality of life, access to opportunity, resilience and economic prosperity while establishing the Redlands on the world stage.

The Birkdale Community Precinct Design Guide has been prepared by Redlands City Council to support the design, delivery, governance and operations of new public realm and built environment projects in the precinct.

It is intended to set ambitious targets that raise the standard of design quality and deliver world-class outcomes as a priority.

The design guide is to be used by the development and design industries, with

the goal of defining and demonstrating a broad range of Redland City Council's preferred outcomes, shaping future projects in the precinct.

This document is a companion to the Birkdale Community Precinct Draft Landscape Masterplan that sets out a long term framework for the activation of open space, rehabilitation of ecosystems and thematic programming of activities in the precinct.

The Guide uses imagery and diagrams to visually communicate the desired outcomes and strategies of six key design 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.

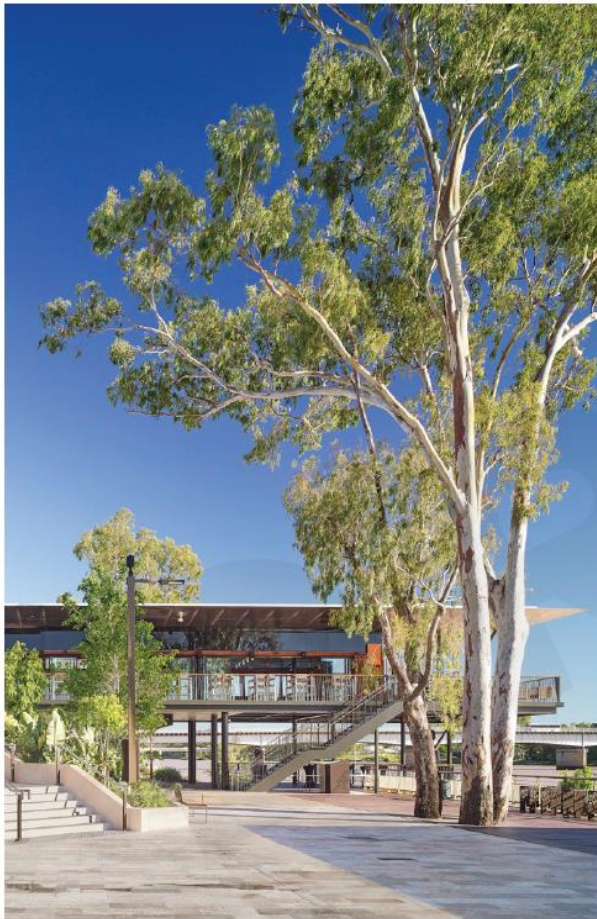
The intent of the graphic format of this document is to make the design outcomes clearer and more accessible to a diverse audience.

Both the master plan and the guide aim to shape the design and development of Birkdale Community Precinct through focusing on the key components of design and governance that make great places and establish an enduring legacy.

Responding to the precinct's natural, cultural and historic context, whether through streets, spaces, places, buildings, or activities is critical to harnessing the vast potential of the site and establishing it as a world-class destination that's loved by locals.



## How to use this design guide



This precinct design guide defines a series of aspirations for improving outcomes across Birkdale Community Precinct's public realm, built environment and governance processes.

The Birkdale Community Precinct Design Guide is intended to aid the planning, design, delivery and operations of new projects in the precinct.

Importantly, this guide is not intended to prescribe fixed outcomes or erode the potential variety and diversity of design outcomes. Instead, it establishes a high level aspirational framework that leaves ample room for creativity, innovation and excellence in design.

This document uses accepted industry terms and standards, promotes best practice outcomes and provides a framework to empower future planners and designers in prioritisation, selection and configuration of infrastructure components across the Birkdale Community Precinct.

### Who is this design guide for?

It is Council's intention that this design guide is used by built environment professionals such as urban planners and designers, architects, landscape architects, recreation planners, community members, place managers and other advocates for high quality public realm outcomes.

It aims to assist design professionals in the preparation of clear and consistent design advice, as well as planning professionals with the assessment of project proposals.

### What does this design guide apply to?

The primary function of this document is to provide aspirational design guidance that details best practice outcomes for new projects in the precinct. In this way, this document applies guidance over a complete conception of how Birkdale Community Precinct is experienced by the user.

While the outcomes detailed in this document are desired by Council, this design guide does not represent formal design standards or technical specifications and the outcomes illustrated are not enforced by legislative or statutory requirements, excepting where specifically referenced.



# Project overview

### The journey so far

In late 2019, Council began what was one of the largest community engagement processes Redland City Council has ever undertaken in gathering community input towards what would become the Birkdale Community Precinct.

This process lead to the Community Engagement Summary in May 2021, and the Birkdale Community Precinct Vision in August 2021. The visioning process was about taking the results of the community engagement and illustrating what the precinct could become.

Progressing into the master planning phase, the Vision was used as a starting point to guide the design development and future use of this important community asset, balancing various real world parameters, while ensuring alignment with the aspirations of the local community.

### Purpose of the master plan

The Birkdale Community Precinct Draft Landscape Masterplan sets-out a long term framework for the activation of open space, rehabilitation of ecosystems and thematic programming of activities set amongst this unique landscape in Redland's. The landscape master plan

will be activated through environmental, recreational, heritage and cultural place-making themes and manifested in 'place' through the landscape opportunities of journeys, connections, destinations and interactions.

### The precinct design guide

The purpose of this guide is to act as a companion to the Landscape Master Plan in supporting its successful implementation. While the Master Plan allocates spatial outcomes, the design guide shapes the design and delivery of its projects through defining best practice outcomes.

### May 2021



### Aug 2021



6

Birkdale Community Precinct Master Plan

## Landscape Master Plan Principles

Precinct principles defining critical landscape opportunities



### Environmental

Protect and showcase the environment



### Recreational

Memorable and exciting experiences



### Cultural

Opportunities for learning and discovery



### Heritage

Connecting to place and history

## Understanding the site

62 hectares of community land set amongst a local context of diverse blue and green ecosystems. Redlands Coast has a once-in-a-generation opportunity to transform this site into a world-class precinct of local, regional and national significance.

The Birkdale Community Precinct sits is rich with natural beauty and areas of cultural and historical importance – including the heritage listed World War II radio receiving station, Willards Farm and Aboriginal artefacts of significance, whilst existing natural features include the Tingalpa Creek and Native Grasslands. Protecting and celebrating these historic and natural assets, while creating an iconic destination for future generations to enjoy them have been core drivers of the visioning process.

The Birkdale Community Precinct offers a unique opportunity to position the landscape master plan framework and enhance the existing built and natural features whilst programming new destinations, journeys, links and connections through the existing natural and built assets.

The unique blue and green ecosystems throughout the Redlands vicinity create the opportunity to program landscape features that link back to these characteristics.

Green Space  
Site  
Industrial  
Waterways  
Birkdale Community Precinct Boundary



# The Masterplan 2027 - 2031

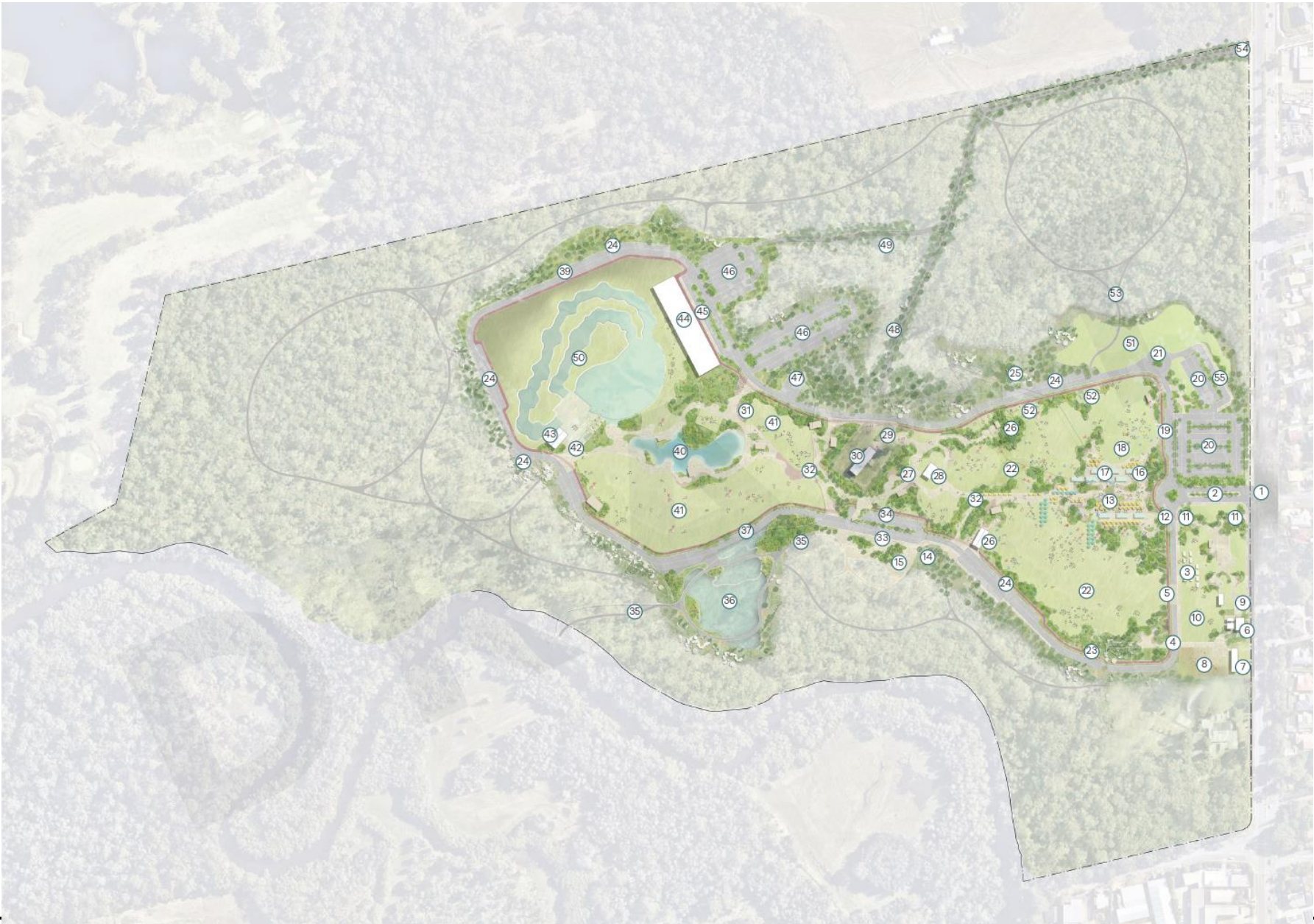
The 2027 - 2031 vision sets-out a base masterplan framework of open space, environmental rehabilitation corridors and active destinations linked through a variety of user experiences through the site. A primary pedestrian 'journey' through the site links programmed destinations that consist of cultural, recreational, heritage, open space, entertainment, innovation, adventure sports and conservation hubs and experiences.



## LEGEND

- |  |  |
|--|--|
| 1. <b>Intersection Upgrade:</b><br>Entry off Old Cleveland Road                                  | Seating and Service Provision  |
| 2. <b>Landscape Entry:</b><br>Centre Median and wide verges                                      | 28. <b>Memorial and Contemplation Space</b>                                    |
| 3. <b>Willards Green:</b><br>Market Stalls   | 29. <b>WW2 Radio Receiving Station Entry Plaza</b>                             |
| 4. <b>Shared Surface Pedestrian Plaza:</b><br>Willards Farm and Innovation Hub                   | 30. <b>WW2 Radio Receiving Station Immersive Experience</b>                    |
| 5. <b>Pedestrian and Bicycle Shared Path</b>   | 31. <b>Adventure Trail:</b><br>Dry Creek Bed with Drainage / Hydraulic Overlay |
| 6. <b>Willard Farm Residence Experience</b>  | 32. <b>Plaza with Amenities, Seating and service provision</b>                 |
| 7. <b>Milk Shed and Farming Education</b>  | 33. <b>Car Parking with Charging Stations</b>                                  |
| 8. <b>Farming Crops for Education and Experience</b>   | 34. <b>Dedicated Bus Setdown to Future Wildlife and Landcare Centre</b>        |
| 9. <b>Victorian Garden Experience</b>  | 35. <b>Wetland Walk:</b><br>Leading to canoe and kayak launch boardwalk        |
| 10. <b>Willards Green:</b><br>Picnics and Outdoor Food Markets                                   | 36. <b>Wetland / WSUD Device</b>   |
| 11. <b>Willards Farm Entries</b>   | 37. <b>Feature Bridge Crossing</b>   |
| 12. <b>Pedestrian Link and Road Crossing</b>   | 38. <b>Canoe and Kayak Setdown Area</b>  |
| 13. <b>Pedestrian Plaza and Gathering Space for Events</b>                                       | 39. <b>Loop / Circuit Road: Two-Way</b>  |
| 14. <b>Temporary Container Facility Housing Cultural Centre</b>                                  | 40. <b>Swimming Lagoon</b>   |
| 15. <b>Bush Tucker Gardens</b>   | 41. <b>Open Space:</b><br>Accommodating Temporary Events                       |
| 16. <b>Temporary Container Facility:</b><br>Housing Information and Environmental Visitor Centre | 42. <b>Plaza with Amenities and Seating Provision</b>                          |
| 17. <b>Temporary Container Facility Housing Equipment Hire</b>                                   | 43. <b>Water Treatment Facility</b>  |
| 18. <b>Concave Amphitheatre:</b><br>Integrated into existing antenna                             | 44. <b>Administration and Facilities Building</b>                              |
| 19. <b>Bus Set Down and Pickup:</b><br>Dedicated to Hub 4  | 45. <b>Bus / Coach Setdown and Drop Off Parking</b>                            |
| 20. <b>Car Parking:</b><br>With Charging Stations  | 46. <b>Car Parking with Charging Stations</b>                                  |
| 21. <b>Vehicle and Bus Turnaround</b>  | 47. <b>Helipad</b>   |
| 22. <b>Flexible Open Lawn Spaces</b>   | 48. <b>Secondary Access Road: Services and emergency vehicles only</b>         |
| 23. <b>Future Innovation Area</b>  | 49. <b>Emergency Vehicle Access Only</b>                                       |
| 24. <b>Peripheral Parking:</b><br>(Shade Trees not illustrated)                                  | 50. <b>Future Whitewater Facility Footprint</b>                                |
| 25. <b>Existing Antenna Set into Revegetated Buffers</b>   | 51. <b>Adaptive space for future needs and potential bus set down.</b>         |
| 26. <b>Amphitheatre Stage:</b><br>(Temporary with allocated services)                            | 52. <b>Outdoor games area: Adults</b>  |
| 27. <b>Plaza with Amenities:</b>   | 53. <b>Bush Walks</b>  |
|  | 54. <b>Secondary Vehicular Access</b>  |





A handwritten signature in black ink, consisting of a stylized, cursive 'e' followed by a horizontal line.

# The Masterplan 2032 - 2042

The 2032 vision builds-upon the masterplan framework through the establishment of open space, environmental rehabilitation corridors and active destinations with an emphasis on long-term strategic outcomes for the communities engagement with the precinct. The user experience of 'place' at Birkdale is enhanced through the inclusion of additional

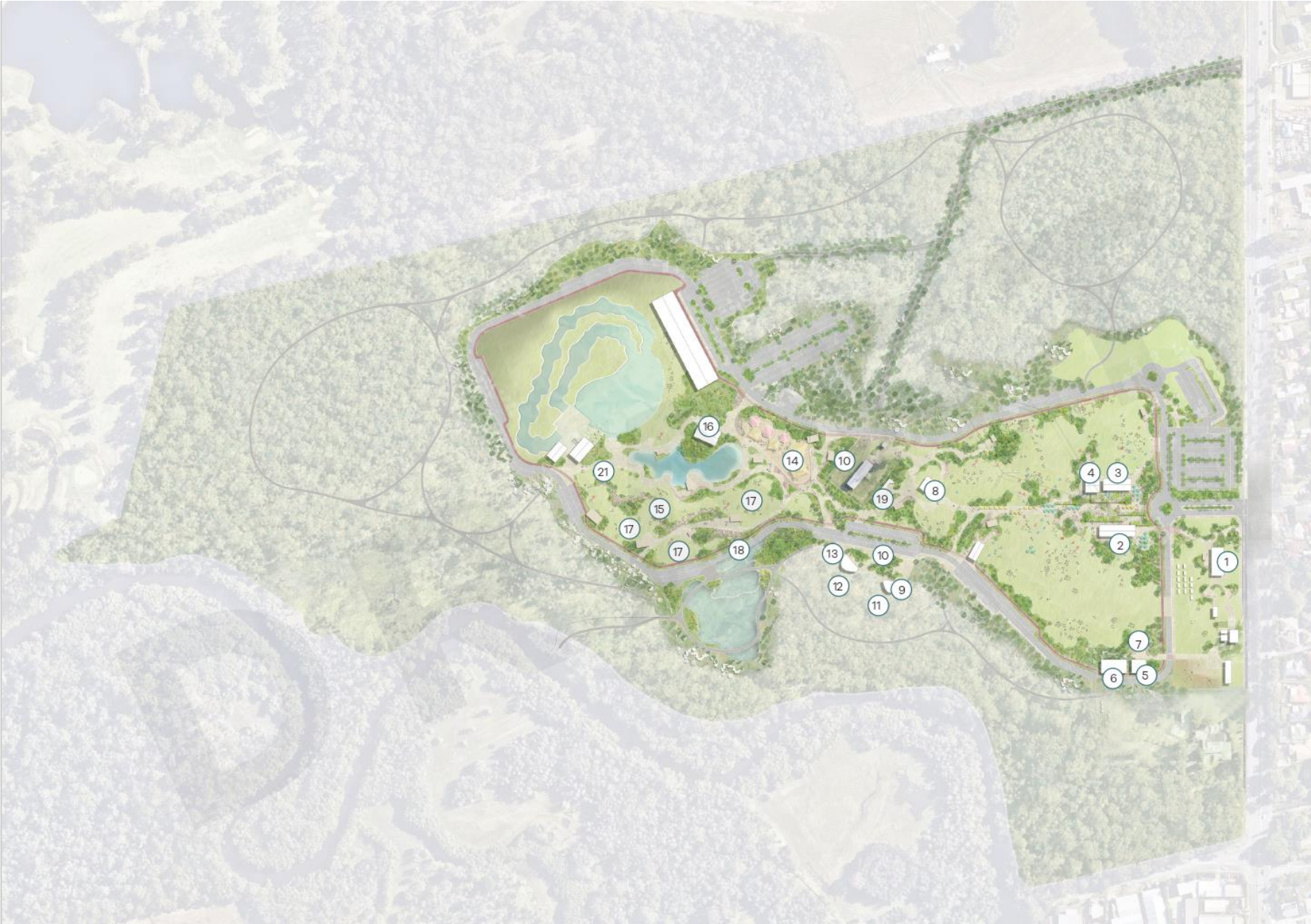
programmed land-uses. Adventure play, swimming lagoons and adventure sports facilities are created and linked through landscape frameworks consisting of journeys, connections, destinations and interactions. A long-term strategic framework for the user experience is created through the interaction of the vision principles and the landscape opportunities.



## LEGEND

1. **New Restaurant /Cooking School:** Utilise Willard 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. **Pedestrian Access to Innovation Hub**  
Connecting bus set-down and connections to broader parklands.
8. **Memorial / Contemplation Centre**
9. **Wildlife and Land Care Centre**
10. **Flora and Fauna Habitat Education Displays**
11. **Zipline Launch**
12. **Tree Top Walk Launch**
13. **Wildlife Activities Centre**
14. **Adventure Playground**
15. **Adventure Trail:** Dry Creek Bed with Drainage/ Hydraulic Overlay
16. **Indoor Recreation Building:** Potential access to lake for increased use of water body
17. **Adventure Trail:** Dry Creek Bed with Drainage/ Hydraulic Overlay
18. **Pedestrian Bridge**
19. **Multi-purpose Facility:** Art Gallery / Community Space







# Design Principles

The following principles were developed to structure the design guidance and shape project outcomes in the Birkdale Community Precinct.

## 1

### Celebrate culture, heritage and legacy

The precinct will protect, celebrate and emphasise the site's significant heritage assets, varied histories and cultural narratives.

- 1.1 Celebrate First Nations histories, narratives and knowledge systems
- 1.2 Reference the precinct's pioneer past and WWII heritage
- 1.3 Protect, adapt and integrate heritage values
- 1.4 Opportunities for learning and discovery
- 1.5 Activate spaces

## 2

### Embrace the landscape and ecological context

The precinct will provide green, connected and high quality open spaces. Natural landscapes and their critical ecosystems will be sensitively interwoven into built environments.

- 2.1 Work with established ecological systems
- 2.2 Celebrate the local landscape character and ecology
- 2.3 Protect and conserve the local ecology
- 2.4 Respond to climatic context

## 3

### Demonstrate flexibility and adaptability

The precinct will include flexible and adaptable spaces capable of accommodating a diverse range of evolving functions

- 3.1 Built-in flexibility and adaptability
- 3.2 Resilient and sustainable design
- 3.3 Certification and assurance
- 3.4 Whole-of-precinct infrastructure strategies
- 3.5 Strengthening biodiversity

4

**Foster creativity, innovation and design excellence**

The precinct will exemplify the highest standards of design, distinctly local in character whilst creative and innovative.

4.1

Cohesive identity

4.2

Smart precinct infrastructure

4.3

Lead by example

4.4

Dynamic clusters of complementary uses

4.5

Boosting capacity for performance and creativity

5

**Enable community collaboration and unlock social value**

Design processes will ensure that new projects will be informed by the needs, values and input of the community.

5.1

Co-design and engagement

5.2

Embedded community infrastructure

5.3

Promote health and wellbeing

5.4

Employment, education and upskilling

5.5

Local stewardship

6

**Exemplify inclusivity, safety and accessibility**

The precinct will provide for all visitors from all ages, backgrounds and ability – creating a safe, connected, accessible and inclusive environment.

6.1

Equitable and inclusive access

6.2

Safe ring road and connecting pedestrian, cycle and other active tracks, trails and pathways

6.3

Crime prevention

6.4

Legible and inclusive wayfinding

6.5

Multimodal connectivity and access



# Celebrate culture, heritage and legacy

The precinct will protect, celebrate and emphasise the site's significant heritage assets, varied histories and cultural narratives.

# 1



- 
- 1.1 Celebrate First Nations histories, narratives and knowledge systems**
  - 1.2 Reference the precinct's pioneer past and WWII heritage**
  - 1.3 Protect, adapt and integrate heritage values**
  - 1.4 Opportunities for learning and discovery**
  - 1.5 Activate spaces**

## 1.1

## Celebrate First Nations histories, narratives and knowledge systems

First Nations histories, as well as regional cultural narratives and knowledge systems will be referenced and celebrated at every opportunity throughout the precinct.

**1.1.1**

Embed opportunities for collaboration with First Nations custodians to insert permanent art installations, built into the precinct wherever possible, which may include hardscapes, landscapes, façade elements, construction hoarding, vegetated areas, movement paths, ceiling planes and window screens.

**1.1.2**

Build in flexible environments, surfaces, and locations capable of accommodating temporary installations and placemaking activations in collaboration with First Nations artists.

**1.1.3**

Placemaking, signage and associated wayfinding elements will reference elements such as cultural histories, narratives, knowledge systems and significant flora and fauna.

**1.1.4**

New projects will explore the potential for training, employment, and partnership opportunities with First Nations groups to contribute to the delivery and ongoing operations of the precinct, such as local business employment opportunities, ranger programs, cost and skill sharing opportunities, traditional land management services, learning experiences and ceremonial services.

## 1.2

## Reference the precinct's pioneer past and WWII heritage

The precinct's varied histories from its colonial settler period to its role in WWII will be referenced and celebrated through leveraging the historic elements of the site to demonstrate authenticity, create distinct experiences and continue the legacy of the place

**1.2.1**

In areas directly related to or adjacent to heritage areas, buildings, or artefacts, new projects will explore opportunities to incorporate design elements that make reference to the original function and character of the place.

**1.2.2**

In areas directly related to or adjacent to heritage assets, new projects will explore the potential to provide flexible spaces that can be activated. Placemaking initiatives will ideally be related to learning and discovery experiences related to the original function and character of the place.



Birkdale Community Precinct Master Plan 17



## 1.3

## Protect, adapt and integrate heritage values

New projects that directly related or are adjacent to heritage areas, must protect, adapt and effectively integrate established heritage values in accordance with best practice guidelines, conservation management reports, State Heritage Development Guidelines and accepted industry standards.

**1.3.1**

Protect identified heritage values through promoting their preservation in accordance with Council's endorsed conservation (heritage) management plans, *Queensland Heritage Act 1992*, *Aboriginal Cultural Heritage Act 2003*, State heritage assessment codes and provisions and the *Australian ICOMOS Burra Charter 1999*.

**1.3.2**

Adaptive re-use, where appropriate and justified, should align with established industry-standards and avoid any deterioration in protected heritage fabrics, artefacts or place value.

**1.3.3**

New building works should seek relevant approvals and not adversely detract from heritage value either physically or visually.

**1.3.4**

Ensure adequate site studies, management plans and controls are implemented in order to avoid disturbance of heritage features through intrusive building works such as excavation, vegetation removal and building maintenance or modifications.

**1.3.5**

Where possible, avoid altering or removing heritage features that contribute to the place's cultural heritage significance.

**1.3.6**

Promote identified heritage features as landmarks and focal points within the landscape (where appropriate), celebrating such elements through physical and visual connections, and further contributing to wayfinding and interpretive experiences.

## 1.4

## Opportunities for learning and discovery

Deliver a dynamic and diverse array of formal and informal learning opportunities that communicate the intricacies of the precinct's history and the region's ecology. Explore opportunities to introduce innovative, inclusive and interactive opportunities for learning and discovery through mixed and cohesive experiences and elements for all ages and abilities.

**1.4.1****1.4.1**

Where appropriate, embed opportunities for formal learning experiences that focus upon the precinct's history and ecological values. These could take the form of interactive installations, flexible spaces capable of accommodating educational events and performances, wildlife tourism experiences, historical learning experiences and First Nations cultural education.

**1.4.2**

Weave informal opportunities for learning and discovery at every opportunity. These informal elements could take the form of nature-based play elements, educational signage pertaining to history and ecology, interpretive learning elements, digital overlays and app-based experiences such as GPS-assisted tours.

**1.4.2**



## 1.5

## Activate spaces

Activate public spaces with mediums such as public art, murals, installations and creative use of buildings to enhance learning and storytelling of the precinct's history, culture, place and landscape.



## 1.5.1

The precinct will feature high quality, contextual public art, placemaking initiatives and activations, strategically-integrated across the precinct. These initiatives should reference contextual elements such as culture, history, people, place, landscape and climate, through mediums such as public art, murals, installations.

## 1.5.2

Placemaking initiatives will be driven by objectives, values, themes and outcomes that provide long term benefit to the community. These drivers could include:

- Creating a vibrant and attractive destination,
- Building a diverse community identity,
- Encouraging socialisation,
- Engaging youth participation,
- Fostering health and wellbeing
- Building economic vitality, and;
- Promoting sustainability and resilience.



## 1.5.3

Placemaking initiatives will be driven by an authentic stakeholder engagement process that invites the community to participate in the precinct, aligning placemaking initiatives with the needs, values and preferences of the precinct's audiences.



WEEKENDS

Morning	Afternoon	Evening
Socialisation & Recreation		
Events & Activations		
Health & Wellbeing		
	Dining & Nightlife	
Culture		
Informal Learning		

WEEKDAYS

Morning	Afternoon	Evening
Socialising & Recreation		
Working & Stewardship		
Health & Wellbeing		Events & Activations
		Health & Wellbeing
		Dining & Nightlife
Learning & Discovery		

**1.5.4**  
Precinct governance frameworks will curate a rolling program of events and activations that balances activity throughout the year, the month, the week and across the day. Align activities with audiences and visitation times, ensuring that different audience clusters will activate the precinct at different times of the day.

**1.5.5**  
Consider temporary “meanwhile” activation and placemaking opportunities during interim planning and construction periods to ensure the precinct is consistently attractive and active throughout delivery stages.

# Embrace the landscape and ecological context

The precinct will provide green, connected and high quality open spaces. Natural landscapes and their critical ecosystems will be sensitively interwoven into built environments. Connected canopy cover and wildlife corridors will play a significant role in enhancing sustainability.

# 2

- 
- 2.1 Work with established ecological systems**
  - 2.2 Celebrate the local landscape character and ecology**
  - 2.3 Protect and conserve the local ecology**
  - 2.4 Respond to climatic context**



## 2.1

## Work with established ecological systems

Use the precinct's natural topography, waterways and vegetation to create unique viewing experiences. New projects will work with and around established conservation areas while mitigating impact to ecological systems.

**2.1.1**

Sensitively integrate with the precinct's natural topography, vegetation and water networks, ensuring new projects integrate successfully with existing ecological systems and minimising visual impact to the landscape.



2.1.2

**2.1.2**  
Address landscape amenity elements, taking advantage of views and key sight lines.

**2.1.3**  
Do not infringe upon existing protected areas, wetlands, creek environments and avoid clearing mature trees wherever possible.

2.2

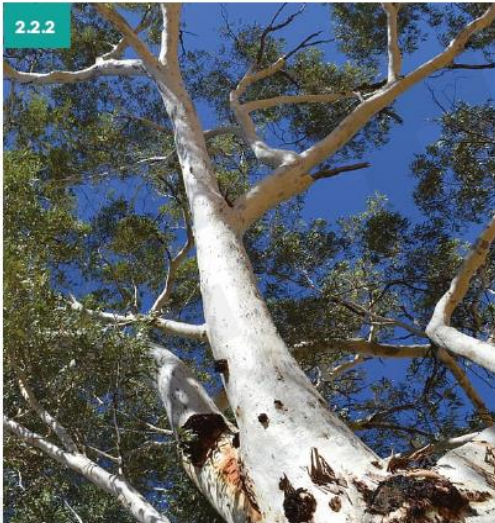
Celebrate the local landscape character and ecology

Showcase distinct landscape character through utilising a considered mix of local endemic native vegetation and planting species, while unlocking opportunities to boost the presence and visibility of greenery throughout the precinct.



**2.2.1**  
Utilise a varied mix of local endemic native vegetation and planting species, incorporating them at every opportunity into new projects.

**2.2.2**  
Incorporate seasonality into planting palettes in order to showcase the changes in the regional landscape character throughout the year.



**2.2.3**  
Utilise material palettes that complement the local landscape character and aesthetic, incorporating local materials wherever possible.





**2.2.4**

Reference concepts and elements derived from the local landscape character and ecology in the design.

**2.2.5**

Incorporate living greenery wherever possible through a range of different forums, which may include ground plane gardens, landscaped setbacks, green roofs, green walls, balcony planting, deep soil planter boxes, hanging gardens, bioshaders, living facades and elevated gardens.

**2.2.6**

Incorporate planting and vegetation wherever possible to enable the growth of large, long-lived shade trees that boost canopy coverage and the general presence of greenery throughout the precinct's various spaces.

2.3

Protect and conserve the local ecology

All projects will avoid disturbing the existing ecological areas through restricting interventions beyond the established conservation boundary. Sensitively-integrated functions such as bushwalks will provide limited access and learning opportunities for visitors to engage with protected ecological systems.



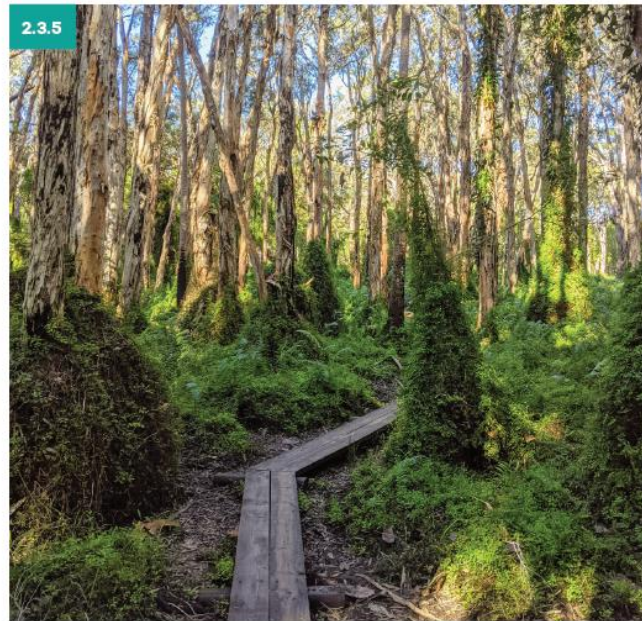
**2.3.1**  
New projects will not infringe upon the established protected vegetation boundary identified by Council.

**2.3.2**  
New projects will identify opportunities to retain existing trees and vegetated areas.



**2.3.3**

Where impact to existing trees and vegetation is unavoidable, new projects will incorporate offset planting to achieve net zero loss of vegetation and associated wildlife habitats.

**2.3.4**

New projects impacting or adjacent to protected vegetation will be supported by an ecological impact study.

**2.3.5**

Community access infrastructure to protected natural areas such as bushwalks and wetlands walks will be implemented using sensitive biophilic design measures, including minimising the footprint of built elements and ensuring zero impact to the broader connectivity and habitability of adjacent ecosystems.

**2.3.6**

Incorporate informal learning opportunities about local ecologies, flora and fauna with low impact interventions into natural areas such as bushland or wetlands.



## 2.4

## Respond to climatic context

Respond to South East Queensland's climatic conditions with additional resilience measures for summer and winter temperatures and humidity, torrential rain and flooding impacts, and destructive storms. Provide a diversity of adequate public spaces and facilities that maximise climatic conditions all year round.

**2.4.1**

Where appropriate, built environments will be articulated to deliver cool, shaded and occupiable indoor/outdoor spaces such as city rooms and sky terraces.

**2.4.2**

Where appropriate, built environments will incorporate generously-sized awnings and/or colonnades, creating cool, habitable spaces and pathways that are protected from harsh weather.

**2.4.3**

Built environments will incorporate shading devices such as external screens and layered façade treatments that are light, tactile and transparent, reducing the solar heat gain on buildings and energy consumption.

**2.4.4**

Harness prevailing breezes and unlock natural ventilation through outcomes such as operable windows, generous ceiling heights and permeable facades.

**2.4.5**

The public realm will incorporate shade structures such as sheltered walkways, shade trees, planted trellises and easy access to free-standing shade structures and seating elements that boost shade coverage and improve the experience of moving around the precinct.

**2.4.6**

Incorporate urban cooling technologies such as urban misting, water features or water play elements, reducing outdoor temperatures where appropriate.

**2.4.7**

Utilise cool, climate-positive surfaces and materials that store less heat and increase reflectance, emittance and permeability, reducing the urban heat island effect.

**2.4.8**

Where appropriate, incorporate outdoor ventilation devices such as solar-powered outdoor fan shelter structures to create opportunities to cool the outdoor environment.



# Demonstrate flexibility and resilience

The precinct will include flexible and adaptable spaces capable of accommodating a diverse range of evolving functions.

# 3



- 
- 3.1 Built-in flexibility and adaptability**
  - 3.2 Resilient and sustainable outcomes**
  - 3.3 Certification and assurance**
  - 3.4 Whole-of-precinct infrastructure strategies**
  - 3.5 Strengthening biodiversity**

## 3.1

## Built-in flexibility and adaptability

Design will accommodate for short to medium term uses whilst not laying foundations that could impact future projects over the longer term. New buildings and their layouts will be highly adaptable and flexible having the ability to change their use to respond to future precinct needs and requirements.

**3.1.1**

Allow for flexibility in the built environment with a wide array of reconfigurations, such as high ceilings, spacious columns, flexible utilities, modular ceiling grids, movable partitions, modular awnings, large floor-to ceiling heights and movable furniture.

**3.1.2**

Precinct utility infrastructure will be consolidated and integrated wherever possible, to allow for ease of access and maintenance, improved efficiency and future-proofing the precinct for ongoing evolution and flexibility.

**3.1.3**

New projects will not embed elements that are cost-prohibitive to demolish or remove.



3.1.4

**3.1.4**  
New projects will be able to accommodate a diverse range of functions and events through simple and convenient servicing infrastructure.



## 3.2

## Resilient and sustainable outcomes

Include materials, technologies and elements that demonstrate improvements in resource usage and management and climate change resilience outcomes.

**3.2.1**

Feature Water Sensitive Urban Design (WSUD) elements to improve the precinct's capacity to efficiently capture and manage water resources. WSUD elements may include tree trenches, rain gardens, underground rainwater capture and irrigation tanks, permeable paving and drought-tolerant planting and vegetation.

**3.2.2**

Where appropriate, new projects will incorporate a water management plan or strategy that identifies critical hydrological elements, drainage and flooding risks and opportunities for optimising water capture and reuse.

**3.2.3**

Incorporate renewable energy generation infrastructure and passive design strategies that reduce energy consumption and broader resource wastage, where possible.

Passive design strategies and outcomes may include:

- Natural ventilation, Photovoltaic solar arrays, Blue roofs that capture and store rainwater,
- LED lighting,

- Glazing,
- Insulation,
- HVAC systems,
- Layered facades and screening elements,
- Embedded energy generation and storage
- Waste and water recycling,
- End-of-trip facilities, and;
- Electrical vehicle charging infrastructure.

**3.2.4**

Where appropriate, the design of new projects will incorporate recycled and upcycled materials to minimise demolition and construction waste.

## 3.3

## Certification and assurance

Where appropriate, seek adherence to international-standard sustainability benchmarks, certification, and assurance processes.

**3.3.1**

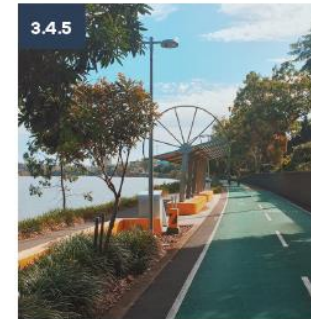
Where appropriate, new projects will adhere to certification and assurance processes such as Green Star Buildings, Green Star Communities, the UN Sustainable Development Goals, One Planet Living Framework, WELL Building Standards, and/or Fitwel Standards.



## 3.4

## Whole-of-precinct infrastructure strategies

Whole-of-precinct- infrastructure strategies seek to maximise site efficiencies and community benefits in managing energy and natural resources.

**3.4.1**

Implement whole-of-precinct energy infrastructure networks that maximise the potential for precinct scale energy generation, storage and distribution.

**3.4.2**

Implement a whole-of-precinct waste management system, aimed at minimising waste sent to landfill using circular economy technologies, techniques and governance structures such as waste composting, nutrient capture, recycling schemes, and identified waste management and monitoring responsibilities.

**3.4.3**

Undergo a site-wide Water Sensitive Urban Design (WSUD) strategy that improves the precinct's capacity to holistically capture and manage water resources at the precinct scale.

**3.4.4**

Incorporate a site-wide Climate change risk and adaptation plan to effectively identify and mitigate future climate-change related risks.

**3.4.5**

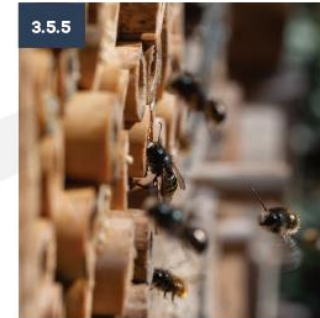
Encourage sustainable, active transport usage through embedding end-of-trip facilities and cycle parking, optimising public transport infrastructure, autonomous and electric vehicles, safe and convenient active transport infrastructure networks, while utilising goals, targets and incentive programs.



## 3.5

## Strengthening biodiversity

Boost the presence of biodiversity throughout the precinct and unlock opportunities to build key wildlife habitats into the fabric of the precinct.

**3.5.1**

Identify opportunities to improve and boost the extent, connectivity, and quality of green and blue infrastructure networks in every project.

**3.5.2**

Maintain and support wildlife corridors while providing community access to protected natural areas such as bushland and wetlands.

**3.5.3**

Identify opportunities to protect and enhance wildlife habitats through boosting the presence of local, endemic trees and vegetation in every project.

**3.5.4**

The siting of the precinct's built environments will be informed by appropriate transitions and buffers between protected areas and built environments.

**3.5.5**

Explore opportunities to embed wildlife habitats across the precinct. Wildlife integration strategies and elements may include:

- Native trees and vegetation,
- Urban beehives,
- Insect hotels,
- Bat boxes, and;
- Bird shelters along key migration corridors.

# Foster creativity, innovation and design excellence

The precinct will exemplify the highest standards of design,  
distinctly local in character whilst creative and innovative.

# 4

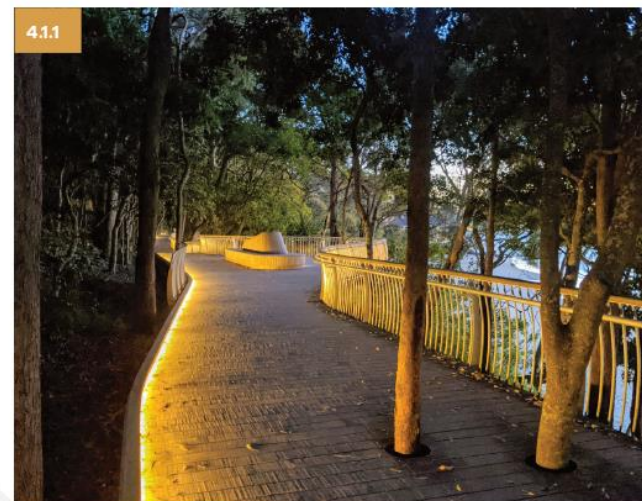
- 
- 4.1 Cohesive identity**
  - 4.2 Smart precinct infrastructure**
  - 4.3 Lead by example**
  - 4.4 Dynamic clusters of complementary uses**
  - 4.5 Boosting capacity for performance and creativity**



## 4.1

## Cohesive identity

Utilise high quality, well-designed, consistent and complementary visual treatments that deliver a cohesive precinct identity, look and feel.

**4.1.1**

Utilise consistent and complementary hard and softscape palettes that reference the local landscape, giving the precinct's landscape elements a distinct and consistent look and feel.

**4.1.2**

Incorporate natural materials that reference the local landscape context, complement the broader material palette of the precinct and sensitively integrate new projects into the landscape.

**4.1.3**

Signage and wayfinding elements will align with a broader precinct branding strategy, whilst also reflecting the precinct's diverse landscape character, materiality and experiences.



4.1.4  
The precinct's seating areas, outdoor furniture, shade structures and other amenities such as public barbecues, water fountains and play equipment will reference the precinct's landscape character and broader branding strategy.

## 4.2

## Smart precinct infrastructure

The precinct will be embedded with smart city infrastructure technologies to improve the efficiency of systems, boost flexibility, enable the dynamic use of the facility for data as well as and empower the community through better services.

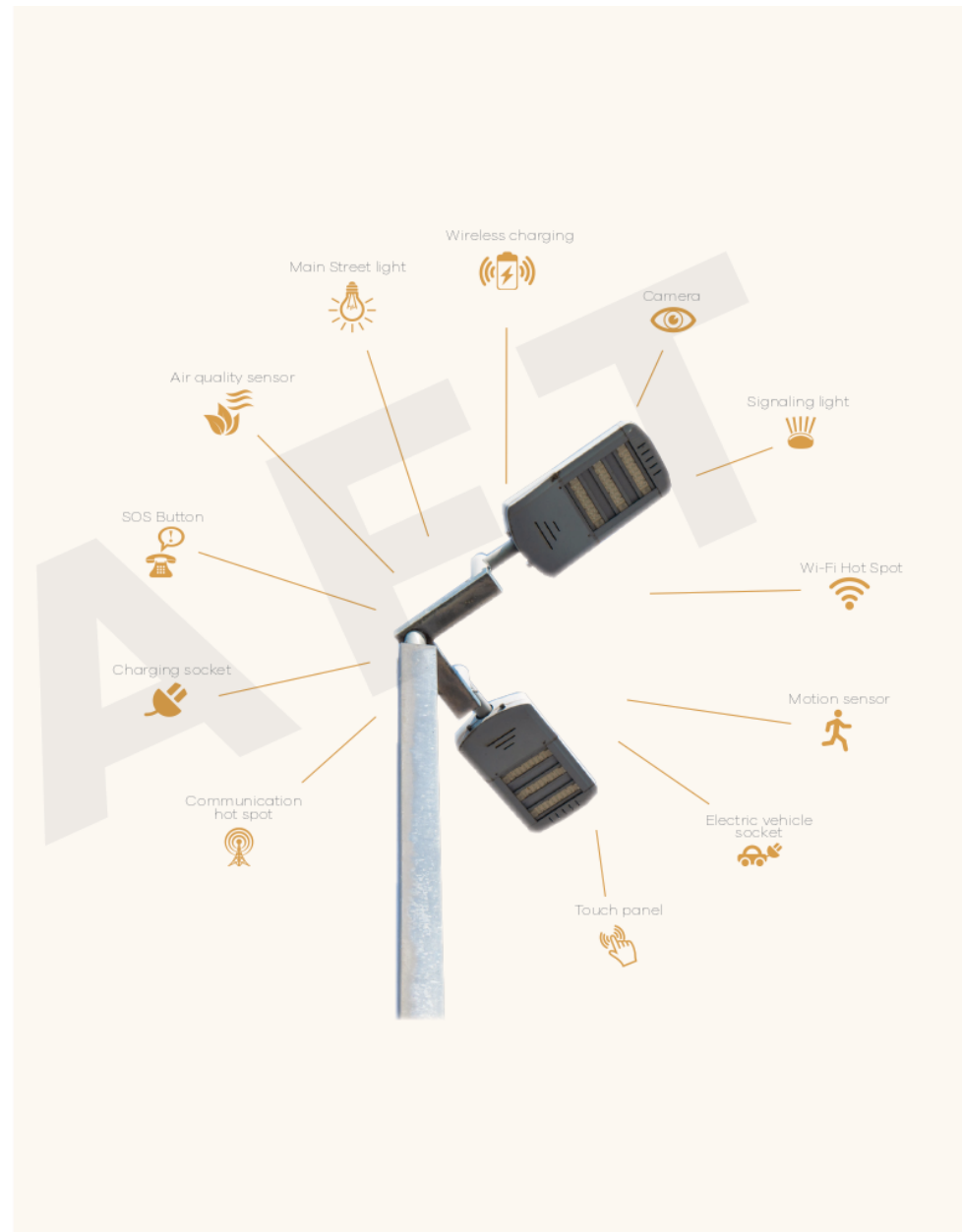
### 4.2.1

Incorporate flexible enabling infrastructure, such as smart poles that are able to adapt to provide a diverse range of functions. Smart poles may provide functions such as:

- Public Wi-Fi,
- Communications infrastructure,
- Modular lighting,
- Noise and air quality monitoring,
- USB charging,
- CCTV,
- Three-phase power access,
- Provision for future technologies, and;
- Data analysis for pedestrian, cycle and vehicle counting.

### 4.2.2

Enable the precinct through contributing to the broader smart precinct infrastructure network such as CCTV and data analysis tools in the built environment where appropriate.





## 4.3

## Lead by example

New projects and interventions in the precinct will actively promote design quality and unlock long term social and economic dividends.

**4.3.1**

New projects will reference the best-practice outcomes illustrated in established industry benchmarks, achieving a minimum standard on par with the world's best design.

**4.3.2**

The design and delivery of new projects and placemaking initiatives will be of award-winning, international quality and standard through creating world-class landmarks, unique attractors and destinations and an ongoing programme of events that will showcase the Redlands to regional and international visitors.



## 4.4

## Dynamic clusters of complementary uses

Support the flexibility to accommodate the clustering of complementary uses and activities that unlock the wider benefits of collaboration.

**4.4.1**

Support outcomes which promote functional cohabitation and drive innovation, economic vitality and attraction of new talent.

**4.4.2**

Provide industry partners with confidence through engagement and investment in precinct amenity and infrastructure.

**4.4.3**

Create and allow spaces for accommodating, hosting and collaborating with a range of industries and institutions.

**4.4.5**

Provide spatial outcomes which encourage and facilitate high levels of corporation, engagement and communication between precinct partners and activators.

**4.4.6**

Where appropriate, new projects will feature shared collaboration, interaction and socialisation spaces.

**4.4.7**

Implement opportunities for shared digital infrastructure and technology platforms in accordance with accepted privacy and information sharing protocols.

**4.4.4****4.4.4**

Create an attractive and enjoyable environment, rich in character, fostering quality of life and integrating daily amenity and convenience needs.



## 4.5

## Boosting capacity for performance and creativity

Provide flexibility for unique activation opportunities and a diverse range of events and installations that continuously enliven the precinct as a canvas upon which the community can express themselves and enjoy an expanded range of entertainment.

## 4.5.1

Empower the precinct's spaces to achieve maximum place making and activation opportunities through embedding activation infrastructure, which may include:

- Three-phase power points,
- Communications points,
- Internet and public Wi-Fi infrastructure and;
- Smart city poles, capable of being retrofitted with future technologies.

## 4.5.2

The precinct will be embedded with a cohesive network of high quality and flexible spaces, providing a diverse platform for events and activations of all sizes and typologies.

## 4.5.3

Actively curate a rolling program of activations and events, engaging with local artists to ensure the precinct is achieving maximum activation capacity throughout the year.

## 4.5.2





# Enable community collaboration and unlock social value

Design processes will ensure that new projects will be informed by the needs, values and input of the community.

# 5

- 
- 5.1 Co-design and engagement**
  - 5.2 Embedded community infrastructure**
  - 5.3 Promote health and wellbeing**
  - 5.4 Employment, education and upskilling**
  - 5.5 Local stewardship**

## 5.1

## Co-design and engagement

The needs and values of the Redlands Community will be a key driver of design outcomes in the Birkdale Community Precinct. Project design methodologies will incorporate co-design and engagement strategies that allow for the community's views to be incorporated in a manner commensurate with the scope of the project.

**5.1.1**

Community engagement methodologies will work closely with Council to understand key stakeholder groups, previous engagement activities, existing consultation opportunities, Council objectives, Government drivers, as well as any social, economic and community nuances that characterise the project.

**5.1.2**

Incorporate a broad range of traditional and digital engagement tools, while exploring opportunities for new and innovative engagement methods. Traditional engagement tools may include, but will not be limited to, workshops, facilitated sessions with key stakeholders and invited representatives from the community, information sessions,

and staffed and un-staffed public displays in Council offices and local libraries. Digital engagement tools may include online surveys, sentiment analysis, leveraging Council Engagement platforms and social media channels.

**5.1.3**

Incorporate frequent, meaningful and well-timed interactions with stakeholders that allow for the community's views to be incorporated in a manner commensurate with the scope of the project.



## COMMUNITY ENGAGEMENT METHODOLOGY

01

Develop the project engagement scope.

02

Assess the level of impact, identify relevant stakeholders and assess the level of engagement.

03

Determine the appropriate engagement methodology and tools.

04

Prepare a community engagement plan and determine the appropriate engagement methodology and tools.

05

Deliver engagement strategies.

06

Analyse community responses, evaluate the process and feedback to participants.

## 5.2

## Embedded community infrastructure

The precinct will provide flexible facilities to be shared and open to all community groups, businesses and visitors.

**5.2.1**

Embed low cost and flexible spaces and facilities for incubator businesses and relevant community groups to operate in the precinct.

**5.2.2**

Maximise the awareness, utilisation and benefit of the precinct's dedicated community facilities through partnerships with local organisations and access to the precinct's broader events and activations framework.



## 5.3

## Promote health and wellbeing

The precinct will promote community health and wellbeing through access to open space and recreation, provision of sport and fitness opportunities, access to active transport infrastructure and a diverse spectrum of spaces that enable positive outcomes.

## 5.3.1



## 5.3.1

Ensure a diverse range of flexible spaces capable of providing health and wellbeing-related functions, including social interaction, sport, recreation, and secluded sanctuary spaces.

## 5.3.2

Ensure ubiquitous access to active transport infrastructure, including generously-sized pathways and bushwalks, and cycle infrastructure that encourages active travel. This includes infrastructure that improves user convenience and comfort, such as end of trip facilities, cycle parking, water fountains and pump stations.

## 5.3.2



## 5.3.3



## 5.3.3

Embed outdoor fitness equipment where appropriate that provide opportunities to introduce exercise into users' routine.

## 5.3.4

Improve community access to nature through providing a diverse range of experiences and opportunities to interact with the site's varied natural environments.

## 5.3.5



## 5.3.5

Provide opportunities for community gardens and rooftop gardens where appropriate.



## 5.4

## Employment, education and upskilling

Empower the community through the creation of learning, training and work opportunities

**5.4.1**

The precinct's community facilities and infrastructure will be flexible to accommodate the potential for learning, training and work opportunities with a focus on youth traineeships.

**5.4.2**

Precinct governance frameworks will boost opportunities for practical education and employment through delivering a mix of flexible and diverse locations for local businesses to co-locate and incubate.

**5.4.3**

Facilitate engagement processes with First Nations Custodians regarding co-design, training, and employment opportunities.

5.4.1



## 5.5

## Local stewardship

Community stewardship will play a central role in the ongoing management of the precinct's natural and built assets, with the design of projects delivering outcomes that encourage collaborative partnerships with the community and allow locals to get hands-on experience in caring for the precinct.



### 5.5.1

The precinct's governance frameworks will establish processes and programs that facilitate community involvement in the ongoing management of the precinct's natural and built assets, including via collaborative partnerships with local community groups, First Nations groups, research institutions and other relevant organisations.

### 5.5.2

Develop stewardship programs in consultation with key stakeholder organisations and institutions likely to play a role in facilitating stewardship programs.

### 5.5.3

Distribute audience-appropriate information that promotes the stewardship program. Example content can include new scientific developments, relevant research, advances in technology, and practical experiences from other stewardship initiatives. Networks of knowledge holders can facilitate learning and communication exchange that can support constant improvement and best practices.

### 5.5.4

Stewardship program managers will test programs through pilot studies before full implementation to evaluate whether programs are feasible and can achieve the desired outcomes.

### 5.5.5

Incorporate continuous monitoring, evaluation and review processes that allow programs to adapt and improve according to the needs of the precinct.

### 5.5.6

Stewardship programs organisations will provide program support through a range of potential forums, including education, training, promotion, administrative support, communication frameworks and governance arrangements.

# Exemplify inclusivity, safety and accessibility

The precinct will provide for all visitors from all ages, backgrounds and ability – creating a safe, connected, accessible and inclusive environment.

# 6



- 
- 5.1 Co-design and engagement**
  - 5.2 Embedded community infrastructure**
  - 5.3 Promote health and wellbeing**
  - 5.4 Employment, education and upskilling**
  - 5.5 Local stewardship**

## 6.1

## Equitable and inclusive access

Provide equitable and inclusive access to all destinations and facilities located throughout precinct. Build visitor autonomy and diversity through identifying user groups, specific needs and requirements and effectively integrating into broader visitor movement strategy.

### 6.1.1

Incorporate Universal design principles to ensure that all places, spaces and built environments are accessible to everyone, regardless of their age or ability, beyond compliance with standards.

### 6.1.2

The precinct's movement network will facilitate generous, easy movement, with clearly-defined pedestrian movement paths free from obstacles and urban clutter.

### 6.1.3

Embed provision for visual cues to assist navigation, such as landmarks or feature, streets, signage or entry statements in all places, spaces and streetscapes.

### 6.1.4

Accessibility throughout the precinct will be enhanced by ensuring pathways are well lit, wide and obstacle free, and by demarcating different levels of movement and activity using surface treatments, including colour and texture, and plants to define edges of spaces.

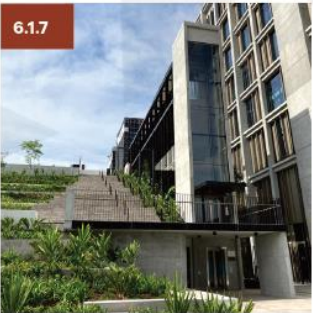
### 6.1.5

All built environment entrances and interfaces will be designed to be generous, clearly-defined and accessible to accessibility, utilising form, materiality, colour and lighting.

### 6.1.6

Ensure consistently shaded, comfortable and easy to navigate movement networks, places and spaces.





**6.1.7** Mitigate challenging level changes through ramping elements aligned with any stairs throughout the movement network, and use outdoor elevators where ramping access is unable to provide a solution.

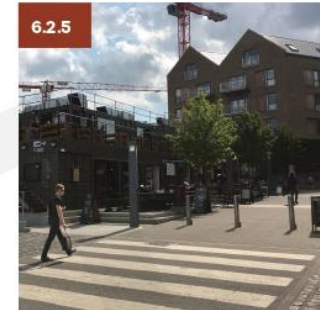
**6.1.8** Implement equitable and compliant grade changes between footpath and street level at pedestrian crossings and raised crossings where appropriate in the precinct's movement networks.



## 6.2

## Safe ring road and connecting pedestrian, cycle and other active tracks, trails and pathways

The precinct's internal ring circuit road and pedestrian track, the central spine and adjacent pathways, will be designed to prioritise pedestrian safety and reduce potential for conflict between vehicles, pedestrians and cyclists.

**6.2.1**

The precinct's movement network structure will restrict vehicle movement to the periphery and create safe, pedestrianised areas for walking and cycling. Pedestrian and cycle infrastructure will be separated from vehicle movement to deliver safe, attractive, and useable active transport infrastructure.

**6.2.2**

The pedestrian and cycle infrastructure will be clearly delineated and defined where appropriate using materiality and placement

**6.2.3**

The vehicle movement network will feature frequent and legible pedestrian crossings including kerb extensions to reduce pedestrian crossing distances.

**6.2.4**

The vehicle movement network will utilise lane narrowing, street trees and other traffic calming strategies to reduce speed and make drivers more aware of nearby pedestrians where appropriate.

**6.2.5**

Utilise crossing islands and raised crossing where appropriate to improve pedestrian ease-of-crossing while reducing the potential for traffic accidents.

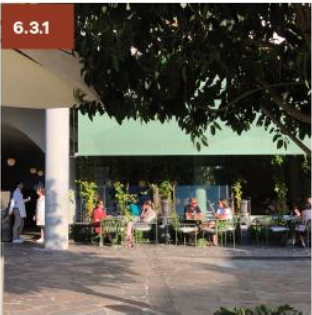
**6.2.6**

Incorporate curb extensions and pinch points at pedestrian crossings to alert drivers of reduced speed environments and reduce pedestrian crossing distances.

6.3

Promote health and wellbeing

Incorporate CPTED (Crime Prevention Through Environmental Design) principles into new projects and public spaces to increase surveillance and visitor safety.



**6.3.1**  
New projects will be configured to ensure buildings address and overlook adjacent streets, spaces and places.

**6.3.2**  
The precinct's movement networks, pathways and cycleways will be in view of adjacent active areas wherever possible to ensure passive surveillance.

**6.3.3**  
Maximise visibility wherever possible through well-lit outdoor environments and consolidated under awning lighting, increasing safety for pedestrians.

**6.3.4**  
Built environments will incorporate prominent building entries, with well-identified and legible signage.

**6.3.5**  
Minimise the prevalence of vulnerable dead ends and hidden places throughout the precinct, reducing opportunities for concealment and poor safety..

## 6.4

## Legible and inclusive wayfinding

The precinct's wayfinding infrastructure will facilitate highly visible, legible and logical navigation of the precinct that boosts the autonomy of all users



6.4.2



6.4.4

**6.4.1**

The precinct's wayfinding communication will be consistent, clear and accurate across all communication media such as signage, websites and app-based content.

**6.4.2**

The wayfinding strategy will incorporate inclusive design elements that empower users of all ages and abilities to access and navigate the precinct. Inclusive wayfinding strategies and elements may include larger signage font sizes, multilingual signage, legible and logical symbols, tactile hardscape warnings and markings, built form elements, audio and visual sensory elements and integrated smartphone apps that respond to precinct elements.

**6.4.3**

Emphasise distinct buildings, sight lines and natural elements to provide visual interest and make it easier for users to orientate themselves.

**6.4.4**

Align wayfinding strategy with the broader precinct branding strategy to establish a cohesive look and feel.

**6.4.5**

The precinct's ongoing wayfinding operations will be coordinated through a designated wayfinding manager whose role is to ensure all wayfinding messaging is kept up to date as the needs of the precinct evolve.

**6.4.6**

The signage system infrastructure will be easily-updatable for the purpose of ongoing site changes using appropriate materials and production methods to suit the local climate. Wayfinding signage infrastructure will be based on a kit-of-parts framework that support prompt and cost-effective management and implementation.



## 6.5

## Multimodal connectivity and access

The precinct will be highly accessible across a variety of modes of transport, including public transport, cars, cyclists, service vehicles, micro mobility and pedestrians. Its spaces will be well connected and legible, designed to facilitate comfortable and easy to navigate movement, with generous spaces capable of accommodating peak event demands.

**6.5.1**

Movement networks will be legible, interconnected and functional to support ease of movement to and through the precinct and will explore opportunities to deliver better connectivity to the surrounding context.

**6.5.2**

Vehicle movement infrastructure will be designed in balance with place vs movement considerations, depending upon the context of the project

**6.5.3**

Movement networks will be designed to prioritise and promote the use of active transport and public transport infrastructure to minimise car dependency and improve modal shift outcomes

**6.5.4**

Deliver a cycle and micro mobility active transport network that integrates the precinct into the broader active transport network, providing high quality infrastructure separated from vehicle movement wherever possible and suited for all ages and abilities.

**6.5.5**

Public transport infrastructure will be designed and co-located to integrate with key destinations and trip generators.

**6.5.6**

The precinct's movement networks will be designed to allow for ease-of-servicing and logistical freight movements through collocating key infrastructure, such as waste collection, deliveries and utilities infrastructure servicing.

**6.5.3****6.5.4****6.5.5****6.5.4****6.5.7**

Private vehicle movement networks and parking locations will be designed to provide vehicle access throughout the precinct and key destinations and trip generators, while prioritising the movement and amenity of pedestrians.



# Beyond the Boundary

Unlocking the enduring social value  
of the Birkdale Community Precinct

April 2022

Jacobs







## Acknowledgement of Country

*We acknowledge the Quandamooka People, Traditional Owners of the lands, winds and waters we call Redlands; and pay our respects to their Elders past, present and emerging.*

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## Introduction

The Birkdale Community Precinct (BCP) will become a local place that creates benefits for the community and the Redland's Coast region. This site is a catalyst for wider benefits. Its legacy will be a place for all ages and abilities to enjoy a quality lifestyle featuring environment stewardship, social value and economic prosperity as pillars of its creation.

This report, **Beyond the Boundary** explores the possibilities and benefits of the BCP that go beyond the boundary of the site to radiate across the region and across generations leaving a legacy for the future. The BCP can deliver a local, regional, national, and international destination.

**Beyond the Boundary** has considered and extended on the community ideas obtained through public consultation on the BCP vision. It has been developed as a part of the wider Master planning process that Redland City Council (RCC) is undertaking for the BCP site.

This **Beyond the Boundary** report shows how Council has built on your ideas, dreams and feedback to build a strategy mapping how the precinct can be a catalyst to create long lasting benefits to the community.

It goes beyond the social impacts of the site and focuses on what activities will enable the precinct to be the catalyst to deliver city-wide opportunities and enriched community wellbeing and lasting legacies for the entire Redlands community now and well into the future.

**Beyond the Boundary** describes "unlocking the Social Value of the precinct."

## People and community will form the focus and the heart of the Birkdale Community Precinct.

**Beyond the Boundary** shows some of the key statistics and demographics about how people live, play, learn and work in the Redlands, and pulls out ideas from this about how the Birkdale Community Precinct can create positive benefits to affect some of these statistics. For example, the statistics show that girls display lower levels of physical activity than boys. The BCP can create opportunities to balance this through targeted events, equipment, and strategies to ensure that more girls and young women participate in physical activity.

By developing the **Beyond the Boundary Social Value Strategy**, we can ensure benefits can be maximised. We can increase economic prosperity, wellbeing and living standards of all members of society.

The following three principles are important to this **Beyond the Boundary Social Value Strategy**:

### Components of social value



**Community connectedness**  
*Cohesion and safety*



**Equality and equity**  
*Including justice and fairness*



**Housing**  
*Affordability and choice*



**Mobility**  
*Accessibility and choice*



**Work**  
*Security, availability and meaning*



**Health and wellbeing**  
*Physical and mental health*



**Access to vital services**  
*Food, water, energy and health*



**Environment**  
*Sustainable and resilient*



### 1. One precinct

The Birkdale Community Precinct is one integrated precinct.

With multiple and varying types of 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 location with a space and place for everyone. The detailed master planning processes will provide clarity for how the vision can be brought to life as one integrated precinct.

### 2. Legacy

The environmental and social stewardship of the Birkdale Community Precinct will leave a positive legacy for future generations.

As the region flourishes, the chance to cement the Redlands Coast identity as a place for all ages and abilities to enjoy a quality lifestyle featuring environment stewardship, social value and economic prosperity as pillars of its creation, will be the legacy that the precinct brings.

The precinct will benefit by being an Olympic venue, but the legacy it creates is based on all its components.

### 3. Community

The views of the Redlands community is embedded throughout the precincts and hubs. The community will continue to be involved in the shaping of the BCP.

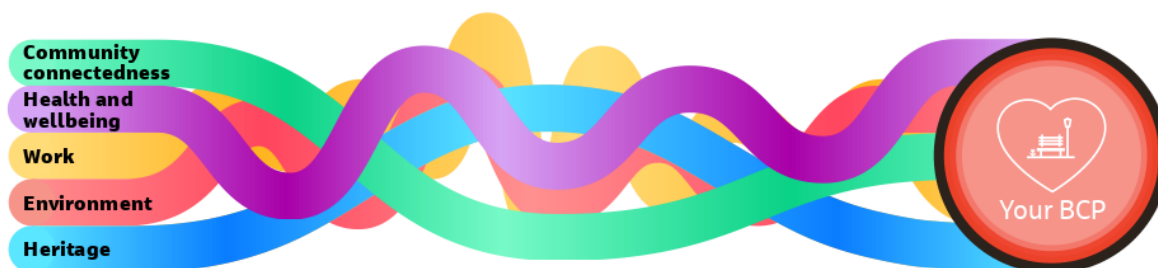
The Master Plan is on track for a second round of community feedback in May 2022 along with a parallel community activation framework. These processes will allow the community to further define the character and narrative of the precinct, creating a framework for the next 20 years.

This **Beyond the Boundary social value strategy** provides RCC with an integrated approach to placemaking. It puts social value creation and wider benefits for the community firmly at the heart. It weaves the threads of how to create social value together: Community connectedness, health and wellbeing, work, environment and heritage. It demonstrates:

- through research and statistics why the thread is important
- how social value may be achieved, including case study examples
- the potential benefits and legacies from each activity is listed.

## It's your Birkdale Community Precinct

*"In partnership, the community and Redland City Council will unlock the enduring social value of the BCP to deliver multiple social, economic, cultural and environmental outcomes that extend beyond the BCP boundary and leave a positive legacy for future generations."*



## Strategic alignment

By prioritising social value, we can ensure achievement of many goals for the Redlands community from those articulated in ***Our Future Redlands - A Corporate Plan to 2026*** and beyond right up to achieving international goals such as the United Nations Sustainability Goals. Some of the key strategies and policies that are levers for unlocking social value at the Birkdale Community Precinct are shown below:



Strategic alignment with policy at all levels.

## Our Future Redlands - Corporate Plan

**Naturally wonderful lifestyle. Connected communities. Embracing opportunities.**

The plan has been structured around seven strategic themes:

- City Leadership
- Strong Communities
- Quandamooka Country
- Natural Environment
- Liveable Neighbourhoods
- Thriving Economy
- Efficient and Effective Organisation

### The Quadruple Bottom Line

The Quadruple Bottom Line (QBL) is the basis from which the strategic themes for the Redland City Council Corporate Plan 2026 has been established. The four principles of the QBL underpinning the 2041 strategic goals for the region are:

- Social
- Economic
- Governance
- Environment

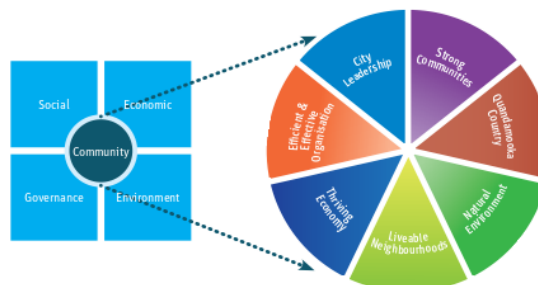
### Economic Development Framework

Ensuring that improvements in economic capacity are linked to improved lifestyle outcomes for our City's residents, which subsequently improve community wellbeing.



Our Future Redlands Corporate Plan Strategic Themes.

Source: *Our Future Redlands - A Corporate Plan to 2026 and Beyond.*



Our Future Redlands Corporate Plan Quadruple Bottom Line

Source: *Our Future Redlands - A Corporate Plan to 2026 and Beyond.*



## State

The 'Activate! Queensland Strategy' seeks to empower more Queenslanders to improve their health and wellbeing through the creation of quality infrastructure and addressing barriers to participation.

The 'Queensland Walking Strategy' aims to make daily walking an easy choice for everyone supporting health, recreation, tourism and transport.

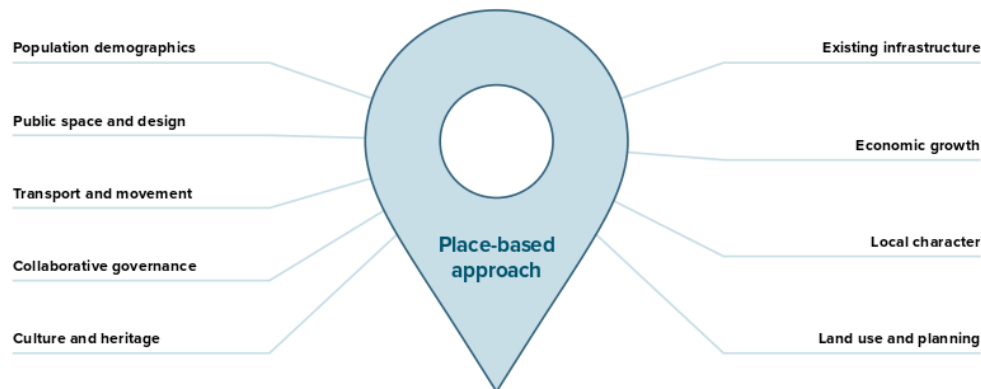
The 'Queensland Youth Strategy' supports the contribution of young people to Queensland's economic civil and cultural life. It aims to support the most vulnerable, create healthy futures and drive education opportunities that lead to employment.

## National

Infrastructure Australia (IA) is an independent infrastructure advisor providing advice to governments, industry and the community on infrastructure investments and reforms.

In 2021 IA revisited its assessment criteria to ensure that projects considered societal impacts including quality of life, environment, sustainability and resilience.

IA supports a place-based approach to the provision of infrastructure to consider the total impacts on a community ensuring it delivers multiple benefits beyond its primary purpose. At the heart of this is the development of a shared vision with the community – a vision that is then managed through collaborative governance. Communities benefit as infrastructure is well used and meets local needs.



### Communities created using a place-based approach are:

- Vibrant
- Functional and adaptable
- Well-designed and attractive (amenity)
- Smart and prosperous
- Sustainable and resilient
- Active and healthy
- Mobile
- Welcoming and safe

**Putting place at the centre of infrastructure planning creates more livable communities**

Source: 2021 Australian Infrastructure Plan.

## International

The 2030 Agenda for Sustainable Development, adopted by all United Nations (UN) Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and in the future.

At its heart are the 17 Sustainable Development Goals (SDGs), 5 of which are an urgent call for action by all countries – developed and developing – in a global partnership.

The UN recognises that ending poverty and other deprivations must go hand in hand with strategies that improve health and education, reduce inequality and spur economic growth; all while tackling climate change and working to preserve our oceans and forests.

Infrastructure projects have a critical role to play in achieving the UN SDGs. A 2018 report by the University of Oxford and UN Office for Project Services (UNOPS) found that networked and non-networked infrastructure investment will contribute to achieving up to 80% of sustainable development targets.

In creating 'a new community heart for the Redlands Coast' BCP will support the achievement of the following UN SDGs

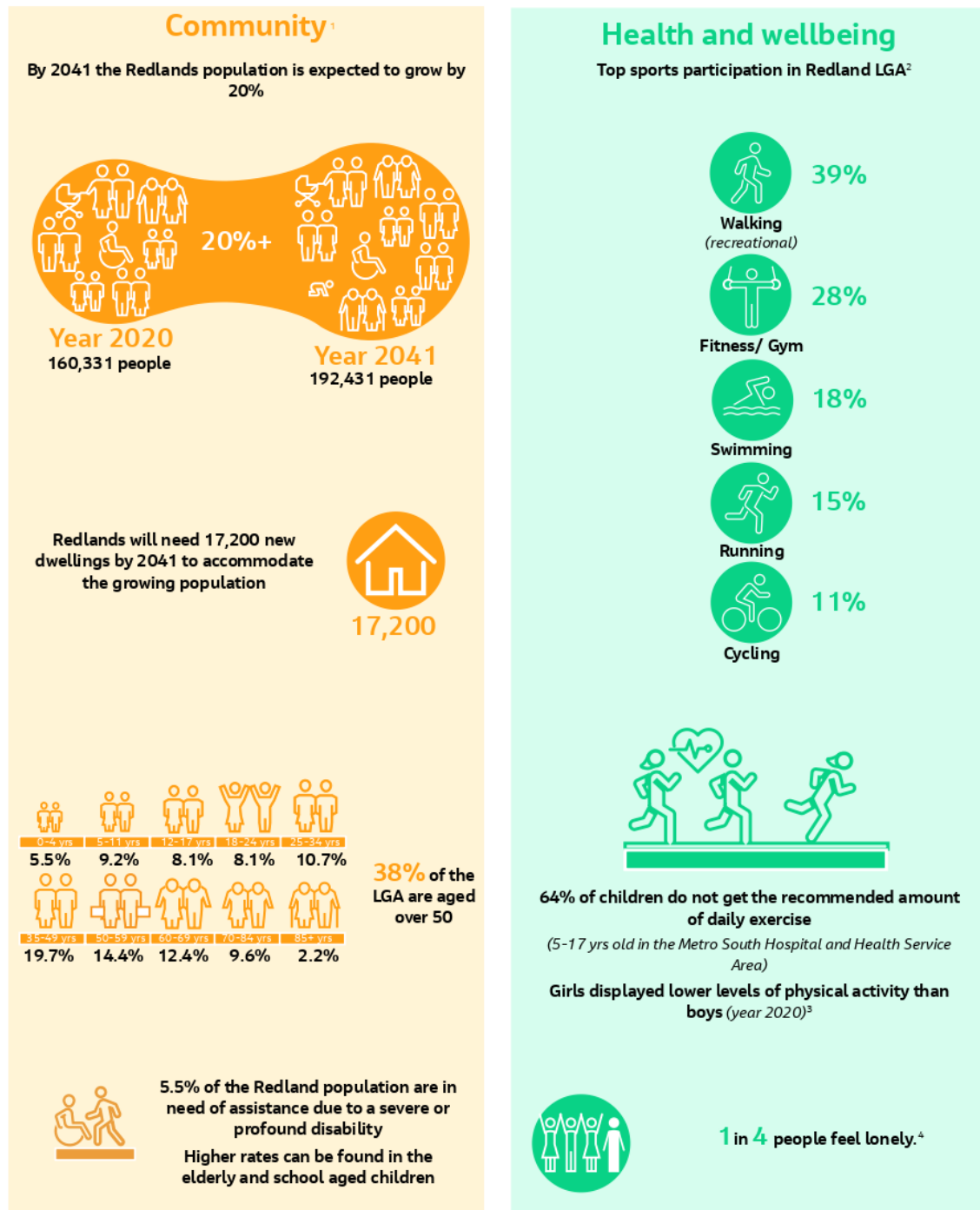


United Nations (UN) SDGs

Source: [www.un.org/sustainabledevelopment/](https://www.un.org/sustainabledevelopment/)

## Redlands community

This section provides a snapshot of the community profile in the Redland Local Government Area (LGA).





## Education

Redlands highest level of schooling achievement<sup>5</sup>



50%

year 12 or equivalent

8.3%

year 11 or equivalent

26.5%

year 10 or equivalent

4.9%

year 9 or equivalent

4.3%

year 8 or below

0.2%

did not go to school

6.0%

not stated

## Suburbs with most disengaged youth<sup>6</sup>



Southern Moreton Bay Islands	33.8%
Coochiemudlo Islands	25%
Thorneside	13.8%
Alexandra Hills	12.9%
Capalaba	11.9%
Victoria Point	10.2%
Redland LGA	9.9%

## Economics

Redlands has 62.5% of 15-64 year olds employed or in search of a job<sup>6</sup>



Top industries<sup>7</sup>



12.6%  
Health care and social assistance



10.3%  
Retail trade



8.3%  
Education and training industries

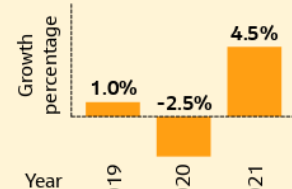
GDP<sup>7</sup>



\$6.4B\*  
GDP

Redland LGA GDP in 2021

\*1.7% of Queensland's total GDP



Redland LGA economic growth<sup>7</sup>

Enterprise in Redland LGA - Year 2021<sup>8</sup>



48,035  
People employed

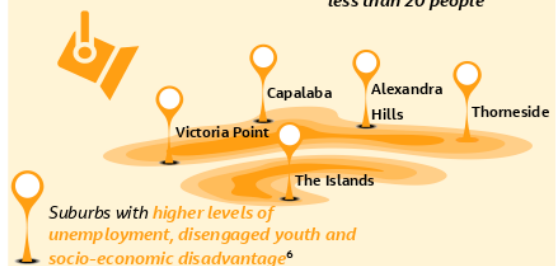


11,035  
Businesses operating



75%  
of people employed live within the Redland LGA

98%  
of operating businesses are small businesses, employing less than 20 people



## Birkdale Community Precinct - Legacy

The Birkdale Community Precinct creates opportunities to improve social value for the Redlands community.

### Social value vision



*"In partnership, the community and Redland City Council will unlock the enduring social value of the BCP to deliver multiple social, economic, cultural and environmental outcomes that extend beyond the BCP boundary and leave a positive legacy for future generations."*



### BCP supports a connected Redlands through:

- weaving together the story of the people and the land
- encouraging a sense of community and spirit
- enabling access for all
- creating opportunities to join together
- encouraging collaborative partnerships with the community
- co-design putting people at the heart of the BCP



Community  
connectedness



Equality and  
equity



Health and  
wellbeing



## BCP supports a healthy Redlands through:

- increased well-being through access to open space and recreation
- provision of sport and fitness opportunities
- increased participation in physical activity
- improvements in active transport infrastructure



Environment



Mobility



Health and wellbeing



## BCP supports a thriving Redlands economy through:

- adding to the diversity that is the Redlands Coast tourism
- the creation of training and work opportunities with a focus on youth employment including traineeships
- increase in education and learning via numerous educational facilities covering a vast array of topics
- providing opportunities for local businesses



Community connectedness



Equality and equity



Work





## BCP supports a sustainable and resilient Redlands through:

- protecting and enhancing the natural environment
- reducing waste and emissions
- embracing a circular economy
- demonstrating sustainability measures
- embracing indigenous land management techniques and native planting



Equality and equity



Health and wellbeing



Environment



## BCP supports the protection of Redlands Coast heritage through:

- restoring, repurposing and adapting heritage elements
- recognising natural heritage
- connecting community through shared histories and storytelling
- educating the community of the rich heritage of the Redlands



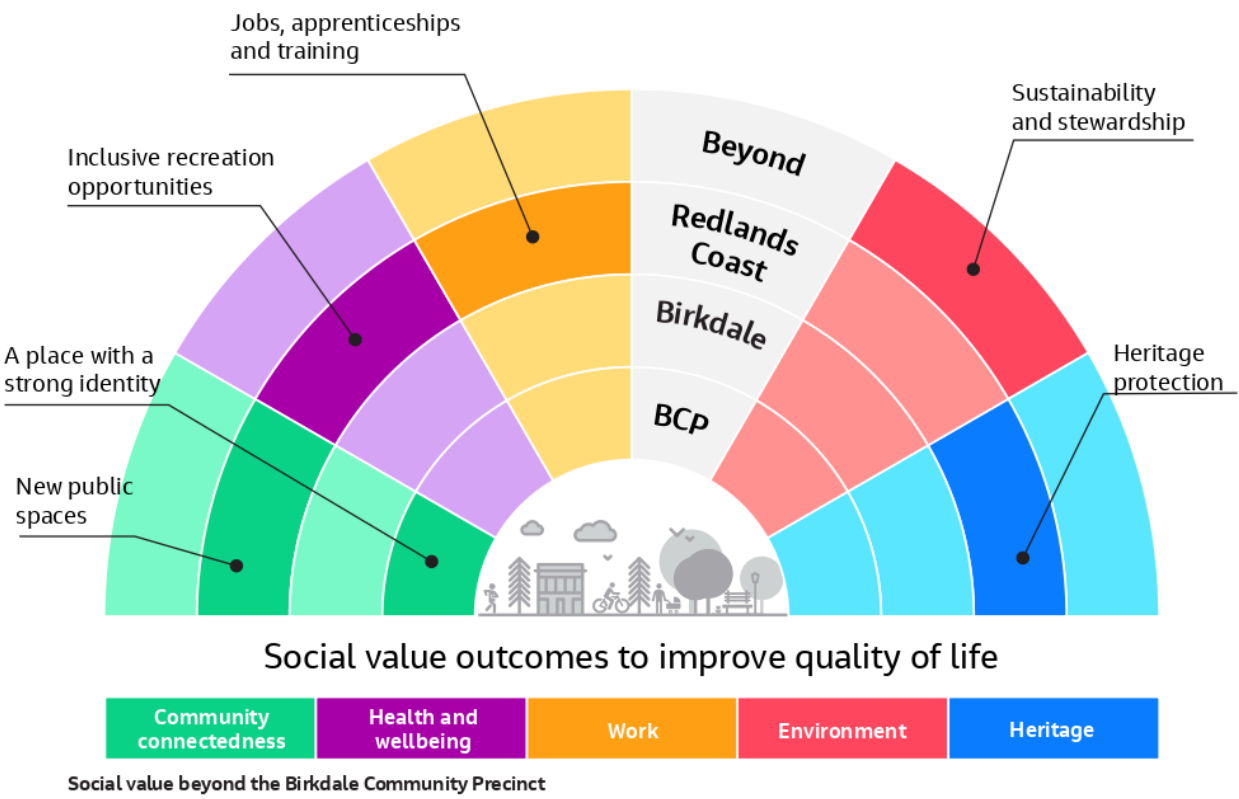
Community connectedness



Equality and equity



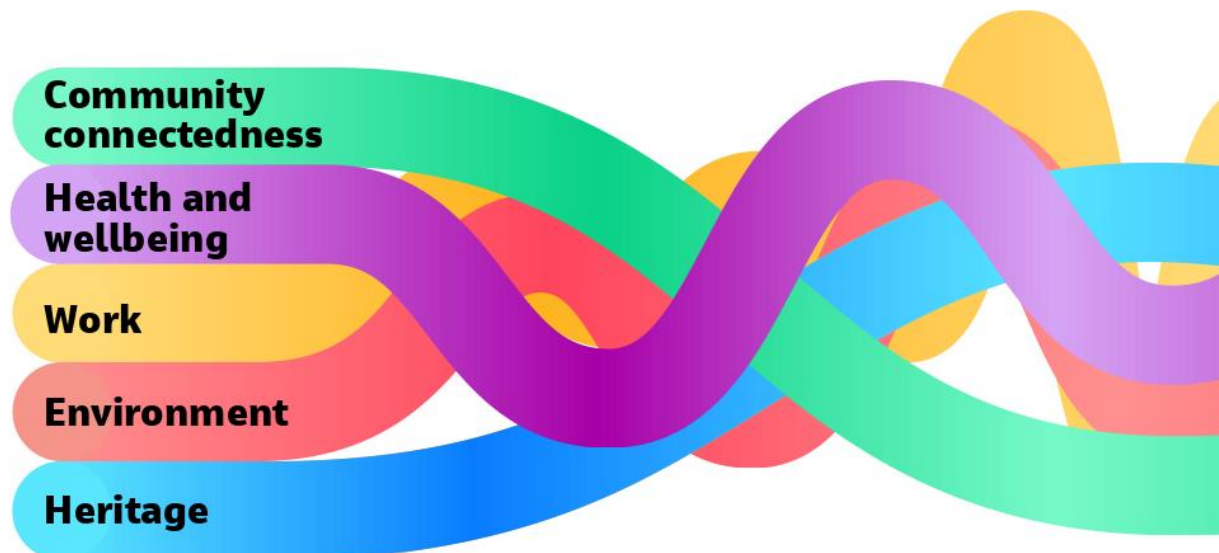
Environment



## — Opportunities for social value creation —

### Woven threads - social value layers

Five key social value threads provide inspiration and outcomes to support a new community heart for Redlands Coast and value beyond the Birkdale Community Precinct.







## Community connectedness

### Why

- The Redland LGA had 20,089 people aged 15-24 years at 30 June 2020, representing 12.5% of the total population in the LGA. Seven localities recorded proportions of disengaged youth above the Redland LGA (9.9%); with the Islands and Thorneside reporting the highest levels
- One in four adults are lonely and one in two Australians feel lonely for at least one day in a week<sup>4</sup>
- The Redland LGA reported a loss of people aged 18-24 years between 2011 and 2016, many of which moved to the Brisbane LGA and Gold Coast LGA. This is likely to reflect youth who move away from the Redland LGA to be closer to education and employment opportunities<sup>6</sup>
- Anticipated population increase of 32,100 by 2041 will put increased pressure on access to open space<sup>5</sup>
- Only one 'all abilities' playground exists in Redlands<sup>9</sup>
- All levels of government should support the profile and prestige of indigenous languages (e.g., dual naming AIATSIS)<sup>10</sup>.

### How

- Improve social participation and equity by making spaces fully accessible to cater for the needs of people with disabilities, children and older people (e.g., ramped access to all venues/ areas and increased provision of PWD-friendly facilities and tactile indicator surfaces)
- Ensure flexible adaptable spaces that can be used for a variety of purposes such as youth spaces and activation, classrooms, creative spaces, health and wellbeing activities
- Opportunities for volunteering (e.g., kitchen garden, habitat restoration, bushcare groups)
- Opportunities for play including sensory all abilities playground and intergenerational playground
- Tours for groups with specific accessibility needs (e.g., dementia, hard of hearing, vision impaired)
- Opportunities for locals to engage with the process and place, experiencing a sense of ownership and stewardship
- Dual naming of place, hubs, elements, signage, etc.
- Birkdale partnership programs



BCP Engagement Day. Source: RCC



- Improve gender-inclusiveness by introducing areas and facilities for sports, games and leisure activities favoured by girls/ women (e.g., gymnastics, netball, volleyball, handball; as well as sitting together and socialising)

- Enhance sense of safety by ensuring adequate lighting is provided, good visibility of areas achieved from long distances and maximising public surveillance of play areas (i.e., locating them close to zones with high pedestrian traffic or residential areas).

#### Potential benefits

- Meets friends regularly
- Joined a social group
- Active in a social group
- Increased involvement in decision making.

#### Legacy

- Redlands becomes a destination that is associated with the highest standards of connection, environmental stewardship and quality attractions and activities
- Clear leadership, long term vision and open participatory processes for the BCP
- All residents have the same opportunities to participate in precinct activities, events and infrastructure. By socialising together, there will be a heightened understanding of the diversity of Redlands community.





## Community connectedness - Case study

### Queensland Art Gallery of Modern Art – Art and Dementia Program, Brisbane

The Art and Dementia program is a free participant-focused service provided by the Queensland Art Gallery of Modern Art (QAGOMA) that is targeted to visitors with dementia and their family member, carer or support worker.

#### BENEFITS

The program is designed specifically to be dementia-friendly and focused on optimising opportunities for reminiscence, validation and socialisation. The program includes guided tours in artwork areas that are dementia-accessible and specialised art making workshops.

The activities in the program aim to:

- Enable visitors to connect to life experiences, passions and interests
- Increase mood and wellbeing
- Reduce social isolation
- Improve cognitive function
- Increase sense of connectedness with peers

To ensure accessibility for all visitors, QAGOMA offers travel assistance for those people living at home within the Brisbane metropolitan area<sup>11</sup>.

#### SOCIAL VALUE



Community  
connectedness



Health and  
wellbeing



Work



**RELEVANCE TO BCP:**

*Programs that are specifically designed with community groups with greater needs provide people with disabilities an equal opportunity to interact, learn and discover the hubs within BCP. These types of programs could be run by volunteers or run by community members, which increases sense of ownership, education and wellbeing while reducing social isolation.*





## Health and wellbeing

### Why

- Compared to Queensland, Redland local government area had lower proportions of adults who were not active on any day, although there were higher proportions of people who reported to do less than five sessions or 50 minutes of exercise weekly<sup>12, 13</sup>
- Adults with a wide range of green spaces around their home report 37% lower hospitalisation rates and 16% lower self-report rates of heart disease or stroke<sup>14</sup>
- Adults with larger, attractive green public open space within 1.6km of home were more likely to achieve the recommended 150 minutes of physical activity through recreational walking<sup>15</sup>.

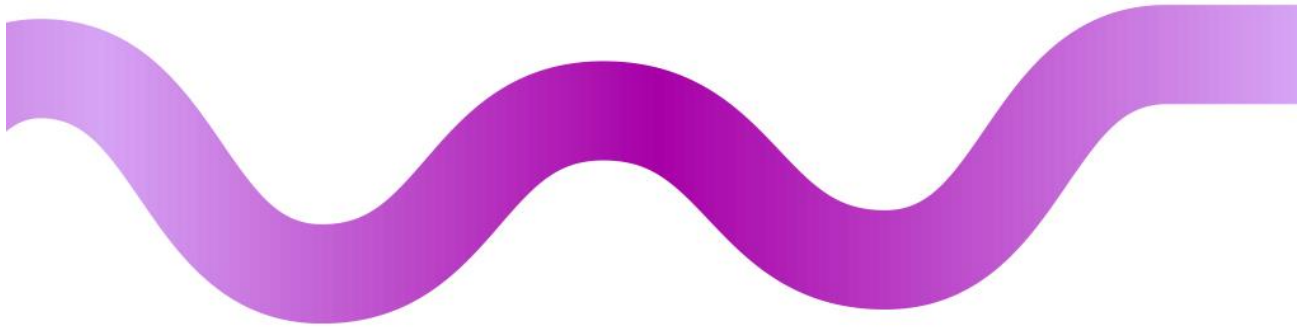
### How

- Improved access to BCP by active transport
- Provide end of trip facilities / bicycle pods
- Local sport opportunities (e.g., a criterion)
- Recognise growing E-scooter / bike market – provide charging stations
- Kayak launch facilities
- Fishing platforms
- Host Redlands Coast Olympics / Queensland Triathlon.



Kayaking on Tingalpa Creek. Source: RCC





### Potential benefits

- Walking for an average of 30 mins a day can lower the risk of heart disease, stroke and diabetes by 30 to 40 percent<sup>16</sup>
- Including high quality fitness capability can support Redlands as a destination
- Improved participation in frequent moderate exercise.

### Legacy

- All year round, training and active exercise space for the Redland community
- Increased levels of sport participation post Olympic games
- Improved community health
- Increased participation in walking and cycling across Redlands through forward looking and progressive approaches.



## Health and wellbeing - Case study

### The Tan, Melbourne

In simple terms, the Tan Track is a wide, shady, gravel path that runs 3.8km around the perimeter of Melbourne's Botanic Gardens. Originally a tanbark horse track constructed in the early 1900s for an avid runner, the TAN is one of Australia's iconic, bucket-list city runs.

#### BENEFITS

The TAN is a pleasant, heavily treed place in the city to get some exercise for people of all fitness levels.

The addition of timing clocks, distance markers and branded running events is what sets it apart from other parks.

Digital clocks create a race atmosphere any time of the week and display the top 10 men's and women's times, many of which belong to the country's best Olympians and professional athletes. This status attracts various community running clubs to meet and train on the TAN. It also creates a sense of excitement and a will to perform and improve for many, spurred on by online communities through fitness apps such as STRAVA and the hashtag #runthetan.

The TAN hosts a calendar of fun runs and club events throughout the year, many of which have a focus on charity and fundraising. Specifically, 'Run The Tan' is an annual event to highlight and support the one in five Australian's who would suffer from mental health and depression each year.

#### SOCIAL VALUE



Community  
connectedness



Health and  
wellbeing



Environment



The Tan Run. Source: Puddy, B (2022)





The Tan Run. Source: Puddy, B (2022)

**RELEVANCE TO BCP:**

*Opportunity to add depth and activity to the BCP creating a healthy and active community asset and attractor, and putting Redlands on the map. This type of facility has potential to be incorporated adjacent to the BCP ring road.*





## Work - security, availability and meaning

### Why?

- High proportions of disengaged youth, including the Redland Islands, Thorneside, Alexandra Hills, Capalaba and Victoria Point<sup>6</sup>
- Redland LGA reported a loss of people aged 18-24 years between 2011 and 2016, many of which moved to the Brisbane LGA and Gold Coast LGAs. This is likely to reflect youth who move away for Redland LGA to be closer to education and employment opportunities<sup>6</sup>
- At June 2021, the number of businesses operating in the Birkdale SA2 was 984 and of these businesses 99% were small businesses employing less than 20 persons. Comparatively, in Queensland and Redlands small businesses employing less than 20 persons represent 98% of all businesses (in each of these areas)<sup>8</sup>.

### How

- Leverage procurement process to set and achieve social value commitments through the supply chain
- Consider social procurement aimed at:
  - › incentivise employing local / buying local, through innovative contract design
  - › disadvantaged groups (youth, Aboriginal and Torres Strait Islander people)
  - › employment opportunities with a focus on youth employment and potential apprenticeships and cadetships.
  - › social enterprise
- Incubator spaces to support local businesses
- Consider restaurant being run by a training provider or social enterprise
- Market space that can showcase the best of the Redlands (e.g., Indigiscapes, the Islands, QUAMPI and local suppliers).



Woven baskets. Source: RCC



### Potential benefits

- Increased wellbeing and spend in the economy as a result of a person moving from unemployment to full or part-time employment
- Increased dollars spent on social enterprises through the supply chain
- Encourage spend in surrounding businesses and tourist destinations resulting in more work opportunities
- People with injuries, illness or disability obtained employment through traineeships or apprenticeships
- Number of apprenticeships delivered
- Improved job readiness through training opportunities.

### Legacy

- The Redlands can support a thriving locally sustainable economy that promotes innovation, capacity building and product development
- Equity of access to jobs, social enterprise and fostering a community of lifelong learners
- Growth in local businesses.





## Work - Case study

### Taste of Hobart/ Brooke St Pier, Hobart

The Brook Street Pier is a floating, contemporary architectural reinterpretation of the areas historical industrial wharf buildings. It houses both the 'Trade' market space and is the launching point for a unique ferry experience that takes visitors to the MONA Gallery upriver.

#### BENEFITS

Sustainable and resilient in its design, the pier floats on the tide, making it resilient to the impact of sea level rise. Its lightweight construction, passive design and hydronic heating and cooling all minimise energy use and impact on the marine environment it sits within. The pier itself was constructed by a local shipbuilder.

Inside, the Trade market space is a 7 day per week home to unique, boutique Tasmanian businesses that provides flexible leases in an open plan indoor space from 1 month to 3 years. This flexibility caters for traders of various scales and levels of establishment and ensures a degree of turnover and diversity of experience.

The focus on local crafts, products and farm gate producers provides a Showcase of what is on offer in the region. It offers a chance to speak with local small business owners and entices exploration beyond the boundaries of the site to visit providers at their workshops, farms and galleries throughout the region.

#### SOCIAL VALUE



Community  
connectedness



Work





**RELEVANCE TO BCP:**

*Opportunity to Showcase the 'Best of Redlands' and create a legacy beyond the boundaries of BCP. This type of facility has potential to be incorporated into the Willard's Farm Hub and provide a semi-permanent place for Redlands, artists, makers, producers and experiences to promote their talents and build symbiotic relationships with likeminded businesses.*



## Environment - sustainable and resilient

### Why?

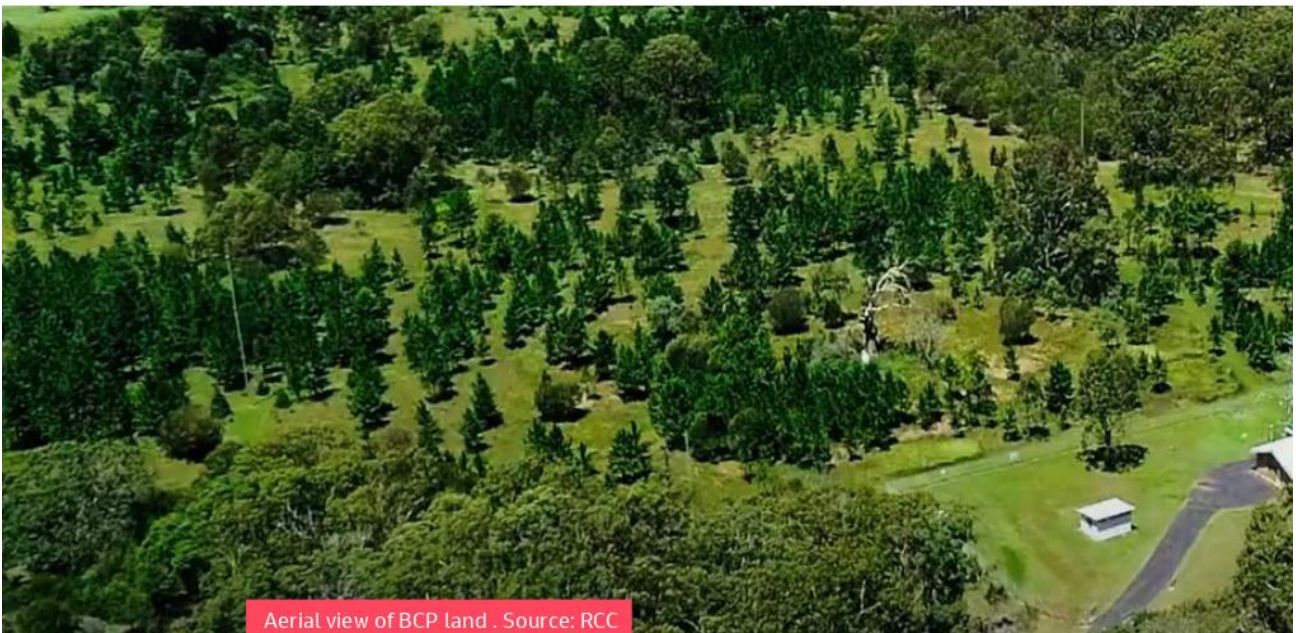
- Maximum, minimum and average temperatures are projected to continue to rise
- Sea level is projected to rise by about 0.8m above present day levels by 2100
- Higher sea levels will increase the risks of coastal hazards
- By late this century under a high emissions scenario, it is likely that the south of the state will experience more time in drought<sup>17</sup>.
- RCC is seeking to lead by example reducing the city's carbon footprint.

### How?

- Protection and enhancement of the natural environment: plants, animals and water quality
- Undertake assessment of climate vulnerability and options to building in climate resilience
- Minimise waste and emissions
  - › stormwater capture, treatment and reuse

### › circular energy loop

- › solar
- › wind
- › kinetic energy
- Incorporation of technology to actively monitor water and energy use
- Circular economy principles utilising materials on site where possible
- Choosing materials with lower embodied energy
- Retention of natural landforms to minimise need for earthworks
- Educational opportunities to the Redlands Coast community to support, enhance and encourage environmental understanding (e.g., kitchen garden, native planting, upcycling and reuse, emissions reduction, renewable energy)
- Provide facilities to enable communities to be more resilient and self-sufficient by embedding opportunities for food to be homegrown; and water and energy to be locally sourced.



Aerial view of BCP land . Source: RCC



### Potential benefits

- Amount of exotic planting replaced with native vegetation
- Level to which the site uses rainwater capture
- Energy reduction targets
- Provide education opportunities to the Redlands Coast community to support, enhance and encourage environmental understanding and grow environmental connections. Number of sustainability and awareness events for the community
- Develop a waste management and water strategies that:
  - › identifies initiatives and a decision-making framework for implementation (i.e., cost benefit analysis, life cycle assessment)
  - › develops targets for reducing material footprint, waste outputs and water demand
- Increase in biodiversity
- Waste not sent to landfill.

### Legacy

- A natural environment that is reflective of the communities appreciation of the natural environment and Quandamooka land
- Demonstrate Redlands position as environmental stewards promoting sustainability measures
- Redlands becomes a destination that is associated with the highest standards of connection, environmental stewardship and quality attractions and activities.





## Environment - Case study

### Goodspeed Bicycle Co., Canberra

Goodspeed designs, manufactures and assembles bikes, with a focus on bespoke craftsmanship. Their workshop is located in the early stages of the New Acton mixed use renewal precinct, within a repurposed container that sits within a lush green public realm.

#### BENEFITS

This flexible and light touch insertion into New Acton provides a low-cost, high-profile location for a creative business that aligns with continuing expansion of cycling culture within our cities.

Goodspeed's unique offer promotes sustainable, healthy and active transport, local craftsmanship and a place to make and repair. This sustainable theme extends to the business premises, within a pod that touches the land lightly and incorporates green roof and climbing plants.

Goodspeed's benefits go beyond their products and has become a key community meeting place and connector. Their website previews itineraries and interviews with "talented people doing cool stuff" in New Acton, fostering a close creative community and cross promoting local businesses and attractions.

#### SOCIAL VALUE



Community  
connectedness



Health and  
wellbeing



Mobility



Work



Environment



Goodspeed Bicycle Co. Source: Hinwood, J (2022)





Goodspeed Bicycle Co. Source: Hinwood, J (2022)

RELEVANCE TO BCP:

*Creative, flexible pods in the public realm can improve activation, particularly in the early stages of the project. This approach can provide new low cost and flexible opportunities to incubator businesses and can promote circulation through the large site.*



## Environment - Case study

### Scotts Point Sustainable Sports Park (SPSSP), Auckland

Auckland Council (AC) transformed a 16-hectare rural landscape in Hobsonville to the first fully sustainable park in New Zealand. The Park is made up of three key areas for sport and recreation, informal recreation and conservation<sup>18</sup>.

Auckland Council outlined clear service principles for the master plan including:

- Resource sustainability
- Community equity and belonging
- Team and co-design
- Standards and outcomes

Environmentally conscious design, delivery and operation has led to multiple sustainability and innovation awards. SPSSP was a New Zealand first for a ISC rating.

#### BENEFITS

- Robust stakeholder engagement with the community and co-design with the Mana Whenua (Maori partnerships)
- 13% reduction in whole of life carbon footprint
- 36% reduction in operational water footprint from installation of Blue2Gren rainwater capture and reuse
- 100% non-potable water use from rainwater capture.



Environment



Community  
connectedness



Health and  
wellbeing



SPSSP Master Plan render. Source: Jacobs (2020)





SPSSP Master Plan layout. Source: Jacobs (2020)

#### Infrastructure Sustainability Council (ISC)

"The IS Rating Scheme (IS) is Australia and New Zealand's only comprehensive rating system for evaluating economic, social and environmental performance of infrastructure across the planning, design, construction and operational phases of infrastructure assets. The scheme can assess the sustainability performance of infrastructure at the individual assets level, for portfolios or networks, or even at a regional scale. The benefits of following the scheme range from creating efficiencies to reduce waste and create more return on investment, to building an organisations credentials and reputation."

#### RELEVANCE TO BCP:

*Adopting sustainability measures such as enhancing the native ecological value through planting native vegetation and strategic planting to optimise connection corridors, Auckland Council was able to enhance the ecological value of the site by 29%.*



## Heritage

### Why?

- The heritage of the BCP site binds the community together through the story of the land
- The heritage elements on the site, including natural heritage, are important community assets to be protected for future generations supporting sustainability
- Heritage is linked to economic vitality and liveability through the attraction of residents, visitors and businesses
- Provides opportunities for social inclusion for groups whose heritage has not previously been recognised
- Heritage is a vital part of our society and contributes to social capital creating a link to the past, a sense of permanence and belonging.

### How?

- Celebrate First Nations histories, narratives and knowledge systems
- Recognising the BCP's pioneer past and WWII heritage through the restoration of Willards Farm and the WWII receiving station
- Protecting, adapting and integrating heritage into the BCP encouraging residents and visitors alike
- Creating educational opportunities for the Redlands Coast, visitors and schools
- Establishing conservation areas and mitigating impact to ecological systems
- Supporting partnerships allowing people to tell their connection with place.





### Benefits

- Increased community self-esteem and identity through fostering deeper connections
- Creates a resilient, sustainable and welcoming community
- Improved individual wellbeing
- Attracts visitors and spend to the Redlands Coast
- Acts as a catalyst for community involvement empowering the residents.

### Legacy

- Protection of Redlands heritage ensuring enduring community assets that are adaptable, evolve and integrate into the BCP and broader community
- First Nations and contemporary cultures are celebrated contributors to community wellbeing and economic vitality.





## Heritage - Case study

### Arnol Blackhouse, Isle of Lewis, Scotland

The Arnol Blackhouse is part of a small rural farming settlement in the Outer Hebrides. Owned and managed by Historic Environment Scotland it is staffed year round and a ticketed visitor attraction.

The Arnol Blackhouse consists of a thatched farm house constructed around 1875 there is a further ruined home on the site. The blackhouse is an example of 19th century construction typical of the area and is renowned for its ability to withstand wild weather. The site also contains a 1920's farmhouse that has been restored and furnished as far as possible. A newer building on site acts as a visitor's centre. The farm land around the homes is still worked.

The site is used for a range of activities such as traditional language and instrumental concerts. Involvement of local schools is important activities include future visioning whereby students review historic film and pictures relating to farming on the Isle over the last hundred years to understand places and objects tell a story. Students were then

asked to draw something significant to them on a postcard, writing a message on the back to a future recipient<sup>19</sup>.

#### BENEFITS

- Creation of learning materials and opportunities for local schools and visitors
- Intergenerational projects to avoid the loss of living memory through oral history projects
- Supports the retention of traditional language and culture
- Supports the retention of traditional skills such as thatching
- Encourages visitors to the Isle of Lewis
- Brings together a diverse range of stakeholders e.g. residents of the Isle current and past, artists, musicians and storytellers, local children and the farming community.



## SOCIAL VALUE



Community  
connectedness



Equality and equity



Environment

## RELEVANCE TO BCP:

*The Arnol Blackhouse celebrates the traditional farming communities on the Isle of Lewis. It is a demonstration of how through restoring, adapting and repurposing heritage buildings; heritage can support resilient communities encourage tourism, connect communities and protect architectural and community practices from the past for future generations.*





## — Social value and the Olympics —

The Redlands Whitewater Olympic venue provides opportunities to leverage social value benefits from the 2032 Olympic and Paralympic Games creating additional benefits well beyond the BCP boundaries.

The Brisbane 2032 Olympic and Paralympic Games aspires to create a legacy for the people of Queensland and Australia by leveraging the Games as a catalyst to enhance social, economic, and environmental outcomes for our communities. As part of Queensland's submission to the International Olympic Committee in 2021, initial legacy opportunities were identified as follows:

1. Sport and healthy lifestyle pathways.
2. Human skills, networks and innovation.
3. Culture and creative development.
4. Environmental benefits and targets.
5. Economic benefits.

The high-level potential economic, social, and environmental impacts of the Brisbane 2032 Olympic and Paralympic Games have been quantified and projected to deliver \$8.1 billion in benefits to Queensland<sup>20</sup>. The period of this benefit calculation is 20 years from 2022 to 2042<sup>20</sup>.

Quantifiable social benefits were estimated through a benefits-transfer approach by KPMG to be up to \$3.5 billion for Queensland, including social improvements such as health, volunteering and community benefits.

Relevant social benefits of the games at the BCP site and to the Redlands Coast include:

1. **Resident benefits** – intangible benefits to the residents of the host city associated with legacy, community spirit and civic pride.
2. **Health benefits** – leveraging the 2032 games increase in participation in physical activity, and the linked lowering of chronic disease, and improvements in mental health.
3. **Volunteering benefits** – includes both, benefits directly to the volunteers and to the broader community.
4. **Civic pride and social cohesion** – enhancing community spirit.
5. **Elite sporting pathways** – world class training facilities.
6. **Partnerships with industry and government** – facilitating economic growth locally.
7. **Diversity and inclusive Games for all** – including First Nations reconciliation actions.

Potential levers of the Brisbane 2032 Olympic and Paralympic Games for the BCP site include:

### **Civic pride and social cohesion**

Civic pride and social cohesion are key social benefits of hosting the 2032 Games. A key success factor to maximise civic pride, according to KPMG, is to gain pre-event support through the local community in the lead up to the event<sup>21</sup>.





### Health benefits for residents

The 2032 Games offer the community a lever to boost physical activities over the long term by encouraging participation in a range of active recreation and sport. Improved physical and health benefits can:

- lower risks of chronic diseases
- improve mental health outcomes
- improve productivity through reduced absenteeism from work

### Industry partnerships and procurement

Australia hosting the Olympics in Brisbane and South-East Queensland in 2032 is a crucial opportunity for building an inclusive economy through social procurement. The Queensland government and Southeast Queensland Councils could amplify positive impact through direct procurement with social enterprises as well as leveraging larger contractors to deliver enhanced social outcomes for the local community.

### Sustainability

Identifying social and sustainable procurement outcomes for the BCP early, will allow the Olympic site to be a catalyst for multiplying the benefits and broader outcomes of the site.

BCP has a potential role in delivering the Climate Positive commitments required to host the 2032 Games through being a site that could demonstrate best practice models in waste management, energy, pollution, and incentivising recycling behaviours on site.

### Inclusion and Diversity

The 2032 Games legacy will include a focus on improved reconciliation and representation of local Indigenous knowledge and culture. A continued partnership approach with the Quandamooka leaders will facilitate this at a local level through the BCP site and showcase the traditional story of the wider Redlands Coast.

The hosting of the 2032 Paralympic Games offers the opportunity for increased inclusion and understanding of disabilities; in addition to improved access and application of universal design principles at the BCP site, which will have broad positive impacts on resident's quality of life.

Additionally, Olympic legacy will also require improvements such as transport infrastructure including enhanced bus linkages, active transport initiatives and development opportunities that would occur in the Redlands area.



## — At the Birkdale Community Precinct —



### The Davidson Family - Bill, Sophie and Jamie

Grandad and grandchildren from the Redlands

*"It takes a village to raise a child"*

#### PERSONAL INFORMATION:

**Name:** The Davidson Family

**Personal info:** Grandad Bill, Sophie and Jamie

**Age:** Grandfather in his 70s, and grandchildren aged five (5) and seven (7)

**Home life:** Grandfather is retired, all grandchildren at school

**Suburb:** Cleveland

**Ability:** Bill is able bodied but not incredibly active; the grandchildren are active

#### LIKES AND DISLIKES:

*Likes:*

- Spending time with the grandchildren
- Being able to be surrounded by nature
- Shaded spaces

*Dislikes:*

- Large distances between carparks and activities

#### MOTIVATIONS FOR TRAVELLING TO BCP:

The Davidson Family travel to BCP on a regular basis to spend time in the playground. The grandfather, who can no longer run around, can utilise the exercise equipment or the shaded park benches, while still having great visibility of his grandchildren in the age appropriate play spaces/zones. The multi-generation activity spaces in close clusters to each other allows the Davidsons to be active together and feel like they are part of a community.

The grandfather noticed that his grandchildren have developed a greater level of empathy towards other people's needs, and that the other grandparents/elderly did not seem as bothered by the high levels of noise that are generated from the play spaces. After a day at BCP, all the Davidson's feel healthier, happier and more connected.



### Jane

A local 15 year old girl living in Alexandra Hills with her family

*"Finally a place in Redlands with more than just a skate park for the boys"*

#### PERSONAL INFORMATION:

**Name:** Jane

**Personal info:** Student

**Age:** 15 years old

**Home life:** Living with parents, her two older siblings moved to Brisbane to study at university

**Suburb:** Alexandra Hills

**Ability:** Able bodied and active

#### LIKES AND DISLIKES:

*Likes:*

- Having a safe space to hang out with friends
- Playing on my phone, social media, listening to music
- Learning and discovery

*Dislikes:*

- Having limited recreation choices
- The "usual" hangout spots

#### MOTIVATIONS FOR TRAVELLING TO BCP:

Jane feels invigorated by the opportunities at BCP. Prior to the precinct, the local girl felt disconnected from the Redlands and wanted to join her siblings in Brisbane to study in a few years time. The usual hang out spots were becoming less exciting and Jane was looking for more recreation and education opportunities. Living in Alexandra Hills, Jane now participates in the innovation hub sessions run through her school and higher education institutions.

On weekends, the BCP is the place where all her friends congregate to plug in, use the free wifi and listen to music while enjoying being in the sun and nature. Jane is tech savvy and has been looking into online university courses that she can undertake while staying living at home in the Redlands.



### Redlands Construction

The local business learning their value add in the procurement process

*"An equal chance to showcase the skills within the Redlands"*

#### PERSONAL INFORMATION:

**Name:** John

**Personal info:** Single

**Work:** Manages a Redlands based construction company

**Home life:** When not working, keeps fit through running

**Suburb:** Capalaba

**Ability:** able bodied and physically active

#### LIKES AND DISLIKES:

*Likes:*

- Having a successful business
- Hiring local talent
- Working/ living in the same city

*Dislikes:*

- Challenge of competing against large organisations

#### MOTIVATIONS FOR TRAVELLING TO BCP:

John has been engaging in the RCC run workshops on procurement and how to tender for work. He learnt through the workshops that RCC had trusted and established partnerships with schools and other institutions looking for businesses to train/ employ youth and other people with increased needs. Under the social procurement initiatives the RCC undertook themselves for the BCP, John was successful in winning work on the BCP and recruited apprentices to help and kept them on after construction as well as upskilling his current staff.

John can't wait to try out the running track in BCP and attend the upcoming concerts.





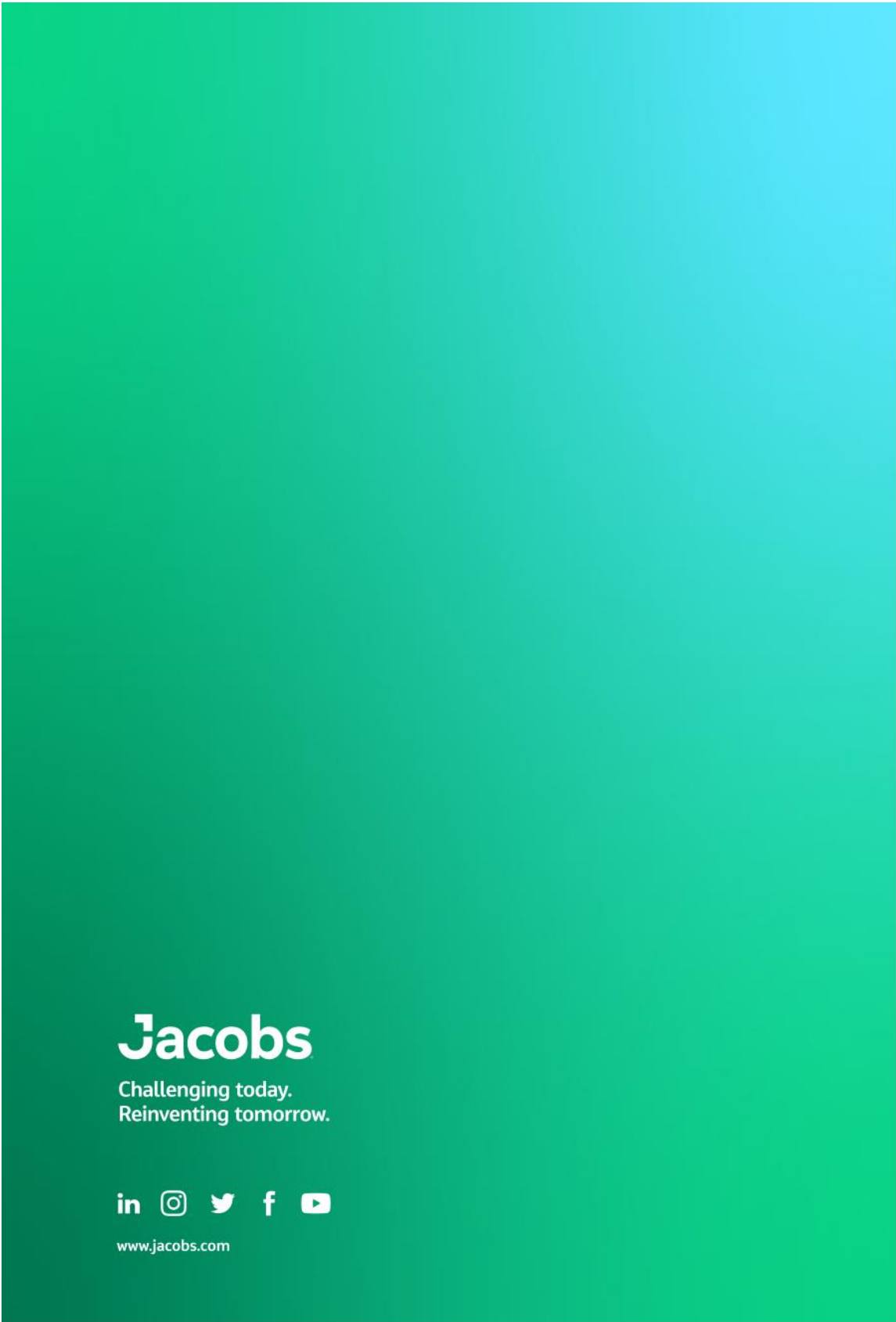
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**5 MEETING CLOSURE**

The Meeting closed at 11:40am.

The minutes of this meeting were confirmed at the General Meeting of the Redland City Council held on 18 May 2022.



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CHAIRPERSON