



VICTORIA PARK / BARRAMBIN ENVIRONMENTAL ASSESSMENT REPORT

PURSUANT TO CHAPTER 2, PART 5 - PLANNING ACT

LOCAL GOVERNMENT INFRASTRUCTURE DESIGNATION

METROPOLITAN PARK AND RECREATION FACILITIES, SPORTING FACILITIES, COMMUNITY AND CULTURAL FACILITIES, TRANSPORT INFRASTRUCTURE AND SUPPORTING INFRASTRUCTURE (STORAGE AND WORKS DEPOTS AND SIMILAR FACILITIES, INCLUDING ADMINISTRATIVE FACILITIES)

PREPARED FOR
BRISBANE CITY COUNCIL

JULY 2023

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Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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GLOSSARY

Abbreviation	Definition
Acquisition Act	<i>Acquisition of Land Act 1967</i>
AEP	Annual Exceedance Probability
AMP	Archaeological Management Plan
Applicant	Brisbane City Council in its capacity as the applicant in relation to a request a Local Government Infrastructure Designation over land at Victoria Park / Barrambin
BBS Zone	Bird and Bat Strike Zone
Brisbane Vision	Brisbane Vision 2031
Building Act	<i>Building Act 1975</i>
CBD	Central Business District
CCT	Correlated-Colour-Temperature
CCTV	Closed Circuit Television
CEMP	Construction Environmental Management Plan
CFFMP	Construction Flora and Fauna Management Plan
City Plan	Brisbane City Plan 2014
CMP	Construction Management Plan
Council	Brisbane City Council
CPTED	Crime Prevention Through Environmental Design
CRI	Colour-Rendering-Index
DAMS	Development Assessment Mapping System
DAWE	Department of the Agriculture, Water, and the Environment
DES	Department of Environment and Science
Designator	Brisbane City Council in its capacity as the assessor for the Local Government Infrastructure Designation for Victoria Park / Barrambin
Designation Area	The land which is included in the Master Plan over which the LGID request applies, comprising a total of 21 parcels of land described as the Primary land parcels, Secondary land parcels and road reserve.
DOGIT	Deed of Grant In Trust
DoR	Department of Resources

Abbreviation	Definition
DSDILGP	Department of State Development, Infrastructure, Local Government and Planning
DTMR	Department of Transport and Main Roads
EAR	Environmental Assessment Report
EDQ	Economic Development Queensland
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
FREMP	Flood Risk and Emergency Management Plan
HIP	Heritage Interpretation Plan
HRSMP	High-Risk Species Management Program
ICB	Inner City Bypass
Illustrative Master Plan	A pictorial depiction of the physical elements to be delivered as part of the Master Plan
LGA	local government area
LGID	Local Government Infrastructure Designation
LGIP	Brisbane City Council Local Government Infrastructure Plan
LMP	Land Management Plan
m	metres
Master Plan	Victoria Park / Barrambin Master Plan
MGR	Minister's Guidelines and Rules (version 1.1 – effective September 2020)
MID	Ministerial Infrastructure Designation
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
Nature Conservation Act	<i>Nature Conservation Act 1992</i>
NMP	Noise Management Plan
OLS	Obstacle Limitation Surfaces
PANS	Procedures for air navigation surfaces
PDA	Priority Development Area
Planning Act	<i>Planning Act 2016</i>

Abbreviation	Definition
Planning Regulation	Planning Regulation 2017
PMST	Protected Matters Search Tool
Primary land parcels	<p>The Primary land parcels represent the areas where key infrastructure and structures are contemplated under Victoria Park / Barrambin Master Plan in context of the proposed Designation Area. Of the 21 lots forming the proposed Designation Area, eight (8) are Primary land parcels. These include land at:</p> <ul style="list-style-type: none"> ▪ 290 Gilchrist Avenue, Herston (formally described as Lot 3 on SP185072); ▪ 271 Gilchrist Avenue, Herston (formally described as Lot 5 on SP288407); ▪ 223 Herston Road, Herston (formally described as Lot 4 on SP185073); ▪ 454 Gregory Terrace, Spring Hill (formally described as Lot 5 on SP184695); ▪ 74 Gregory Terrace, Spring Hill (formally described as Lot 4 on CP909154); ▪ 278 Gregory Terrace, Spring Hill (formally described as Lot 3 on CP909154); ▪ 400 Gregory Terrace, Spring Hill (formally described as Lot 2 on CP909154); ▪ 77A Victoria Park Road, Herston (formally described as Lot 5 on SP185074).
PSP	Planning Scheme Policies
QHR	Queensland Heritage Register
Secondary land parcels	<p>Secondary land parcels are areas where landscaping and streetscape / roadworks are proposed. There are a total of 13 Secondary land parcels in the context of the 21 lots forming the proposed Designation area. Additionally there are areas of road reserve where such works are proposed. For details on the specific lots considered as Secondary land parcels and areas of road reserve, please refer to Appendix A – Lot Register.</p>
WPVMP	Weeds, Pest and Vermin Management Plan

EXECUTIVE SUMMARY

Urbis Pty Ltd has prepared this Environmental Assessment Report (EAR) on behalf of *Brisbane City Council* in its capacity as the applicant in relation to a request for a Local Government Infrastructure Designation (LGID) (referred herein as 'the Applicant') over land at Victoria Park / Barrambin (referred to interchangeably herein as 'the site', 'the premises' or the 'Designation Area', as appropriate) (refer to **Appendix A – Lot Register**).

The LGID is proposed to give statutory effect to, and facilitate the delivery of, elements of the Victoria Park / Barrambin Master Plan (referred herein as the 'Master Plan'), which is intended to transform 64 hectares of greenspace into a multi-function metropolitan park, with various spaces for passive and active recreation. It will also provide opportunities to host an expanded range of diverse temporary events and activities, potentially including the equestrian cross country and freestyle BMX for the 2032 Olympic and Paralympic Games. The development the subject of the LGID request will also be referred to interchangeably herein as the 'proposal' or 'project', as appropriate.

The Master Plan sets out the roadmap for the park's redevelopment following community and stakeholder consultation and various technical studies; whereas the LGID will be the planning approval pathway which allows elements of the Master Plan to be delivered on site.

The key distinctive features that positively contribute to Brisbane's reputation as a world-class, green subtropical city are embedded in the Master Plan strategies, which include the following:



Cultural landscape

The park will become a natural space that celebrate Aboriginal and European heritage by providing a range of spaces that promote connection, play, education and reflection.



Room for water

Re-established waterways, wetlands and waterholes will contribute to urban cooling, and provide cleansing, drainage and site-wide irrigation functions, while also providing habitats for wildlife.



Connected habitats

The park will restore the traditional landscape and create a parkland that reflects the area's pre-settlement ecology. The park will see the reinstatement of native flora and ecosystems and seek to rehabilitate and re-establish habitat corridors.



Health and recreation

The park will be a retreat that promotes healing and wellness through a connection to nature. The park will become a new setting for Brisbane's relaxed, outdoor lifestyle with a range of active opportunities and quiet spaces for people of all ages and backgrounds.



Connections

A new proposed bridge will provide important links and help overcome the barriers of the ICB and rail line. The bridge serves not only the park, but also improves pedestrian and bicycle access between important inner-city precincts and key public transport nodes.



Unique places and experiences

The park will contain a collection of unique attractions and destinations including an urban pump track, driving range and putt-putt course, outdoor adventure facilities, event spaces, and places for retreat and relaxation.



Creative expression

The park will support creativity through a diverse array of expression, including permanent structures, temporary activations and new experiences.



Relationships and partnerships

The park will play host to a range of programs, activities and events that will have broad community appeal and keep it active and lively throughout the year.

This EAR has been prepared in accordance with Chapter 8 of the *Minister's Guidelines and Rules* (MGR). The MGR are the guidelines prescribed by the Planning Regulation 2017 ('the Planning Regulation') in accordance with section 36(3) of the Planning Act. Section 37(6) of the Planning Act provides that a local government is required to follow the process in the MGR (the designation process rules) when making or amending a LGID. Brisbane City Council at its meeting on Thursday, 22 June 2023, approved the making of an application for a LGID as the preferred planning pathway for the implementation of the Victoria Park / Barrambin Master Plan.

A dedicated team, including technical consultants have prepared the proposal material, which is separate to the team that will be assessing the LGID. The purpose of the two separate teams and independent consultants ensures that Council's ultimate decision on the proposed designation is not fettered. Council in its capacity as the assessor of the LGID proposal is referred herein as 'the Designator'.

The proposal seeks to designate the premises for various infrastructure purposes, in accordance with Schedule 5 of the Planning Regulation. Specifically, the LGID seeks endorsement for the following infrastructure categories:

- Infrastructure for transport
 - 2 – transport infrastructure;
- Other infrastructure
 - 3 – community and cultural facilities;
 - 11 – facilities for parks and recreation;
 - 17 – sporting facilities; and
 - 20 – storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.

The Victoria Park / Barrambin Master Plan has been developed and informed by extensive specialist investigations. This LGID submission is accompanied by technical reports that support the designation request. A summary of the supporting technical reports is provided in **Section 7**.

The *Planning Act 2016* ('the Planning Act') establishes how a designation can be undertaken. Section 36(1) of the Planning Act prescribes that before designating land for infrastructure, a Designator must be satisfied that the infrastructure:

- Will satisfy statutory requirements, or budgetary commitments, for the supply of infrastructure; or
- Is or will be needed for the efficient and timely supply of infrastructure.

Brisbane City Council at its meeting on Thursday, 22 June 2023, approved the making of an application for a LGID as the preferred planning pathway for the implementation of the Victoria Park / Barrambin Master Plan. Subsequent to that meeting, minor amendments were made to the Plan of Designation. An amended Plan of Designation was approved by Council on 24 July 2023 and is included in the LGID application material.

The LGID pathway enables the infrastructure to be delivered in an efficient and timely way, in particular through:

- Coordination of a variety of stakeholder interests;
- Enabling a streamlined and coordinated approach to community consultation in accordance with the MGR;
- Facilitating flexibility for future development;
- Enabling planning approval to be achieved in advance of detailed design, whilst setting up a framework of technical and design parameters; and
- Providing a holistic planned approach to avoid piecemeal issues.

As outlined in further detail in **Section 4.1**, the timely supply of the infrastructure is required as the project:

- Is a committed project;
- Has been announced and is widely anticipated by the community as a major asset to the City;

- Is identified as priority planned infrastructure in Brisbane City Council's Local Government Infrastructure Plan (LGIP) for Metropolitan Recreation Infrastructure) based on the identified gap in the desired standards of service for park infrastructure;
- Has been earmarked as a venue for equestrian cross country and BMX freestyle events for the Brisbane 2032 Olympic and Paralympic Games following Brisbane's appointment to host the Games in 2021. It is important that park infrastructure is delivered in a timely manner ahead of this significant event for the city;
- Is currently publicly accessible;
- Is funded / budgeted for initial stages; and
- Will offer significant community and social benefits as outlined below and in **Section 8**.

The required material to be provided as part of an LGID request is set out in the MGR, which is established in Section 36(3) and Section 37(6) of the Planning Act.

The Plan of Designation illustrates the Designation Area over which the LGID request applies (as shown in **Figure 1** below and contained in **Appendix F – Plan of Designation**).

The Illustrative Master Plan contained at **Appendix E** includes areas that extend beyond the proposed Designation Area, and existing built form elements within the Designation Area which are not intended to be subject to change as a consequence of the LGID (depicted in 'white'). These areas do not form part of this LGID request. Specific exclusions from the LGID include:

- The south-western part of the Master Plan area, which includes land at 15, 36, 40, 40A, 40B, 40C, 40D, 40E, 40F, 50 70, 70A & 77 Gilchrist Avenue, Herston, 1A Ithaca Street, Kelvin Grove and 51A College Road, Spring Hill;
- Three small allotments at the southern side of the rail line, located at 140, 410 and 412 Gregory Terrace, Spring Hill;
- The western bridge connection from the south-western part of the Master Plan area to Brisbane Girls Grammar School;
- Old Club House at 309 Herston Road, Herston.

The existing uses and buildings associated with the Victoria Park Bistro, driving range (other than some changes to levels resulting from proposed earthworks), putt-putt, Function Centre and Centenary Pool located within the Designation Area are proposed to be retained.

Figure 1 – Plan of Designation



Source: Urbis Pty Ltd

The proposal, which will be facilitated by the LGID, will offer an array of social and community benefits. The key benefits that will be realised through this development include:

- **Strategic Importance:** The development aligns with the strategic outcomes sought for Brisbane and the broader region. The development enhances Brisbane as a ‘clean, green and sustainable city’, ‘well-designed, subtropical city’, ‘active and healthy city’ and ‘friendly and safe city’.
- **Health and Wellbeing:** The park will offer a range of spaces and activations to support greater community health and wellbeing. Health and wellness initiatives are imbedded into the design to promote social interaction, physical activity and sustainable living, through outdoor exercise spaces and facilities, programmed wellness offerings, cultural celebrations and community spaces and garden.
- **Equitable Access and Inclusion:** A central feature of the design is to ensure equitable access for people of all ages and abilities. Of the 17.9 kilometres of park pathways and connections, approximately 95% meet inclusivity and accessibility compliance standards.
- **Public Realm Benefit:** The development provides a highly accessible and adaptable community asset that enhances Brisbane’s ability to survive and thrive as a liveable city. Through offering a significant piece of green infrastructure for the city, the proposal provides a diverse range of recreation, entertainment, sporting and respite functions to the community.
- **Economic Benefits:** The proposal will deliver substantial economic benefits through capital investment and job creation during the construction phase. The site’s location, within a key health, knowledge and innovation corridor will assist in attracting investment in the surrounding area. The strategic positioning of the proposal within a highly accessible and well-located site will support sustainable job growth and strengthen the city’s economic output.
- **Enhancing Knowledge of the Site’s Cultural Heritage:** The proposal acknowledges the park’s European heritage alongside narratives of place, emphasising the history and experiences as a unified

community. The park will feature Aboriginal design elements, language, stories and heritage, which merge history with art and culture to educate locals and visitors.

- **Advancing the Environmental Values of the Site:** The proposal will restore, protect and enhance the parkland to reflect the area's pre-settlement ecology. This is achieved through key strategies targeting revegetating and reintroducing water to the site. Approximately 32 hectares is dedicated for rewilding and at least 60% of the total open space area will be covered by tree canopy.

SITE AND PROPOSAL DETAILS

Key Information	Proposal Detail
Address of Site (Primary land parcels ¹)	<ul style="list-style-type: none"> ▪ 290 Gilchrist Avenue, Herston QLD 4006 ▪ 271 Gilchrist Avenue, Herston QLD 4006 ▪ 223 Herston Road, Herston QLD 4006 ▪ 454 Gregory Terrace, Spring Hill QLD 4000 ▪ 74 Gregory Terrace, Spring Hill QLD 4000 ▪ 278 Gregory Terrace, Spring Hill QLD 4000 ▪ 400 Gregory Terrace, Spring Hill QLD 4000 ▪ 77A Victoria Park Road, Herston QLD 4000 <p>Refer to Appendix A – Lot Register for a full list of all allotments forming the proposed LGID Designation Area.</p>
Real Property Description (Primary land Parcels)	<ul style="list-style-type: none"> ▪ Lot 3 on SP185072 ▪ Lot 5 on SP288407 ▪ Lot 4 on SP185073 ▪ Lot 5 on SP184695 ▪ Lot 4 on CP909154 ▪ Lot 3 on CP909154 ▪ Lot 2 on CP909154 ▪ Lot 5 on SP185074 <p>Refer to Appendix A – Lot Register for details on real property description for Secondary land parcels forming part of the proposed LGID.</p>
Site Area	Approximately 65.77 hectares (including Secondary land parcels, roads and land/airspace dedicated for pedestrian and cyclist bridges within the LGID Boundary)
Local Government	Brisbane City Council
Purpose	To allow for the relevant lots within the Victoria Park / Barrambin Master Plan to be developed in accordance with the proposed LGID.
General Description of Proposal	The subject of the proposed LGID is Victoria Park / Barrambin and is intended to facilitate the delivery of the Master Plan. The Master Plan seeks to redevelop the 64 hectares of parkland into a multi-function metropolitan park, with various spaces for passive and active recreation, along with

¹ The Primary land parcels represent the areas where key infrastructure and structures are contemplated under the Victoria Park / Barrambin Master Plan. The lot register outlines Secondary land parcels in context to its location to the railway line and ICB. Secondary land parcels are areas where landscaping and streetscape/roadworks are proposed.

Key Information	Proposal Detail
	<p>opportunities to host an expanded range of diverse events and activations. Minor external roadworks are proposed as part of the LGID proposal to facilitate the delivery of the development.</p> <p>The LGID proposal does not seek to change and proposes to retain the existing uses and buildings associated with the Victoria Park Bistro, driving range (other than some changes to levels resulting from proposed earthworks), putt-putt, Function Centre and Centenary Pool.</p>
Land Owner	<p>Primary land parcels:</p> <ul style="list-style-type: none"> ▪ <i>Brisbane City Council</i> as Trustee to the State under a Deed of Grant In Trust (DOGIT); and <p>Secondary land parcels:</p> <ul style="list-style-type: none"> ▪ <i>The State of Queensland (represented by Department of Transport and Main Roads as the Registered Lessee).</i> <p>Refer to Appendix A – Lot Register for a detailed summary of the land ownership and tenure arrangements for each of the allotments forming part of the LGID proposal.</p>
Easements	<p>Primary land parcels:</p> <ul style="list-style-type: none"> ▪ Easement in Gross No. 705572140 ▪ Easement in Gross No. 714902072 ▪ Easement in Gross No. 716859664 ▪ Easement in Gross No. 714902055 ▪ Easement in Gross No. 70185528 ▪ Easement in Gross No. 708575106 ▪ Easement No. 709451865 ▪ Easement No. 716859642 ▪ Easement in Gross 717171056 <p>There are no easements benefitting or burdening the Secondary land parcels.</p> <p>Refer to Appendix B – Property Searches for a copy of the dealings.</p>

INFRASTRUCTURE PROPOSAL SUMMARY

Matter Prescribed in Schedule 3 of MGR	Proposal Detail and Reference to Relevant Sections
1. The boundary of the entity's proposal and the cadastral description of all land affected by the proposal	Refer to 'Site and Proposal Details' table above.
2. A site and locality description of the entity's proposal	Refer to 'Site and Proposal Details' table above.
3. Plans, drawings, elevations, images and perspectives of the proposal that are suitable for assessment and for communicating the scale, intensity and nature of the proposal to members of the public during consultation.	Refer to Section 4 – Infrastructure Designation Proposal, Appendix E– Illustrative Master Plan and Proposal Plans and Appendix F – Plan of Designation .
4. Any existing uses on the premises that would be subject to the entity's proposal.	Refer to Section 2.11 – Existing and Historic Land Uses .
5. Information about:	
a. Existing uses on adjoining sites.	Refer to Section 2.12 – Surrounding Context .
b. The type of uses proposed relative to the Planning Regulation.	<p>The proposed infrastructure designation involves the following infrastructure types prescribed under Schedule 5 of the Planning Regulation:</p> <ul style="list-style-type: none"> ▪ Infrastructure for transport <ul style="list-style-type: none"> – 2 – transport infrastructure; ▪ Other infrastructure <ul style="list-style-type: none"> – 3 – community and cultural facilities; – 11 – facilities for parks and recreation; – 17 – sporting facilities; and – 20 – storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.
c. Approval(s) history for the site.	Refer to Section 2.13 – Key Relevant Planning Approvals .
d. The intended outcomes of any proposed amendment to uses on the site.	The intent of the proposed infrastructure designation is to facilitate Victoria Park / Barrambin's upgrade of existing facilities and to establish a framework for ongoing development of the site.

Matter Prescribed in Schedule 3 of MGR	Proposal Detail and Reference to Relevant Sections
6. Acknowledgement of any adverse impacts on surrounding properties and how these impacts are proposed to be managed.	Adverse impacts on surrounding properties generated by the proposed infrastructure designation have been identified and addressed at Section 7 – Environmental Assessment .
7. Acknowledgement of any off-site impacts such as traffic, noise, infrastructure capacity and how these impacts are proposed to be managed.	Off-site impacts associated with the proposed infrastructure designation have been identified and addressed at Section 7 – Environmental Assessment .
8. Acknowledgement of any construction impacts and how these impacts are proposed to be managed.	Construction impacts and proposed management strategies have been identified in Section 7.3.1 – Construction Management .
9. Any works and land affected outside the boundary of the site that would be subject to the entity’s proposal.	An aerial map outlining the boundary of the site is contained at Appendix C – Site Contextual Mapping . All proposed works will be undertaken within the nominated Designation Area shown in Figure 1 .
10. Acknowledgement of relevant state interests and planning instruments and how they relate to the entity’s proposal.	<p>The proposal has been considered and addressed against the relevant legislative and regulatory framework at the Commonwealth, State and Local level. This is provided for at Section 5 – Planning Legislative and Regulatory Framework.</p> <p>Key legislative instruments the proposal has been assessed against include:</p> <ul style="list-style-type: none"> ▪ <i>Environmental Protection and Biodiversity Conservation Act 1999</i>; ▪ <i>Vegetation Management Act 1999</i>; ▪ <i>Nature Conservation Act 1992</i>; ▪ <i>Planning Act 2016</i> ▪ Planning Regulation 2017; ▪ State Planning Policy 2017; ▪ South East Queensland Regional Plan 2017; ▪ State Development Assessment Provisions; and ▪ Brisbane City Plan 2014.
11. Outcomes of any initial stakeholder engagement, highlighting if changes were made to the earlier proposal as a result of stakeholder feedback.	Refer to Section 6 – Consultation and Appendix L – Preliminary Stakeholder Engagement Report and Proposed Consultation Strategy .

Matter Prescribed in Schedule 3 of MGR	Proposal Detail and Reference to Relevant Sections
12. A proposed consultation strategy.	Refer to Section 6.3 – Public Consultation Strategy and Appendix L – Preliminary Stakeholder Engagement Report and Proposed Consultation Strategy .
13. Plans and technical reports to address any of the matters identified above.	The proposal is supported by relevant development plans and technical reports, which are contained at Appendices E to F (development plans) and Appendices N to U (technical reports). Section 7 – Environmental Assessment provides a detailed summary of the technical assessments.
14. If the entity does not have acquisition powers under the <i>Acquisition of Land Act 1967</i> ('Acquisition Act') and is proposing a LGID over premises not owned by the entity, the entity must give an assurance to the local government that the entity will have access to the premises the subject of the proposed LGID in order to construct and operate the infrastructure. This may include written landowner consent or a contractual agreement. If the entity is the trustee or lessee of the premises, the entity must give an assurance to the local government that the proposed infrastructure is consistent with the purpose of the trust or lease.	Landowners consent have been obtained from the relevant stakeholders of the Secondary land parcels, which are submitted as part of this LGID application. It is noted that the Primary land parcels are owned by Brisbane City Council as Trustee. Given Brisbane City Council have acquisition powers over the Primary land parcels of the Designation Area, landowners consent is therefore not required for these land parcels.
15. Sufficient information to address the requirements of section 36(1) of the Act.	Brisbane City Council has endorsed the Victoria Park / Barrambin Master Plan and confirmed that long-term funding will be made available to deliver the needed infrastructure under the Master Plan to service the community in Brisbane and the wider region. For a detailed assessment on how the proposal satisfies the requirements of section 36(1) of the Planning Act, please refer to Section 4.1 .

APPLICANT DETAILS

Applicant	Urbis Contact Details	Urbis Reference Number
Brisbane City Council C/- Urbis Pty Ltd	Erin Brooks Melanie Kwok ebrooks@urbis.com.au mkwok@urbis.com.au (07) 3007 3800	P0028214

1. INTRODUCTION

Urbis has prepared this EAR on behalf of the *Brisbane City Council* in its capacity as the applicant in relation to a request for a Local Government Infrastructure Designation (LGID) (referred herein as 'the Applicant') over land at Victoria Park / Barrambin (referred to interchangeably herein as 'the site', 'the premises' or the 'Designation Area', as appropriate).

The proposed development involves the redevelopment of the site to establish an inner-city multi-function parkland with various recreational spaces, formal and informal sporting facilities, and spaces that are able to host a range of events and activations.

The proposed development has been designed and refined following extensive stakeholder and community consultation and is a contextually responsive development that is designed to meet the intent of the *Brisbane City Plan 2014* and principles of key strategic policies, including the *Design-led City – A design strategy for Brisbane*, *Brisbane Future Blueprint* and *Brisbane. Clean, Green, Sustainable 2017-2031*.

The transformation of the park will strengthen Brisbane's reputation as a green, liveable city and presents an opportunity to build on Brisbane's liveability, accessibility, inclusiveness, sustainability, and prosperity. Victoria Park / Barrambin is the largest inner-city parkland in Brisbane and an important part of Brisbane's broader network of parkland and recreational spaces. The park will offer a range of formal and informal sporting and recreational spaces and will have the ability to host events ranging from small-scale community-oriented events to major events and festivals. It will offer range of active opportunities and quiet spaces for visitors and the local community. Additionally, the park will see the reinstatement of native flora and ecosystems through a rewilding program, generating significant ecological benefits and habitat.

To undertake the proposed works, this LGID request seeks endorsement for infrastructure types including facilities for parks and recreation, sporting facilities, community and cultural facilities, transport infrastructure, and other facilities relating to the provision or maintenance of that infrastructure. The park will be developed over various stages, and on completion will include the following key facilities:

- Various community and administration facilities including an Education Hub, and park administration, operations, and maintenance facilities.
- Indoor and outdoor facilities and spaces that can cater for small and large events, including the retention of the existing Victoria Park Bistro, driving range, putt-putt, function centre venues and Centenary Pool.
- Opportunities for formal sporting and recreation for community leases and licences, including a community sports precinct comprising a sports field, multi-purpose court, cricket nets, tennis courts, amenities and storage shed. Other sporting facilities will include upgrades to the community tennis courts and new urban pump park which has recently been approved (refer to **Section 2.13 – Key Relevant Planning Approvals**).
- Play and recreational spaces for people of all ages and abilities, such as new playgrounds and the Nature Water Play Gully.
- Transport infrastructure that will improve connectivity and accessibility. This includes new and upgraded pedestrian and cycle bridges and paths, including elevated land bridge, and at-grade car parks. Upgrades are also proposed to the Centenary Pool car park.
- 'Adventure Valley', a high ropes course that may be commercially leased with a private operator, and a publicly accessible mountain bike track.
- Other community facilities such as an edible garden, dog parks, and Tree House and lookout.
- A network of naturalised waterways, waterholes and wetlands and reforested areas.

The Illustrative Master Plan contained at **Appendix E** identifies areas of the Master Plan that are not included within the proposed Designation Area, and existing elements within the Designation Area which are not intended to be subject to change as a consequence of the LGID. These areas do not form part of this LGID request.

Specific exclusions from the LGID include:

- The south-western part of the Master Plan area, which includes land at 15, 36, 40, 40A, 40B, 40C, 40D, 40E, 40F, 50 70, 70A & 77 Gilchrist Avenue, Herston, 1A Ithaca Street, Kelvin Grove and 51A College Road, Spring Hill.
- Three small allotments at the southern side of the rail line, located at 140, 410 and 412 Gregory Terrace, Spring Hill.
- The western bridge connection from the south-western part of the Master Plan area to Brisbane Girls Grammar School;
- Old Club House at 309 Herston Road, Herston.

The existing uses and buildings associated with the Victoria Park Bistro, driving range (other than some changes to levels resulting from proposed earthworks), putt-putt, Function Centre and Centenary Pool located within the Designation Area are proposed to be retained.

In accordance with Section 35 of the Planning Act, a Designation represents a decision of the Designator that identifies premises for the development of one or more types of infrastructure that are prescribed by the regulation. Schedule 5, Part 2 of the Planning Regulation outlines the types of infrastructure that can be designated over a premises by a Designator.

To undertake the proposed works, this request for an LGID seeks endorsement for the following infrastructure types as prescribed under Schedule 5, Part 2 of the Planning Regulation:

- Infrastructure for transport
 - 2 – transport infrastructure;
- Other infrastructure
 - 3 – community and cultural facilities;
 - 11 – facilities for parks and recreation;
 - 17 – sporting facilities; and
 - 20 – storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.

Accordingly, the Applicant is applying for a LGID over the Designation Area in accordance with Chapter 2, Part 5 of the *Planning Act 2016*.

The Designator has approved the making of an application for a LGID as the preferred planning pathway for the implementation of the Victoria Park / Barrambin Master Plan following its meeting on Thursday, 22 June 2023. As such, in accordance with Section 37 of the Planning Act, this EAR has been prepared based on the provisions outlined in Chapter 8, Part 1 of the MGR. This EAR is accompanied by and should be read in conjunction with the following material:

- **Appendix A** – Lot Register;
- **Appendix B** – Property Search Results and Landowner's Consent;
- **Appendix C** – Site Contextual Mapping;
- **Appendix D** – Heritage Citation;
- **Appendix E** – Illustrative Master Plan and Proposal Plans, prepared by Urbis Pty Ltd;
- **Appendix F** – Plan of Designation, prepared by Urbis Pty Ltd;
- **Appendix G** – State Planning Policy Mapping;
- **Appendix H** – SEQ Regional Plan Mapping;
- **Appendix I** – State Development Assessment Provisions Mapping and Assessment;
- **Appendix J** – Brisbane City Plan 2014 Mapping;
- **Appendix K** – Brisbane City Plan 2014 Assessment;

- **Appendix L** – Preliminary Stakeholder Engagement Report and Proposed Consultation Strategy, prepared by Victoria Park Project Team;
- **Appendix M** – Heritage Impact Assessment Report, prepared by Urbis Pty Ltd;
- **Appendix N** – Ecological Assessment Report, prepared by 28 South Environmental;
- **Appendix O** – Flooding and Water Quality Assessment, prepared by E2DesignLab and Synergy Solutions;
- **Appendix P** – Traffic and Transport Assessment, prepared by SLR Consulting;
- **Appendix Q** – Civil Engineering and Serviceability Technical Report, prepared by Bornhorst & Ward;
- **Appendix R** – Noise Impact Assessment, prepared by Trinity Consultants;
- **Appendix S** – Visual Amenity Report, prepared by Urbis Pty Ltd;
- **Appendix T** – Lighting Impact Analysis, prepared by Rubidium Light; and
- **Appendix U** – Contaminated Land Advice Report, prepared by GHD Pty Ltd.

2. SITE AND SURROUNDS

2.1. LAND FORMING PART OF THE LGID PROPOSAL

The Designation Area for the Victoria Park / Barrambin Master Plan broadly includes land bounded by Herston Road at the north, Inner Northern Busway at the west, Gregory Terrace at the south and Gilchrist Avenue at the east. As shown in **Figure 2**, the railway line and Inner City Bypass (ICB), whilst not forming part of the LGID proposal, dissects the site into discrete northern and southern sections.

Figure 2 – Aerial Photograph of Designation Area



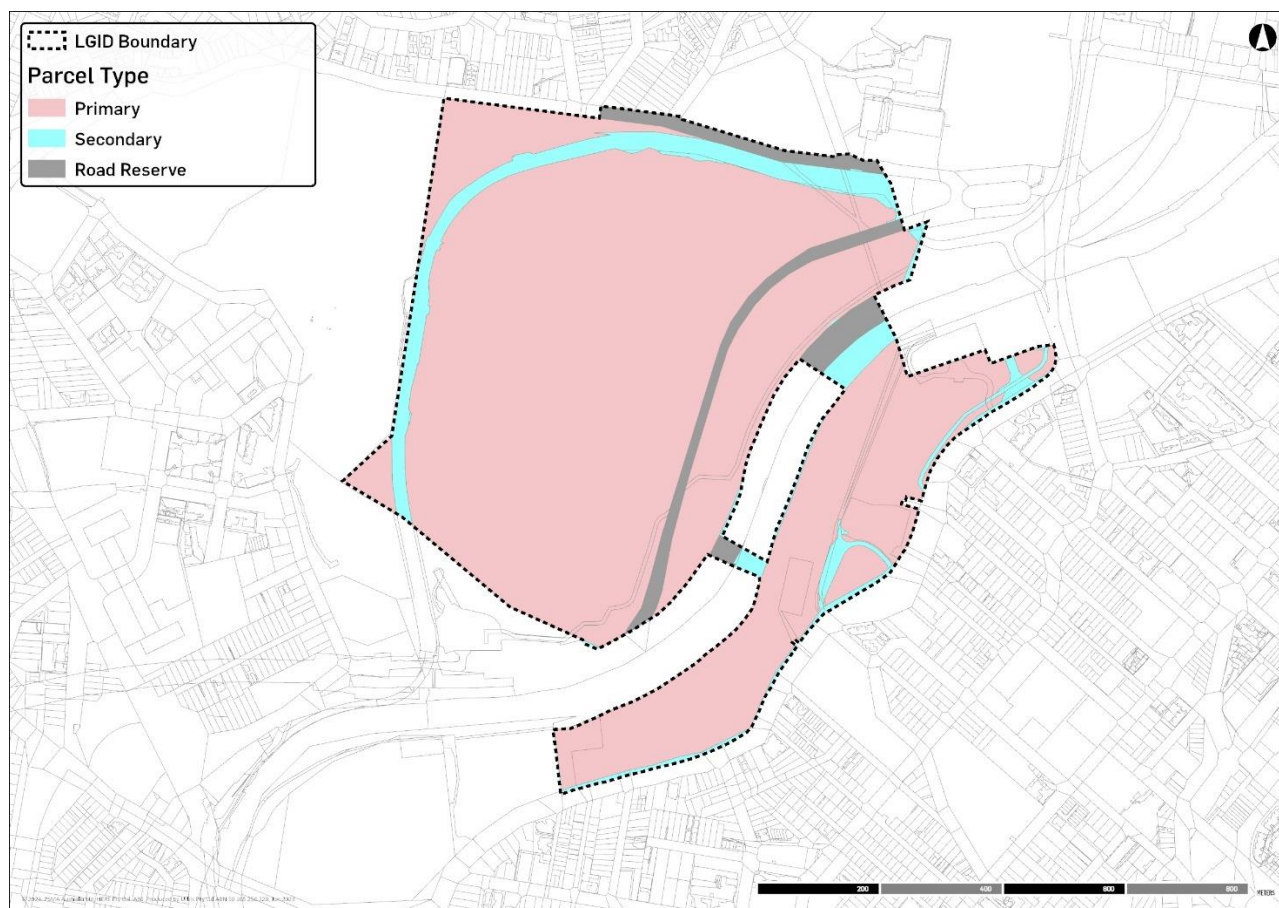
Source: Urbis Pty Ltd, adapted from Nearmap

The lots forming part of the Designation Area vary significantly in size and shape and are typically irregular in nature. This arrangement of lots is complex and multi-layered (as discussed further in the sections below).

A lot register has been prepared as part of this EAR (enclosed within **Appendix A – Lot Register**), which identifies a total of 21 individual allotments that form the LGID proposal area. The lot register has been categorised into “Primary land parcels” and “Secondary land parcels”.

Figure 3 provides a spatial depiction of the location of the Primary and Secondary land parcels.

Figure 3 – Primary and Secondary Land Parcels of the Proposed Designation Area



Source: Urbis Pty Ltd

The Primary land parcels represent the areas where key infrastructure and structures are contemplated under Victoria Park / Barrambin Master Plan in context of the proposed Designation Area. These include land at:

- **290 Gilchrist Avenue, Herston** (formally described as Lot 3 on SP185072);
- **271 Gilchrist Avenue, Herston** (formally described as Lot 5 on SP288407);
- **223 Herston Road, Herston** (formally described as Lot 4 on SP185073);
- **454 Gregory Terrace, Spring Hill** (formally described as Lot 5 on SP184695);
- **74 Gregory Terrace, Spring Hill** (formally described as Lot 4 on CP909154);
- **278 Gregory Terrace, Spring Hill** (formally described as Lot 3 on CP909154);
- **400 Gregory Terrace, Spring Hill** (formally described as Lot 2 on CP909154);
- **77A Victoria Park Road, Herston** (formally described as Lot 5 on SP185074).

Of the Primary land parcels, Lot 3 on SP185072 part of the site (formerly referred as the 'Victoria Park Golf Course') is the largest (being a single 34-hectare allotment) and positioned in the northern section of the proposed Designation Area.

Lot 5 on SP288407 (formerly referred as 'Victoria Park') represents the second largest land parcel and is situated at the southern section of the proposed Designation Area. It is elongated in shape and 'wraps around' a number of land parcels (i.e. Lot 2 on CP90915, Lot 3 on CP909154 and Lot 4 on CP909154) currently occupied by an array of sporting facilities (including Centenary Pool and a number of tennis courts utilised by the community, Brisbane Girls Grammar School and St Joseph's College Gregory Terrace).

Secondary land parcels are areas where landscaping and streetscape / roadworks are proposed. The lot register subcategorises the Secondary land parcels in context to its location to the ICB, railway and adjoining road reserves, as follows:

- Secondary land parcels north of the ICB / railway;
- Secondary land parcels traversing the ICB / railway; and
- Road reserve.

Two small portions of the airspace above the ICB / railway at the east and west are included as part of the designation to account for proposed bridge infrastructure, as well as landings and other inground infrastructure within Lot 3 on SP185072, Lot 5 on SP288407, as well as adjacent Secondary land parcels.

The road reserves of Herston Road, Bramston Terrace and Wyndham Street have been also included to account for the required external roadworks to facilitate new access points into the park. The road reserves of ICB, Gilchrist Avenue and Gregory Terrace are also included to permit streetscape and transitional works that may occur beyond the lot boundaries. For example, the trafficable extent of Gilchrist Avenue is to be shortened, with the new end point to include a turnaround and set down area. The balance of the Gilchrist Avenue road reserve extending south will primarily contain pathway / bikeway infrastructure and associated landscape / streetscape treatments that connect to the formed section (being generally consistent with its existing use and form).

For the purposes of LGID, the discussion focuses on Primary land parcels, where the majority of development is proposed.

2.2. CADASTRAL DETAILS

The site, the subject of the proposed LGID, is comprised of 21 allotments and part of the road reserves of Herston Road, Gilchrist Avenue, Bramston Terrace, Wyndham Street, Gregory Terrace and ICB.

The shape of the site is irregular and informed by the location of the surrounding road and transport networks, comprising a total land area of approximately 65.77hectares² (including Secondary land parcels, roads and land/airspace dedicated for pedestrian and cyclist bridges within the LGID Boundary).

The Primary land parcels of the proposed LGID (being the primary site for redevelopment) specifically consists of 8 allotments and has a combined land area of 59.10 hectares. This equates to 89.86% of the total site area proposed for the Plan of Designation.

The Secondary land parcels make up the remaining 6.67 hectares of the total site area (approximately 10.14% of total site area).

The real property descriptions and site area of the Primary land parcels making up the site are summarised in **Table 1**.

Table 1 – Real Property Description and Site Area Details of Primary Land Parcels

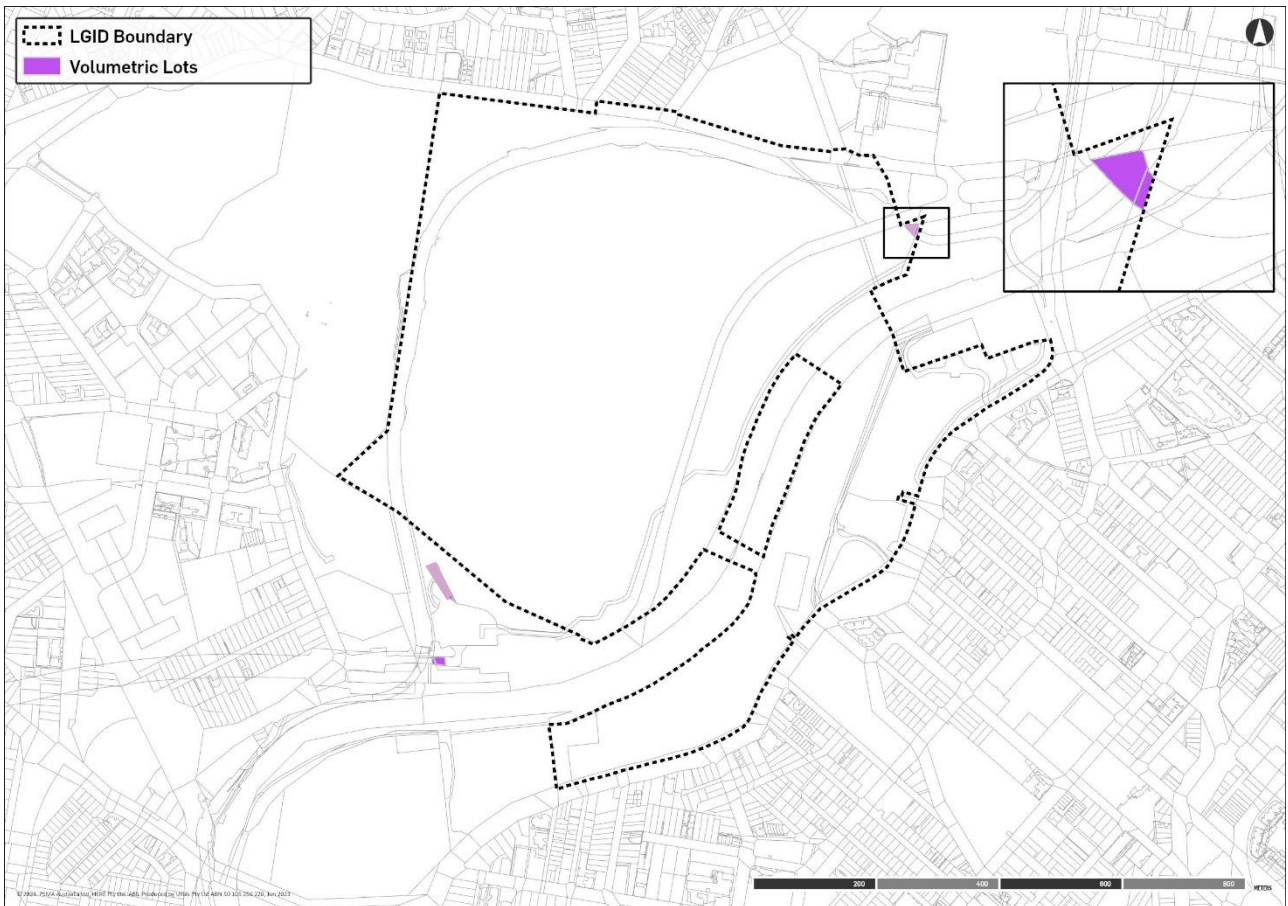
Address	Real Property Description	Area (m ²)
Primary Land Parcels		
290 Gilchrist Avenue, Herston	Lot 3 on SP185072	351,100m ²
271 Gilchrist Avenue, Herston	Lot 5 on SP288407	62,660m ²
223 Herston Road, Herston	Lot 4 on SP185073	28,140m ²
454 Gregory Terrace, Spring Hill	Lot 5 on SP184695	128,100m ²
74 Gregory Terrace, Spring Hill	Lot 4 on CP909154	4,614m ²

² 65.77 hectares equates to 657,700m²

Address	Real Property Description	Area (m ²)
278 Gregory Terrace, Spring Hill	Lot 3 on CP909154	3,861m ²
400 Gregory Terrace, Spring Hill	Lot 2 on CP909154	6,897m ²
77A Victoria Park Road, Herston	Lot 5 on SP185074	5,614m ²
Combined Site Area for Primary Land Parcels:		590,986m ² (approximately 59.10 hectares)
Combined Site Area for Secondary Land Parcels		66,714m ² (approximately 6.67 hectares)

There is (1) volumetric lot – Lot 16 on SP232282 – that affects a Primary land parcel, being Lot 5 SP288407 part of the site (refer to **Figure 4**).

Figure 4 – Location of Volumetric Lots in Context of Primary Land Parcels



Source: Urbis Pty Ltd

Volumetric Lot 16 on SP232282 sits above Lot 5 SP288407 part of the site and is associated with overpass structure at the eastern end of the Inner Northern Busway.

As shown in **Figure 4**, this volumetric lot occupies a very small portion of the Primary land parcels. The Illustrative Master Plan and Proposal Plans (refer to **Appendix E**) shows no works or encroachment are proposed within Volumetric Lot 16 on SP232282.

2.3. LAND OWNERSHIP AND ENCUMBRANCES

Under the *Planning Act*, the owner of premises is defined as either:

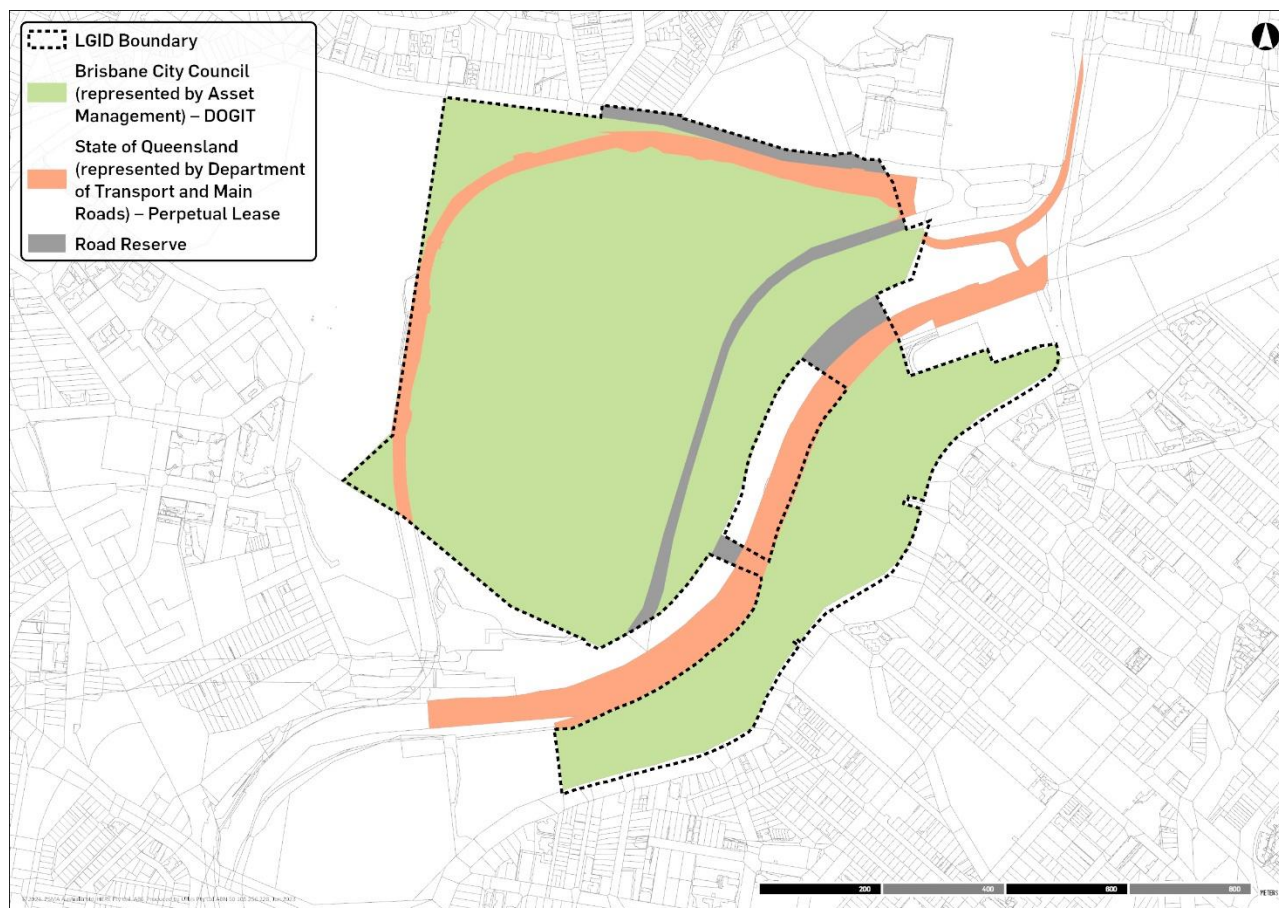
- The entity who is entitled to receive rent for the premises (such as a building or other structure or land whether a building or other structure is on the land); or
- The entity who would be entitled to receive rent for the premises, if the premises were rented to a tenant.

The Fact Sheet for Owner's Consent under the Planning Act and the Guideline for Roads under the *Land Act 1994* ('Land Act') (SLM/2014/725) provides specific guidance on the relevant entities that are considered landowners for other types of ownership arrangements (i.e. not freehold). The key ownership arrangements that are of relevance to the Designation Area are summarised below:

- Land that is granted in trust under the Land Act: owner's consent is required from the registered trustee.
- State reserve land that is subject to a state lease (i.e. perpetual lease): owner's consent is required from the State agency administrating the land as the registered lessee.
- Local road reserves: owner's consent is required from the local government to provide consent and authorise certain uses of local roads by local law.

The forms of tenure contained within the Designation Area are shown in **Figure 5** below and **Appendix C – Site Contextual Mapping**.

Figure 5 – Forms of Tenure Relevant to LGID Proposal



Source: Urbis Pty Ltd

Having regard to the tenure arrangements of the Designation Area, *Brisbane City Council (represented by Land Asset Management)* is the registered trustee for the DOGIT landholdings forming the Primary land parcels of the Designation Area.

The *State Queensland (represented by Department of Transport and Main Roads)* is the registered lessee of the landholdings making up the Secondary land parcels, which are subject to perpetual leases, with the exception of two (2) lots (Part of Lot 32 on SP232285 and Lot 2 on SP327040) that are held as estate in perpetuity.

Brisbane City Council is also the gazetted road manager for the road reserves included within the Designation Area (being part of Herston Road, ICB, Gilchrist Avenue, Gregory Terrace, Bramston Terrace and Wyndham Street).

A copy of the certificates of titles are provided in **Appendix B**.

Of note, Schedule 3 of the MGR provides an outline of the required material for the making of a LGID. For making a LGID under Chapter 8, Part 1 of the MGR, item 14 states that:

If the entity does not have acquisition powers under the Acquisition of Land Act 1967 and is proposing a LGID over premises not owned by the entity, the entity must give an assurance to the local government that the entity will have access to the premises the subject of the proposed LGID in order to construct and operate the infrastructure. This may include written landowner consent or a contractual agreement.

If the entity is the trustee or lessee of the premises, the entity must give an assurance to the local government that the proposed infrastructure is consistent with the purpose of the trust or lease.

For land within the Designation Area that is not held in trust by the Applicant (Brisbane City Council), written landowner consent from the State Queensland (represented by Department of Transport and Main Roads) has been provided in accordance with the above. The landowner consent letters are contained within **Appendix B**.

These should be read in conjunction with the lot register details contained in **Appendix A**, which details the land within the Designation Area and each individual registered owner.

2.3.1. Easements

Land within the Designation Area is burdened by a number of easements, providing rights to utility providers for the provision and maintenance of infrastructure and for right of way purposes to Brisbane City Council.

The details and purpose of each easement burdening the land within the LGID boundary is summarised below in **Table 2**.

Table 2 – Easement Details

Easement No.	Relationship to Site	Land Burdened	Land / Entity Benefited	Purpose
Easement B 705572140	Burdens	Lot 5 on SP288407	Energex Limited	Supply of Electricity
Easement J 714902072	Burdens	Lot 5 on SP288407	Energex Limited	Supply of Electricity
Easement K 716859664	Burdens	Lot 5 on SP184695	Brisbane City Council	Right of Way
Easement K 714902055	Burdens	Lot 5 on SP288407	Energex Limited	Supply of Electricity

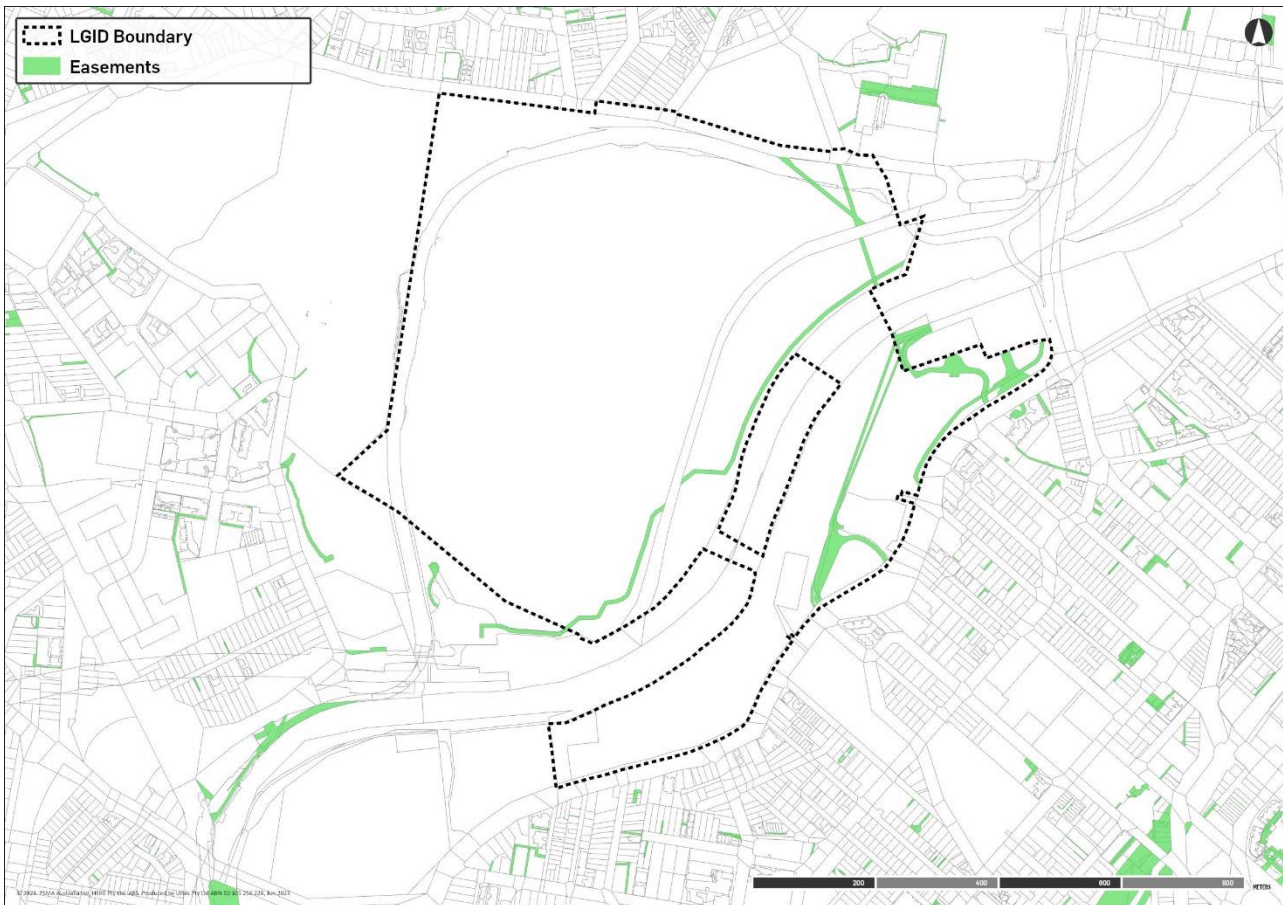
Easement No.	Relationship to Site	Land Burdened	Land / Entity Benefited	Purpose
Easement B 701805528	Burdens	Lot 5 on SP184695	South East Queensland Electrical Corporation	Electrical Purposes
Easement M 708575106	Burdens	Lot 5 on SP184695	Energex Limited	Electrical Works
Easement G 709451865	Burdens	Lot 5 on SP184695	Lot 691 on SL12309	Access
Easement J 716859642	Burdens	Lot 5 on SP184695	Brisbane City Council	Right of Way
Easement J and K 717171056	Burdens	Lot 5 on SP184695	Energex Limited	Supply of Electricity

Figure 6 below provides a spatial depiction of the easements within the Designation Area, as listed above.

A copy of the easement documents is included in **Appendix B – Property Search Results**.

The development proposed is generally consistent with the terms of the easements noted above.

Figure 6 – Easements Within Designation Area



Source: Urbis Pty Ltd

2.4. CONTAMINATION AND NOTIFIABLE ACTIVITIES

The site is not included on the Contaminated Land Register ('CLR'), however part of the site is included on the Environmental Management Register ('EMR'). Part of the site is identified as being subject to a number of hazardous contaminants and Notifiable Activities, which is summarised in **Table 3**.

Table 3 – Summary of Hazardous Contaminants and Notifiable Activities

Allotment	Detail of Hazardous Contaminants / Notifiable Activity	Existing Use and Key Works Proposed
Primary Land Parcels		
271 Gilchrist Avenue, Herston (Lot 5 on SP288407)	Lot 5 on SP288407 part of the site has been subject to the following hazardous contaminant: "HAZARDOUS CONTAMINANT... <i>Heavy metals & PAH's</i> "	<ul style="list-style-type: none"> ▪ Currently used for sportsfields, cricket nets, lagoon, construction compound and car park ▪ Key works proposed include: <ul style="list-style-type: none"> – Community sports precinct including a sports field, multi-purpose court, cricket nets, and tennis courts – Commuter bikeway/active transport connection

Allotment	Detail of Hazardous Contaminants / Notifiable Activity	Existing Use and Key Works Proposed
		<ul style="list-style-type: none"> – Gilchrist Avenue drop-off zone – Lower wetlands and boardwalk – Revitalised York’s Hollow – Existing connection to the land bridge
Secondary Land Parcels		
Part of 14 Bowen Bridge Road, Spring Hill (Part of Lot 32 on SP232285)	Part of Lot 32 on SP232285 part of the site has been subject to the following Notifiable Activity or Hazardous Contaminant: <i>“RAILWAY YARDS – operating a railway yard including goods-handling yards, workshops and maintenance areas.”</i>	<ul style="list-style-type: none"> ▪ Currently comprises the existing land bridge and rail corridor ▪ Key works proposed include elevated connection to existing land bridge and new Inner City Pedestrian and Cycle Bridge. It is noted that the alignment of the proposed Inner City Pedestrian and Cycle Bridge as shown in the Plan of Designation is indicative and subject to change during detailed design.
271A Gilchrist Avenue, Herston (Lot 16 on SP232282)	Lot 16 on SP232282 part of the site has been subject to the following hazardous contaminant: <i>“HAZARDOUS CONTAMINANT... Heavy metals & PAH’s”</i>	<ul style="list-style-type: none"> ▪ Currently associated with the busway corridor. ▪ Transitional works may be proposed to facilitate access

A copy of the EMR and CLR search extracts for the site are included in **Appendix B – Property Search Results and Landowner’s Consent**. Further details on land contamination is provided in **Appendix U – Contaminated Land Advice Report**.

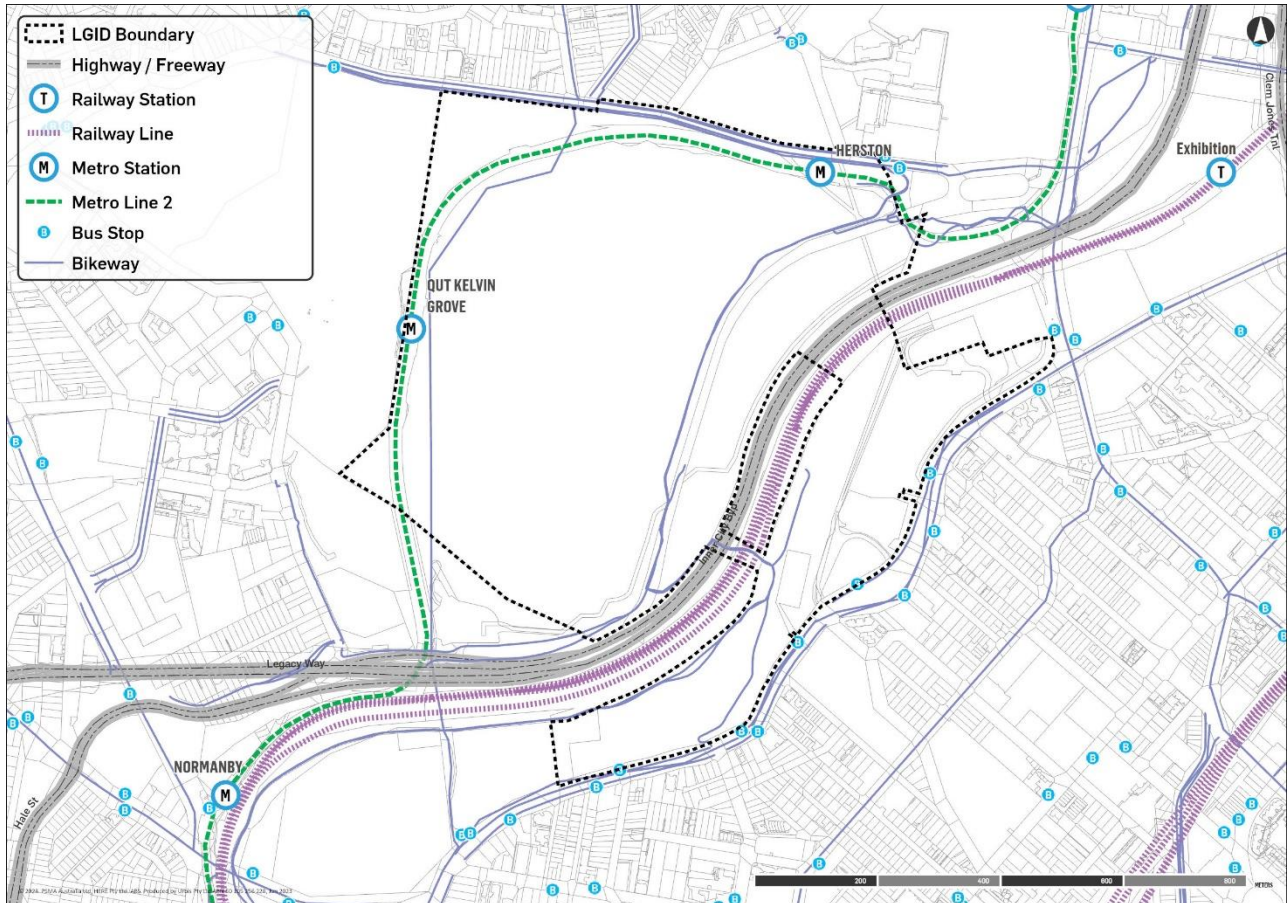
For further discussion on this matter, please refer to **Section 7.2.9 – Contaminated Land**.

2.5. INFRASTRUCTURE SERVICES

2.5.1. Public Transport Network

The site is serviced by existing bus and rail services (refer to **Figure 7**).

Figure 7 – Transport Infrastructure Map



Source: Urbis Pty Ltd

The Inner Northern Busway traverses through the site, which is serviced by the Herston Bus Station at the northern portion of the site and Queensland University of Technology (QUT) Kelvin Grove Bus Station at the western portion.

There are also a number of bus stops located along the Gregory Terrace frontage of the site, which is serviced by bus routes 321, 381, 411, 435 and P426. These services provide connections to Toombul Shopping Centre, The Gap, Spring Hill, Brisbane Central Business District (CBD), University of Queensland, Kenmore Hills and Brookfield.

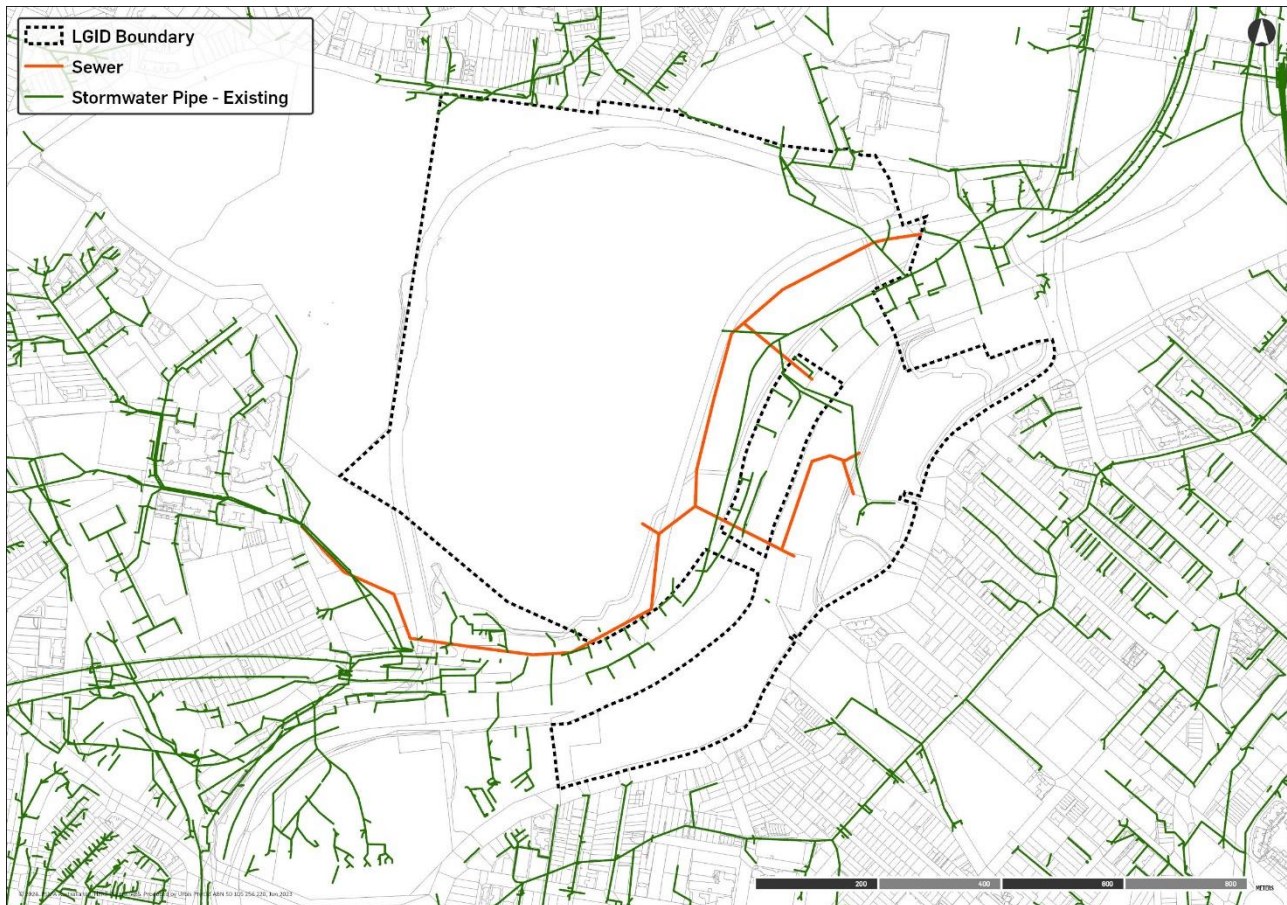
The site is also serviced by the Exhibition Railway Station, which is located 650 metres to the east.

2.5.2. Utility Services

The eastern portion of the site fronting the ICB and Gilchrist Avenue is currently connected to Brisbane City Council's reticulated infrastructure networks. However, the central portion of the site is not connected to utility services.

The location of key infrastructure networks in the surrounding locality are illustrated in **Figure 8**.

Figure 8 – Infrastructure Map



Source: Urbis Pty Ltd

2.6. FRONTAGES

The site has frontage to Herston Road at the north, which provides primary access to the site's Golf Complex. Herston Road is classified as a District Road under the City Plan's Road Hierarchy Overlay and comprises two vehicular lanes (one lane in each direction) and marked parking lanes on both sides of the road. The Inner Northern Busway occupies part of the northern portion of the site, and veers south to then bound the site to the west.

Gilchrist Avenue enters the site from the north-east. The no-through-road provides access to the sporting fields and Victoria Park Cricket Nets. Gilchrist Avenue is classified as a Neighbourhood Road under the City Plan. It comprises two vehicular lanes (one lane in each direction), marked parking lanes on each side of the road, and a turnaround facility.

A minor portion of the site fronts Bowen Bridge Road at the north-eastern corner. Bowen Bridge Road is classified an Arterial Road under the City Plan. It comprises six vehicular lanes (three lanes in each direction) and no parking lanes.

The site also has some limited frontage to Victoria Park Road at the south-west, near the Brisbane Grammar School Tennis Centre. No access is provided from this road, which is a District Road under the City Plan.

The ICB bisects the site. To its south, the site has frontage to Gregory Terrace, a secondary road under City Plan. Gregory Terrace comprises two vehicular lanes (one lane in each direction) and marked parking lanes on each side of the road. Gregory Terrace provides access to the Centenary Pool and the tennis courts via the Gregory Grove car park and turnaround facility.

2.7. TOPOGRAPHY

The site is characterised by an undulating topography, that generally slopes from west to east and north to south, towards the ICB.

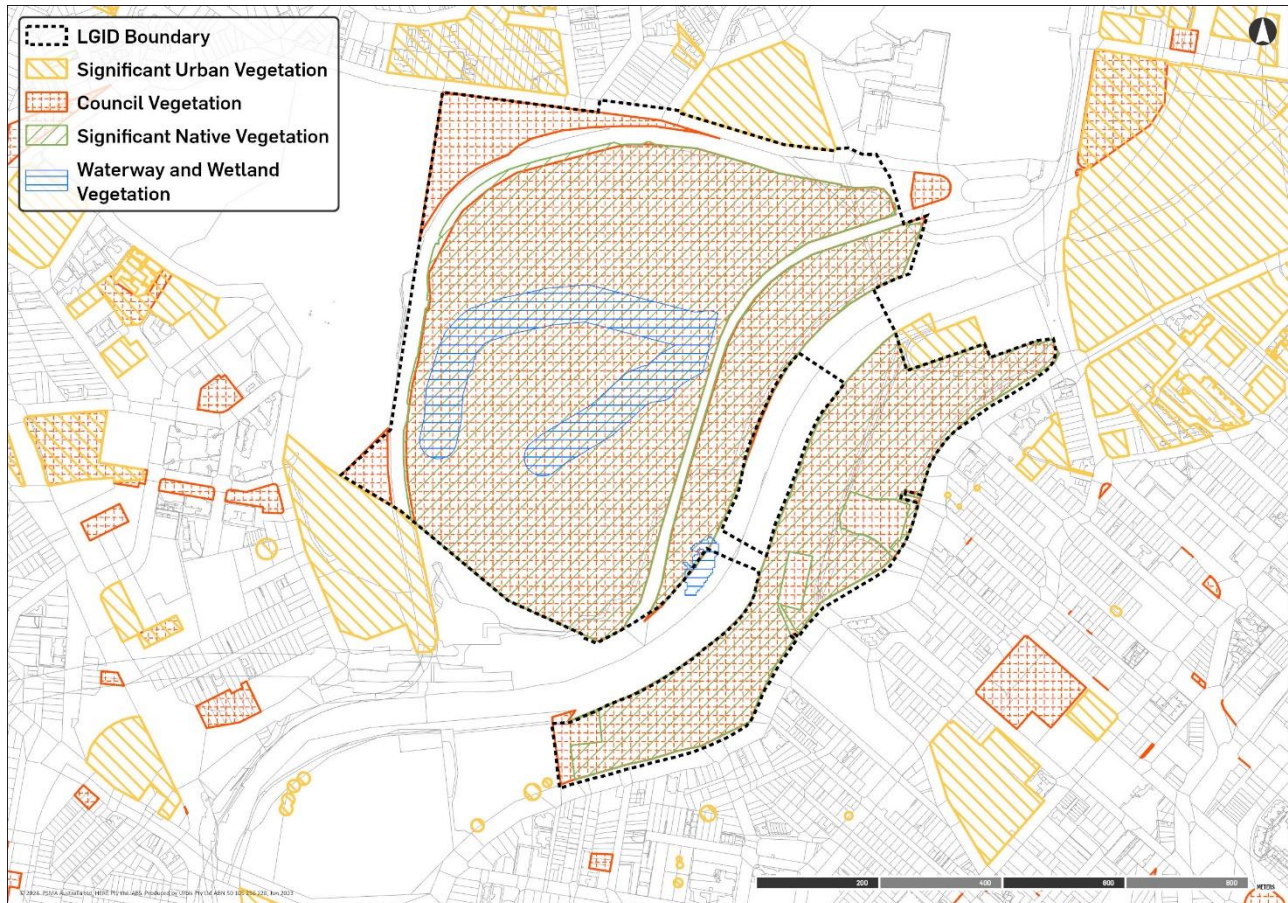
The northern part of the site falls from west to east, with the highest point at 50m and lowest point at 20m. A north-westerly ridgeline runs through the western part of the site, with the highpoint adjoining the boundary with the QUT Kelvin Grove Campus. The slope gradient at this part of the site ranges between 5 to 7%. Land to the east is more gently inclined, at around 4 to 6%.

Land is steep south of the ICB, with a north-easterly aspect that slopes from Gregory Terrace to the ICB (approximately 10% to 17% in slope gradient). Topography at the southern portion of the site ranges from 20m AHD to 40m AHD.

2.8. EXISTING ENVIRONMENTAL AND WATERWAY VALUES

In accordance with Brisbane City Council's Natural Assets Local Law mapping, the vegetation on site is identified as comprising Council Vegetation, Significant Urban Vegetation, Significant Native Vegetation and Waterway and Wetland Vegetation (refer to **Figure 9**).

Figure 9 – Brisbane City Council's Natural Assets Local Law Mapping



Source: Urbis Pty Ltd

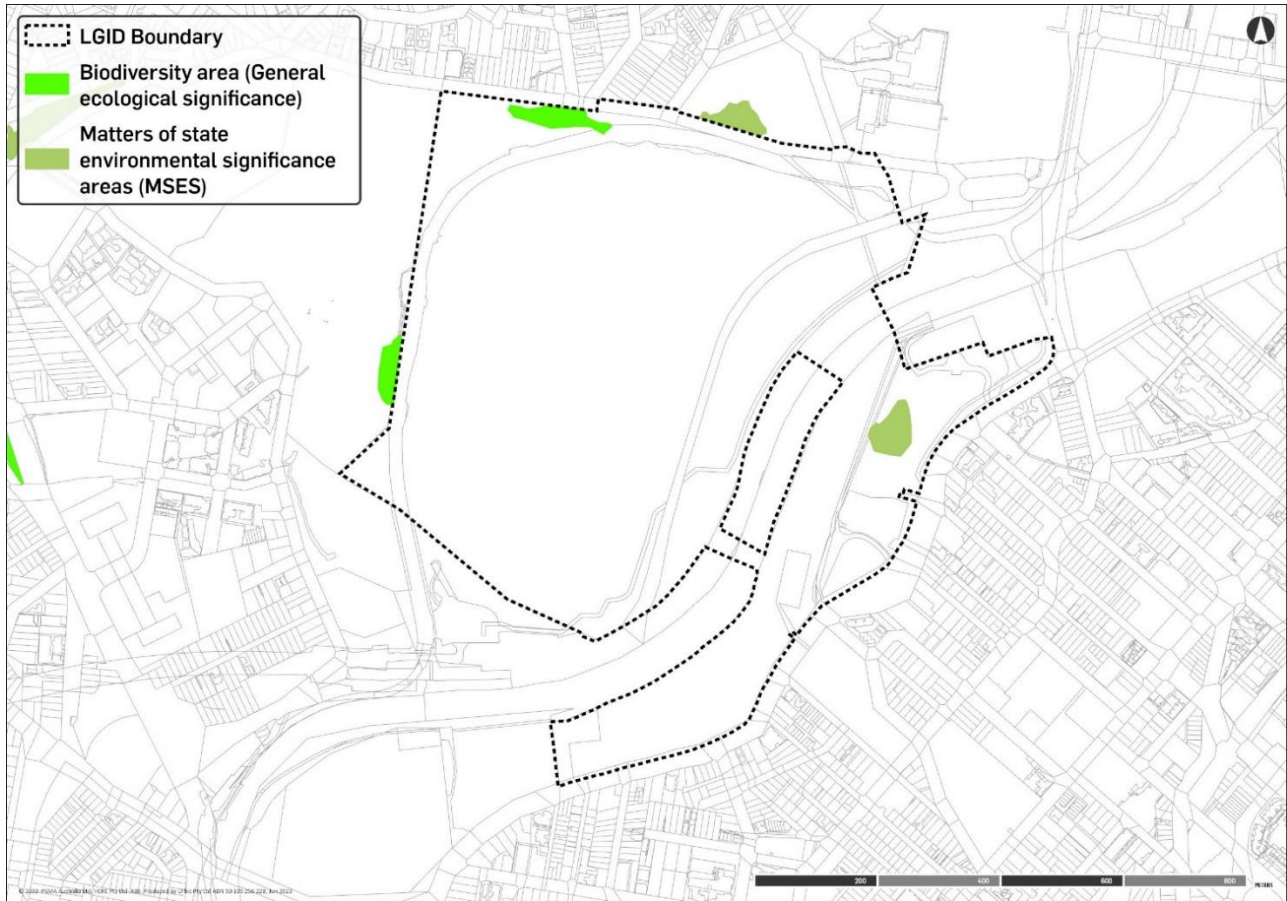
The site is also subject to various environmental overlays under the City Plan, as follows:

- The Biodiversity Areas Overlay identifies the site as containing General Ecological Significance and Matters of State Environmental Significance (MSES). The General Ecological Significance sub-category is located on a minor portion of the northern and western boundary, which impacts on a very small area of the Inner Northern Busway. The MSES sub-category is located on a minor portion of the eastern pocket of the site (refer to **Figure 10**).

- The Waterway Corridors Overlay identifies the site as comprising a Local Waterway Corridor that traverses through the central portion of the main land parcel at 290 Gilchrist Avenue (refer to **Figure 11**).
- The site is also included within the Wetland sub-category of the Wetlands Overlay, which traverses a minor portion of the main land parcel along the south-eastern boundary interfacing the ICB (refer to **Figure 12**).

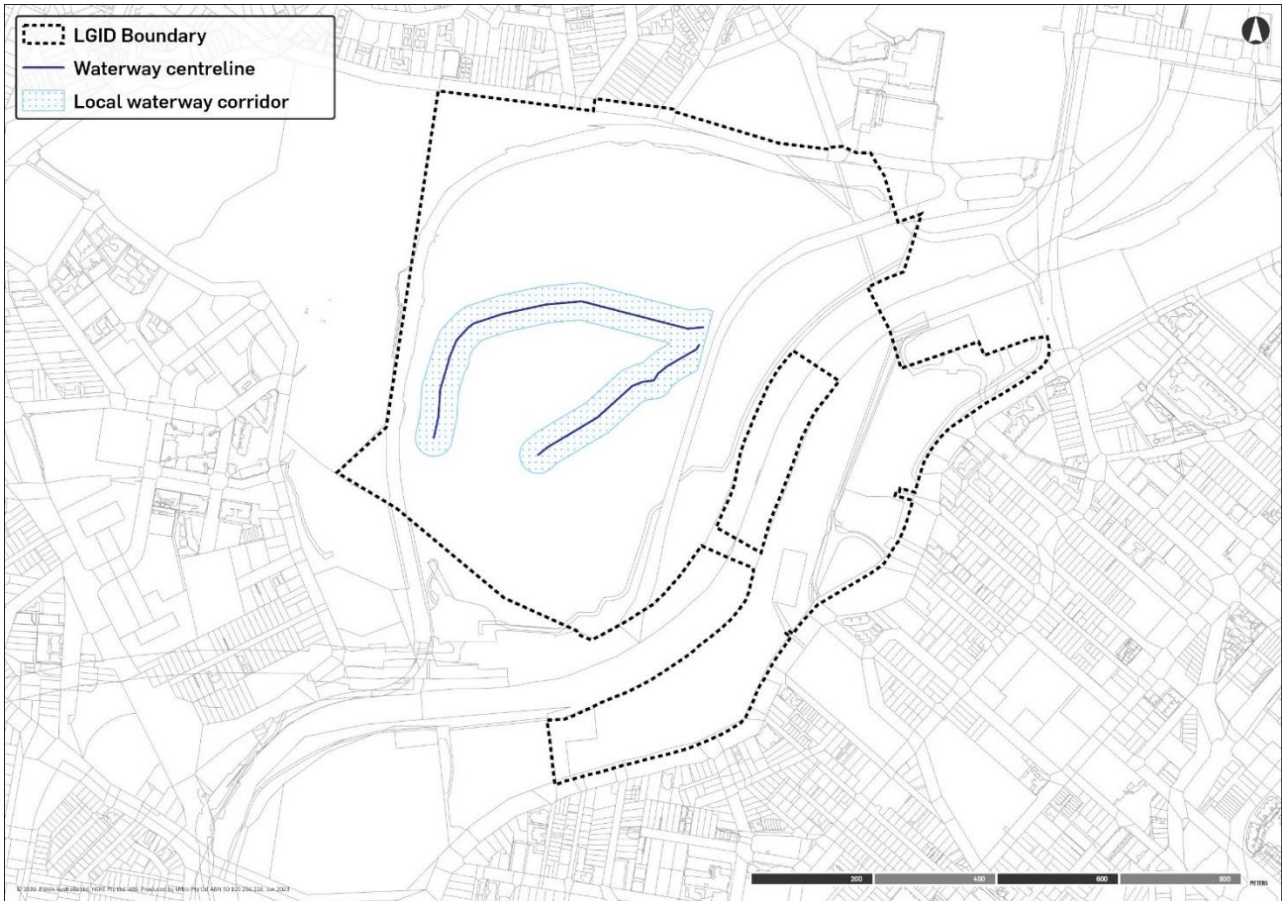
For further information regarding existing environmental and waterway values of the Designation Area, please refer to **Appendix N – Ecological Assessment Report**.

Figure 10 – Biodiversity Areas Overlay Mapping



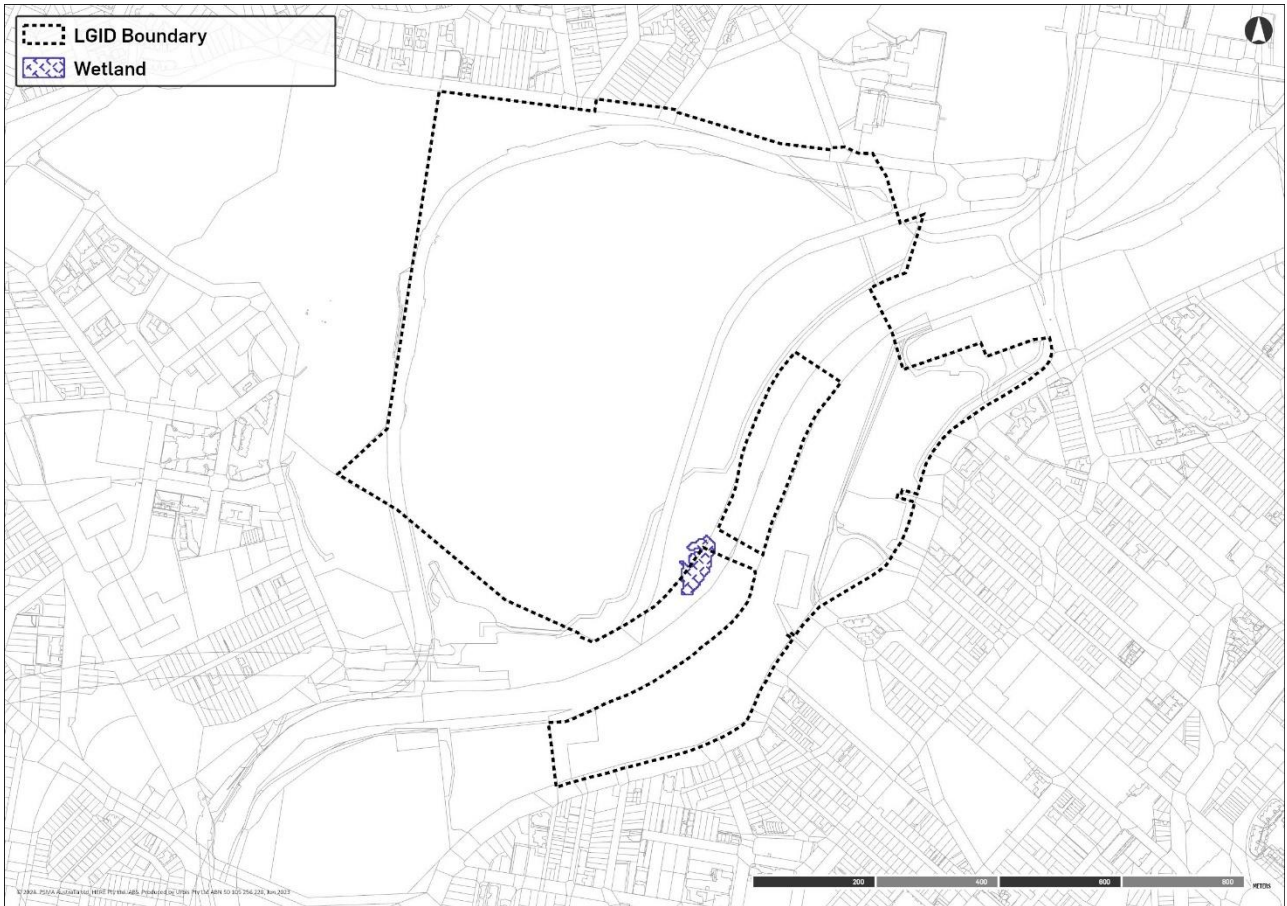
Source: Urbis Pty Ltd

Figure 11 – Waterway Corridors Overlay Mapping



Source: Urbis Pty Ltd

Figure 12 – Wetlands Overlay Mapping



Source: Urbis Pty Ltd

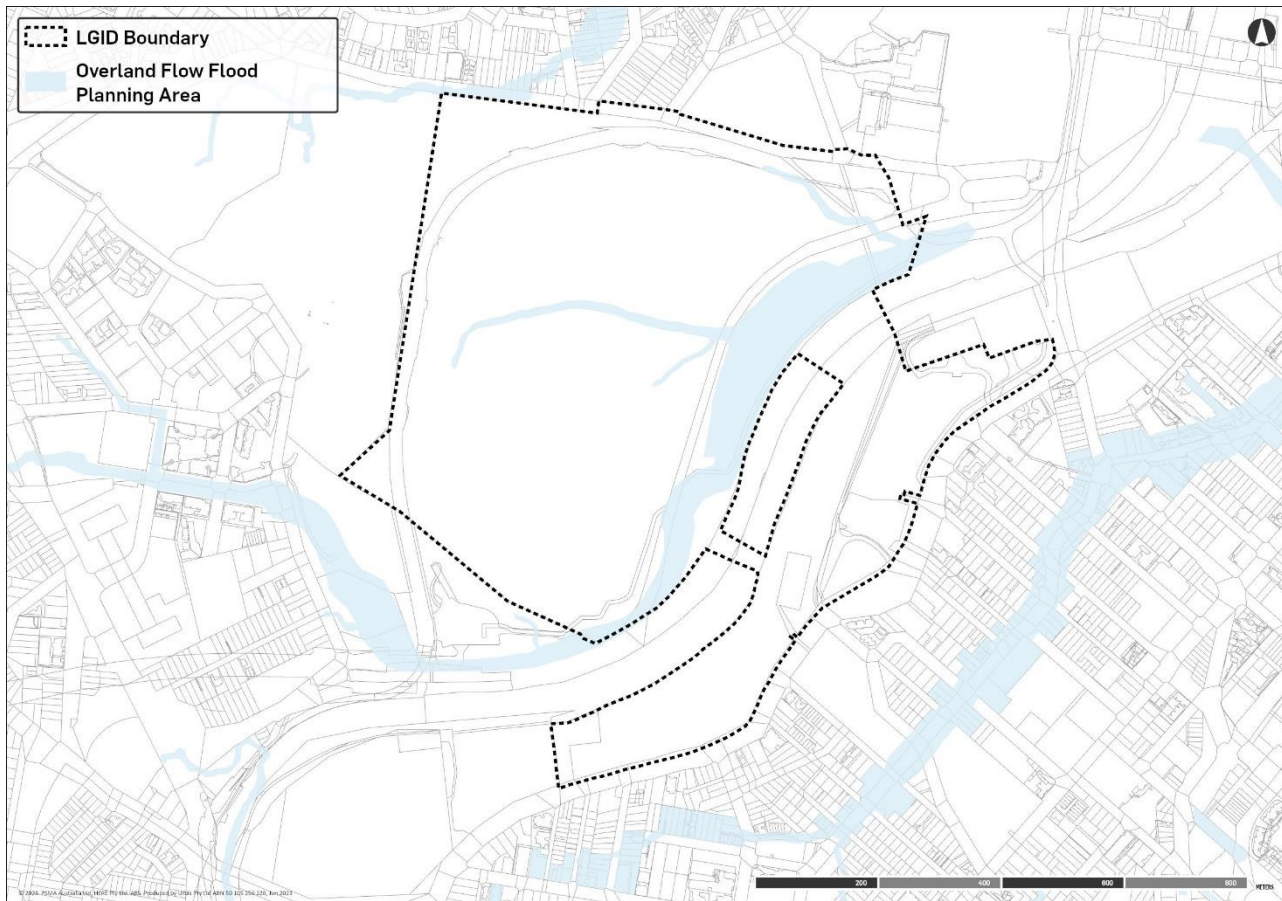
2.9. FLOODING

According to the City Plan interactive mapping, the site is identified within the Flood Overlay and is susceptible to overland flow flooding.

For further detail, refer to **Figure 13** and **Appendix J – Brisbane City Plan 2014 Mapping**.

A comprehensive assessment of the flooding characteristics of the Designation Area and mitigation strategies are provided at **Appendix O – Flooding and Water Quality Assessment**.

Figure 13 – Flood Overlay Mapping



Source: Urbis Pty Ltd

2.10. HERITAGE

The site is identified as comprising both Local Heritage Place and State Heritage Place, and is further contained within the Area Adjoining Heritage sub-category of the Heritage Overlay (refer to **Figure 14**).

The Local Heritage Place contained within the site is the Victoria Park Golf Course at 223 Herston Road, Herston, which covers a major portion of the site. Of note, the Victoria Park Golf Course was entered into the local heritage register in January 2004. The former 18-hole Golf Course was closed on 30 June 2021, however the site currently contains operations including a driving range, putt-putt course and golf learning centre.

There are two State Heritage Places listed within the Designation Area, being:

- Victoria Park located at 454 Gregory Terrace, Spring Hill; and
- Centenary Pool Complex at 400 Gregory Terrace, Spring Hill.

The Victoria Park was permanently entered in the Queensland Heritage Register ('QHR') in December 2007 and occupies a large parkland site. Key features of the Victoria Park comprising State-level cultural heritage significance include the southeast park section, northwest park section, archaeological potential, vegetation

and views. The Centenary Pool Complex was permanently entered in the Queensland Heritage Register in November 1996 and comprises pools, a grandstand, single storey bath house and two storey restaurant and kiosk. The State-level cultural heritage significance associated with the Centenary Pool Complex is founded upon its contribution to the Brisbane and Queensland 1959 centenary celebrations, as well as the reinforcement of the country's success in competitive swimming following the 1956 Melbourne Olympic Games.

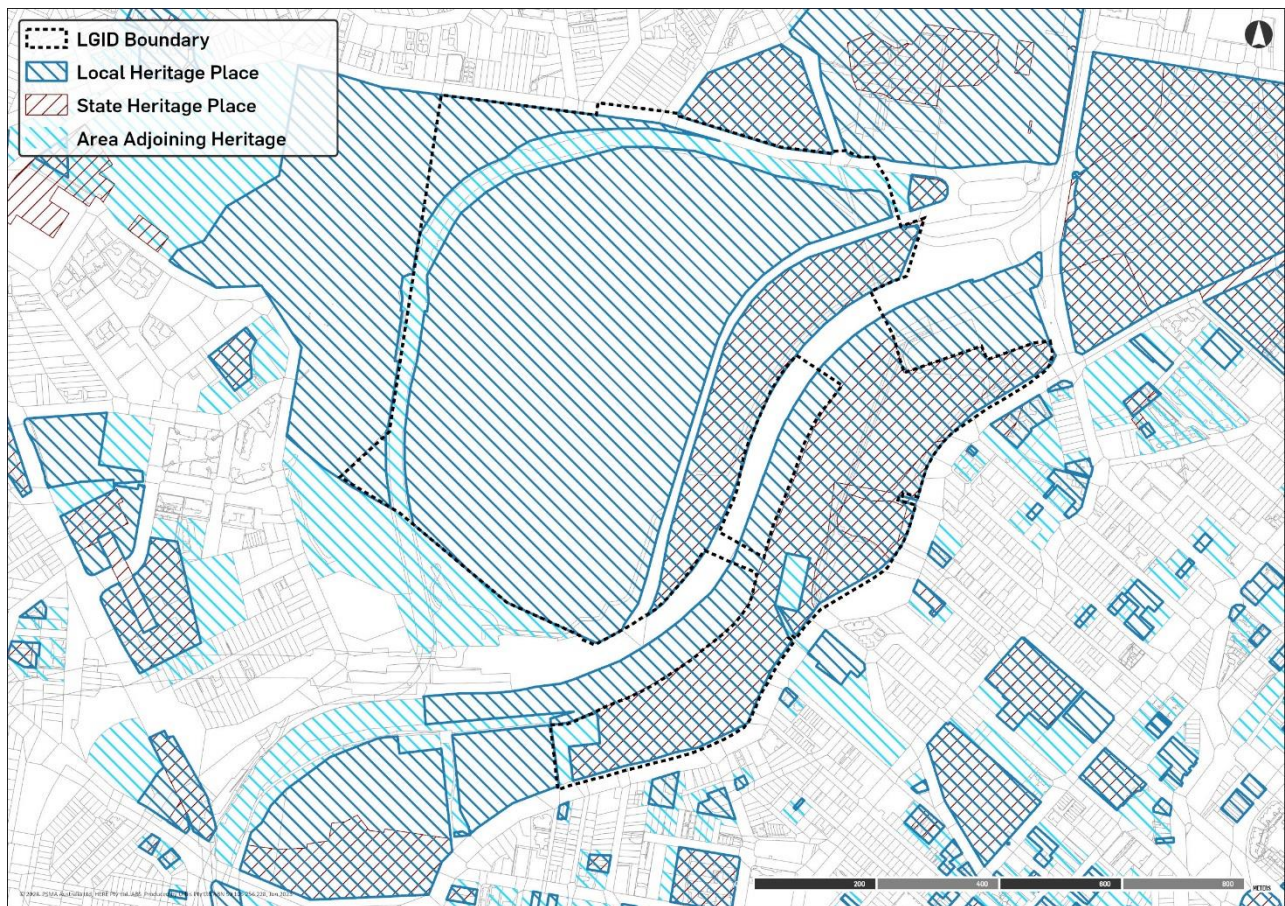
A revised QHR entry (which occurred on the 25 May 2021), included minor amendments to the original heritage listing, encompassing additional land in the southern portion of the site. **Figure 15** illustrates the revised QHR entry, which includes Gilchrist Avenue within the curtilage.

The minor portion of the site identified as areas adjoining heritage are those not contained within the Local Heritage Place or State Heritage Place sub-categories of the Heritage Overlay.

It is further noted that where State and local heritage places overlap, the State listing takes precedence and provisions of the *Queensland Heritage Act 1992* apply.

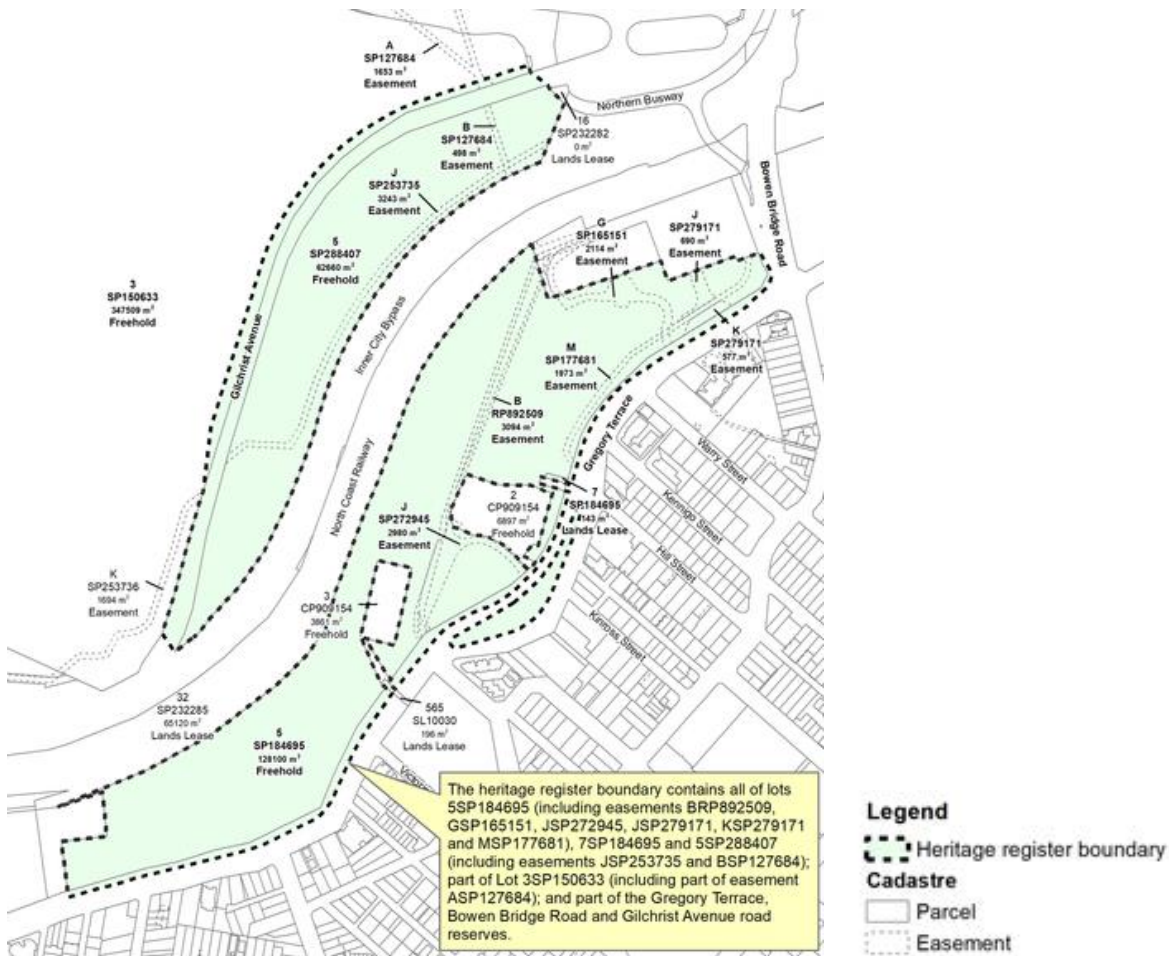
Refer to **Appendix D – Heritage Citation** for further detail on the heritage listings relevant to the site (within the Designation Area) and **Appendix M – Heritage Impact Assessment Report** for a detailed assessment of heritage impacts associated with the proposal and recommended mitigation strategies.

Figure 14 – Heritage Overlay Mapping (Extract from Brisbane City Plan 2014 Mapping)



Source: Urbis Pty Ltd

Figure 15 – Queensland Heritage Register Boundary



Source: Department of Environment and Science

2.11. EXISTING AND HISTORIC LAND USES

The subject site currently consists of parks and sporting land uses. The site is bisected by a major transport corridor consisting of the ICB and a railway line, which traverses through the southern section of the site.

The northern part of the site is improved by the Victoria Park Golf Complex, which includes a function centre, restaurant, small-scale retail facilities and associated carparking. The Inner Northern Busway occupies part of this area both above and below ground. Historically, most of this area was used as a golf course, however golf is no longer a permitted activity in the park outside of the driving range and putt-putt mini golf course following the formal closure of the golf course. The Victoria Park Cricket Nets and sporting ovals are also located immediately north of the transport corridor, along with the Cross River Rail Site Compound.

Other sporting facilities occupy the southern part of the site. These include the Centenary Aquatic Centre and Health Club and Centenary Pool and a number of tennis courts available to the public, Brisbane Girls Grammar School and St Joseph's College Gregory Terrace. This area also contains parkland, which includes a dog park, parkour park, and playground facilities.

Victoria Park was originally reserved as public park in the 1860s. Shortly thereafter, the railway line was constructed and a quarry established in the north of the park. In subsequent decades, a range of both temporary and permanent uses were established in various areas of the site including landfill, woolsheds, a military camp, and emergency housing. The golf course and clubhouse

originally opened in 1931, and the golf course was later extended and Centenary Pool constructed. The 2000s saw the redevelopment of the York's Hollow area and completion of the ICB and Inner Northern Busway.

Existing land uses are shown in **Figure 16**.

Figure 16 – Photographs of Existing Land Uses



Picture 1 – Victoria Park driving range
Source: Urbis Pty Ltd



Picture 2 – Victoria Park function centre
Source: Urbis Pty Ltd



Picture 3 – Car park
Source: Urbis Pty Ltd



Picture 4 – Inner Northern Busway
Source: Urbis Pty Ltd



Picture 5 – Victoria Park Cricket Nets and sporting ovals
Source: Urbis Pty Ltd



Picture 6 – Cross River Rail site compound
Source: Urbis Pty Ltd

2.12. SURROUNDING CONTEXT

The area surrounding the site is characterised by a mix of low and medium density residential, medical, educational, and mixed-use/commercial land uses. Specifically, the nearby land uses and features include the following:

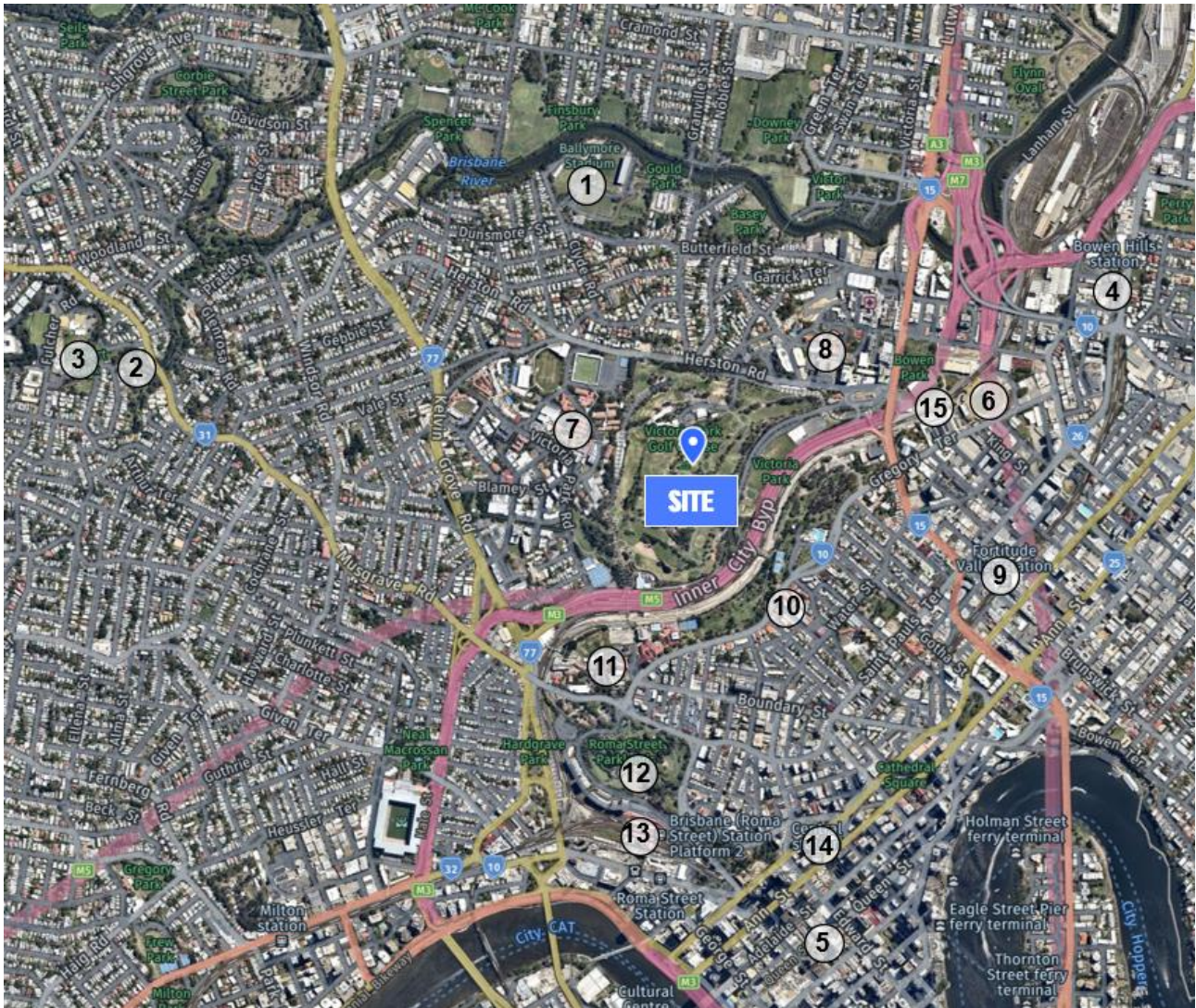
- **North:** Land to the north of the site is made up of low-density residential areas and the Herston Health Quarter Priority Development Area (PDA), which consists of a range of significant health facilities, including the Royal Brisbane and Women's Hospital, medical clinics, and educational facilities associated with the University of Queensland Herston Campus.
- **East:** The RNA Showgrounds is located to the east of the site, as well as multi-level car parking buildings for the Herston Health precinct. Works are currently underway to upgrade the existing Exhibition Station as part of Cross River Rail, which will provide transport options for the surrounding area. To the south-east, the King Street Precinct comprises a range of medium and high density commercial and retail developments. A range of low, medium and high-density residential developments, retail and commercial uses, hotels and child care centres are also situated to the east.
- **South:** Educational facilities and residential areas are located to the south of the site. This includes the Brisbane Girls Grammar School and St Joseph's College, and predominantly low density detached dwellings. A mix of uses are situated further south, including the St Andrew's War Memorial Hospital, small scale medical clinics, and retail and commercial development.
- **West:** A mix of commercial, educational, recreational, and residential development occupies land to the west of the site. This includes the QUT Kelvin Grove Campus, which consists of various educational facilities as well as student accommodation and sporting fields and tennis courts. A small retail precinct (Kelvin Grove Urban Village) is also located in this area which includes a shopping centre and restaurants. There are a number of medium and high density residential developments to the south of the university campus, and low density detached dwellings along Normanby Terrace and Victoria Park Road. The Brisbane Grammar School Tennis Centre adjoins the subject site to the south-west.

Situated within the broader area, in close proximity to the site are the following notable uses:

- Enoggera Creek, parkland and recreational facilities – approximately 1 kilometre north of the site;
- Roma Street Parkland – approximately 400 metres south of the site;
- Roma Street Station – approximately 800 metres south of the site;
- Suncorp Stadium – approximately 1.5 kilometres south-west of the site;
- Brisbane CBD – approximately 1.5 kilometres south of the site; and
- Fortitude Valley entertainment precinct – approximately 800 metres southeast of the site.

The location of the site is illustrated in **Figure 17** below.

Figure 17 – Site Location and Surrounding Context



- | | |
|---|--|
| 1. Ballymore Stadium (1km from site) | 9. Fortitude Valley Station (600m from site) |
| 2. Woolcock Park (2km from site) | 10. St Josephs College (50m from site) |
| 3. Gilbert Park (2.3km from site) | 11. Brisbane Grammar School (50m from site) |
| 4. Bowen Hill Station (1.1km from site) | 12. Roma Street Parkland (400m from site) |
| 5. Queen Street Mall (1.2km from site) | 13. Roma Street Station (800m from site) |
| 6. Brisbane Showgrounds (500m from site) | 14. Central Station (1km from site) |
| 7. QUT Kelvin Grove campus (50m from site) | 15. Exhibition Station (200m from site) |
| 8. Royal Brisbane and Women's Hospital (100m from site) | |

Source: Urbis Pty Ltd, adapted from Nearmap

The site is relatively well serviced by public transport, predominantly by bus routes associated with the Inner Northern Busway and bus stations including QUT Kelvin Grove Station and Herston Bus Station. Public transport connectivity is detailed further in **Section 2.5.1**.

Photos of the surrounding site context and a broader site context map are illustrated in **Figures 18 and 19** below.

Figure 18 – Photographs of Surrounding Uses



Picture 7 – Detached housing, Herston Road

Source: Google Streetview



Picture 8 – Herston Bus Station, Herston Road

Source Google Streetview



Picture 9 – Medium density development at QUT Kelvin Grove Campus

Source: Google Streetview



Picture 10 – Medium density short term accommodation and townhouses at Gladstone Road

Source: Google Streetview



Picture 11 – Commercial developments on the corner of Bowen Bridge Road and Gregory Terrace

Source: Google Streetview



Picture 12 – Medical Research Institute and multi-storey parking on Gilchrist Avenue.

Source: Google Streetview

Figure 19 – Broader Site Connectivity



Source: Urbis Pty Ltd

2.13. KEY RELEVANT PLANNING APPROVALS

Approvals recorded over the site on Brisbane City Council's Development.i service that are of particular relevance to this LGID request are summarised below.

There may be other approvals granted over the Designation Area. However, for the purpose of this report, the following section includes a high-level summary of key approvals that are of particular relevance to the proposed infrastructure designation only.

2.13.1. Extension to Outdoor Sports and Recreation Facilities (Function Rooms and Terrace), Putting Greens, Extension to Existing Golf Driving Range and Restaurant

On 7 November 2006, Brisbane City Council granted approval over the site at 290 Gilchrist Avenue, Herston for a Development Permit for Material Change of Use and Preliminary Approval for Carrying out Building Work for Extension to Outdoor Sports and Recreation Facilities (Function Rooms and Terrace), Putting Greens, Extension to Existing Golf Driving Range and Restaurant (Council Ref.: DRS/USE/H06-937143).

The approval formalises the constructed extensions to the function terrace and terrace area (approximately 170m² GFA on the ground floor), as well as provide for a new 17 hole putting garden with ancillary roofed structure and extension to the driving range associated with the existing golf club.

2.13.2. Development Permit for a Material Change of Use for Education Purposes, Office and Medical Centre, and Preliminary Approval for Carrying Out Building Work on a Local Heritage Place and Queensland Heritage Place

On 21 March 2012, Brisbane City Council granted approval over 309 Herston Road, Herston 4006 for a Development Permit for a Material Change of Use for Education Purposes, Office and Medical Centre, and a Preliminary Approval for Carrying Out Building Work on a Local Heritage Place and Queensland Heritage Place (Council Ref.: A003186056).

The approval facilitates the operation of Level 2 of the existing building as a commercial tenancy by way of a 530m² extension to support the operation of the pre-existing tenant, Mental Illness Fellowship of Queensland. The approved uses complement the building and surrounding health precinct.

Further, the approval involves minor internal fitout to the heritage listed Victoria Park Club House to facilitate the additional commercial tenancy on the top floor. The approval also provided for minor changes to the original fabric of the building in response to building damage caused by weather and squatters was also the renovation of the heritage listed Victoria Park Club House.

2.13.3. Development Permit for a Material Change of Use for Outdoor Sport and Recreation (Extension to Cricket Nets)

Brisbane City Council granted approval over the site for a Development Permit for a Material Change of Use for Outdoor Sport and Recreation (Extension to Cricket Nets) on 15 October 2014 (Council Ref.: A003961861).

The approval facilitated the installation of 10 additional cricket practise lanes, which supplement the existing 10 lanes on the eastern pocket of the site bounded by Gilchrist Avenue and the ICB. Accordingly, the site comprises 20 cricket practise lanes.

2.13.4. Development Permit for Carrying Out Operational Work for Filling and/or Excavation and Landscape Works in Park

Brisbane City Council granted two approvals over the site for a Development Permit for Carrying Out Operational Work for Filling and/or Excavation on 1 July 2022 (Council Ref.: A006007945) and for a Development Permit for Carrying Out Operational Work for Landscape Works in park on 5 July 2022 (Council Ref.: A006008010).

These approvals are interrelated, which facilitates land forming (to create a more level area) and consequential tree removal between former fairways to increase accessibility, usability and function of the park. In particular, the approval granted on 1 July 2022 involves filling and excavation in the Waterway Corridor Overlay, whilst the approval granted on 5 July 2022 involves land forming works in the Heritage Overlay.

2.13.5. Development Permit for Carrying Out Operational Works (for Sealed Car Park), where involving change to landscaping, fencing or natural features in the Heritage Overlay

Brisbane City Council granted approval over the site by way of a negotiated decision notice on 6 March 2023 for a Development Permit for Carrying out Operational Works, where involving a change to landscaping, fencing or natural features in the Heritage Overlay (Local Heritage Place sub-category) (Council Ref.: A006110446).

The approval formalises operational works for part of an existing sealed car parking area located at the site. The existing sealed car parking area is ancillary to the current uses on the site. Accordingly, the approval represents a retrospective approval to formalise part of the existing sealed car park area in support of accessibility, usability and function of the parklands, in particular the Victoria Park Bistro, putt-putt and function centre venues.

2.13.6. Exemption Certificate for Material Change of Use for Installation of Park Embellishments in the Flood Overlay, Waterway Corridor Overlay, Streetscape Hierarchy Overlay, and Road Hierarchy Overlay

Brisbane City Council granted an exemption certificate over the site for any Material Change of Use over the site for the installation of park embellishments where located in the Flood Overlay, Waterway Corridor Overlay, Streetscape Hierarchy Overlay and Road Hierarchy Overlay on 14 March 2023 (Council Ref.: A006026560).

The exemption certificate provides that the proposed shelter structures and furniture are exempt from requiring a development permit. The exemption certificate is granted on the basis that effects of the development are minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

2.13.7. Development Permit for a Material Change of Use for a Park (New Pump Track and Park Embellishment)

Brisbane City Council granted approval over 223 Herston Road, Herston on 21 April 2023 for a Development Permit for a Material Change of Use for a Park, comprising a new pump track and park embellishment (Council Ref.: A006169358).

The approval provides for a new park use over the north-western corner of the site, which includes an urban pump track, new car parking area, access, shelters and park embellishments. The proposal draws upon the natural topography of the site to deliver a mix of tracks for beginner and intermediate riders suited for families.

the approval facilitates early Stage 1 project works to commence as part of the broader Victoria Park / Barrambin Master Plan delivery. Accordingly, the approved urban pump track is captured within both the Master Plan and Plan of Designation, and therefore will not conflict with the LGID proposal.

2.14. EARLY WORKS PROJECTS

A number of discrete applications / approvals are required to enable early works to commence in the Victoria Park / Barrambin, including a range of Stage 1 projects. These include Spring Hill Common, pump track and additional park amenities and pathways.

These elements are included in the overall Master Plan and contemplated in the Plan of Designation. In this regard, future applications / approvals for these uses will not be in conflict with the designation proposed in this LGID application.

2.15. KEY MAJOR GOVERNMENT AND PRIVATE SECTOR DEVELOPMENTS

2.15.1. Cross River Rail (Under Construction)

The Cross River Rail project is estimated to deliver approximately 10.2km of rail line between Dutton Park and Bowen Hills, with 5.9km of tunnel under the Brisbane River and the CBD. The infrastructure involves new high-capacity stations at four underground inner-city locations and upgrades of Dutton Park and Exhibition stations. The location of the site in context of the Cross River Rail stations are depicted in **Figure 20**.

Figure 20 – Proximity of Site to Cross River Rail Stations



Source: Cross River Rail Delivery Authority

Exhibition Station is an upgraded station located approximately 400 metres west of the site, between the Royal Exhibition Showgrounds and Royal Brisbane and Women's Hospital. The station will provide pedestrian links between Exhibition Station to Bowen Bridge Road and future provision for links to O'Connell Terrace and Gregory Terrace.

Roma Street Station is located approximately 1 kilometre south of the site. Roma Street Station is the key link between the city centre, Roma Street Parklands, Spring Hill's schools, Caxton Street, the Petrie Barracks, Suncorp Stadium, and the cultural precinct at South Bank. As part of Cross River Rail, the new Roma Street Station will integrate public transport connections and become Brisbane's most significant transport interchange. It will also provide opportunities for enhanced public space and new commercial and residential developments.

The Cross River Rail project is currently the highest value infrastructure project underway in South East Queensland, with an estimated construction cost of \$5.4 billion. The project is forecasted to transport 3,800 people every ten minutes, taking 18,500 car trips per day off the road by 2036.

2.15.2. Brisbane 2032 Olympic and Paralympic Games

Brisbane was awarded the 2032 Summer Olympic and Paralympic Games on 21 July 2021, following the Queensland Government decision to formally support a 2032 candidature in December 2019. Significant work has since been undertaken in preparation for the Games, which will provide a rare opportunity to drive transformation change in the region and drive legacy outcomes over the next two decades.

The Brisbane 2032 Master Plan aims to achieve legacy outcomes over the next 20 years for the Olympics. Brisbane Live is a key venue for the Games, and its central location at Roma Street Parklands will include a temporarily constructed 15,000 seat pool for the Olympic Swimming, Olympic Water Polo finals and Paralympic Swimming events.

Victoria Park / Barrambin is earmarked as a venue that provides opportunities to host an expanded range of diverse temporary events and activities, potentially including the equestrian cross country and freestyle BMX for the 2032 Olympic and Paralympic Games.

2.15.3. Brisbane Live (Proposed)

The Brisbane Live Arena will provide a major new entertainment facility for premium live events. The 17,000 seat arena will be integrated with the Roma Street Parklands and the new Cross River Rail precinct and will be able to accommodate various major international entertainment and sporting events, including for the 2032 Olympics. The Brisbane Live Arena will also improve connectivity and safety for cyclists and pedestrians, travel time savings (compared to Brisbane Entertainment Centre) and enhanced public spaces. A concept visualisation of the intended outcomes of the Brisbane Live project is illustrated in **Figure 21**.

Figure 21 – Concept Visualisation of Brisbane Live Arena



Source: Cross River Rail Delivery Authority

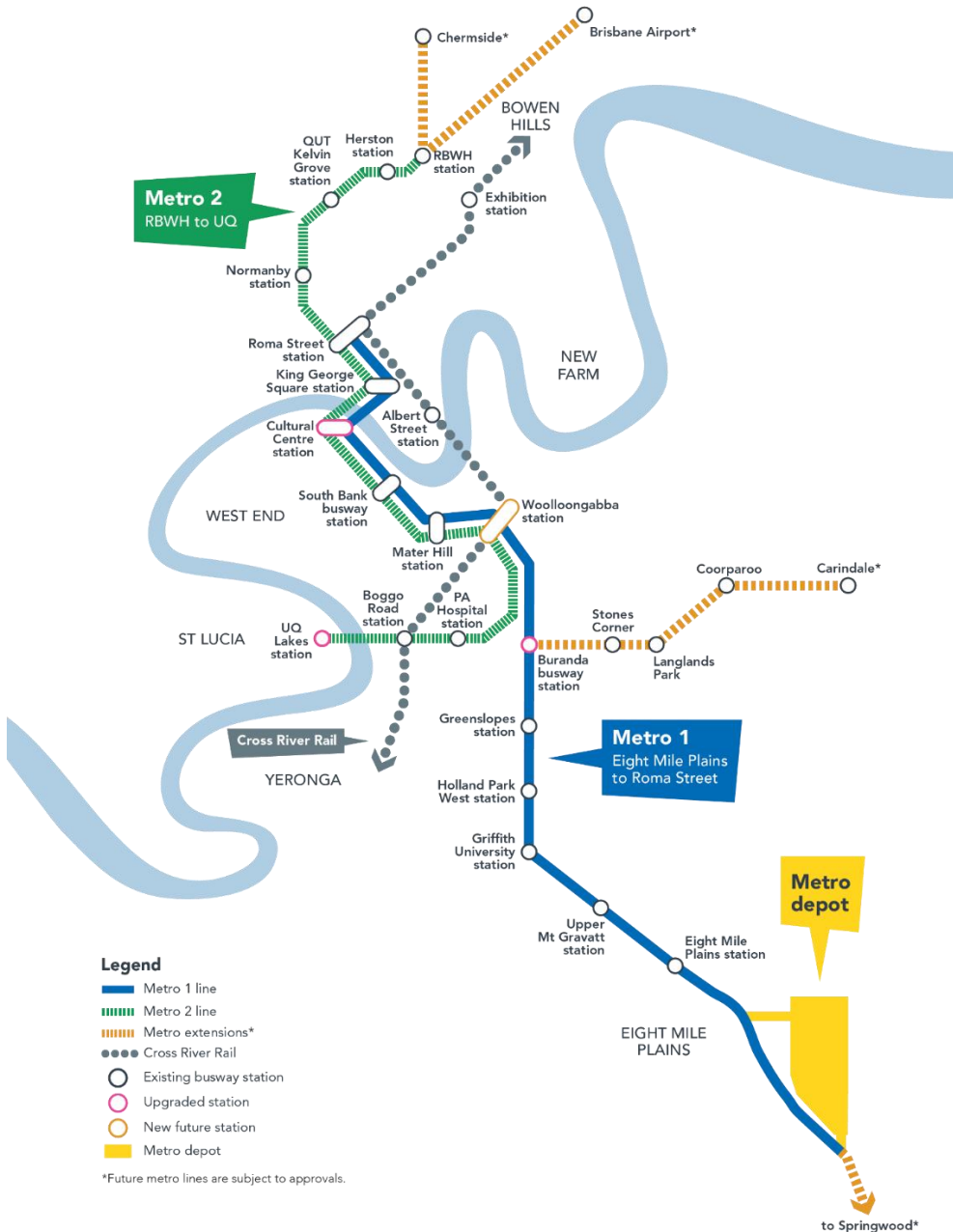
2.15.4. Brisbane Metro (Under Construction)

Brisbane Metro is a fully electric, high-capacity public transport system that will connect Brisbane's suburbs with the city centre. Delivered by Brisbane City Council, the Brisbane Metro route spans 21 kilometres and will connect 18 stations along dedicated busways between Eight Mile Plains to Roma Street, and between the Royal Brisbane and Women's Hospital to the University of Queensland. Brisbane Metro will link with Cross River Rail at Roma Street and Boggo Road Stations (as shown in **Figure 22**).

Brisbane Metro stations and works will occur north of the site, at the QUT Kelvin Grove University Campus and the Royal Brisbane and Women's Hospital station.

New and upgraded infrastructure will include a new tunnel beneath Adelaide Street and upgraded Cultural Centre Station, along with a suite of other improvements. A new bus network will be introduced as part of the project, consisting of a new fleet of 60 battery electric vehicles. Brisbane Metro services are expected to commence from late 2024.

Figure 22 – Brisbane Metro Network Map



Source: Brisbane City Council

2.15.5. Herston Quarter (Under Construction)

Herston Quarter is a six (6) hectare site adjacent to the Royal Brisbane and Women’s Hospital that became available for redevelopment following the relocation of health services. The redevelopment will integrate public rehabilitation services and general surgery, intergenerational living and greenspaces, aiming to deliver one of Brisbane’s largest health and wellbeing communities. The precinct will include the preservation and adaptive reuse of several iconic, heritage buildings including the Lady Lamington Building, Nurses’ Home and Towers.

The project is being privately funded and financed by Australian Unity. The redevelopment will occur in two key stages over the next 10 years, specifically:

- Stage 1: 2017-2020
 - Initial site preparation, demolition of former Royal Children’s Hospital, excavation of bedrock;

- Herston Road upgrades and construction of the SRACC public health facility;
 - Internal road upgrades, construction of Spanish Steps and other public realm areas; and
 - Refurbishment of heritage buildings.
- Stage 2: 2017 – completion within 10 years
 - Construct new Lady Lamington adjoining building;
 - Construct new carpark in northern precinct;
 - Construct retirement and aged care buildings;
 - Construct new private hospital;
 - Construct residential development; and
 - Construct new childcare centre (in place of the existing centre on the site).

The Herston Quarter PDA was declared on 18 November 2016 to facilitate the development. The Herston Quarter PDA Development Scheme the regulatory document which assists with planning, carrying out, promoting, coordinating and controlling land development within the PDA. Economic Development Queensland (EDQ) assesses development applications for the PDA.

2.15.6. Queensland Cancer Centre (Proposed)

The Queensland Cancer Centre was announced in June 2022 and is expected to comprise approximately 150 beds with medical oncology, radiation oncology, and allied health services provided. The Queensland Government announced an investment of \$750 million into the centre, which will be a world leading cancer care centre based within the Herston Health Precinct at the Royal Brisbane and Women’s Hospital. The development will deliver a chemotherapy service, outpatient consult rooms, multiple operating theatres, pathology and pharmacy service, and the full range of research and training facilities. Further details, including the site location, are yet to be announced as at the time of writing.

3. LGID STATUTORY CONTEXT

3.1. INTRODUCTION

The Planning Act allows for the designation of premises for the development of 1 or more types of infrastructure that are prescribed by regulation. This provides an alternative process to lodging a development application with the relevant local government.

This section provides a brief summary of the legislative requirements, effects of and process to apply for the designation of a premises for community infrastructure.

3.2. LEGISLATIVE OVERVIEW

3.2.1. Planning Act 2016

The Planning Act provides the legislative framework for making and implementing planning instruments in the State of Queensland. It gives a local government the ability to grant an Infrastructure Designation over a particular premises.

Chapter 2, Part 5 of the Planning Act details the requirements and process for the designation of premises for the development of one or more types of infrastructure prescribed by Schedule 5 of the Planning Regulation. Pursuant to Section 35 of the Planning Act, a designator may designate a premises for the types of infrastructure prescribed by the Planning Regulation (refer to **Section 3.2.2**). In this regard, a designator is either the Minister for a Ministerial Infrastructure Designation (MID) or the relevant local government for an LGID.

In this instance, the request is for a LGID, and thus Brisbane City Council (in its capacity as the assessor of the LGID for Victoria Park / Barrambin), as the relevant local government, is the Designator.

Section 36(1) of the Planning Act provides the criteria for making or amending a designation. Section 37 of the Planning Act provides the process for making or amending a designation. These sections enable the Minister to prepare guidelines (i.e. the MGR), which provide further details on this process (refer to **Section 3.2.3**).

3.2.2. Planning Regulation 2017

Division 4 of the Planning Regulation identifies Schedule 5 as listing the type of infrastructure that can be designated under a MID or LGID. Sections 14 and 15 of this division also confirm that the process for carrying out an environmental assessment and the designation process rules are contained in the MGR.

3.2.3. Minister's Guidelines and Rules

The MGR (version 1.1 – effective September 2020) provides details regarding the process and requirements associated with a range of policy making practices, including making or amending planning schemes, infrastructure plans and designations. Chapter 8 of the MGR outlines the process for making or amending a LGID. Under the requirements of the Planning Regulation, a request for and assessment of a LGID is to be carried out in accordance with Chapter 8 of the MGR.

Under Section 37(6) of the Planning Act, the designation process rules under the MGR must be followed by the local government when proposing to make a LGID. Accordingly, this LGID submission is made in accordance with the requirements prescribed under the MGR.

3.3. EFFECT OF DESIGNATION

3.3.1. Accepted Development on Designated Premises

Under Section 44(6)(b) of the Planning Act, development in relation to infrastructure under a designation (including LGID) is accepted development, with the exception of building works under the *Building Act 1975* ('Building Act').

Planning Act 2016, Chapter 3, Part 1, Section 44(6)

...

(b) development in relation to infrastructure under a designation is—

(a) to the extent the development is building work under the Building Act—the category of development stated for the building work under a regulation; or

(b) otherwise—accepted development.

(emphasis added)

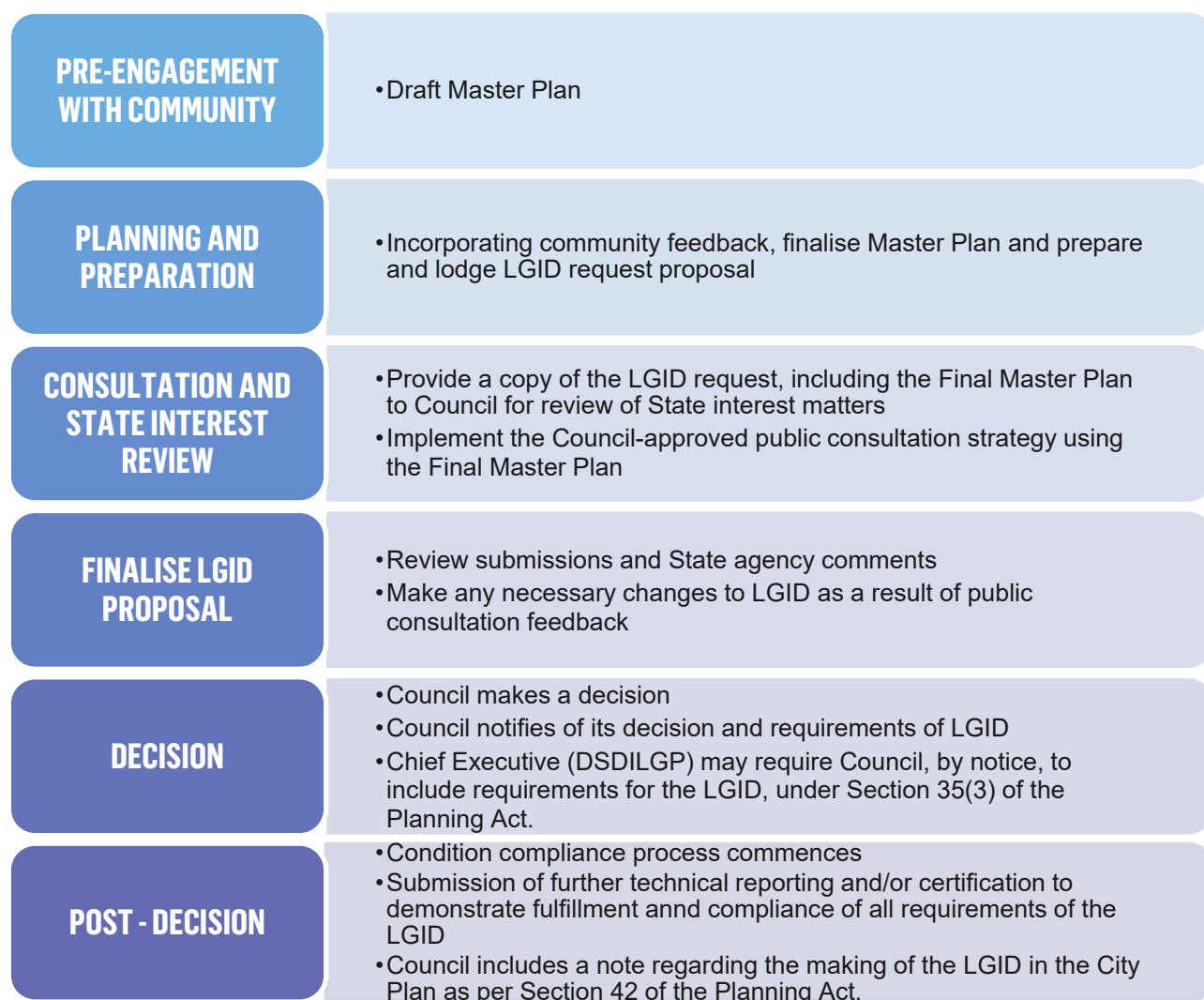
It is the responsibility of the Applicant to identify the required approvals before commencing the works.

3.4. LGID PROCESS

Section 37 of the Planning Act prescribes the process for making or amending an infrastructure designation. Pursuant to Section 37(6), if a local government proposes to make or amend a designation, the local government must follow the process outlined in the designation process rules (otherwise referred to as the MGR), before the government makes or amends a designation. Chapter 8 of the MGR sets out the process for making a LGID, which includes the process for environmental assessment and consultation.

The LGID process is a streamlined, considered whole-of government response on a request for community-supporting infrastructure that is defined under Schedule 5 of the Planning Regulation. The streamlined LGID assessment process is illustrated in the flowchart in **Figure 23** and discussed in further detail in the below sections.

Figure 23 – LGID Process



Source: Urbis Pty Ltd

3.4.1. Pre-Engagement with Community

The pre-engagement phase involves seeking initial feedback from the community on the Draft Master Plan, which was incorporated to inform the Final Master Plan and subsequent LGID submission to facilitate its delivery. As part of this phase of the LGID process, the Victoria Park / Barrambin Master Plan was released to the public on 27 September 2022 for community consultation until 30 October 2022.

Further pre-engagement was undertaken via two phases of engagement activities with the community to inform the Victoria Park Vision, which has formed the basis of the Master Plan. In addition, a series of pre-lodgement meetings with the State Government with respect to State interests, as well as written pre-engagement to key stakeholders. Outcomes of the pre-engagement with community is summarised in **Section 6**, as well as the Preliminary Stakeholder Engagement Report contained at **Appendix L**.

3.4.2. Planning and Preparation

To lodge a request to the local government (i.e. Council) for the making of a LGID, the Applicant must prepare and submit technical material. As outlined in Schedule 3 of the MGR, this includes a LGID proposal with supporting technical information that appropriately addresses relevant assessment criteria.

The preparation and lodgement of the request for a LGID proposal includes documentation that identifies the site attributes, type of infrastructure proposed, stakeholder groups and proposed consultation strategy.

3.4.3. Consultation and State Review

As part of the LGID process, a consultation strategy must be developed and endorsed by Council as part of the LGID proposal. Once endorsed, the Applicant is responsible for undertaking public consultation with the consultation strategy.

LGID consultation requirements are outlined in Schedule 4 of the MGR. Pursuant to Schedule 4, Item 8 of the MGR, the Applicant must:

- (a) *publish a public notice that must state –*
 - the entity's proposal;*
 - a description of the land to which the proposal applies;*
 - the type of infrastructure to which the proposal applies;*
 - how the proposal can be viewed or accessed;*
 - how to make a submission about the proposal;*
 - the day by when submissions may be made to the local government; and*
- (b) *place a sign(s) on the site as established in the endorsed consultation strategy;*
- (c) *send a notice to stakeholders identified in the endorsed consultation strategy.*

The consultation strategy should outline the period of public consultation, which is nominated to be 30 business days in this instance (refer to **Appendix L**).

Public consultation can commence on the day that signs are erected on the site and a notice of commencement is issued to the relevant stakeholders. For further detail on the proposed consultation strategy, refer to **Section 6** of the report and **Appendix L**.

During this phase of the LGID process, at the time the Applicant commences stakeholder consultation, they must concurrently provide a copy of the LGID submission to the Chief Executive (i.e. State Government). The Chief Executive will undertake state agency consultation on the material provided while the Applicant undertakes consultation. Under Section 35(3) of the Planning Act, the Chief Executive may, by notice, require Brisbane City Council to include certain matters in the designation. These matters could include requirements about works for the infrastructure, the use of the premises, or lessening the impact of the works or use.

The Chief Executive will provide Council with any state agency comments the Chief Executive determines should be responded to by the Applicant.

3.4.4. Finalise LGID Proposal

Once the consultation period ends, the Applicant is required to provide the local government a notice of completion.

Subsequent to the receipt of the notice of completion, the Designator must provide the Applicant a copy of any submissions received, or a notice that no submissions were received, and any state agency comments the Chief Executive determines should be responded to by the Applicant.

The Applicant is required to consider and address matters raised in the submissions and any state agency comments, including making any necessary changes to the LGID proposal.

After consideration of submissions, the Applicant must provide to the local government evidence of consultation undertaken, a summary of the matters raised in the submissions and state agency comments (if any), and how these matters have been addressed, The Applicant may provide evidence of consultation undertaken prior to providing a summary of submissions and state agency comments to the local government.

It is noted that any changes made to the proposed infrastructure in response to submissions may warrant further consultation. In these instances, the entity must provide notice to the local government of the proposed change and seek confirmation whether further consultation may apply to the amended proposal, which may be limited to specified parties and scope and be undertaken for a nominated time period at the local government's discretion.

Following the completion of any subsequent consultation, the Applicant will again be required to consider and address matters raised in the submissions, providing a summary to the local government.

3.4.5. Decision

The final phase of the LGID process involves the local government reviewing and making a decision based on the submission summary report provided by the Applicant. Once the Designator, being the local government, is satisfied the assessment and consultation undertaken for the LGID has achieved the requirements of the Planning Act, Planning Regulation and MGR, the Designator must publish a gazette notice about the LGID.

The Designator will further provide a copy of the Decision Notice to the Applicant, Chief Executive and landowners of the decision, which includes the requirements of the designation. Under Section 35(2) of the Planning Act, the Designator has the power to set requirements that relate to infrastructure works, the use of the premises, and/or lessening impacts of the works or use. These will function to guide the development and regulate operations.

4. INFRASTRUCTURE DESIGNATION PROPOSAL

4.1. CRITERIA FOR MAKING A DESIGNATION

Section 36 of the Planning Act outlines the criteria for making or amending designations. The criteria of most relevance for making a LGID (as with the case of the proposal) is outlined in Section 36(1) of the Planning Act. Specifically, Section 36(1) states that to make a designation, the Designator must be satisfied that one of the two criteria is met:

- (a) *the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or*
- (b) *there is or will be a need for the efficient and timely supply of the infrastructure.*

As demonstrated below in **Table 4**, the proposal satisfies not only one but both criteria under Section 36(1) that the Designator must have regard to when making a designation.

Table 4 – Detailed Assessment of Proposal against Section 36(1) of the Planning Act

Criteria Prescribed in Section 36(1) of Planning Act for Making or Amending Designations	Proposal Detail and Compliance with Relevant Section																																																																											
<p>(a) the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or</p>	<p>The proposal satisfies the budgetary commitments for the supply of infrastructure (iconic parks for Brisbane) pursuant to Section 36(1)(a) of the Planning Act, both acknowledging its recognition in Council's current budget and its long term delivery horizon beyond the current budget timeframe.</p> <p>Within Council's Annual Plan and Budget 2023-24, Service 3.3.3.1 Park Development and Enhancement explains the planned enhancement of the parks network, broken into anticipated expenditure for the years 2022-2023 and forward estimates for proposed expenditure in the years 2023-2024, 2025-2026 and 2026-2027. For the Victoria Park project specifically, Service 3.3.3.1 explains that there will be <i>'upgrades and enhancements in iconic parks across Brisbane, including delivery of the Victoria Park project'</i>. Initial stages of the park's development are committed and budgeted as part of <i>'Delivering Iconic Parks for Brisbane'</i>, in the following extract from Council's Annual Plan and Budget 2023-24:</p> <div data-bbox="529 1518 1414 1883" style="border: 1px solid black; padding: 5px;"> <p>Service 3.3.3.1 Park Development and Enhancement</p> <table border="1"> <thead> <tr> <th rowspan="2">Operating</th> <th>Anticipated</th> <th>Proposed</th> <th>Proposed</th> <th>Proposed</th> <th>Proposed</th> </tr> <tr> <th>2022-23</th> <th>2023-24</th> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> </tr> <tr> <td></td> <td>\$000</td> <td>\$000</td> <td>\$000</td> <td>\$000</td> <td>\$000</td> </tr> </thead> <tbody> <tr> <td>Expense</td> <td>5,588</td> <td>1,756</td> <td>1,829</td> <td>1,874</td> <td>1,934</td> </tr> <tr> <td>Revenue</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th rowspan="2">Projects</th> <th colspan="4">Proposed</th> </tr> <tr> <th>2023-24</th> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> </tr> <tr> <td></td> <td>\$000</td> <td>\$000</td> <td>\$000</td> <td>\$000</td> </tr> </thead> <tbody> <tr> <td rowspan="3"><i>Delivering Iconic Parks for Brisbane</i></td> <td>Capital</td> <td>22,718</td> <td>47,623</td> <td>50,332</td> <td>45,325</td> </tr> <tr> <td>Expense</td> <td>3,215</td> <td>7,696</td> <td>7,918</td> <td>7,264</td> </tr> <tr> <td>Revenue</td> <td>8,625</td> <td>-</td> <td>2,500</td> <td>2,500</td> </tr> <tr> <td rowspan="3"><i>Delivering New Parks for Brisbane</i></td> <td>Capital</td> <td>12,852</td> <td>12,657</td> <td>12,687</td> <td>12,985</td> </tr> <tr> <td>Expense</td> <td>2,179</td> <td>2,232</td> <td>2,254</td> <td>2,312</td> </tr> <tr> <td>Revenue</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table> </div> <p>In addition to the above committed and budgeted expenditure, specific assets within the Master Plan may be funded through other Council funding</p>	Operating	Anticipated	Proposed	Proposed	Proposed	Proposed	2022-23	2023-24	2024-25	2025-26	2026-27		\$000	\$000	\$000	\$000	\$000	Expense	5,588	1,756	1,829	1,874	1,934	Revenue	-	-	-	-	-	Projects	Proposed				2023-24	2024-25	2025-26	2026-27		\$000	\$000	\$000	\$000	<i>Delivering Iconic Parks for Brisbane</i>	Capital	22,718	47,623	50,332	45,325	Expense	3,215	7,696	7,918	7,264	Revenue	8,625	-	2,500	2,500	<i>Delivering New Parks for Brisbane</i>	Capital	12,852	12,657	12,687	12,985	Expense	2,179	2,232	2,254	2,312	Revenue	-	-	-	-
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Criteria Prescribed in Section 36(1) of Planning Act for Making or Amending Designations	Proposal Detail and Compliance with Relevant Section
	<p>Programs, where relevant. Other funding sources will also be explored for elements (such as bridges) taking into account their use, purpose and appropriateness for private, or other government funding. The LGID allows Brisbane City Council to be prepared for all available funding opportunities, and to continue a steady program of work without delay.</p>
<p>(b) there is or will be a need for the efficient and timely supply of the infrastructure.</p>	<p>There is a need for the efficient and timely supply of the infrastructure pursuant to Section 36(1)(b) of the Planning Act for the following reasons:</p> <ul style="list-style-type: none"> ▪ In 2021, Brisbane was awarded the Brisbane 2032 Olympic and Paralympic Games and Victoria Park / Barrambin has been earmarked as a venue for equestrian cross country and BMX freestyle events. It is important that park infrastructure is delivered in a timely manner ahead of this significant event for the city; ▪ The initial stages of the project are the subject of anticipated and proposed expenditure within Council's Annual Plan and Budget 2022, Service 3.3.3.1, as outlined above; ▪ The proposal has been announced and is widely anticipated by the community as a major asset to the City; ▪ The proposal is identified as priority planned infrastructure in Brisbane City Council's Local Government Infrastructure Plan (LGIP) for Metropolitan Recreation Infrastructure based on the identified gap in the desired standards of service for park infrastructure; ▪ The park is currently publicly accessible and is well utilised and enjoyed by the community and visitors as a park, with minimal embellishments. Council has identified the need for accessibility and safety improvements within the park given its current level of use; ▪ The proposal will offer significant community, social and economic benefits as outlined in Section 8 such as substantially improving equitable access and inclusion, enhancing knowledge of cultural heritage, improving environmental outcomes related to biodiversity and urban cooling and supporting the city as a diverse recreation destination. <p>The LGID pathway provides a streamlined, timely and efficient assessment process that allows for:</p> <ul style="list-style-type: none"> ▪ Coordination of a variety of stakeholder interests into a single assessment process including State interests; ▪ A streamlined and coordinated approach to community consultation in accordance with the MGR. The LGID process also helps to circumvent possible confusion that could arise from having separate applications with differing levels of assessment (and associated public notification

Criteria Prescribed in Section 36(1) of Planning Act for Making or Amending Designations	Proposal Detail and Compliance with Relevant Section
	<p>requirements) under a multi-layered conventional development application process;</p> <ul style="list-style-type: none"> ▪ Enables planning approval to be achieved in advance of detailed design, whilst setting up a framework of technical and design parameters to guide development occurring on the site; ▪ Providing a holistic planned approach to avoid piecemeal issues associated with multiple development approvals; and ▪ Creates long-term efficiencies in terms of time and cost, where compared to more conventional approval pathways. The LGID provides a framework to guide future development whilst accommodating a suitable degree of flexibility to enable the project to adapt to future requirements. A comparative approval framework under the conventional process would be a Preliminary Approval (Variation Request) which would likely incur greater costs and require multiple layers of approvals, including subsequent development permits to carry out development on the site.

4.2. PROPOSED INFRASTRUCTURE CATEGORIES

The proposal seeks approval, pursuant to Section 38 of the Planning Act, for the designation of the site for the following infrastructure purposes:

Table 5 – Proposed Infrastructure Categories

Infrastructure Category	Key Elements of Master Plan ³
Infrastructure for Transport	
2 – Transport infrastructure ⁴	<ul style="list-style-type: none"> ▪ Kelvin Grove busway access ▪ Parkway loop ▪ Elevated connection to land bridge ▪ Gilchrist Avenue drop-off ▪ Main car park ▪ Main parkland entry (with signalised intersection)

³ This column identifies the key infrastructure elements of the Master Plan in each infrastructure category but is not intended to be an exhaustive list.

⁴ Transport infrastructure includes transport infrastructure stated under the definition of ‘development infrastructure’ under schedule 2 of the Planning Act. Transport infrastructure that falls under the definition of development infrastructure includes roads, vehicle lay-bys, traffic control devices, dedicated public transport corridors, public parking facilities predominantly serving a local area, cycleways, pathways and ferry terminals.

Infrastructure Category	Key Elements of Master Plan ³
	<ul style="list-style-type: none"> ▪ Herston busway access ▪ Inner City Pedestrian and Cycle Bridge⁵ ▪ Commuter bikeway/active transport connection ▪ Connection to land bridge ▪ Centenary Pool upgraded car park
Other Infrastructure	
3 – Community and cultural facilities	<ul style="list-style-type: none"> ▪ Education Hub ▪ Function centre, driving range, bistro and putt-putt ▪ Old clubhouse
11 – Facilities for parks and recreation	<ul style="list-style-type: none"> ▪ Adventure Valley with high ropes course ▪ Tree House and lookout ▪ York’s Hollow (revitalised) ▪ Nature water play gully ▪ Lower wetlands and boardwalk ▪ Adventure playground ▪ Naturalised waterholes ▪ Upper wetlands ▪ Parkland arrival ▪ Spring Hill Common ▪ Community edible garden ▪ Dog park ▪ Gundoo Memorial Grove (rehabilitated)
17 – Sporting facilities	<ul style="list-style-type: none"> ▪ Urban pump track ▪ Mountain bike track (in Adventure Valley) ▪ Community sports precinct including a sports field, multi-purpose court, cricket nets, and tennis courts ▪ Community tennis courts

⁵ The alignment of the proposed Inner City Pedestrian Cycle Bridge as shown in the Plan of Designation is indicative only and subject to change during detailed design.

Infrastructure Category	Key Elements of Master Plan ³
	<ul style="list-style-type: none"> ▪ Centenary Pool (existing)
20 – Storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.	<ul style="list-style-type: none"> ▪ Park administration and operations ▪ Green waste storage

The proposed Plan of Designation is provided at **Appendix F**. The Plan of Designation provides an overview of the key use areas and built form elements within the site. It is noted that these elements are indicative only and are subject to further detailed design. Small built form elements and structures (such as shelters and park furniture) are not included on the Plan of Designation.

4.3. TENURE

As abovementioned in **Section 2.3**, majority of the land within the Designation Area is owned by Brisbane City Council as trustee to the State under a Deed of Grant in Trust (DOGIT) for *public park and recreation purposes*. Schedule 3 of the MGR outlines the required material for making an LGID under chapter 8, Part 1. Item 14 within this schedule states that:

...

If the entity is the trustee or lessee of the premises, the entity must give an assurance to the local government that the proposed infrastructure is consistent with the purpose of the trust or lease.

The proposed infrastructure is consistent with the purposes assigned to Brisbane City Council under the DOGIT.

The terms ‘public park’ and ‘recreation’ are not defined by any provision in the *Land Act 1994* (Land Act). In the absence of a definition, the words are given their ordinary meaning. In this context, a range of infrastructure and land uses are potentially consistent with the terms ‘parks’ and ‘recreation’, including, but not limited to, greenspace, gardens, sporting fields, gymnasiums, artificial waterbodies, swimming pools and the like.

Secondary uses are also permitted on trust land, where these uses do not compromise the primary use (or purpose) assigned to the land, being for ‘public park’ and/or ‘recreation’ purposes. A secondary use is authorised under the Land Act by the issue of a trustee lease or permit over all or part of the trust land, with the approval of the Minister.

A land management planning process has been adopted to ensure land is managed in a sustainable way, upgrades and changes occur in a planned way over time, and that secondary uses are suitable on the site. The Land Management Plan (LMP) as required under the Land Act, will enable the secondary uses to occur within Victoria Park / Barrambin. An overview of the secondary uses proposed is contained in **Appendix E**. The secondary uses proposed include an Adventure Valley high ropes course, parkway kiosk/café and the Tree House and lookout which are shown in **Figure 24**.

It is proposed that the Master Plan will be approved as a LMP for the site. The Master Plan incorporates the results of technical investigations and community consultation, and will be submitted to the Department of Resources (DoR) for approval as the LMP in accordance with the Land Act.

The LMP complements the LGID in that it will demonstrate the extent to which the secondary uses support, enhance and contribute to, the primary purposes sought within the LGID and maintenance of the trust land.

DoR has been consulted on the secondary uses proposed on DOGIT land and has provided advice, confirming there is general support for the secondary uses proposed having regard to their scale, nature and operation in the context of the primary use/s of the Designation Area. Consultation with DoR is ongoing and it is intended to continue until the lodgement of the Master Plan to the DoR (as a LMP) occurs.

Figure 24 – Secondary Use Plan



Figure 23 Secondary use plan

Legend

- DOGIT boundary
- Existing secondary use (built element)
- Existing secondary use (outdoor element)
- Proposed secondary use (built element)
- Proposed secondary use (outdoor element)
- Existing secondary use relocated (outdoor element)
- 1 Victoria Park function centre
- 2 Victoria Park Bistro and putt-putt
- 3 309 Herston Road (Old Clubhouse - commercial offices and medical suites)
- 4 Centenary Pool (including commercial premises)
- 5 Managed car park
- 6 Parkway kiosk/cafe and multipurpose function room
- 7 Adventure Valley high ropes course (ticketed and privately operated parkland experience)
- 8 Driving range
- 9 Tree House (lookout structure with ground level cafe/bar and integrated iconic design)
- 10 Spring Hill tennis courts
- 11 Managed car park
- 12 Gilchrist Avenue tennis courts and cricket nets
- 13 Sports field

Note:

The park will accommodate the Brisbane 2032 Olympic and Paralympic Games as well as temporary hireable spaces for events and functions which may also be considered to be secondary uses of a temporary nature.

75

Source: Urbis Pty Ltd

4.4. OVERVIEW OF MASTER PLAN

The intent of the proposed infrastructure designation is to facilitate Victoria Park / Barrambin’s framework for ongoing development of the site to ensure its long-term recreational offering. The Master Plan for the site was prepared by Urbis Pty Ltd, in conjunction with Brisbane City Council and is provided in **Appendix E – Illustrative Master Plan and Proposal Plans**. It is noted that the Master Plan is not intended to represent a prescriptive form of development. The Master Plan has been drafted in a way that is intended to provide an appropriate degree of flexibility for the ongoing development of the park, given the scale of the proposal. The Master Plan design is underpinned by the vision that:

...the park will be a natural retreat, an urban park for adventure, discovery and reconnection.

The vision of the Master Plan will be delivered across multiple precinct and stages.

The catalyst for the establishment of the Master Plan is the commitment from Brisbane City Council to rewrite the park to enhance its role and function within the city, contributing to Brisbane’s identity as a liveable, accessible, inclusive and prosperous city on a macro scale. The proposed designation seeks to provide multipurpose facilities – through the incorporation of sporting facilities and associated park amenities – that can be utilised by members of the community and surrounding schools. The redevelopment of the park will support the growing needs of the community as it continues to expand.

The infrastructure proposed in the Master Plan will predominantly be defined as facilities for parks and recreation under Schedule 5 of the Planning Regulation. However, other infrastructure definitions have been included to maintain flexibility and to provide opportunities for ancillary and complementary land uses to be co-located (refer to **Figure 25**). This will enhance the recreational function of Victoria Park / Barrambin.

Figure 25 – Key Activities and Spatial Moves




Source: Brisbane City Council


The existing uses and buildings associated with the Victoria Park Bistro, driving range (other than some changes to levels resulting from proposed earthworks), putt-putt, Function Centre and Centenary Pool located within the Designation Area are proposed to be retained.

4.4.1. Design Principles


The vision of the Master Plan is underpinned by three guiding principles, which provide an overarching connection between each strategy adopted to assist with the delivery of the park.

The three guiding principles are:






Recognition
We will create a place that honours and celebrates the connections between Country, culture and history across past, present and future generations.



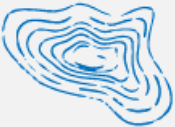

Restoration
We will heal the landscape by reinstating and reintroducing the interconnected ecosystems unique to the region.










Reconnection
We will create transformational connections that weave the park into Brisbane’s city fabric.

These guiding principles are supported by nine (9) strategies. Each strategy outlines specific actions proposed to achieve the shared vision for the park. A summary of the strategies is provided in **Table 6** below.

Table 6 – Victoria Park / Barrambin Master Plan Strategies

Strategy	Description
Cultural Landscape 	<p>The park will become a natural space that celebrates Country, and Brisbane’s shared Aboriginal and European heritage. For thousands of years this area has been a central gathering point for groups of different knowledge systems and languages.</p> <p>As a living landscape, the park’s stunning natural features will merge this history with art and culture to educate and delight locals and visitors alike. This strategy draws upon consultation with Traditional Custodians and Elders with connections to Country at Victoria Park / Barrambin to feature Aboriginal design elements, language, stories and heritage across the park.</p>
Room for Water 	<p>Re-established waterways, wetlands and waterholes will contribute to urban cooling, and provide cleansing, drainage and site-wide irrigation functions, as well as habitats for wildlife. Water will be enhanced and reintroduced as part of a broader approach to healing the land.</p> <p>The Master Plan utilises water sustainability to support a range of outcomes, including recreation, irrigation and providing wildlife habitats. This approach acknowledges the important role the park plays in flood management for the local area, including water storage during floods.</p>
Connected Habitats	<p>Brisbane City Council is committed to restoring, protecting and enhancing all 64 hectares of Victoria Park / Barrambin’s greenspace for future generations.</p> <p>This strategy aims to restore the traditional landscape and create a parkland that reflects the area’s pre-settlement ecology. This strategy emphasises the</p>

Strategy	Description
	<p>critical importance healthy and connected ecosystems hold in maintaining biodiversity and links to Country and culture. The park will grow its vital role as part of the city's greenspace network, contributing to its character, liveability and environmental credentials.</p>
<p>Health and Recreation</p> 	<p>The park will be a retreat in the heart of the city that promotes healing and wellness through a strong connection to nature.</p> <p>The park will have something for everyone and will become a new setting for Brisbane's relaxed, outdoor lifestyle with a range of formal and information spaces and activities. These recreational activities will cater to people of all ages and abilities to support active lifestyles.</p>
<p>Connections</p> 	<p>This strategy is to reconnect the park with its neighbours and wider community. Connecting the park makes it easier to get to, and encourages and promotes sustainable travel choices, which reduces the reliance of cars to reduce traffic volumes on Brisbane's roads. The strategy is informed by the notion of equitable travel to and within the park.</p>
<p>Unique Places and Experiences</p> 	<p>The park reinforces Brisbane's distinctive image as a world-class city by expressing an outdoor lifestyle in an array of unique places and experiences. The park will become an attraction for tourists and locals, contributing significant social and economic benefits to the city. This strategy establishes a series of activated destinations across the park, inviting people of all ages and backgrounds to join in community life.</p>
<p>Creative Expression</p> 	<p>This strategy seeks to invite people to discover, reconnect and adventure through the Victoria Park / Barrambin. This will be encouraged through artistic and creative experiences that will enable people to experience encounters, share and make their own stories in the special place. Creative Expression addresses the different ways people can express creativity in the park via art, architecture and performance, as well as integrating art within the landscape.</p>
<p>Relationships and Partnerships</p> 	<p>The park is in a unique position to take advantage of nearby communities of knowledge, health and creativity to become a unified place of learning, innovation and expression for future generations. Brisbane City Council is committed to exploring and supporting partnerships available to ensure the park continues to foster community connection and stewardship well into the future.</p>

Strategy	Description
Other Key Enablers 	The park adopts a world-class approach to its operational, management and maintenance functions. This not only ensures the park's long-term viability, sustainability and safety, but considers the park as the venue for future sporting events.

4.4.2. Built Form Elements

The Plan of Designation illustrates indicative built form locations based on the main buildings and structures proposed within the Master Plan. For information purposes and to provide an indication of the scale of the proposed built form elements, approximate footprints and building heights based on the Master Plan are provided in **Table 7** below. The footprints below reflect the built form coverage on the site, inclusive of unenclosed elements, and accordingly do not represent GFA.

Please note, the nominated footprints and heights below are approximate figures only, and are subject to future detailed design. Further, the figures outlined below do not include existing buildings and structures, or small-scale built elements such as park furniture and shelters.

Table 7 – Proposed Indicative Footprint and Building Heights

Proposed Building / Structure	Approximate Footprint	Approximate Height
Amenities Block (Pump Track)	110m ²	1 storey / 4m
Park Administration and Operations	1244m ²	2 storeys / 12m
Sports Storage / Amenities	150m ²	1 storey / 4m
Tree House Café / Amenities	120m ²	1 storey / 4m
Treehouse and Lookout Main Structure	110m ²	4 storeys / 24m
Education Hub	350m ²	1 storey / 4m
Amenities Block (Parkway)	108m ²	1 storey / 4m
Parkway Kiosk	440m ²	1 storey / 4m
Amenities Block (Parkland entry)	108m ²	1 storey / 4m
Amenities/Storage (Community Garden)	110m ²	1 storey / 4m
Green Waste Storage	520m ²	1 storey / 4m
Large Shelters (60m ² +) ⁶	650m ²	1 storey / 4m

⁶ This represents a cumulative total for 10 structures. The average footprint is approximately 65m² per structure.

4.4.3. Precincts

The future development on the site will be carried out in accordance with the Master Plan, which separates the broader site into five (5) precincts and details the intent and location of future structures within each precinct. The redevelopment of the park will comprise the following precincts:

- Parkland Main Entry;
- Parkland Centre;
- Northern Parkland;
- Western Parkland; and
- Southern Parkland.

The precinct boundaries⁷ are depicted in **Figure 26**. The following sections below provide further detail on each precinct.

Figure 26 – Precinct Boundaries



Source: Urbis Pty Ltd

4.4.3.1. Parkland Main Entry

The Parkland Main Entry Precinct serves as the primary arrival and formal celebration point, welcoming visitors to Victoria Park / Barrambin (see **Figure 27**). A key feature of this precinct is the parkland arrival design, which comprises an immersive art element, lookout plaza and interpretive signage wall to greet visitors as they arrive at the park (refer to **Figure 28**). The immersive art element celebrates the history, values and setting of the site by providing a central gathering node for visitors, where park rangers can

⁷ Please note the precinct boundaries do not correspond to the LGID boundary.

interact with visitors. It is intended that park rangers share their knowledge of the park's history and features before visitors embark on their journey to explore the park's offerings.

The proposed immersive art element is integrated with exhibition and community spaces, outdoor performance areas and other ancillary amenities to offer a range of experiences. The parkland entrance is connected to the existing putt-putt facility and the wider parkland via a sloping lawn. The lawn space is proposed to host small to medium-sized events, whilst retaining and offering visitors Brisbane's iconic city views.

The Parkland Main Entry provides connections to Gilchrist Avenue through an Inner City Pedestrian and Cycle Bridge to ensure the park is accessible via all modes of transport. Equitable access is provided by way of a lift connection at the proposed Inner City Pedestrian and Cycle Bridge at the entrance, which offers connection to the community sports field, cricket nets and tennis courts south of Gilchrist Avenue. This Inner City Pedestrian and Cycle Bridge is a critical link between the parkland and the CBD. The proposed bridge connects with the Herston Busway access and Brisbane Metro Station, offering shared access to the Herston Quarter. The alignment of the proposed Inner City Pedestrian Cycle Bridge as shown in the Plan of Designation is indicative and subject to change during detailed design.

Figure 27 – Parkland Main Entry Precinct



Source: Urbis Pty Ltd

Figure 28 – Parkland Arrival Feature



Source: Urbis Pty Ltd

4.4.3.2. Parkland Centre

The Parkland Centre Precinct provides a strong connection to the natural and rewilded environment of the park, offering spaces for quiet retreat, as well as opportunities to engage with water, flora and fauna (refer to **Figure 29**).

This precinct seeks to restore and reinstate the traditional nature of the land by creating a series of wetlands and waterholes. These will be aligned with the park's natural contours and existing overland flow paths, while maximising visibility and access. The park's boardwalks and walkways are centred upon these features to enable visitors to explore the native features of the parkland.

The waterholes provide a dual function of supporting water flow and cleansing, whilst offering visual and cooling elements. Water is sustainably captured and managed through the park's network of waterholes, flow paths and wetlands, cleansing the water and enhancing its quality. The circulating water system also provides an acoustic appeal to the surrounds, marking water as a defining feature of the parkland's centre.

The Parkland Centre Precinct maintains the existing land bridge connection to the southern portion of the parkland at Spring Hill, with elevated links providing direct access to the parkland's main activity nodes.

Key elements of the Parkland Centre Precinct are the Nature Water Play Gully, Parkway Kiosk and Education Hub (refer to **Figure 30**).

The Nature Water Play Gully is an adventure playground that blends contemporary and sophisticated play structure with engaging nature play. This proposed feature offers the opportunity to explore the park in a fun and interactive environment.

The Parkway Kiosk will provide food and beverage offerings within the park, creating a meeting place within the precinct.

The Education Hub establishes opportunities that support education and cultural knowledge sharing of the site's Aboriginal and European history.

Figure 29 – Parkland Centre Precinct

- Legend**
- ① The parkway loop provides continuous accessible path of travel throughout the parkland
 - ② Walkway over upper wetland
 - ③ Upper wetlands
 - ④ Naturalised waterholes
 - ⑤ Emergency vehicle access to parkway
 - ⑥ Flexible lower lawn
 - ⑦ Gilchrist Avenue set down, arrival plaza and vehicular turnaround
 - ⑧ Parkway kiosk
 - ⑨ Adventure playground
 - ⑩ Amenities block
 - ⑪ Lower wetlands and boardwalk
 - ⑫ Education Hub
 - ⑬ Nature water play gully
 - ⑭ Elevated connection to land bridge
 - ⑮ Trails and rewilding area
 - ⑯ Healing circle for quiet reflection
 - ⑰ York's Hollow (revitalised)
 - ⑱ Sediment and biofiltration basin
 - ⑲ Active transport connection
 - ⑳ Proposed location for green waste storage



station
ark

ARK / BARRAMBIN
N OF THE PARKLAND CENTRE

Source: Urbis Pty Ltd

Figure 30 – Parkland Centre Key Features – Artist Impressions



Picture 13 – Parkway kiosk
Source: Urbis Pty Ltd



Picture 14 – Education Hub
Source: Urbis Pty Ltd



Picture 15 – Waterholes
Source: Urbis Pty Ltd



Picture 16 - Wetlands
Source: Urbis Pty Ltd



Picture 17 – Nature water play gully
Source: Urbis Pty Ltd



Picture 18 – Adventure playground
Source: Urbis Pty Ltd

4.4.3.3. Northern Parkland

The Northern Parkland Precinct creates opportunities for people to enjoy passive and active recreation activities in a space that capitalises on significant landscape and extensive existing vegetation (refer to **Figure 31**). The precinct represents a green retreat and play space for the Brisbane community. It offers pedestrian links to QUT's Kelvin Grove campus and Herston Road, creating a highly accessible landscape for all to enjoy.

The Northern Parkland Precinct takes advantage of the site's natural topography, incorporating an urban pump track, shade pavilions, public amenities, terraced seating and a picnic green catered towards families. Of note, the proposal retains the Murray Spinaze Bushland, expanding the natural bushland into the parkland through rewilding and revegetation. Accordingly, this precinct promotes the native plants of Kelvin Grove and Herston, creating a verdant and cool sanctuary for park visitors to enjoy.

Importantly, the park's administration and operations compound are located within the Northern Parkland Precinct to assist with minimising disruptions to the park's visitors within the central precincts, whilst maximising efficiency for the maintenance and operations teams (refer to **Figure 32**). The proposed compound is located between the entry road and existing Inner Northern Busway, ensuring the structure is appropriately screened and planted to blend with its natural surrounds.

Figure 31 – Northern Parkland Precinct



Figure 32 – Park Administration and Operations – Artist Impression



Source: Urbis Pty Ltd

4.4.3.4. Western Parkland

The Western Parkland Precinct offers a variety of user-friendly park activities and spaces, as well as critical access points to Kelvin Grove and suburbs immediately west of the park. The precinct includes Adventure Valley, which comprises a mountain bike track and high ropes course. The proposed activities are low impact that are suitable and will not compromise the proposed rewilding of the area into an endemic forest (refer to **Figure 33**).

To the west, the parkway loop connects the Victoria Park Bistro to the Kelvin Grove Busway, Brisbane Metro Station and the Tree House. This connection provides the park with a key north-south connector for pedestrians, cyclists and controlled vehicle access.

Key features within the Western Parkland Precinct are as follows (refer to **Figure 34**):

- **Tree House and lookout** – perched at the site's highpoint, the Tree House is a key landmark within the park. The Tree House comprises an elevated viewing platform that offers panoramic views of Brisbane's CBD and Mt Coot-Tha.
- **Adventure Valley** – including a publicly accessible mountain bike track and high ropes course.

Figure 33 – Western Parkland Precinct



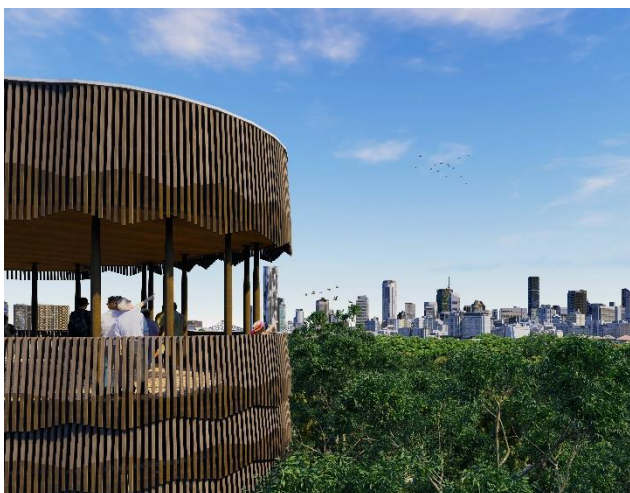
Figure 34 – Western Parkland Key Features – Artist Impressions



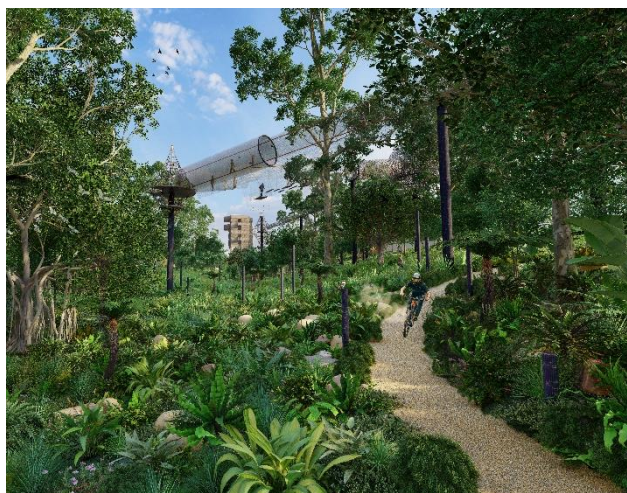
Picture 19 – Dog Park
Source: Urbis Pty Ltd



Picture 20 – Tree House
Source: Urbis Pty Ltd



Picture 21 – Tree House
Source: Urbis Pty Ltd



Picture 22 – Adventure Valley
Source: Urbis Pty Ltd

4.4.3.5. Southern Parkland

The Southern Parkland Precinct serves as a gateway into the park's northern precincts, as well as a destination for the surrounding residential communities of Spring Hill, Bowen Hills and Fortitude Valley (refer to **Figure 35**). The entrance of the proposed precinct is marked by a heritage entry plaza through retaining the existing heritage gates of the former horse riding row at the intersection of Bowen Bridge Road and Gregory Terrace. The entrance plaza extends into the park and landing of the western Inner City Pedestrian and Cycle Bridge.

Visitors to the Southern Parkland Precinct can travel along the forest trails in the enhanced Gundoo Memorial Grove (rehabilitated), which provides a natural retreat to encourage a deeper connection to the native heritage of the place.

The network of upgraded paths within the precinct lead to a dog park. Of note, a community edible garden is centrally located within the Southern Parkland Precinct, which adjoins the landing plaza of the land bridge that provides visitors with connection into the Northern Parkland Precinct. Visitors can wander further south to the Spring Hill Common and community tennis courts at the southern-most point of the precinct (refer to **Figure 36**).

Figure 35 – Southern Parkland Precinct



Source: Urbis Pty Ltd

Figure 36 – Spring Hill Common



Source: Urbis Pty Ltd

5. PLANNING LEGISLATIVE AND REGULATORY FRAMEWORK

5.1. INTRODUCTION

This section contains an acknowledgment of relevant state interests and planning instruments and how they relate to the proposal. For completeness, Commonwealth legislation is also addressed here.

5.2. COMMONWEALTH LEGISLATION

The following sections provide an overview of Commonwealth legislation that operate alongside the LGID process and may apply to the proposal. While this additional legislation may apply where relevant, note that it is not exhaustive.

5.2.1. Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) seeks to protect and manage internationally and nationally important flora, fauna, ecological communities, and heritage places. These are defined under the EPBC Act as Matters of National Environmental Significance (MNES).

Under the EPBC Act, a referral to the Department of the Agriculture, Water, and the Environment (DAWE) is required if development may or will give rise to a Significant Residual Impact (SRI) on any MNES. The National Environmental Significance Impact Guidelines 1.1 and other policy documents are used to determine whether SRI will arise as a result of the development.

A search of the Protected Matters Search Tool (PMST) was undertaken to indicate the likely or potential presence of MNES within 5 kilometres of the site. A search of the Queensland Department of Environment and Science (DES) Wildlife Online database was conducted to confirm MNES that had been recorded within the search area. The PMST and Wildlife Online search indicated that the following matters have potential to occur within five kilometres of the Site:

- **Threatened ecological communities:** 3 listed threatened ecological communities (TECs) and are identified on, adjacent or within five kilometres of the site. These TECs are not considered likely to occur on site.
- **Migratory species:** 44 listed migratory species have potential to utilise habitat on, adjacent or within five kilometres of the site.
- **Flora species:** 17 critically endangered, endangered or vulnerable flora species have the potential to occur at the site. One of these species has been recorded within the search area, however the project is not expected to result in any significant impacts as outlined in the Significant Impact Guidelines under the EPBC Act.
- **Fauna species:** 69 listed threatened species are identified on, adjacent or within five kilometres of the site.

Further desktop assessment was undertaken to determine the likelihood of occurrence of significant habitat values on site. It identified the occurrence of several listed endangered flora species which have been planted as landscape specimens on site. These are understood to be retained where possible. It also noted that proposed clearing required to facilitate the works could impact on identified grey headed flying fox habitat. Assessment of the proposed works against the Significant Impact Guidelines 1.1, and the “EPBC Act Referral Guidelines for management actions in grey-headed and spectacled flying-fox camps” found that although there will be a minor impact to foraging habitat, this impact does not meet the threshold for an SRI. Further, the proposed development will likely expand on this habitat.

Based on the current understood extent of the proposed works, a referral under the provisions of the EPBC Act is not warranted.

Ecological surveys have been conducted to further confirm the presence of MNES. Findings of these surveys as well as recommendations for management and mitigation measures are detailed in **Section 7.2.2** and the Ecological Impact Assessment contained in **Appendix N**.

5.3. STATE LEGISLATION

The following sections provide an overview of key State legislation that operate alongside the LGID process that may apply to the proposal. Please note that the list below is not intended to be exhaustive and there may be other State legislation that may apply.

- **Nature Conservation Act 1992:** The *Nature Conservation Act 1992* (Nature Conservation Act) is Queensland's legislative basis for the conservation of nature through the dedication, declaration, and management of protected areas, and the protection of native wildlife and habitat. A permit may be required if the development involves the removal or disturbance of threatened fauna, colonial breeders or least concerned wildlife breeding places by earthwork activities. Ecological surveys have been conducted to further confirm the presence of protected wildlife. Findings of these surveys as well as recommendations for management and mitigation measures are detailed in **Section 7.2.2** and the Ecological Impact Assessment in **Appendix N**.
- **South-East Queensland Water (Distribution and Retail Restructuring) Act 2009:** This legislation facilitates the restructuring of the water industry in South East Queensland to deliver improved water supply coordination and management, more efficient water services and wastewater services, and improved management of water and wastewater infrastructure. The Act establishes Urban Utilities (UU), a government-owned distributor-retailer authority responsible for the distribution and retailing of water and sewerage services in SEQ. Approvals may be required to connect to the distributor-retailer's network under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 for any proposed upgrades and relocation of water infrastructure as part of the redevelopment of Victoria Park / Barrambin. For further information of proposed water infrastructure works, please refer to **Section 7.2.5** and the Civil Engineering and Serviceability Technical Report in **Appendix Q**.
- **Plumbing and Drainage Act 2011:** The *Plumbing and Drainage Act 2011* sets out the legal requirements and standards for plumbing and drainage work in Queensland. The main purpose of the Act is to regulate how plumbing and drainage work is carried out, ensuring that it reduces risk to public health, safety and the environment. A plumbing and drainage permit is likely required for new internal private infrastructure and amenities, such as for the Tree House and lookout.
- **Transport Infrastructure Act 1994:** The *Transport Infrastructure Act 1994* sets the legal framework for the development and management of transport infrastructure in Queensland, including roads, railways, ports, and airports. It establishes the Department of Transport and Main Roads (TMR) as the primary agency responsible for transport infrastructure in Queensland and sets out the powers and responsibilities of TMR. A permit may be required if the development involves constructing or changing vehicular access between the land and a State-controlled road under the *Transport Infrastructure Act 1994*.
- **Aboriginal Cultural Heritage Act 2003:** The main purpose of the *Aboriginal Cultural Heritage Act 2003* is to provide for the recognition, protection, and conservation of Aboriginal cultural heritage in Queensland. Development on the site that involves an activity with the potential to harm Aboriginal cultural heritage must comply with the cultural heritage duty of care, meaning that all reasonable and practical steps must be taken to ensure this cultural heritage is not harmed or destroyed. Approved Cultural Heritage Management Plans have been identified for land near the development to manage potential impacts to the cultural heritage values.
- **Environmental Protection Act 1994:** The *Environmental Protection Act 1994* establishes a range of environmental protection measures, including for land contamination and pollution prevention. It provides for the regulation and management of environmentally relevant activities (ERAs), which have potential to harm the environment or public health. If an ERA is proposed, the Act requires an environmental authority to be obtained, which sets out the conditions and requirements required to manage and minimise potential environmental impacts.
- **Electricity Act 1994:** The *Electricity Act 1994* provides a framework for the regulation and management of electricity supply, generation, distribution and use. The Act requires electricity entities and development to comply with regulatory requirements and obligations.

5.4. STATE PLANNING FRAMEWORK

5.4.1. State Planning Instruments

State planning instruments are instruments made by the Minister to protect or give effect to State interests, such as a State planning policy (including a temporary State planning policy), or a regional plan.

The State planning instruments relevant to assessment of any development for planning approval for the site include:

- State Planning Policy (SPP);
- State Development Assessment Provisions (SDAP); and
- South East Queensland Regional Plan 2017 (SEQ Regional Plan).

The proposed LGID is assessed against these instruments in the following sections.

5.4.1.1. State Planning Policy

The SPP was introduced on 3 July 2017 to ensure that Queensland's planning and development interests are protected and delivered in local plan-making throughout the state. Under the Planning Act, the SPP sits above local planning schemes and regional plans in the hierarchy of planning instruments. Local government uses the SPP when making and amending local planning schemes. It applies to the extent relevant, when:

- Designating premises for infrastructure;
- Making or amending a local planning instrument;
- Making or amending a regional plan;
- When local government assesses development, if the relevant planning scheme has not yet integrated the SPP state interest policies; and
- An assessment manager or referral agency other than local government assesses development.

The SPP is structured in various parts, some of which are to be considered as part of this LGID. These include the following:

- **Part B – Application and operation:** how the SPP applies and operates in different circumstances under the Planning Act and Planning Regulation;
- **Part C – Purpose and guiding principles:** purpose of the SPP and the principles that set the foundation for plan making and development in Queensland;
- **Part D – State interest statements:** overall outcomes for each state interest in land use planning and development;
- **Part E – State interest policies and assessment benchmarks:** policies that support the overall outcome for each state interest and assessment benchmarks for certain development; and
- **Part G – Appendices:** further information on mapping and stormwater design objectives.

The state interests expressed in the SPP consist of a state interest statement, state interest policies, and assessment benchmarks, where applicable.

The guiding principles are set out in Part C of the SPP. They seek to complement and support plan making provisions and development assessment provisions outlined in the Planning Act and other planning instruments. The following table summarises how this LGID request addresses the relevant guiding principles.

Table 8 – Guiding Principles

Guiding Principle	Response
Outcome focused	
<p>Clearly focus on the delivery of outcomes.</p> <ul style="list-style-type: none"> ▪ Plans and development outcomes integrate and balance the economic, environmental and social needs of current and future generations in order to achieve ecological sustainability. ▪ Plans express clear performance outcomes for development, supported by a range of acceptable outcomes, where possible. ▪ Innovative and flexible approaches to design and development are supported and encouraged when consistent with a plan’s strategic intent. ▪ Decision making ensures that, where acceptable, when outcomes are satisfied by development, then the relevant performance outcome is taken to be satisfied in full. Performance outcomes may still be satisfied, even though an associated acceptable outcome is not met. ▪ Plans and development outcomes support stated objectives, needs and aspirations of the community at the state, regional and local level. 	<p>This proposal is for the granting of an LGID over the site to facilitate the development of the park. The development has been designed to incorporate innovative social, cultural and environmental activities and features. The project will revitalise the existing site ecologically while providing significant economic and social benefits for the city.</p>
Integrated	
<p>Reinforce the role of local planning schemes as the integrated, comprehensive statement of land use policy and development intentions for a local area.</p> <ul style="list-style-type: none"> ▪ Plans coordinate and integrate land use policy for a local area by considering:– international agreements, such as the UNESCO world heritage listing of the Great Barrier Reef and Ramsar Convention– national, state, regional and local matters, to the extent relevant. ▪ Plans integrate land use, resource management and infrastructure needs and considerations. ▪ Plans support a 15 year supply of land for development. ▪ The zoning of land reflects and responds to the characteristics of the land that constrain its use. ▪ Overlays should be compatible with and not operate either individually or cumulatively to prevent or restrict land from being used for the purpose for which it has been zoned. ▪ Plans include a performance-based assessment of development against a clear hierarchy of policies linked to the achievement of realistic and long-term strategic planning. 	<p>This LGID proposal does not involve plan making. Notwithstanding, the LGID proposal has been carefully considered against the <i>Brisbane City Plan 2014</i> as demonstrated in the assessment provided in Appendix K.</p>

Guiding Principle	Response
Efficient	
<p>Support the efficient determination of appropriate development.</p> <ul style="list-style-type: none"> ▪ Plans and assessment processes result in development outcomes that are certain, responsive and performance-based. ▪ Plans regulate development only to the extent necessary to address potential impacts. When applied, plans adopt the lowest appropriate level of assessment required to efficiently and effectively address those impacts. ▪ The level of assessment for development is proportionate to the potential impacts and level of risk of the development being regulated and a plan’s strategic intent and purpose of the relevant zone, local plan and/or precinct, for instance development that is: <ul style="list-style-type: none"> –minor, low-risk and that is encouraged or contemplated in a zone should be identified as accepted development –consistent and in accordance with the broad intent of a zone and able to be assessed against assessment benchmarks, should be identified as code assessable development –contrary to the intent of a zone, requires public input or is unforeseen by a planning scheme, should be identified as impact assessable development and assessed against a broader range of matters. 	<p>The proposal seeks the designation of the site for the purposes of parks and recreation, sporting facilities, community and cultural facilities, transport infrastructure, and other facilities. This designation will facilitate the efficient and timely delivery of the various facilities while also ensuring subsequent works can take place without requiring individual assessments against the City Plan.</p>
Positive	
<p>Enable positive responses to change, challenges and opportunities.</p> <ul style="list-style-type: none"> ▪ Contemporary information, challenges and community needs and aspirations are reflected through up-to-date plans. ▪ Evidence and objectively assessed needs form a basis for planning that uses the best available knowledge. ▪ Plans are written using clear, concise and positive language to describe what outcomes are sought, required or encouraged in a particular location, rather than what is to be avoided, prevented or discouraged. ▪ Community health and wellbeing, and resilience and adaptability to change (including economic change, social change, and climate change adaptation and mitigation), are promoted in plans and development outcomes. ▪ Plans adopt a performance-based approach to development assessment to allow for innovation and flexibility in how development in a local area can be achieved. ▪ Plans are drafted to ensure that development is assessed on its individual merits. 	<p>The proposal is for an LGID and does not involve plan making. Notwithstanding, this principle of the SPP has been carefully considered in the LGID proposal through extensive engagement with stakeholders and promotion of significant public benefits.</p>

Guiding Principle	Response
Accountable	
<p>Promote confidence in the planning system through plans and decisions that are transparent and accountable.</p> <ul style="list-style-type: none"> ▪ Plans and development outcomes reflect balanced community views and aspirations based on a clear understanding of the importance of the community’s involvement in plan making. ▪ Plans resolve competing state and local interests through using an evidence-based approach, which balances community needs, views and aspirations. ▪ Reasonable, logical and fair development decisions are supported by clear and transparent planning schemes. ▪ Plans only seek to regulate land use and planning outcomes and do not address matters regulated outside of the planning system, for instance building work regulated under the Building Act (unless permitted). ▪ Obtaining access to planning information is simple and direct, capitalising on opportunities presented by information technology. 	<p>The proposed LGID will be undertaken in accordance with Chapter 2 of the Planning Act and Chapter 8 of the MGR. The proposed development and this EAR have had due consideration to relevant State and local planning instruments, and consultation with relevant stakeholders. The LGID process involves public notification which will allow stakeholders the opportunity to review and provide feedback on the proposed LGID. This is detailed in Section 3.4.</p>

The above assessment demonstrates how the proposed LGID meets the requirements of the SPP Guiding Principles.

Part D of the SPP expresses 17 different state interests in land use planning and development. These are categorised under the following themes:

1. Liveable communities and housing;
2. Economic growth;
3. Environment and heritage;
4. Safety and resilience to hazards; and
5. Infrastructure.

Schedule 2 of the Planning Act defines state interests as an interest that the Minister considers:

- (a) *affects an economic or environmental interest of the State or a part of the State; or*
- (b) *affects the interest of ensuring this Act’s purpose is achieved.*

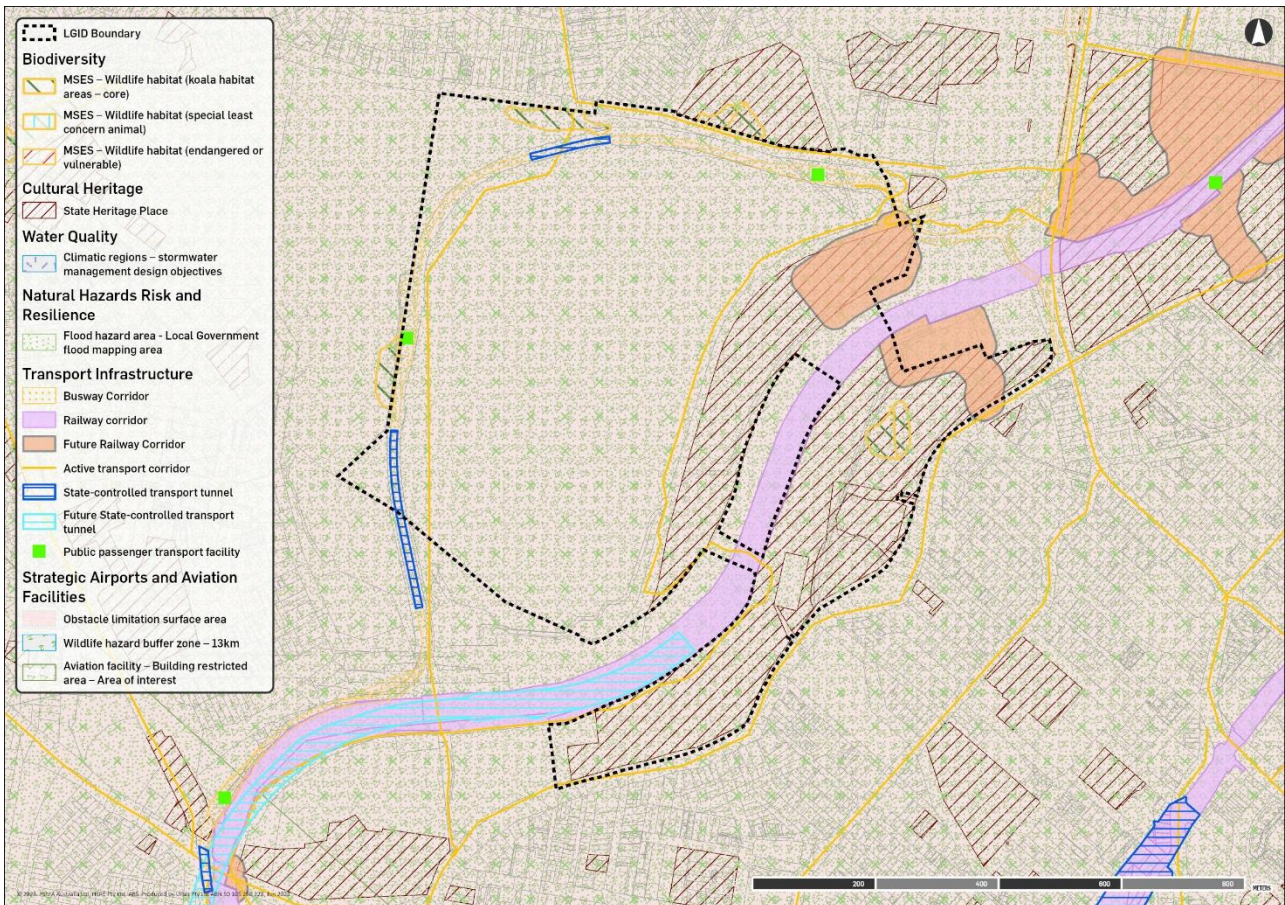
A series of state interest policies and assessment benchmarks underpin the overarching state interest statement and express the specific outcomes for planning and development.

The SPP provides supporting mapping to assist in spatially representing policies and requirements contained within the SPP. **Table 9** and **Figure 37** outlines which state interests are applicable to the proposal. An assessment of how this LGID request addresses the relevant matters of state interest is provided in **Table 10.**

Table 9 – State Interest Relevance

State interest	Relevance
Liveable Communities and Housing	
Housing supply and diversity	Not relevant
Liveable communities	Relevant
Economic growth	
Agriculture	Not relevant
Development and construction	Relevant
Mining and extractive resources	Not relevant
Tourism	Relevant
Environment and heritage	
Biodiversity	Relevant
Coastal environment	Not relevant
Cultural heritage	Relevant
Water quality	Relevant
Safety and resilience to hazards	
Emissions and hazardous activities	Not relevant
Natural hazards, risk and resilience	Relevant
Infrastructure	
Energy and water supply	Not relevant
Infrastructure integration	Relevant
Transport infrastructure	Relevant
Strategic airports and aviation facilities	Not relevant
Strategic ports	Not relevant

Figure 37 – SPP Mapping Extract



Source: Urbis Pty Ltd

Table 10 – State Interest Policies and Assessment Benchmarks

State interest policies and assessment benchmarks	Response
Planning for liveable communities and housing	
<p>Liveable communities</p> <p>Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.</p>	<p>The park will provide significant additional open space, sport and recreation opportunities for the region. It will offer a range of spaces and programs that support community wellbeing by promoting social interaction and physical activity. Additional features and opportunities have been incorporated into the design of the park as a result of extensive community engagement. These include nature and water play opportunities, trail-based activities, outdoor adventure activities, open and constructed play, picnicking and socialising spaces, a community garden, community event spaces, and formal sport facilities. Further details around social benefits are provided in Section 8.</p> <p>The proposed LGID is consistent with the outcomes sought by this state interest.</p>

State interest policies and assessment benchmarks	Response
Planning for economic growth	
<p>Development and construction</p> <p>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed-use development opportunities.</p>	<p>As a significant public realm investment, this project will provide a range of benefits for resident recreation and health, the environment, tourism, property uplift, leasing income, and knowledge economy benefits. The park will provide important greenspace and recreational opportunities for the city. It will be accessible and well connected to the surrounding areas while being serviced by relevant urban infrastructure networks. The park will not impact on supply of land for residential, commercial, retail, industrial or mixed use development opportunities. Economics benefits are detailed in Section 8.5.</p> <p>The proposed LGID is consistent with the outcomes sought by this state interest.</p>
<p>Tourism</p> <p>Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.</p>	<p>The park will be a cornerstone of Brisbane’s park network and an important outdoor tourism destination for the city. The park will become a key attraction for tourists and locals that will contribute significant social and economic benefits. It will feature a series of activated destinations, including sporting facilities and multiple venues that can cater for small, medium and large scale events. The park will also establish a rewilded landscape of distinctly local ecological and cultural significance that embeds traditional, naturalistic landscapes and experiences.</p> <p>The proposed LGID is consistent with the outcomes sought by this state interest.</p>
Planning for the environmental and heritage	
<p>Biodiversity</p> <p>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</p>	<p>A key feature of the park will be restoring, protecting and enhancing the greenspace in a way that reflects the area’s resettlement ecology. Key areas of the park will be rehabilitated to attract and sustain native fauna and provide important ecological connections. The hillsides will be rewilded as eucalypt open forest to provide overhead canopy and a rainforest understorey for wildlife habitat, and native vegetation around wetlands and waterholes will reflect pre-settlement planting. Further details regarding matters of ecological significance are provided in Section 7.2.2.</p> <p>The proposed LGID is consistent with the outcomes sought by this state interest.</p>
<p>Cultural heritage</p> <p>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of</p>	<p>The proposed works have been guided by the principles of the Burra Charter and designed to minimise heritage impacts. A Draft Conservation Management Plan has been consulted during the design process, and specialist heritage advice sought to ensure Burra Charter principles are taken into account. The cultural heritage significance of the park will not be significantly damaged or diminished by the proposal, and the works ensure the future use of heritage places by improving connectivity and</p>

State interest policies and assessment benchmarks	Response
the community and future generations.	<p>access, improving heritage values. Further details of heritage impacts and mitigation measures are included in Section 7.2.1.</p> <p>The proposed LGID is consistent with the outcomes sought by this state interest.</p>
<p>Water quality</p> <p>The environmental values and quality of Queensland waters are protected and enhanced.</p>	<p>The park will restore original waterways to re-establish natural cooling, cleansing and drainage systems that provide wildlife habitat. This will include re-establishing lakes and wetlands and fostering the sustainable use of water. A series of sustainable lake design principles have been adopted during design to enhance existing environmental values. Detailed water quality design initiatives are included in Section 7.2.3.</p> <p>The proposed LGID is consistent with the outcomes sought by this state interest.</p>
Planning for safety and resilience to hazards	
<p>Natural hazards, risk and resilience</p> <p>The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.</p>	<p>Natural hazards have been a key consideration during the design of the park, particularly given the park plays an important role in local flood management and water storage. Overland flow paths and drainage have been designed to ensure there are no adverse impacts to buildings in major weather events. Current flood storage volumes and detention functions will be retained, to build resilience to flood events.</p> <p>Flood management and mitigation measures are detailed in Section 7.2.3.</p> <p>The proposed LGID is consistent with the outcomes sought by this state interest.</p>
Planning for infrastructure	
<p>Infrastructure integration</p> <p>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.</p>	<p>The park has been designed to integrate with the existing local and State transport networks and utility services, and improve overall connectivity with existing infrastructure. Technical studies relevant to traffic and transport and civil engineering have been prepared to address this state interest and can be found in Section 7.2. These assessments outline key recommendations and measures to ensure new development will integrate with existing infrastructure.</p> <p>The proposed LGID is consistent with the outcomes sought by this state interest.</p>
<p>Transport infrastructure</p> <p>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage</p>	<p>The park will be well served by high frequency public transport via the Inner Northern Busway and Cross River Rail. The design will also increase connectivity to adjoining areas and wider community. It will do so by providing the following:</p> <p>A shared cycle/pedestrian bridge that provides connections to key transport, employment and residential areas to surrounding suburbs. A</p>

State interest policies and assessment benchmarks	Response
sustainable transport are supported.	<p>series of elevated paths will connect different areas of the park and act to overcome steep terrain.</p> <p>Subject to resolution with DTMR and/or Queensland Rail, the current pedestrian-only bridge will be upgraded into a shared walking and cycling connection that opens up the western end of the park and facilitates north south connections.</p> <p>A dedicated network of paths will be provided, including for high-speed commuter traffic such as cyclists and e-scooters. Enhanced cycle parking and e-mobility hubs will enhance access into the park.</p> <p>Further details on how sustainable transport will be supported at the park is included in Section 7.2.4.</p>

This LGID proposal complies with all applicable matters of state interests set out in the SPP.

5.4.1.2. South East Queensland Regional Plan

Regional plans set the long-term strategic direction for how Queensland regions will grow and respond to change over time, while also balancing state interests established by the SPP. Local governments must consider the relevant regional plan when preparing local planning schemes. Regional plans assist local governments in applying state policy to local planning while also ensuring broader regional outcomes are achieved.

Regional plans seek to:

- Identify economic opportunities;
- Ensure there is sufficient land available in the right places to support community needs, such as business areas, housing and services;
- Maximise the liveability of communities by ensuring there is green space, community facilities, places to work and shop and housing options;
- Ensure infrastructure is used efficiently and planned for appropriately;
- Preserve the natural environment and heritage values; and
- Increase resilience to natural hazards.

ShapingSEQ is the South East Queensland Regional Plan, which was released on 11 August 2017. It contains wide ranging planning intents for various local government areas (LGAs) in South East Queensland, including Brisbane City Council local government area. The Planning Regulation contains the regulatory provisions for SEQ Regional Plan.

The purpose of the SEQ Regional Plan is:

... to manage regional growth and change in the most sustainable way to protect and enhance quality of life in the region.

The regional growth pattern provides a spatial context for the goals, elements and strategies set out in the SEQ Regional Plan. This growth pattern provides a framework for:

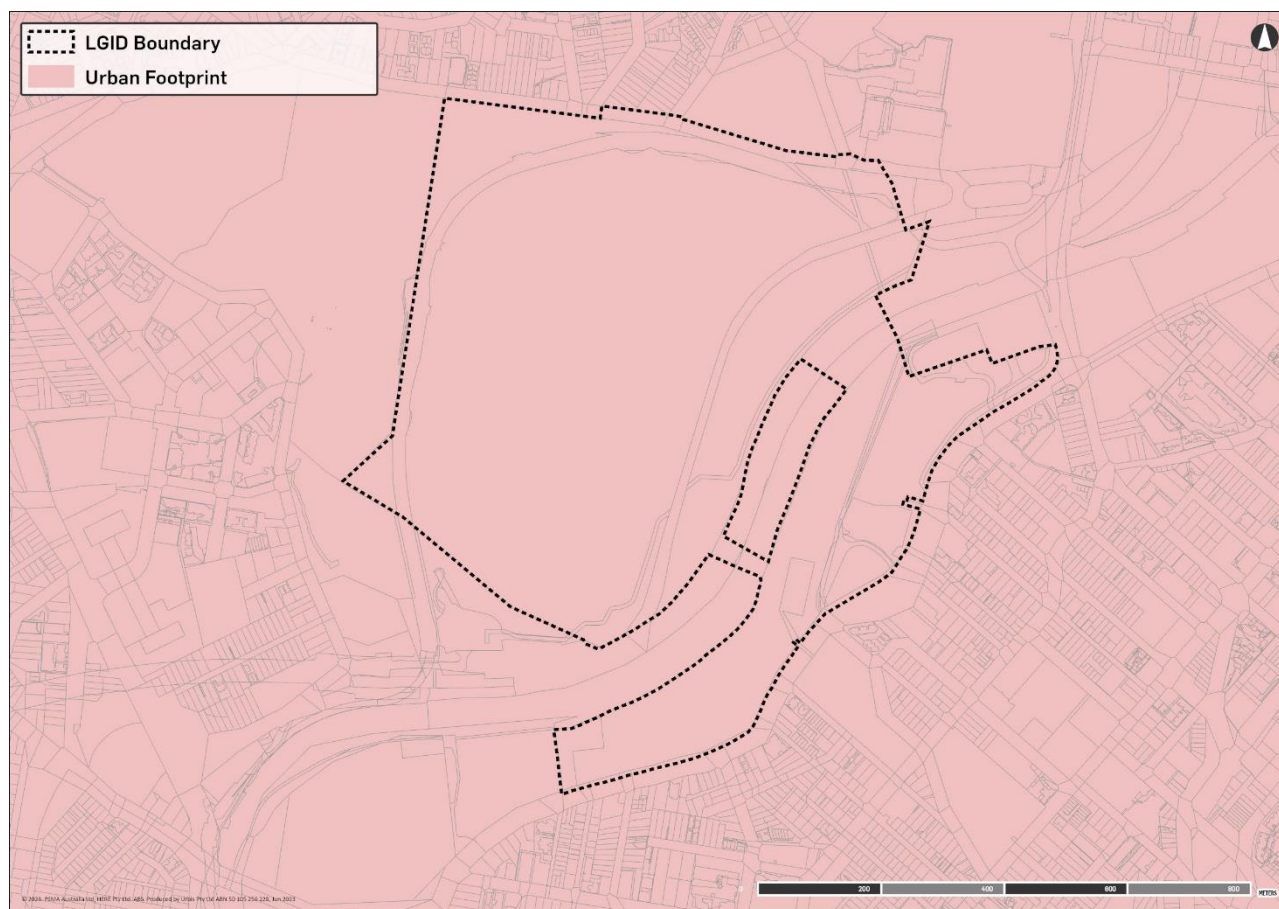
- Delivering consolidated urban and rural residential growth;
- A more compact urban form with well-planned and complete communities;
- Economic agglomeration; and
- Protection and sustainable use of the region's natural assets, landscapes and productive rural areas.

The growth pattern allocates land within the region into a series of land use categories which provide context for the SEQ regulatory provisions contained within the Planning Regulation. These categories are as follows:

1. Regional Landscape and Rural Production Area;
2. Urban Footprint; and
3. Rural Living Area.

The site is located within the Urban Footprint under the SEQ Regional Plan, as shown in **Figure 38**. The Urban Footprint includes established urban areas and land with potential for new urban development. The priority for development within the Urban Footprint is to accommodate urban growth. It may also incorporate a variety of other urban uses including housing, industry, business, infrastructure, community facilities, sport and recreation and urban open space.

Figure 38 – DAMS Mapping Extract – SEQ Regional Plan



Source: Urbis Pty Ltd

The proposed LGID will provide a range of infrastructure types including transport infrastructure, community and cultural facilities, park and recreation facilities, sporting facilities, and other infrastructure as described in **Section 4.2** of this report.

These uses align with the intent of the Urban Footprint designation of the site as it supports the vision for consolidation (infill development) within South East Queensland (SEQ) to make better and efficient use of existing infrastructure and provide better access to sport and recreation and urban open space.

5.4.1.3. State Development Assessment Provisions

The SDAP define the state's interest in development assessments. The State Assessment and Referral Agency (SARA) assesses development applications against the SDAP, which provides assessment benchmarks and matters that SARA will use to assess an application. SDAP is intended to deliver a coordinated approach to state development assessment and is an assessment benchmark prescribed under

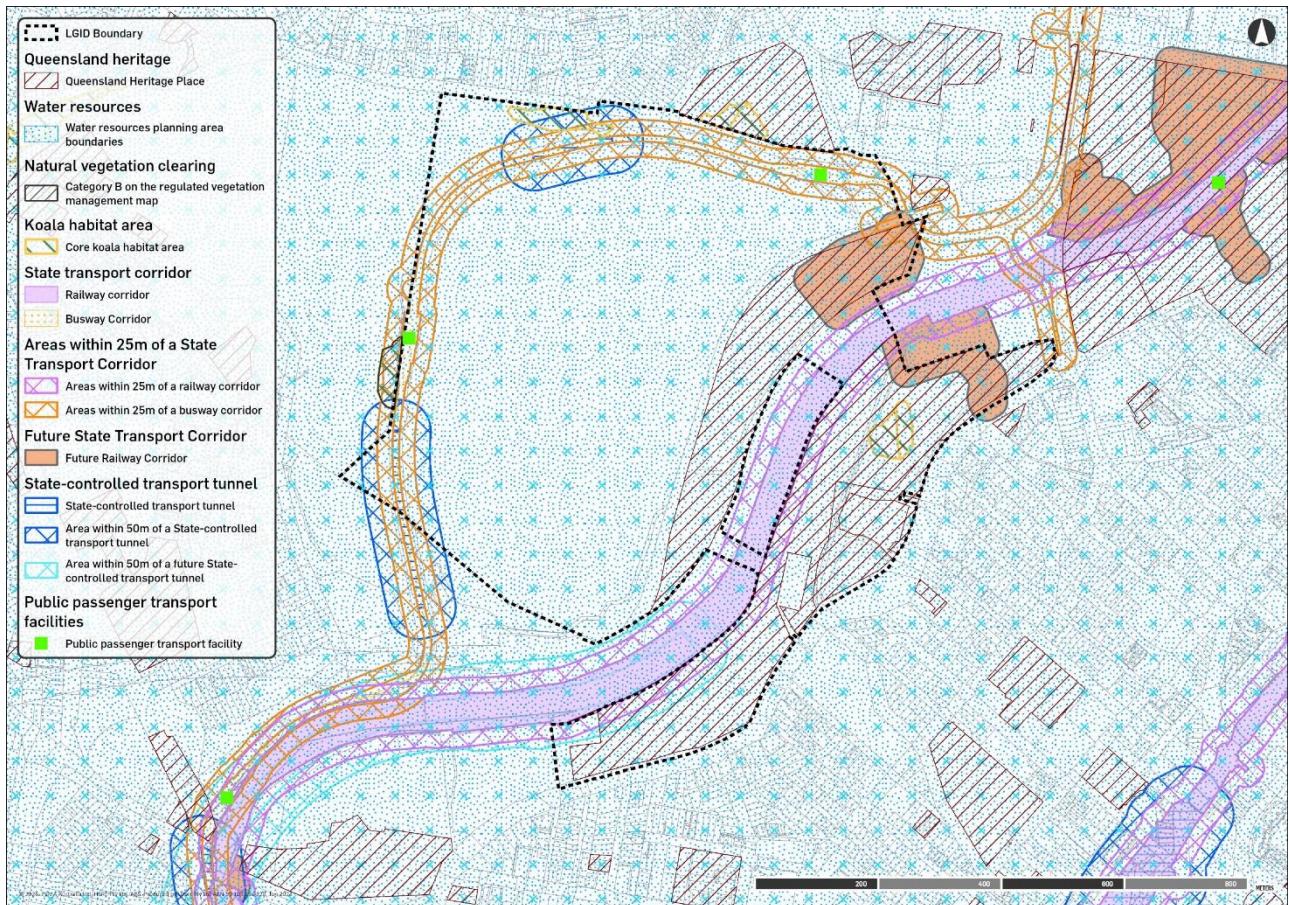
the Planning Regulation. SDAP assessment criteria are set out in various State Codes, which each outline the specific matters of State interest.

Although this LGID proposal does not include a development application, consideration of the SDAP during assessment of the LGID is important to ensure future development on the site appropriately manages any impacts on a matter of state interest, and/or protects a development from impacts of matters of state interests.

A comprehensive overlay map of the state interest matters as informed by DSDILGP's DAMS is provided in **Figure 39** and **40**. This mapping indicates the following matters apply to the site:

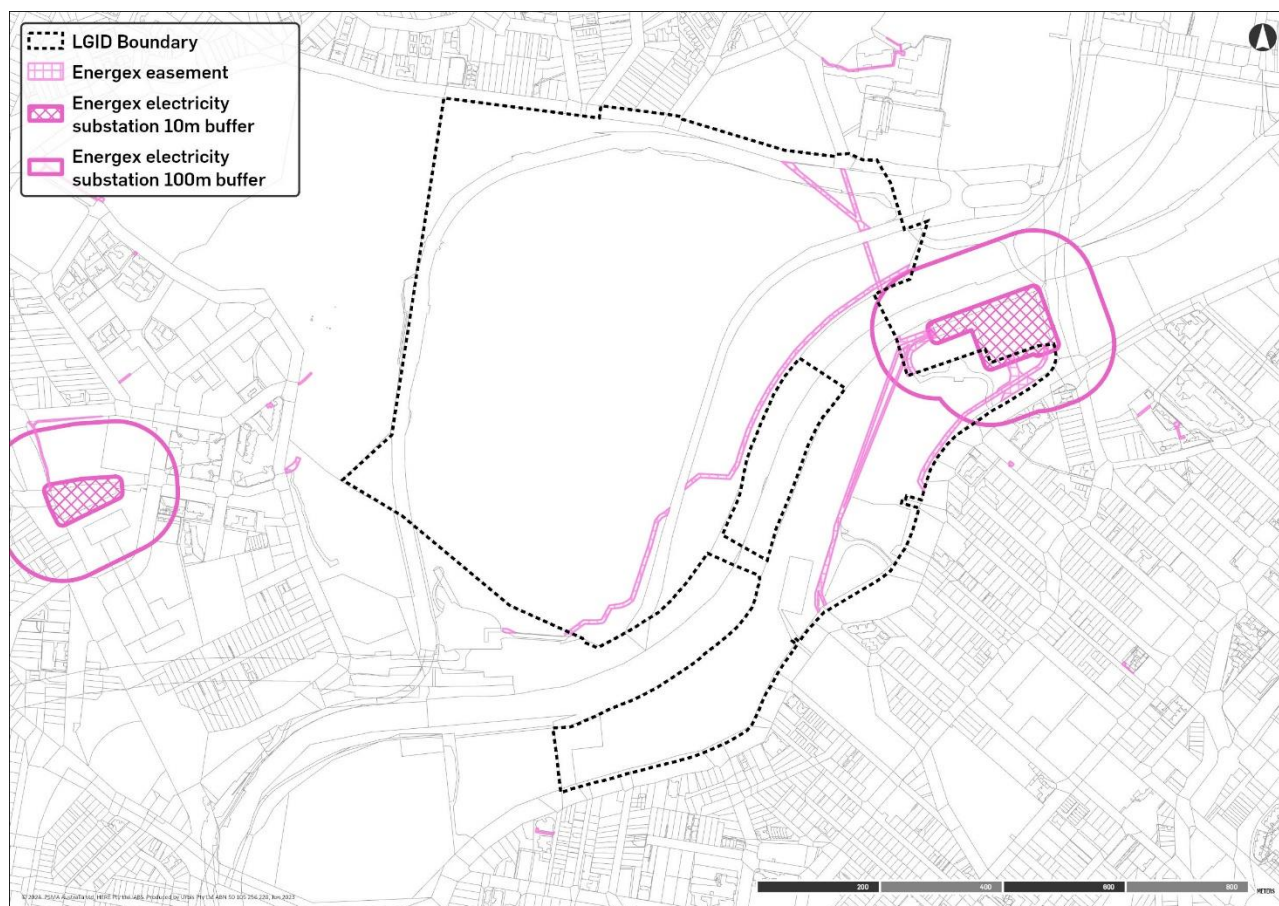
- Queensland heritage
 - Queensland heritage place;
- Water resources
 - Water resources planning area boundaries;
- Natural vegetation clearing
 - Category B on the regulated vegetation management map;
- Koala habitat area
 - Core koala habitat area;
- State transport corridor
 - Railway corridor;
 - Busway corridor;
- Areas within 25m of a State Transport Corridor
 - Areas within 25m of a railway corridor;
 - Area within 25m of a busway corridor;
- Future State Transport Corridor
 - Future railway corridor;
- State-controlled transport tunnel
 - State-controlled transport tunnel;
 - Area within 50m of a State-controlled transport tunnel;
 - Area within 50m of a future State-controlled transport tunnel;
- Public passenger transport facilities
 - Public passenger transport facility;
- Electricity infrastructure
 - Area within 10m buffer of an Energex substation;
 - Area within 100m buffer of an Energex substation; and
 - Energex easement.

Figure 39 – DAMS Mapping Extract – SARA Matters



Source: Urbis Pty Ltd

Figure 40 – DAMS Mapping Extract – Non-SARA Matters



Source: Urbis Pty Ltd

Appendix 1 of the SDAP provides the relevant State Codes for each of the matter of state interest defined under the Planning Regulation. The following State Codes have been addressed in the relevant specialist reports as follows:

- Civil Engineering and Serviceability Technical Report (**Appendix Q**):
 - State Code 3: Development in a busway corridor;
 - State Code 5: Development in a state-controlled transport tunnel environment;
 - State Code 6: Protection of state transport networks;
- Heritage Impact Assessment Report (**Appendix M**):
 - State Code 14: Queensland heritage;
- Ecological Assessment Report (**Appendix N**):
 - State Code 16: Native vegetation clearing; and
 - State Code 25: Development in South East Queensland koala habitat areas.

A response to State Code 2: Development in a railway environment is provided within **Appendix I – State Development Assessment and Provisions Mapping and Assessment**.

A summary of the key findings from the technical assessments are detailed in **Section 7**.

5.5. LOCAL PLANNING INSTRUMENTS AND POLICIES

Local planning instruments is defined under Section 8(3) of the Planning Act, as follows:

*A **local planning instrument** is a planning instrument made by a local government, and is either –*

- (a) a planning scheme; or*
- (b) a TLPI; or*
- (c) a planning scheme policy.*

As discussed in **Section 3.3**, the LGID process results in future development on site being exempt from further assessment against the local planning scheme, temporary local planning instruments (TLPI) and planning scheme policies, with the exception of building work under the Building Act.

Therefore, consideration of the relevant local planning instruments and associated strategies and policies is a critical component of this LGID application to ensure completeness and to demonstrate that future development for the Victoria Park / Barrambin Master Plan is consistent with Brisbane City Council's intended outcome for the locality.

5.5.1. Brisbane City Plan 2014

The City Plan came into force on 30 June 2014 and is the relevant local planning scheme for development in the Brisbane's LGA. The current version in effect at the time of this report is v.27.00/2023 (2 June 2023).

The following sections summarises the relevant provisions and parameters of the current planning scheme that are pertinent to the site and proposed LGID.

5.5.1.1. Strategic Framework

The City Plan's Strategic Framework provides the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the duration of its currency period. The Strategic Framework outlines five (5) themes that collectively represent the policy intent of the scheme:

- Brisbane's globally competitive economy;
- Brisbane's outstanding lifestyle;
- Brisbane's clean and green leading environmental performance;
- Brisbane's highly effective transport and infrastructure; and
- Brisbane's CityShape.

The five themes articulate the strategic outcomes, elements, specific outcomes and land use strategies for the City. Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the Planning Scheme.

The City Plan states that development in the Sport and Recreation, Open Space and Special Purpose Zones are guided by the strategic direction of:

- Theme 1: Brisbane's Globally Competitive Economy:
 - Element 1.2 – Brisbane's Industrial Economy;
- Theme 2: Brisbane's Outstanding Lifestyle:
 - Element 2.4 – Brisbane's Community Facilities, Services, Open Space and Recreation Infrastructure;
- Theme 3: Brisbane's Clean and Green Leading Environmental Performance:
 - Element 3.1 – Brisbane's Environmental Values;
- Theme 4: Brisbane's Highly Effective Transport and Infrastructure:

- Element 4.1 – Brisbane’s Transport Infrastructure Networks;
- Element 4.2 – Brisbane’s Other Infrastructure Networks;
- Theme 5: Brisbane’s CityShape:
 - Element 5.2 – Brisbane’s Major Industry Areas;
 - Element 5.5 – Brisbane’s Suburban Living Areas; and
 - Element 5.6 – Brisbane’s Greenspace System.

Elements 1.2 – Brisbane Industrial Economy of Theme 1: Brisbane’s Globally Competitive Economy and Element 5.2 – Brisbane’s Major Industry Areas are not applicable to the proposal. The site is not located within Brisbane’s Major Industry Areas or Strategic Inner City Industrial Areas and the land use and activities contemplated for the LGID proposal relates to operation of the site for a metropolitan park with ancillary sporting, community and recreational facilities and government and transport infrastructure.

Brisbane’s Outstanding Lifestyle

The Brisbane Outstanding Lifestyle theme (Theme 2) identifies various elements that contribute to the strategic outcome for an outstanding lifestyle city. The location of the site in the Sport and Recreation and Open Space Zones supports the strategic elements of Brisbane’s Community Facilities, Services, Open Space and Recreation Infrastructure (Element 2.4).

Brisban’s large and diverse network of more than 2,000 parks comprising 14,000ha is expanded to provide more space for socialising, relaxing and outdoor activities, particularly in areas of the city experiencing population and employment growth. The city’s park network is accessible and designed to meet the needs of changing demographics and changing trends in recreation activities. Healthy and safe communities are ensured through development, which is designed to minimise environmental risks, contribute to crime prevention and promote active travel and recreation.

The landscape and built assets of the city reinforce the subtropical climate, help create a sense of place, provide high scenic amenity and ensure safety and comfort in sustaining active and outdoor lifestyles. Public spaces exhibit good urban design which results in places and spaces that are highly functional, accessible, attractive and sustainable.

Brisbane also has a broad range of community facilities that support the community’s recreational, cultural and social activities, promote the physical, cultural and social wellbeing of the community, and are located predominantly in centres and Growth Nodes on Selected Transport Corridors.

A complete response to the Specific Outcomes and Land Use Strategies for Brisbane’s Community Facilities, Services, Open Space and Recreation Infrastructure element is provided as part of **Appendix K – Brisbane City Plan 2014 Assessment**.

In summary:

- The proposed LGID contemplates land uses that provide a range of accessible multi-purpose community facilities, services and open spaces, which meet the diverse needs of the local and wider community.
- The proposal carefully considers existing and planned community facilities and services to ensure these are adequately protected and co-located.
- The proposed development protects existing and future park infrastructure to ensure the delivery of an integrated and high-quality open space network that serves the city’s growing population.
- The Victoria Park / Barrambin Masterplan has a strong focus on revegetating and rewilding the parkland to enhance its role, identity and function as a significant open space.

Brisbane’s Clean and Green Leading Environmental Performance

The Brisbane Clean and Green Leading Environmental Performance theme (Theme 3) identifies various elements that contribute to the strategic outcome for clean and green leading environmental performance of the city. The location of the site in the Sport and Recreation and Open Space Zones supports the strategic elements of Brisbane’s Environmental Values (Element 3.1).

Brisbane is settled in a well-managed landscape which includes and protects a diverse range of natural features of ecological, cultural and regional significance. Residents and visitors to Brisbane continue to value

the natural assets, urban footprint and city form determined by previous generations. The city will continue to protect, connect and restore its environmental values.

Brisban's distinctive landscape character and environmental values are essential to the identity, lifestyle, economic and ecological functions of the city. Environmental quality is proactively managed, balancing amenity considerations and the location of sensitive uses with the requirements of uses with reverse amenity impacts that are essential to the economic development and function of the city. The subtropical climate of Brisbane offers an opportunity to improve energy and water security by pursuing generation of energy from renewable sources, stormwater harvesting and passive design options to reduce energy and water consumption.

A complete response to the Specific Outcomes and Land Use Strategies for Brisbane's Environmental Values element is provided as part of **Appendix K – Brisbane City Plan 2014 Assessment**.

In summary:

- The proposal protects, restores and enhances Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions through focusing on the revegetation and rewilding of native vegetation.
- The proposed rewilding of the parkland will protect and strengthen the broader network of greenspace links at the local and regional level.
- The proposal ensures areas of high ecological significance are maintained and enhanced by locating urban infrastructure outside of these areas.
- The proposal protects Brisbane's waterway and wetlands by incorporating these natural elements into the parkland redevelopment to reinforce its natural drainage, visual amenity, landscape character, recreational, cultural and biodiversity values.

Brisbane's Highly Effective Transport and Infrastructure

Brisbane's Highly Effective Transport and Infrastructure (Theme 4) identifies various elements that contribute to the strategic outcome for highly effective transport and infrastructure that support economic growth and meet environmental and social needs of the city. It articulates that investment in Brisbane's transport system is critical to support economic and residential growth over the life of the planning scheme. The location of the site within the Sport and Recreation Zone, Open Space Zone and Special Purpose is aligned, as all three zones supports the strategic elements of Brisbane's Transport Infrastructure Networks (Element 4.1) and Brisbane's Other Infrastructure Networks (Element 4.2).

Section 3.6.1 of the City Plan explicitly states that the strategic outcomes for Brisbane's Highly Effective Transport and Infrastructure have been aligned to the themes of Brisbane's Globally Competitive Economy (Theme 1), Brisbane's Outstanding Lifestyle (Theme 2) and Brisbane's Clean and Green Leading Environmental Performance (Theme 3).

A complete response to the Specific Outcomes and Land Use Strategies for Brisbane's Transport Infrastructure Networks and Brisbane's Other Infrastructure Networks elements are provided as part of **Appendix K**.

In summary:

- The proposed development facilitates a mixed-use parkland that is high accessible to key public transport stations, such as Herston Busway Station and QUT Kelvin Grove Busway Station. Accordingly, the proposal protects and enhances the accessibility to the public transport network.
- The proposal promotes active transport modes by providing dedicated pedestrian and cyclist paths to encourage active transport and enhance the safety of pedestrian and cyclist movements.
- The location of the site within an urbanised area provides adequate infrastructure to service the proposed development.
- The surrounding area comprises land, facilities and services that support the development to enhance the economic growth and social needs of the broader city.

Brisbane's CityShape

Of the five themes of the strategic framework, the "Brisbane's CityShape" theme is the most relevant for assessment of the proposal. The CityShape theme is supported by numerous strategic framework maps that provides a spatial representation of the preferred land use pattern for the city's development as an economic driver for South East Queensland. The strategic framework maps relevant to the site includes the Brisbane City Shape 2013 Land Use Strategic Framework Map SFM-002 and Brisbane Greenspace Strategic Framework Map SFM-004.

The Brisbane City Shape 2013 Land Use Strategic Framework Map SFM-002 identifies the site within the Suburban Living Area land use element (refer to **Figure 41**). The Brisbane Greenspace Strategic Framework Map SFM-004 identifies the site as a Major Park and Recreation (refer to **Figure 42**).

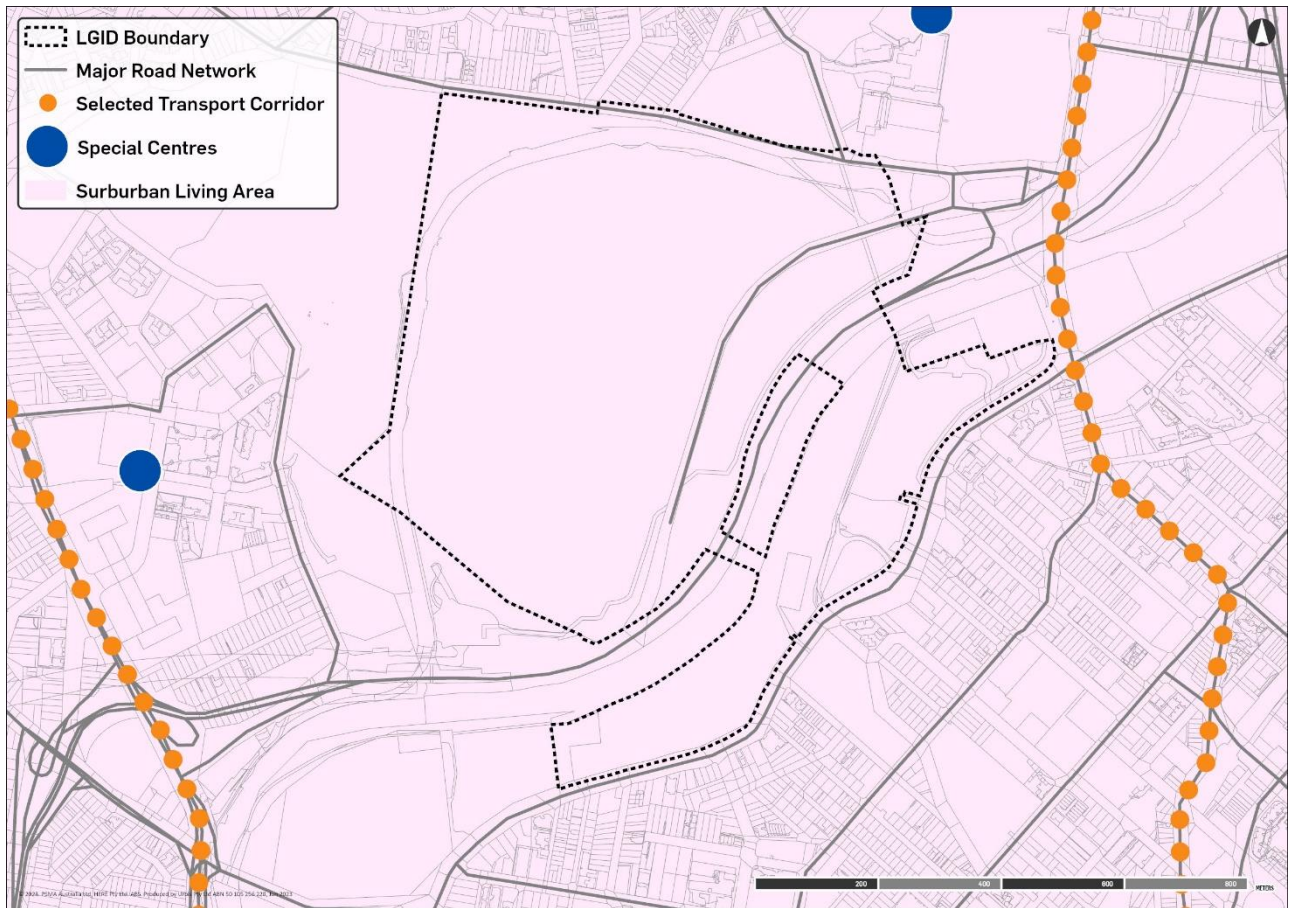
Suburban Living Areas represent the majority of established residential suburbs in Brisbane, where growth occurs in response to local needs and impacts on local amenity and values are carefully considered. The Strategic Framework identifies Suburban Living Areas as comprising the following land use characteristics (*emphasis added*):

- (i) *low density residential areas where the majority of development is housing in the form of detached dwellings ranging from small cottages to large family homes on lots typically in the range of 400–800m²;*
- (ii) *centres, community facilities, medium and high density residential and industrial uses, as indicated in neighbourhood plans and the zoning pattern.*
- (iii) *localities identified in overlays, neighbourhood plans and the zoning patterns as having a particular character or value that is desired to be retained with very little visible change over the life of the planning scheme;*
- (iv) *areas of character housing substantially constructed in 1946 or earlier and commercial character buildings;*
- (v) *areas of small-scale low-medium density housing such as dual occupancy or row housing that encourage intergenerational housing options to facilitate ageing in place;*
- (vi) *a range of non-residential land uses that generally support the needs of the surrounding residential area;*
- (vii) *Emerging community zoned land where low density residential development is generally anticipated depending on location, infrastructure, services and facilities, planning need, development constraints, environmental values, character and amenity and the established pattern of development.*

Brisbane's Greenspace offers a well-connected system of places with environmental, recreational and rural values in a variety of land uses settings which (*emphasis added*):

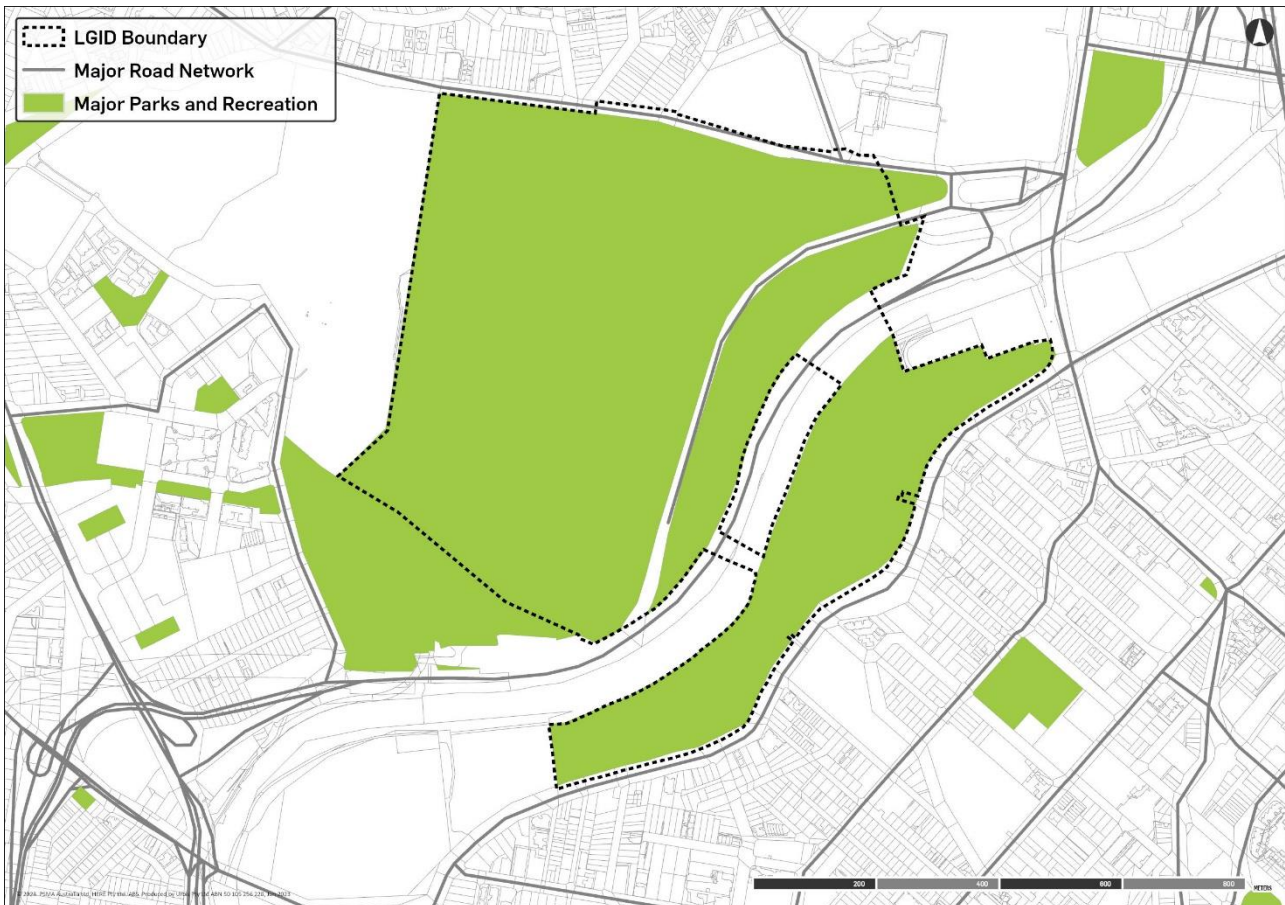
- (i) *comprises the majority of the city's land outside the urban footprint in the SEQ Regional Plan and land within the urban footprint located in a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting citywide biodiversity areas or scenic amenity values;*
- (ii) *frames and weaves through the city, including the green hills of Brisbane Forest Park and Mt Coot-tha, the leafy suburbs and waterways, along the Brisbane River to Moreton Bay and the Moreton Bay islands;*
- (iii) *maintains Brisbane's ecological assets and provides for many of its park and recreation needs;*
- (iv) *serves many functions which are described in the clean and green leading environmental performance theme.*

Figure 41 – Land Use Strategic Framework Map



Source: Urbis Pty Ltd

Figure 42 – Brisbane Greenspace Strategic Framework Map



Source: Urbis Pty Ltd

Appendix K provides a complete response to the Specific Outcomes and Land Use Strategies for the Suburban Living Area land use element and Brisbane’s Greenspace System element, which are the most relevant provisions of the CityShape in this instance. The assessment indicated the following outcomes:

- The proposal will diversify existing uses on the site to provide a development that is responsive to the needs of the local context and the broader community. It will do so by providing a regionally significant new parkland and greenspace, function and event spaces, informal and formal sporting facilities, educational opportunities, and recreational areas that service the surrounding and broader community.
- The proposed development will enhance local amenity and contribute to Brisbane’s broader greenspace network. It has been designed to retain existing significant vegetation and provide new vegetated areas, waterways and wetlands that provide ecosystem services and wildlife habitat.
- A key priority of the proposed development is to reconnect the park with the broader community and immediate surroundings. A comprehensive active transport network is proposed as part of the development which will include new and upgraded paths and pedestrian bridges that will improve accessibility and pedestrian and cycling connections.
- The proposed development will increase ecological connectivity and reduce fragmentation by revegetating significant parts of the existing site and retaining significant vegetation. It will support wildlife habitat and fauna movement for species that occur on site.

5.5.1.2. Defined Land Use

The land uses that are contemplated for the LGID are defined in the City Plan as comprising ‘Community Use’, ‘Educational Establishment’, ‘Environmental Facility’, ‘Food and Drink Outlet’, ‘Indoor Sport and Recreation’⁸, ‘Outdoor Sport and Recreation’ and ‘Park’. The City Plan define these uses as follows:

Table 11 – Brisbane City Plan 2014 Use Definitions

Land Use	Definitions
Community Use	<p><i>...means the use of premises for—</i></p> <p>(a) <i>providing artistic, social or cultural facilities or community services to the public; or</i></p> <p>(b) <i>preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</i></p>
Educational Establishment	<p><i>...means the use of premises for—</i></p> <p>(a) <i>training and instruction to impart knowledge and develop skills; or</i></p> <p>(b) <i>student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</i></p>
Environmental Facility	<p>(a) <i>means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</i></p> <p>(b) <i>does not include the use of premises to provide accommodation for tourists and travellers.</i></p>
Food and Drink Outlet	<p><i>... means the use of premises for—</i></p> <p>(a) <i>preparing and selling food and drink for consumption on or off the premises; or</i></p> <p>(b) <i>providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</i></p>
Indoor Sport and Recreation	<p><i>...means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</i></p>
Outdoor Sport and Recreation	<p><i>...means the use of premises for—</i></p> <p>(a) <i>a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</i></p> <p>(b) <i>providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</i></p>
Park	<p><i>...means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.</i></p>

⁸ It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.

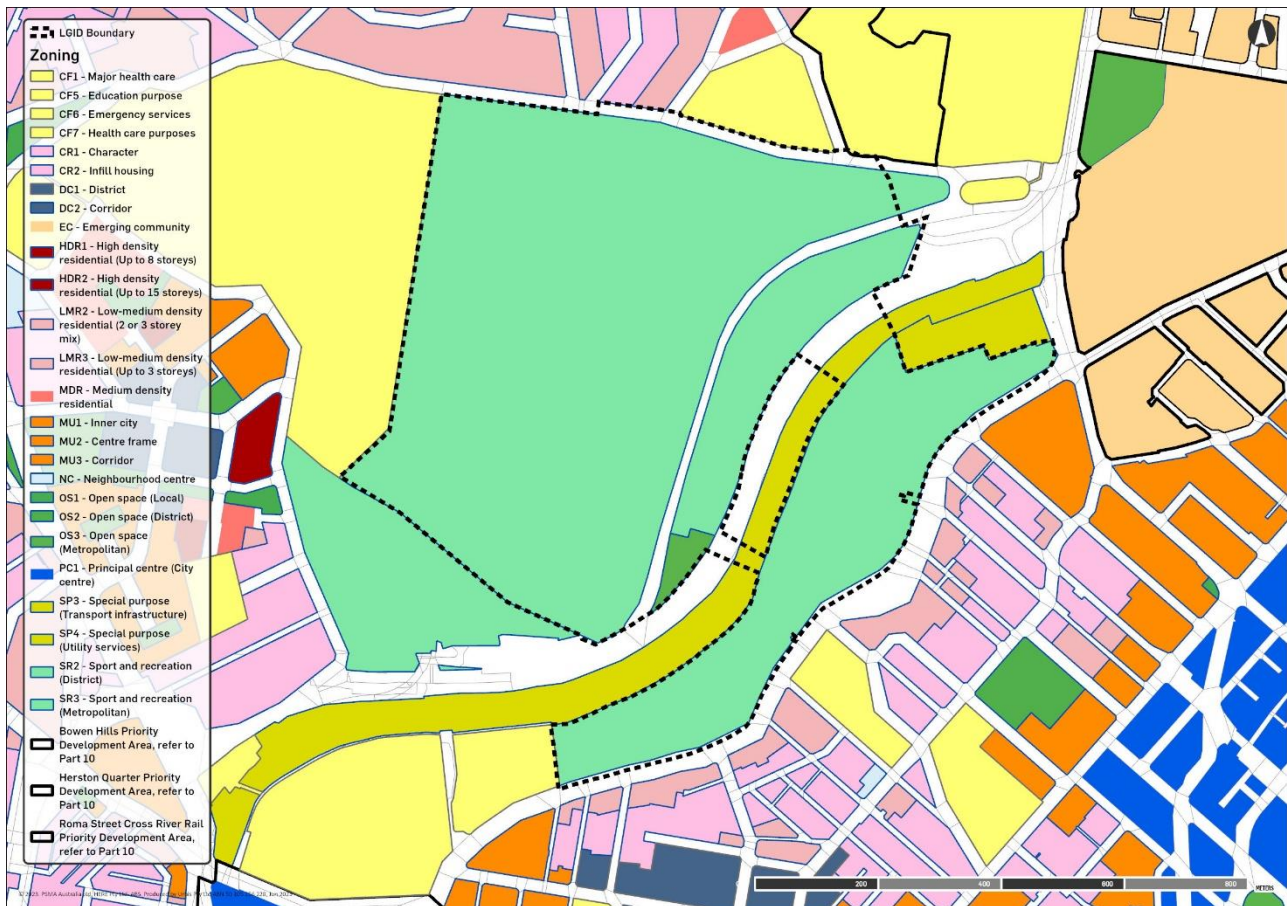
5.5.1.3. Zoning

The site is designated within a number of zones under the City Plan.

As depicted in **Figure 43**, a majority of the site is included within the Sport and Recreation Zone, specifically within the Metropolitan and District Zone Precinct.

A small part of land located at the intersection of the Gilchrist Avenue and ICB is designated within the Open Space (Metropolitan) Zone. Land associated with the railway or Energex substation are designated within the Special Purpose (Utility Services) Zone and Special Purpose (Transport Infrastructure) Zone respectively.

Figure 43 – Brisbane City Plan 2014 Zoning



Source: Urbis Pty Ltd

Extracts from the purpose and overall outcomes for the site's zoning relevant to the proposal are outlined below.

Sport and Recreational Zone

The Sport and Recreational Zone is to provide for:

- (a) a variety of cultural, educational, recreational and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

The overall outcomes of the Sport and Recreational Zone relevant to the site are Overall Outcomes OO(7) and OO(8), as follows (*emphasis added*):

- (7) District zone precinct overall outcomes are:

(a) Development provides a park or sport or recreation setting that will attract and cater for users from a district (i.e. 2 to 3 suburbs, area of approximately 2km radius).

(8) Metropolitan zone precinct overall outcomes are:

(a) Development provides a park or sport or recreation setting that will attract and cater for users from across the Brisbane metropolitan area.

Open Space Zone

The purpose of the Open Space Zone is to provide for:

- (a) local, district and regional parks for use of residents and visitors; and
- (b) facilities and structure that support and are required by users of the parks.

Overall Outcome OO(8)(a) identifies that in the Metropolitan zone precinct of the Open Space Zone (*emphasis added*):

Development provides a park setting that will attract and cater for users from across the Brisbane metropolitan area.

Special Purpose Zone

The purpose of the Special Purpose Zone is to:

- (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
- (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

The overall outcomes of the Transport Infrastructure Zone relevant to the site are Overall Outcomes OO(10) and OO(11), as follows (*emphasis added*):

(10) Transport infrastructure zone precinct overall outcomes are:

(a) Development provides for infrastructure, activities and associated facilities that support the effective functioning of the transport system including:

- (i) railway lines, stations, yards and works;
- (ii) busways, busway stations, bus depots and bus marshalling areas;
- (iii) ferry terminals, moorings and maintenance areas;
- (iv) major road and cycle tunnels, bridges and intersections and infrastructure not otherwise included in a road reserve.

(11) Utility services zone precinct overall outcomes are:

- (a) Development provides for:
 - (i) the supply of water, hydraulic power, electricity or gas;
 - (ii) sewerage, drainage or stormwater services;
 - (iii) transport service;
 - (iv) waste management services;
 - (v) postal or telecommunications services;

(vi) associated offices and network infrastructure for the provision of public services.

The development has been assessed against the relevant acceptable outcomes of the Sport and Recreation Zone Code, Open Space Zone Code and Special Purpose Zone Code. This assessment has been included in **Appendix K** of this report.

The primary use of the site under the proposed LGID is for metropolitan park with ancillary sporting/recreational/community facilities and government and transport infrastructure, on land identified in the Sport and Recreation, Open Space and Special Purpose Zones. The works occurring within the Special Purpose Zone is limited to provision of a new pedestrian bridge or upgrades to the existing land bridge. Accordingly, the proposal is located within suitable zones for such purposes and is consistent with the policy intent of the City Plan.

5.5.1.4. Neighbourhood Plan

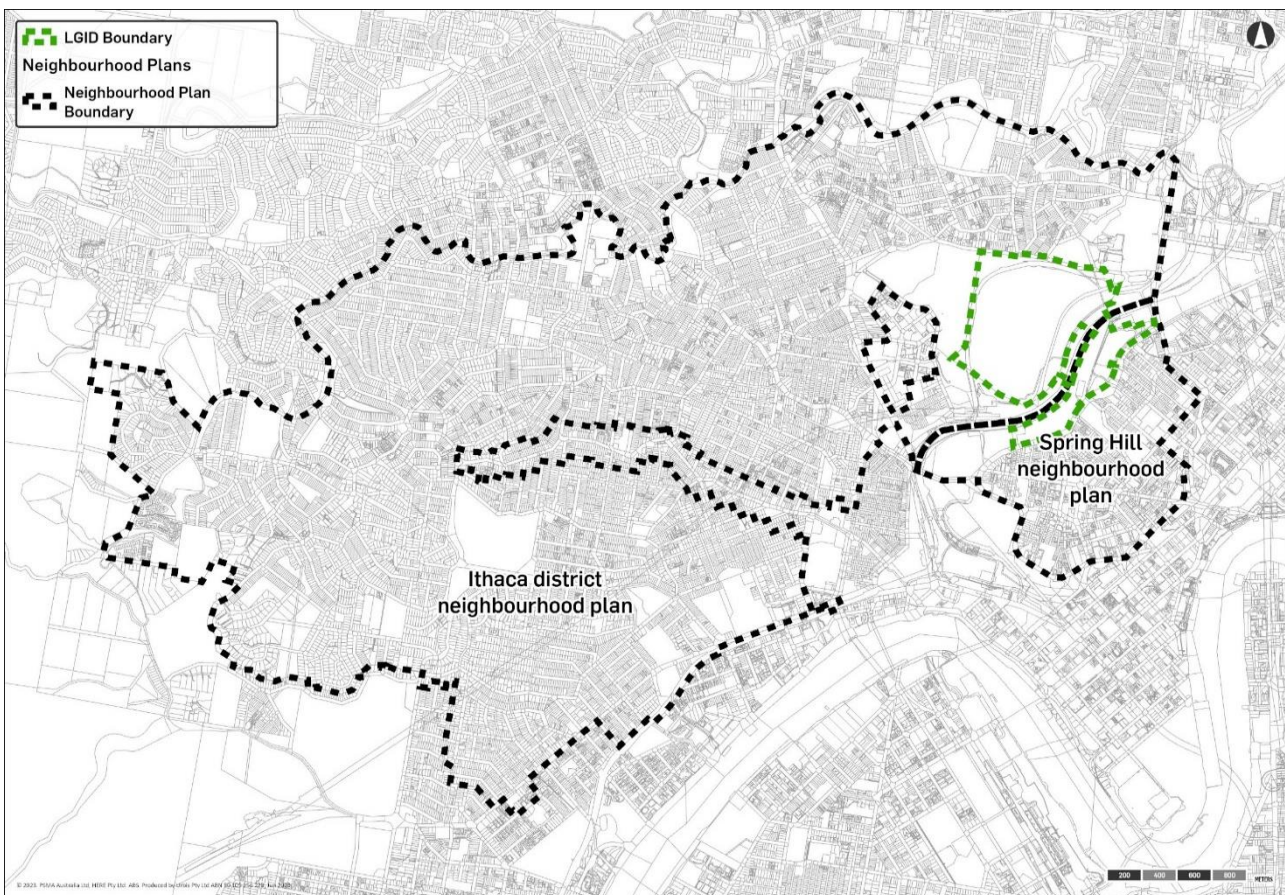
The City Plan includes a number of Neighbourhood Plans. The Neighbourhood Plans provide finer grained planning at a local level for specific neighbourhood plan areas.

The City Plan identifies the site within two neighbourhood plan areas.

Ithaca District Neighbourhood Plan

As shown in **Figure 44**, the portion of the site located north of the railway corridor is designated within the Ithaca District Neighbourhood Plan, however is not located within a precinct.

Figure 44 – Ithaca District Neighbourhood Plan



Source: Urbis Pty Ltd

The key overall outcomes of the Ithaca District Neighbourhood Plan relevant to the site are as follows (*emphasis added*):

(3) *The overall outcomes for the neighbourhood plan area are:*

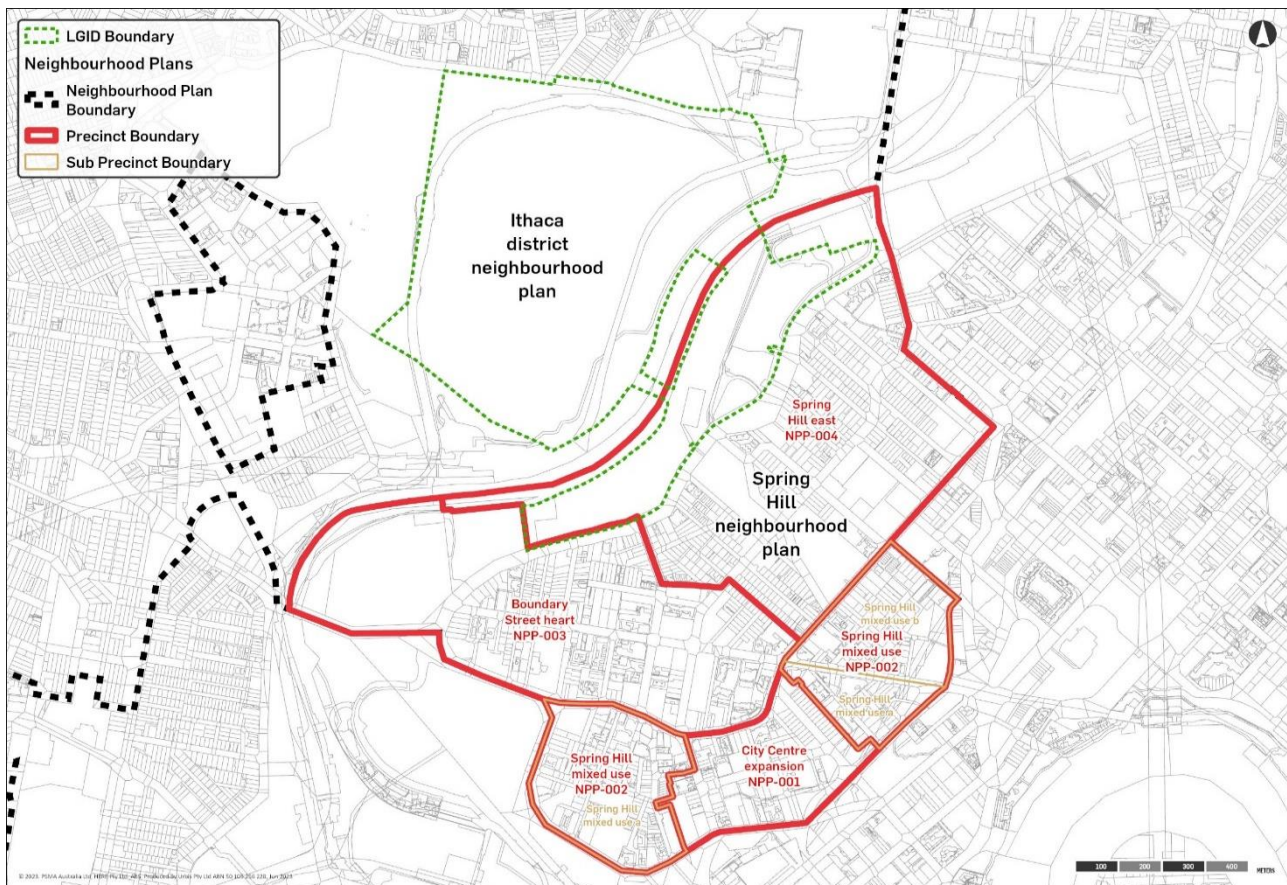
...

- (j) *Community facilities on privately owned land, including Ballymore and the Broncos Leagues Club, are protected to ensure the ongoing provision of a range of venues for the pursuit of sporting, recreational, community and cultural activities; Opportunities for new community facilities and services are encouraged.*
- (k) *Significant views and vistas are to be protected;*
- (l) *Development proposed in visually prominent locations such as major ridgelines and hilltops is designed to achieve minimal visual impact;*
- (m) *Development forms that require cut and fill and disturbance of vegetation are not consistent with the outcomes sought by the neighbourhood plan code;*
- (n) *Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.*

Spring Hill Neighbourhood Plan

The portion of the site situated south of the railway corridor is designated within the Spring Hill Neighbourhood Plan, and more specifically in the Spring Hill East Precinct (NPP-004) (refer to **Figure 45**).

Figure 45 – Spring Hill Neighbourhood Plan



Source: Urbis Pty Ltd

The key overall outcomes of the Spring Hill East Precinct relevant to the site are:

- (a) *Development maintains a mix of small-scale residential, higher density mixed use, and community (education) facilities land uses in the precinct.*

...

(e) *Development in the Low-medium density residential zone along Gregory Terrace forms an urban residential edge to Victoria Park opposite.*

...

The development has been assessed against the relevant acceptable outcomes of both the Ithaca District Neighbourhood Plan Code and Spring Hill Neighbourhood Plan Code. This assessment has been included in **Appendix K** of this report.

The proposed development sought under the Plan of Designation for the Victoria Park / Barrambin Master Plan is consistent with the intent of both Neighbourhood Plans. The proposal involves revitalisation of the parkland and provision of new sporting, community and recreational facilities to reinforce the site's function as a metropolitan park. Active transport upgrades are proposed to improve the connectivity of the site to surrounding public transport networks and landmarks, notably QUT, future Cross River Rail, Brisbane Metro, Spring Hill/CBD, Herston Busway, Roma Street, Brisbane Girls Grammar School and St Joseph's Gregory Terrace. The improved connectivity between the site and key educational establishments provides opportunities to establish outdoor flexible spaces that can be used for educational purposes.

5.5.1.5. Overlays

The City Plan includes a number of overlays which provide additional information in relation to State and local interests. In certain instances, the overlays include specific requirements in the form of overlay codes.

The following overlays from the City Plan are identified in **Table 12** as being applicable to the site. Individual maps of each of the overlays affecting the site is included within **Appendix J**.

Table 12 – Relevant Brisbane City Plan 2014 Overlay Designations

Overlays	Sub-Category
Airport Environs Overlay	<ul style="list-style-type: none">▪ Obstacle Limitation Surfaces (OLS) – Horizontal limitation surface boundary▪ Procedures for air navigation surfaces (PANS)▪ Bird and Bat Strike (BBS) zone – Distance from airport 8-13km
Bicycle Network Overlay	<ul style="list-style-type: none">▪ Primary cycle route (Gilchrist Avenue and Inner Northern busway)▪ Secondary cycle route (Herston Road, Gregory Terrace and ICB)▪ Local cycle route (internal cycle path from Herston Road to Gilchrist Avenue and Gilchrist Avenue to ICB)
Biodiversity Areas Overlay	<ul style="list-style-type: none">▪ General ecological significance sub-category (limited to a small portion at the northern extent and western extents of the site i.e. Lot 4 on SP185073, Lot 20 on SP185064)▪ Matters of state environmental significance sub-category (limited to Lot 5 on SP184695 part of the site)

Overlays	Sub-Category
Community Purposes Network Overlay	<ul style="list-style-type: none"> ▪ Existing non trunk park (limited to Lot 2 on SP150633 and Lot 2 on CP909154 parts of the site) ▪ Existing trunk park (entirety of site, with the exception of Lot 2 on SP150633 and Lot 2 on CP909154) ▪ Existing community facility (limited to Lot 2 on CP909154 part of the site) ▪ LGID planned park upgrade specific location sub-category (HER-E3-001, located at the northern part of Lot 3 on SP18072 part of the site (Primary land parcel) – refer to Section 5.5.5 for further details) ▪ LGID planned park embellishment specific location sub-category (SH-U1-001, located at southern part of Lot 5 on SP184695 part of the site – refer to Section 5.5.5 for further details)
Critical Infrastructure and Movement Network Overlay	<ul style="list-style-type: none"> ▪ Critical assets sub-category ▪ Critical infrastructure and movement planning area sub-category (limited to portion of site south of railway corridor)
Flood Overlay	<ul style="list-style-type: none"> ▪ Overland flow flood planning area sub-category
Heritage Overlay	<ul style="list-style-type: none"> ▪ Area adjoining heritage sub-category ▪ Local heritage place sub-category ▪ State heritage place sub-category
Potential and Actual Acid Sulfate Soils Overlay	<ul style="list-style-type: none"> ▪ Potential and actual acid sulfate soils subcategory ▪ Land above 5m AHD and below 20m AHD sub-category
Regional Infrastructure Corridors and Substations Overlay	<ul style="list-style-type: none"> ▪ Major sub-surface transport infrastructure (Legacy Way) ▪ Major electricity infrastructure high voltage powerline easement sub-category (traverses Lot 496 on SL12309 and Lot 5 on SP184695 parts of the site)
Road Hierarchy Overlay	<ul style="list-style-type: none"> ▪ Motorway (north-eastern part of ICB) ▪ Suburban road (Gregory Terrace)

Overlays	Sub-Category
	<ul style="list-style-type: none"> ▪ District road (Herston Road) ▪ Neighbourhood road (Gilchrist Avenue and Herston Road exit) ▪ Future motorway (south-eastern part of ICB)
Streetscape Hierarchy Overlay	<ul style="list-style-type: none"> ▪ Subtropical boulevard – out of centre verge width 3.75m/4.25m (Gilchrist Avenue, Herston Road exit and ICB) ▪ Neighbourhood street minor (Herston Road and Gregory Terrace)
Transport Air Quality Corridor Overlay	<ul style="list-style-type: none"> ▪ Transport air quality A ▪ Transport air quality B ▪ Tunnel ventilation stack
Transport Noise Corridor Overlay	<ul style="list-style-type: none"> ▪ Noise corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 1 sub-category ▪ Noise corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 2 sub-category ▪ Noise corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 3 sub-category ▪ Designated State Noise corridor – rail network: Category 0: <70 dB(A) ▪ Designated State Noise corridor – rail network: Category 1: 70 dB(A) – 75 dB(A) ▪ Designated State Noise corridor – rail network: Category 2: 75 dB(A) – 80 dB(A) ▪ Designated State Noise corridor – rail network: Category 3: 80 dB(A) – 85 dB(A) ▪ Designated State Noise corridor – rail network: Category 4: Noise Level >85 dB(A)
Waterway Corridors Overlay	<ul style="list-style-type: none"> ▪ Local waterway corridor sub-category ▪ Waterway centre line sub-category
Wetlands Overlay	<ul style="list-style-type: none"> ▪ Wetland sub-category

5.5.1.6. Assessment Benchmarks

The use and neighbourhood plan codes of the City Plan, in combination with the provisions of the overlay codes provide the primary mechanism for development assessment under the local planning scheme. The provisions contained within the codes ensures development is designed and constructed in accordance with the relevant Brisbane City Council requirements and Australian standards and is responsive and mitigates adverse impacts associated with the site's overlay constraints.

Table 13 identifies the following codes under the City Plan that are of relevance to the proposed development.

Table 13 – Applicable Brisbane City Plan 2014 Codes

Primary Codes	Prescribed Secondary Codes	Overlay Codes
<ul style="list-style-type: none"> ▪ Sport and Recreation Zone Code ▪ Open Space Zone Code ▪ Special Purpose Zone Code ▪ Ithaca District Neighbourhood Plan Code ▪ Spring Hill Neighbourhood Plan Code ▪ Centre or Mixed Use Code ▪ Community Facilities Code ▪ Park Code ▪ Indoor Sport and Recreation Code ▪ Outdoor Sport and Recreation Code ▪ Special Purpose Code 	<ul style="list-style-type: none"> ▪ Infrastructure Design Code ▪ Filling and Excavation Code ▪ Landscape Work Code ▪ Operational Work Code ▪ Outdoor Lighting Code ▪ Park Planning and Design Code ▪ Stormwater Code ▪ Transport, Access, Parking and Servicing Code 	<ul style="list-style-type: none"> ▪ Airport Environs Overlay Code ▪ Bicycle Network Overlay Code ▪ Biodiversity Areas Overlay Code ▪ Community Purposes Network Overlay Code ▪ Critical Infrastructure and Movement Network Overlay Code ▪ Flood Overlay Code ▪ Heritage Overlay Code ▪ Potential and Actual Acid Sulfate Soils Overlay Code ▪ Regional Infrastructure Corridors and Substations Overlay Code ▪ Road Hierarchy Overlay Code ▪ Streetscape Hierarchy Overlay Code ▪ Transport Air Quality Corridor Overlay Code ▪ Transport Noise Corridor Overlay Code ▪ Waterway Corridors Overlay Code ▪ Wetlands Overlay Code

Whilst the Wastewater Code is identified in Table 5.3.5.1 as a prescribed secondary code that requires assessment, it is not considered relevant to the proposal as the site is located in an urban area which is currently connected to sewer infrastructure.

An assessment of the relevant codes is included in **Appendix K** and in the relevant specialist reports. The following codes are assessed separately in the specialist reports:

- Ecological Assessment Report (**Appendix N**):
 - Biodiversity Areas Overlay Code;
 - Waterway Corridors Overlay Code;
 - Wetlands Overlay Code;
- Civil Engineering and Serviceability Technical Report (**Appendix Q**):
 - Filling and Excavation Code;
 - Infrastructure Design Code;
 - Operational Work Code;
 - Stormwater Code;
 - Potential and Actual Acid Sulfate Soils Overlay Code;
- Flood Report (**Appendix O**):
 - Flood Overlay Code;
- Heritage and Archaeology Report (**Appendix M**):
 - Heritage Overlay Code;
- Lighting Impact Assessment (**Appendix T**):
 - Outdoor Lighting Code;
- Traffic and Transport Assessment (**Appendix P**):
 - Bicycle Network Overlay Code;
 - Road Hierarchy Overlay Code;
 - Streetscape Hierarchy Overlay Code; and
 - Transport, Access, Parking and Servicing (TAPS) Code.

The assessment in **Appendix K**, coupled with the relevant supporting reports, demonstrates that the proposed development complies with the assessment benchmarks applicable to the development. On this basis, the LGID proposal is consistent with the purpose and intention for future development set out by Brisbane City Council for the planning scheme area over the next 20 years.

5.5.2. Planning Scheme Policies

Schedule 6 of the City Plan includes a range of Planning Scheme Policies (PSP) that provide further guidance to support the operation of the City Plan. PSPs are a critical element in development assessment under the City Plan, as they provide further details and guidelines on how to satisfy assessment benchmarks for specific design and technical matters.

A preliminary assessment of the development against the PSPs under the City Plan of relevance to the proposal have been considered in the assessment of the various specialist reports for this LGID application and summarised below in **Table 14** and **Sections 5.5.2.1 to 5.5.2.2**.

A more comprehensive assessment of the development against the relevant PSPs will be undertaken during detailed design process. Specific technical requirements of PSPs can be embedded in conditions of approval that necessitate further assessment in detailed phase if required.

The following table identifies which PSPs have been addressed and their relevance to the proposal.

Table 14 – Relevant Planning Scheme Policies

Planning Scheme Policy	Relevance
Flood PSP	Addressed within the Flood Report (Appendix O)
Infrastructure Design PSP	Chapters 7, 8, 9 and 10 addressed within the Civil Engineering and Serviceability Technical Report (Appendix Q) Chapters 2, 3 4 and 5 addressed within the Traffic and Transport Assessment (Appendix P)
Noise Impact Assessment PSP	Addressed within the Noise Impact Assessment (Appendix R)
Transport, Access, Parking and Servicing PSP	Addressed within Traffic and Transport Assessment (Appendix P)
Crime Prevention Through Environmental Design PSP	Addressed within section 5.5.2.1 of this Report.
Graffiti Prevention PSP	Addressed within section 5.5.2.2 of this Report.

An assessment of PSPs that were not directly relevant to any of the specialist reports are summarised in the following sections.

5.5.2.1. Crime Prevention through Environmental Design PSP

The Crime Prevention Through Environmental Design PSP provides guidance on meeting assessment benchmarks that assist in implementing crime prevention through environmental design (CPTED) strategies. The PSP defines CPTED as: “*A design philosophy based on effective design of the built environment intended to reduce fear and incidence of crime as well as improve quality of life.*”

There are a range of key elements of CPTED under the PSP that were considered throughout the development of the Master Plan. These include the following:

- **Casual surveillance opportunities and sightlines:** Unobstructed sight lines that encourage casual surveillance and improve navigation have been incorporated in the design of shared spaces. The development includes a carefully considered placement of pedestrian routes and places that encourage safe social behaviours and discourage criminal activity. The arrangement of buildings, vegetation, and fencing will serve to maximise sightlines to high-risk areas. For example, CPTED has been considered during bridge design as particularly high-risk areas. Considerations have included alignment, views and pause points at bridges. Unobstructed sight lines are also provided at key park entry points.
- **Land use mix and activity generators:** The overall network of places and pedestrian routes has been thoughtfully considered to ensure that visitors are drawn towards key activity generators, which are sited with other compatible land uses. For example, the parkway loop is the most central feature of the development and serves to guide visitors around the site and link key places. The parkway loop and the broader network of paths and sightlines have been designed to ensure that buildings and public spaces are not isolated.
- **Definition of use and ownership:** As part of the Master Plan, various amenities will have formalised operating areas. While some areas of the park will remain open 24/7, amenities including the nature water play gully and play equipment will have closure arrangements outside daylight hours. Signage will be used to identify private and public spaces and any relevant opening hours, while lighting at paths and plazas will indicate areas of intended use.
- **Exterior building design:** The Master Plan has considered various building design strategies which will reduce opportunities to commit crime. These include using a thoughtful selection of materials that seek to

reduce antisocial behaviours including graffiti and vandalism. This is discussed further in **Section 5.5.2.2**.

- **Lighting:** Lighting is an important part of enhancing visitors' sense of safety in the park. Lighting across the site will be code-compliant and located along primary path connections to ensure safe passage at night. Areas at risk of criminal activity will be well lit in comparison to forested areas that are not intended for use and are unlikely to be accessed at night. Safety has been an important consideration of how and where lighting will be provided on the site. For example, lighting will be provided on pathways that have high usage at night, have hazards for travel after dark, or where personal safety might be compromised such as underpasses, tunnels, or long pathways. Plazas and large spaces will be lit to improve safety. Further information about proposed lighting can be found in **Appendix T**.
- **Wayfinding:** A range of design elements that improve wayfinding have been utilised in the design of the Master Plan. Wayfinding elements will include various types of signage at different locations, such as at entry points to assist with orientation, at key places, at decision points to assist with journey choice, at vehicular entry drop-off locations, and for parking resources. Different types of signage will be provided based on the location and include information signs, identification signs, directional signs, and major attraction signs. Other wayfinding strategies that will be employed will provide more subtle cues for visitors. These include barriers and boundaries formed by fencing or vegetation and guiding cues such as strategic lighting, pathways and changes in surface material. All wayfinding elements have been designed using a strategy that is in line with universal design principles that seek to ensure equitable, flexible, and simple navigation.
- **Avoiding predictable routes and entrapment locations:** Sightlines and views have been considered in the design of potential entrapment locations, such as bridges. 24/7 security will be provided to ensure safety and responsiveness for the park, which will include the provision of monitoring rooms, a closed-circuit television (CCTV) network, and the installation of duress buttons at key locations along the primary path network.

5.5.2.2. Graffiti Prevention PSP

The Graffiti Prevention PSP provides guidance on techniques that reduce the likelihood and impact of graffiti vandalism.

The material palette used to deliver the architectural finishes has been considered in the development of the Master Plan. A materiality manual has been prepared for the site, which will serve as a framework for the public realm environment. Ensuring that materials are well-selected can improve reduce antisocial behaviours such as vandalism and graffiti. In order to improve perceptions of safety and reduce opportunities for vandalism, materials and finishes will be natural and soft and will focus on local timbers and natural stone where possible. Materials will be robust and easy to maintain. Other hardened materials, such as concrete, will be used minimally. More targeted and specific graffiti prevention measures will be incorporated into the development during detail design.

5.5.3. Temporary Local Planning Instruments (TLPI)

A TLPI is a statutory instrument created under the Planning Act. A TLPI is used to vary the effect and operation of a planning scheme for a period of up to two years from the date it becomes effective. Generally, a TLPI is prepared in response to a matter of significant risk in relation to cultural, economic, environmental or social conditions, or to resolve a delay in amending or making a planning scheme.

The site is not subject to a TLPI.

It is noted that a TLPI cannot vary the effect of an infrastructure designation created under the Planning Act.

5.5.4. Other Relevant Strategies and Policies

Brisbane City Council has prepared a range of strategies and policies that guide land use management and strategic growth in the LGA. Those that relate to the proposed development are summarised below.

5.5.4.1. Design Strategy for Brisbane

The *Design-led City – A design strategy for Brisbane* ('the Design Strategy') outlines Brisbane City Council's commitment to ensuring quality design that reflects Brisbane's character, identity and climate is delivered across all elements of the built environment.

This includes all public and private development, parks and open spaces, streets, buildings, supporting infrastructure, structures and the spaces between them.

The Design Strategy sets the overarching framework to provide a citywide approach for design quality and will bring design to the forefront of the feasibility, planning and development of Brisbane. The strategy provides a consistent and fair approach that ensures every project makes a positive contribution to Brisbane’s streets and neighbourhoods.

The Design Strategy establishes the fundamental design values that all projects should deliver, as well as key priorities for Brisbane. The strategy is supported by a set of actions aimed at improving the design process and ensuring positive long-term effects on our city and community. Implementing these actions will require the collective efforts of Brisbane City Council and the community.

Overall, it was concluded that the development has been designed to incorporate the key design values of the design strategy as indicated in **Table 15** below.

Table 15 – Design Values Compliance

Value	Compliance
<p>Safe</p> <p><i>Designed to create safe and secure environments.</i></p> <p>Development should allow for natural surveillance, clear lines of sight, well-defined routes and be well maintained. This includes landscaping, lighting and signage, as these can deter anti-social behaviours and encourage greater use and pedestrian movement.</p>	<p>The proposed development will ensure safe, convenient connections to and within the park, for all ages and abilities. Lighting on site will be provided to improve safety for visitors while minimising also impacts on the natural environment. This lighting will be code-compliant and provided on key pedestrian routes. Other measures to improve park safety include CCTV network and 24/7 security with on-site monitoring.</p>
<p>Inclusive</p> <p><i>Designed to welcome people of all backgrounds, abilities, ages, genders and cultures</i></p> <p>Development should provide opportunities for the community to contribute to shaping the design and to manage the built environment. Engaging end uses can help to identify options and remove barriers as well as build connections between people and place.</p>	<ul style="list-style-type: none"> ▪ Accessibility and inclusivity are key elements of the park’s design. This includes: ▪ Play spaces which are experience based and do not require reliance on equipment; ▪ Areas that have been designed to consider cultural heritage; ▪ Lifts for inclusive access will be installed where ramped access cannot be provided; ▪ Supplementary car parking areas which provide greater access for people with a disability; and ▪ A shared access path for a range of users including cyclists, pedestrians, wheelchair users, and e-mobility riders.
<p>Green</p> <p><i>Designed to enhance and connect to green infrastructure and provide greenspace for people, wildlife and biodiversity.</i></p> <p>Greenery is important to Brisbane’s subtropical character and identity, as well the liveability, health and wellbeing of the city.</p>	<p>A key aspect of the development is the rewilding of the park to provide a place for users to interact with nature and provide habitat for wildlife. This will include planting native vegetation and increasing tree canopy cover. The recreation of waterways and wetlands will contribute to urban cooling. The park will not only enhance and contribute to</p>

Value	Compliance
<p>Greening can be achieved in a wide range of ways; from landscaping, street trees, green walls and roofs, to greening transport corridors.</p>	<p>Brisbane's natural landscape but will form a critical part of the city's broader greenspace network.</p>
<p>Comfortable</p> <p><i>Designed to create a comfortable experience by reflecting the human scale in terms of bulk, proportion, detail and enclosure.</i></p> <p>Development provides an activated, and user-friendly streetscape. Microclimate factors should also be considered in design, such as shade, access to sunlight and breezes, protection from wind and rain and how warm or cold the space is can influence the comfort of the space.</p>	<p>The proposed development will include activated facilities and spaces designed for a broad range of users. Outdoor activities, adventures, community sporting facilities and amenities will encourage active lifestyles. Significant natural amenity and shade will be provided through plantings of native flora, the cooling effects of waterways and wetlands, and covered pavilions and shaded pathways.</p>
<p>Resilient</p> <p><i>Designed to be adaptable and responsive to future changes in society, climate and technology</i></p> <p>Development should be designed to withstand or recover from gradual or sudden stresses such as extreme weather events and a varying climate.</p>	<p>Rewilding the existing parkland with native vegetation will significantly increase the resilience of existing vegetation, wildlife and habitat provided by forested areas of the park.</p> <p>Reintroducing water as part of the land will support a range of outcomes that improve climate resilience, most notably as it considers the important role that the park plays for flood management in the local area as an area of flood storage. Existing overland flow paths will be maintained, and stormwater capacity increased to cater for significant rain events.</p>
<p>Responsive</p> <p><i>Designed to make a positive contribution to the community and place by responding to the site and context.</i></p> <p>Development should be designed to respond to the city's subtropical climate and landscape, by maximising opportunities for shading, passive cooling, water absorption and connective indoor spaces with usable outdoor spaces and landscaping.</p>	<p>The park is designed to celebrate the region's natural landscape in a way that integrates with surrounding urban areas and the broader greenspace network.</p> <p>The proposed development seeks to respond to the local context by restoring elements of the local environment, including vegetation, wetlands and waterholes. These respond to the topography of the park and consider existing overland flow paths, while considering visibility and access.</p>
<p>Sense of place</p> <p><i>Designed to have an identity that reflects the context, heritage, and culture of people and place.</i></p> <p>Development should offer opportunities for delight, through landscaping, public spaces, infrastructure,</p>	<p>The park will encourage delight and adventure through the incorporation of creative experiences throughout the park. It will do so through the following:</p>

Value	Compliance
<p>architecture and public art. Buildings should provide visual interest, variety and diversity in appearance and function. Development should also be malleable, allowing for communities to shape and personalise spaces.</p>	<ul style="list-style-type: none"> ▪ Offer interactive play spaces for children which encourage interaction with the environment. ▪ Involve Aboriginal artists in areas of the park and encourage stories of Country and culture. ▪ Commission local artists to create works that draw on local issues and contexts. ▪ Create interactive opportunities including artist-designed play elements, soundscapes, water play and tactile materials.
<p>Subtropical</p> <p><i>Designed to celebrate our subtropical climate and outdoor lifestyle</i></p> <p>Orientation, layout and planting can contribute significantly to sunlight and shading. Allowing enough space between buildings, orientating windows and doors to capture breezes, and allowing for an integration between indoor and outdoor place, contribute to the subtropical lifestyle. Permeable surfaces, water-sensitive urban design and vegetation can assist with managing run-off.</p>	<p>The proposed development will provide additional terrestrial and aquatic habitat that is native to the region and is reflective of the local and regional landscape.</p> <p>The park will also be designed to be resilient to the local subtropical climate, by providing flood resilience, cooling effects, and shade trees.</p>
<p>Connected</p> <p><i>Designed to facilitate accessible connections to and through a place.</i></p> <p>Connectivity between buildings and their surroundings should ensure that development maximises the pedestrian experience.</p>	<p>A key principle of the park is to reconnect the park with the surrounding areas and local community. This will be achieved through:</p> <ul style="list-style-type: none"> ▪ Dedicated commuter bikeway/active transport connection throughout the park; ▪ Provision of pedestrian connections into the surrounding network of footpaths and routes; ▪ Provision of significant shared cycle-pedestrian bridge that will provide critical connections to key transport, employment, and residential areas; and ▪ Provide bus entry plazas for public transport.
<p>Diverse</p> <p>Designed to encourage different opportunities for people to enjoy themselves.</p> <p>Diversity in the built environment includes providing different housing types and tenures, work spaces and recreational options, travel modes and routes. Different spaces providing different experiences for people are accommodated across the city, such as</p>	<p>The proposed development will cater for a range of events and activities of different types and scales. These will include relaxed, small-scale events as well as larger events which will be held more infrequently.</p> <p>A diverse range of recreational opportunities will be provided, such as adventure playground, healing</p>

Value	Compliance
<p>either vibrant or peaceful; manicured or informal; hard or soft landscapes; passive or active uses; open or enclosed spaces. Adaptive spaces for performances and community activities should be provided to foster cultural and community experiences.</p>	<p>circle for quiet reflection, picnic areas, and formalised sporting facilities.</p> <p>Expression and creativity will be supported through permanent and temporary installations.</p>
<p>Healthy</p> <p><i>Designed to encourage physical activity, including active travel, and social connections.</i></p> <p>Environments should be designed to provide opportunities for physical activity and social interactions. Development should be designed to prioritise pedestrians and cyclists. Wellbeing can be improved by providing communal seating and recreation areas to encourage positive intersections with others. Incorporating community artwork and events enables connections between people and the local area, enhancing the sense of place and belonging.</p>	<p>Outdoor activities, adventures, informal and formal sporting facilities and amenities will cater to a diverse range of people. This will include a community sports and fitness precinct, dog park, inclusive play, a community edible garden and healing/sensory gardens.</p>
<p>Efficient</p> <p><i>Designed to be functional, easily maintained and reflect the whole-of-life costs and benefits.</i></p> <p>The built environment should ensure that buildings, structures and spaces are user-friendly and easy to maintain and allow for flexibility to accommodate different uses as needs change over time. Orientation and passive design can help minimise resource use. Costs of maintenance and resources to built a new building or space should be considered in the whole-of-life context.</p> <p>The use of quality materials and well-considered design details and increase the life of a building, structure or space and reduce the cost of maintenance.</p>	<p>The proposed development will ensure that the park is managed efficiently and sustainably. It will do so by employing an integrated park management approach, which includes a dedicated location for consolidated operations and maintenance facilities.</p> <p>These facilities will also have the ability to service other Brisbane City Council-managed parks and assets. An administration and operations compound will manage disruptions to operations and maximise efficiency for maintenance and operations teams.</p>

5.5.4.2. Brisbane Future Blueprint

Brisbane City Council released the *Brisbane's Future Blueprint* ('Blueprint') strategic document on 7 June 2018, which has been developed in response to community feedback obtained from various engagement activities from the Plan Your Brisbane initiative.

The Blueprint outlines eight principles and 40 actions to be implemented progressively by Brisbane City Council via strategic initiatives and amendments to the relevant statutory provisions in the City Plan.

1. Create a city of neighbourhoods;
2. Protect and create green space;

3. Create more to see and do;
4. Protect the Brisbane backyard and our unique character;
5. Ensure best practice design that complements the character of Brisbane;
6. Empower and engage residents;
7. Get people home quicker and safer with more travel options; and
8. Give people more choice when it comes to housing.

The principles and the actions most pertinent to the development of the site are summarised in **Table 16**.

Table 16 – Key Applicable Brisbane Future Blueprint Principles and Actions

Principle	Action
<p>2 Protect and create greenspace</p> <p><i>Keeping Brisbane clean and green will make our city liveable and sustainable for our children, and their children to follow. More greenspace will mean a healthier city with new places to relax as a community.</i></p>	<ul style="list-style-type: none"> ▪ A2.01: Protect and increase Brisbane’s natural habitat from 37% to 40% by 2031. ▪ A2.03: Open up under-used public land for community sport and recreation. ▪ A2.05 Provide more shade trees around bus stops and along walkways.
<p>3 Create more to see and do</p> <p><i>With growth comes more lifestyle and leisure opportunities across Brisbane, giving residents new ways to enjoy our subtropical city.</i></p>	<ul style="list-style-type: none"> ▪ A3.01: Create new community parks in Brisbane’s suburbs with facilities for the local community to enjoy.
<p>5 Ensure best practice design that complements the character of Brisbane</p> <p><i>As Brisbane grows, requiring high-quality and attractive design will mean new development makes good use of space and matches the area in which it’s built.</i></p>	<ul style="list-style-type: none"> ▪ A5.01: Mandate best practice design that fits surroundings and meets community standards. ▪ A5.03: Increase the required areas for tree planting and deep landscaping in new development.
<p>7 Get people home quicker and safer with more travel options</p> <p><i>As Brisbane grows, so too will the need for more travel options so residents can spend more time with family and less time travelling. Better roads and more public transport will make it easier to get around our city.</i></p>	<ul style="list-style-type: none"> ▪ A7.01: Deliver the new 21 km, high frequency Brisbane Metro with 18 stations and two dedicated lines from Eight Mile Plains to Roma Street and Herston to St Lucia. ▪ A7.03: Invest in more bikeways, local roads and active travel options. ▪ A7.05: Deliver better public transport for the suburbs.

5.5.4.3. Brisbane. Clean, Green, Sustainable 2017-2031

Brisbane City Council released the *Brisbane. Clean, Green, Sustainable 2017-2031* on 29 May 2017, which provide a guiding document that assists in realising the *Brisbane Vision 2031*. The document highlights Brisbane’s key sustainability achievements and outlines future targets and commitments to strive towards a cleaner, greener and more sustainable city.

Brisbane. Clean, Green, Sustainable 2017-2031 outlines nine themes and 41 priority actions to deliver clean, green and sustainable outcomes across the city. The nine themes and associated goals are summarised as follows:

Table 17 – Brisbane. Clean, Green, Sustainable 2017-2031 Themes

Theme	Goal
1. Clean air	Brisbane will consistently have clean, healthy air
2. Biodiversity	Brisbane will grow and connect its natural areas to protect its rich biodiversity
3. Low carbon	Council is recognised as a leader in reducing carbon
4. Sustainable CityShape	Brisbane embraces development that enhances our city's subtropical lifestyle
5. Parks	Brisbane parks are diverse and accessible
6. Green transport	More trips will be made by public and active transport, helping to reduce congestion, fossil fuel consumption and emissions.
7. Waste and resource recovery	Brisbane will reduce, reuse and recycle waste
8. WaterSmart City	Brisbane is a resilient, water smart city that uses water sustainably and protects its waterways
9. Urban forest	Brisbane will value, nurture and protect its urban forest

The themes and priority actions most relevant to the development are summarised in the table below.

Table 18 – Key Applicable Brisbane. Clean, Green, Sustainable 2017-2031 Principles and Priority Actions

Theme	Priority Action
1 Clean air	1. Integrate cross-Council actions to reduce transport emissions (including increasing cycling and walking).
2 Biodiversity	<ol style="list-style-type: none"> 1. Increase and protect habitat areas and ecological corridors. 2. Increase and restore the resilience of Brisbane's ecosystems. 3. Protect Brisbane's diverse wildlife by maintaining the diversity of native plants and animals that live here or visit on their annual migration. 4. Support and empower the community to be involved in biodiversity conservation on

Theme		Priority Action
		their own properties and within their neighbourhoods.
3	Low carbon	5. Actively manage emissions from waste disposal (including expanding green waste services).
5	Parks	<ol style="list-style-type: none"> 1. Enhance the park network to respond to a growing and changing Brisbane. 2. Adopt world's best practice in technology and design at Brisbane parks. 3. Promote Brisbane worldwide as a city with an enviable year round, vibrant, outdoor lifestyle. 4. Encourage communities to embrace Brisbane's parks and public spaces.
6	Green transport	3. Expand the city's active transport networks.
8	WaterSmart City	<ol style="list-style-type: none"> 1. Adopt WaterSmart practices that contribute to a liveable, resilient city. 2. Focus on ensuring our waterways, river and bay are healthy, safe and accessible. 3. Design with water in mind. 6. Continue to be a water leader through knowledge and innovation.
9	Urban forest	<ol style="list-style-type: none"> 1. Protect our urban forest and manage threatening processes. 2. Grow our urban forest. 3. Involve the community in our urban forest journey.

5.5.4.4. Cross River Rail Precincts Delivery Strategy

On 14 December 2019, the Cross River Rail Delivery Authority released the *Cross River Rail Precincts Delivery Strategy* ('Precincts Delivery Strategy'). The Precinct Delivery Strategy provides a blueprint to help shape future development in and around the five new high-capacity stations the Cross River Rail project will deliver at Boggo Road, Woolloongabba, Albert Street, Roma Street and Exhibition Station. Exhibition Station is situated in close proximity to Victoria Park / Barrambin. The precinct intent outlined in the strategy for Exhibition station precinct is as follows:

The Exhibition precinct is a vibrant urban area which, has preserved its heritage places and accommodates a diverse, integrated and balanced range of uses that are connected by a high-quality public realm. The Cross River Rail Exhibition precinct is limited in its scale due to available State-owned land. Its primary opportunity aside from immediate station construction and committed transport connections is to facilitate, in conjunction with Government, the adaptive reuse and reinvigoration of the heritage Old Museum building.

Further information regarding the Exhibition Precinct Renewal Strategy is provided below in **Section 5.5.4.5**.

Each precinct vision is supported by a set of local renewal area framework outcomes, which outlines the preferred land use outcomes and priorities for the precinct.

Given the site is well-located to the future Exhibition stations, consideration of the local renewal framework outcomes sought in the strategy for the precinct station are important to identify and understand any constraints and opportunities for the site. Any future development should consider public realm and pedestrian pathways to encourage movement between the site and Exhibition station. The relevant local renewal framework outcomes for the site and proposal are summarised in **Table 19**.

Table 19 – Key Applicable Local Renewal Area Framework Outcomes under the Cross River Rail Precincts Delivery Strategy

Core Enablers		Preferred Land Use Outcome
1	Connectivity	<ul style="list-style-type: none"> ▪ Reduce pedestrian travel times through creating a more permeable ground plane with increased pedestrian connections. ▪ Improve cycling links to the broader network whilst reducing transport conflicts.
2	Economic Development	<ul style="list-style-type: none"> ▪ Revitalise heritage sites and increase night-time and weekend visitation to the precinct. ▪ Increase commercial and retail activities that enhance the lifestyle offer.
3	Land Use and Built Form	<ul style="list-style-type: none"> ▪ Deliver a station which creates a new landmark and increases mixed-use development and activated street frontages to the wider precinct. ▪ Support establishment of new allied health and technology land uses in the health precincts surrounding the site.
4	Public Realm and Placemaking	<ul style="list-style-type: none"> ▪ Improve public open space, enhance streetscapes between the station and surrounding area and increase the percentage of tree coverage.
5	Cultural and Community	<ul style="list-style-type: none"> ▪ Drive public interest in precinct history and enhance the public art and creative lighting offer. ▪ Improve the provision of community services, amenities and recreational facilities.

5.5.4.5. Exhibition Precinct Renewal Strategy

The *Exhibition Precinct Renewal Strategy* is a non-statutory document prepared by Brisbane City Council that provides a framework for renewing the Exhibition precinct as part of the broader Brisbane knowledge corridor. The Exhibition precinct renewal strategy seeks to reinforce the Exhibition precinct as a world-class health and research facility embedded in a historically significant area comprising the Brisbane Showgrounds, Old Museum and Victoria Park. The renewal strategy capitalises on these attributes to provide strategies and actions to transform the precinct into a globally significant health and research hub that celebrates the new and old through incorporating new dining and shopping, vibrant new parks and revitalised heritage.

The Exhibition Precinct Renewal Strategy is underpinned by five (5) precinct strategies as follows:

1. Connectivity;

2. Public realm and placemaking;
3. Economic development;
4. Community and culture; and
5. Land use and built form.

The precinct strategies of relevance to the proposed LGID is summarised below.

Table 20 – Key Applicable Precinct Strategies under the Exhibition Precinct Renewal Strategy

	Precinct Strategy	Sub-Strategy and Action
2.	<p>Public realm and placemaking</p> <p><i>Create a network of pedestrian-friendly streets and generous public spaces that support urban life and provide diverse leisure and recreation options.</i></p>	<p>P1: High quality public open spaces</p> <ul style="list-style-type: none"> ▪ P1.1: Facilitate the removal of the Victoria Park golf course and transform the area into a world-class park

5.5.4.6. New World City Design Guide – Buildings that Breathe

The *New World City Design Guide – Buildings that Breathe* is a non-statutory document prepared by Brisbane City Council that provides design benchmarks for achieving subtropical building design in Brisbane.

This strategic framework has been prepared to encourage high quality design for medium and high-density developments, particularly in Brisbane’s city centre (such as the site), mixed-use inner city, transport corridors and principle regional activity centres.

The *New World City Design Guide – Buildings that Breathe* identifies eight key design elements that are critical to achieving good subtropical architecture:

- Orientate yourself;
- Occupy outdoor spaces;
- Illuminate with daylight;
- Natural air and ventilation;
- Shade and protect;
- Living greenery;
- Identity matters; and
- Reduce energy and waste.

Any future developments on site will need to demonstrate compliance with the *New World City Design Guide – Buildings that Breathe*, particularly the Tree House and lookout, function centre venue, and Education Hub.

5.5.5. Local Government Infrastructure Plan

The Brisbane City Council LGIP integrates and coordinates land use planning and infrastructure planning and ensures that trunk infrastructure is planned and provided in an efficient and orderly manner.

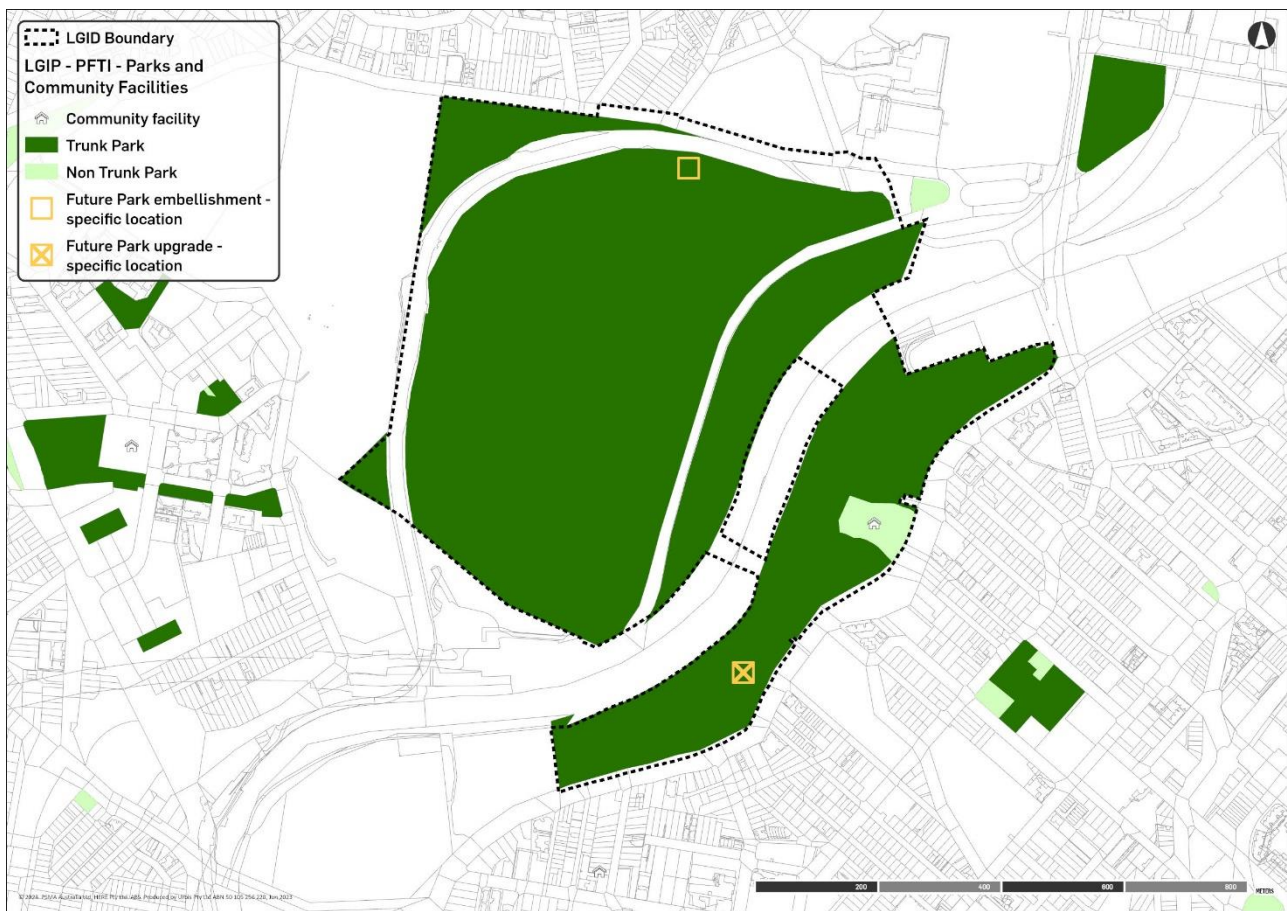
Plans for trunk infrastructure identifies that the site is subject to the following proposed new trunk infrastructure:

- Future trunk park embellishment (HER-E3-001), located at the northern part of the main land parcel at 290 Gilchrist Avenue (Lot 3 on SP185072); and
- Future trunk park upgrade (SHI-U1-001) at 454 Gregory Terrace (Lot 5 on SP184695).

There are also two future trunk road intersection upgrades in the vicinity of the site at Gregory Terrace and Brunswick Street (SHI-RI-001) and Bowen Bridge Road, Gilchrist Avenue and Herston Road (HER-RI-001).

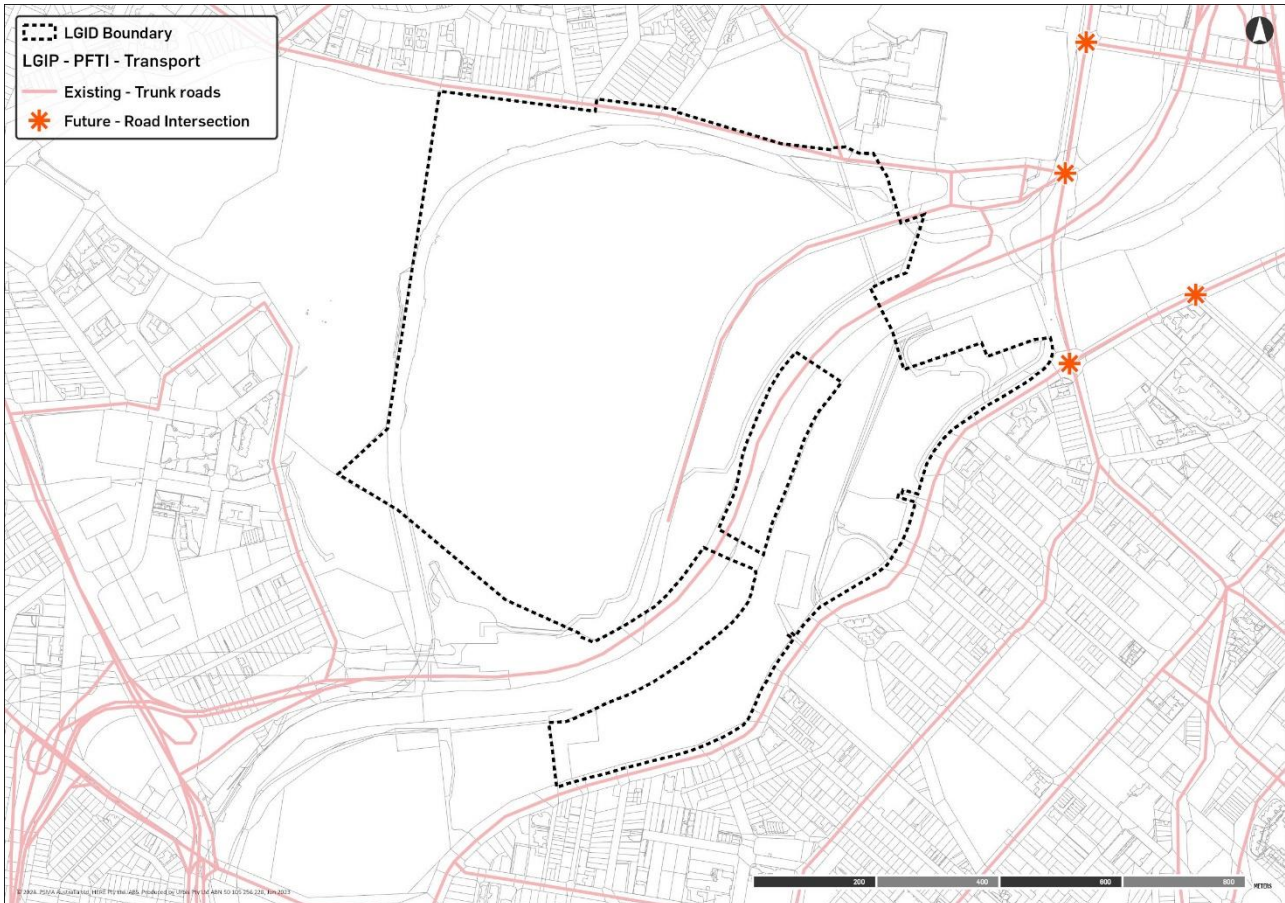
Refer to **Figure 46** and **Figure 47** for further details.

Figure 46 – Local Government Infrastructure Plan



Source: Urbis Pty Ltd

Figure 47 – Local Government Infrastructure Plan



Source: Urbis Pty Ltd

Part 4 of the City Plan identifies that the future trunk park embellishment within 290 Gilchrist Avenue relates to the provision of metropolitan recreation infrastructure that is expected to be delivered by 2026 with an establishment cost of \$16,785,541.

The future trunk park upgrade relates to infrastructure upgrades with the value of approximately \$1,520,415 and is expected to be delivered by 2026. The existing park will be upgraded to a district park.

The intersection upgrade project at Gregory Terrace and Bowen Bridge is expected to be delivered by 2026 with an establishment cost of \$1,727,319. Similarly, the Bowen Bridge Road, Gilchrist Avenue and Herston Road intersection upgrade is expected to be delivered by 2026 and involves an establishment cost of \$1,208,888.

The proposed development will facilitate the delivery of the trunk infrastructure identified for the site through the provision of additional community, sporting and recreational facilities and ancillary government and transport infrastructure upgrades to improve the site's connectivity to surrounding landmarks and destinations. The redevelopment of Victoria Park will create a key destination for open space and amenity that will attract and cater for uses from across the Brisbane metropolitan area.

6. CONSULTATION

Chapter 7 of the MGR requires an entity seeking a designation to undertake consultation with relevant stakeholders about the proposed infrastructure designation. As above-mentioned in **Section 3.4**, consultation within the LGID process occurs at two (2) stages, being the 'Pre-Engagement with Community' and 'Consultation and State Interest Review'.

The following section of this report provides a summary of the consultation strategies associated with the proposal. For further information, refer to **Appendix L – Preliminary Stakeholder Engagement Report and Proposed Consultation Strategy**.

6.1. PRE-LOGGEMENT CONSULTATION

Whilst no formal pre-lodgement meeting was undertaken with Brisbane City Council as Designator, the Designator has been included in project team meetings with the Applicant to ensure the proposed infrastructure designation carefully considers matters of interest relevant to Council. The Designator's feedback and comments regarding the LGID proposal have been taken into consideration in the preparation of this LGID submission.

A pre-lodgement meeting was held with DSDILGP, where formal pre-lodgement advice was subsequently issued. The purpose of the meeting was to discuss the key State interests relevant to the assessment of the LGID proposal, being State transport and heritage matters. The DSDILGP did not raise any concerns associated with the proposed designation and noted support for the overarching intent of the Master Plan. The pre-lodgement advice from the DSDILGP has been taken into consideration in the preparation of this LGID submission.

6.2. OVERVIEW OF PRE-ENGAGEMENT

Prior to the submission of the LGID request, Brisbane City Council has undertaken engagement since 2019 with key stakeholders at key milestones of the Victoria Park / Barrambin Master Plan to inform and guide the development. The key milestones associated with the development of the Master Plan whereby pre-lodgement consultation was undertaken include:

- Victoria Park / Barrambin Draft Vision;
- Victoria Park Vision; and
- Master Plan.

6.2.1. Pre-Engagement 1: Victoria Park / Barrambin Draft Vision

Brisbane City Council undertook the first round of engagement activities to generate ideas to assist with the creation of the draft vision between August and September 2019. The engagement tools that were utilised include an awareness campaign, information sessions and displays at community events, online survey and stakeholder briefings. Traditional Custodians were also consulted with via virtual meetings, information sharing and face-to-face research activities.

Key outcomes of the initial pre-engagement are as follows:

- Feedback obtained from the community and stakeholders highlighted consistent themes and ideas, which in turn informed the design framework for the draft vision.
- Three guiding principles and eight strategies were established to inform how the vision will be achieved and to guide future detailed planning.

For further detail, refer to **Appendix L – Preliminary Stakeholder Engagement Report and Proposed Consultation Strategy**.

6.2.2. Pre-Engagement 2: Victoria Park Vision

The second round of engagement occurred in January 2020, which sought feedback on the draft vision for the Victoria Park / Barrambin Master Plan. The types of engagement that was undertaken involved two online surveys, one of which was a citywide survey that targeted the wider Brisbane community, whilst the second survey targeted residents within the local catchment area. Other engagement activities comprised of

stakeholder meetings, an awareness campaign, letters and information sessions. Of note, Traditional Custodians were invited to provide input into the draft vision to ensure the proposal delivers an authentic cultural landscape.

The findings from the pre-engagement undertaken for the Victoria Park vision provided insight on the key themes and issues identified by the community, which subsequently informed the changes that were made to the final Victoria Park Vision and illustrative Master Plan.

For further detail, refer to **Appendix L – Preliminary Stakeholder Engagement Report and Proposed Consultation Strategy**.

6.2.3. Pre-Engagement 3: Draft Master Plan

The third round of pre-engagement was associated with the release of the Victoria Park / Barrambin Draft Master Plan and online survey on 27 September 2022. The purpose of the online survey was to seek feedback from the local community and stakeholders on the Draft Master Plan, which closed at midnight on 30 October 2022.

In addition to the release of the Draft Master Plan and online survey, Brisbane City Council provided a range of opportunities for stakeholder feedback through forums such as a poll survey, letterbox drop to residents, Council's monthly Living in Brisbane publication, a public online information session, and pop-up information sessions at various locations in Brisbane. Consistent with the previous rounds of pre-engagement, Council adopted an inclusive approach to consult with Traditional Custodians on the Draft Master Plan. Engagement with Traditional Custodians included face-to-face meetings, phone calls, online briefings and site tours.

As part of the pre-engagement for the Draft Master Plan, Brisbane City Council also engaged with 31 targeted stakeholder groups, including those with an interest in the project and local community members in proximity to the park. These stakeholder groups involved:

- Traditional Custodian groups and Elders;
- Access and inclusion groups and advocates;
- Major institutions around the park, including universities and medical institutions;
- Queensland Government departments and agencies;
- Utility providers;
- Local schools;
- Park lessees; and
- Community interest groups.

Key findings from the third round of pre-engagement are as follows:

- Feedback obtained from the access and inclusion stakeholder group has led to the refinement of accessibility requirements in the Master Plan to demonstrate that spaces within the park provide equitable access.
- Feedback was obtained from the community on the secondary uses in the park to inform the LMP.
- Community feedback obtained from this stage has resulted in subsequential refinements of the Draft Master Plan.
- Rewilding native habitats and returning water to the park remain the most important features identified by community members.

For further detail, refer to **Appendix L – Preliminary Stakeholder Engagement Report and Proposed Consultation Strategy**.

6.3. PUBLIC CONSULTATION STRATEGY

The proposed public consultation strategy as part of the 'Consultation and State Interest Review' phase has been considered against the statutory consultation requirements guided under Chapter 8, Part 1 of the MGR.

The relevant stakeholders identified for the proposed infrastructure designation are as follows:

- **Chief Executive and Queensland Government Representatives** – DSDILGP, Department of Transport and Main Roads (DTMR), DES, DoR, Metro North Hospital and Health Service, Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships, and Queensland Rail;
- **Elected Representatives** – Local, state and federal elected representatives;
- **Brisbane City Council** – Lord Mayor of Brisbane, City Planning and Suburban Renewal Committee Chair, and Environment, Parks and Sustainability Chair;
- **Infrastructure Entities** – Cross River Rail Delivery Authority, Urban Utilities, Energex, NBN, Optus and Telstra;
- **Native Title Parties or Traditional Custodians;** and
- **Local Community** – Adjoining landowners, local community and businesses, and wider interested parties (as relevant).

Table 21 below identifies the consultation strategies proposed to notify all abovementioned affected parties and stakeholders.

Table 21 – Consultation Strategy

Affected Stakeholder	Method of Consultation	Description
Elected Representatives	Brief local, state, and federal elected representatives	Distribute briefing note to local, state and federal elected representatives, outlining the proposed infrastructure designation. If required, a follow up briefing meeting will be provided.
Infrastructure Entities	Brief Cross River Rail Delivery Authority, Urban Utilities, Energex, NBN, Optus and Telstra	Distribute briefing note to relevant infrastructure entities, outlining the proposed infrastructure designation.
Native Title Parties / Traditional Custodians	Brief Native Title Group or Traditional Custodians	Distribute briefing note to Native Title Group or Traditional Custodians for review and comment.
Local Community	Public consultation with adjoining landowners, local community and businesses, and wider interested parties.	Place public notification in local newspaper. Place public notice signs on the premises, for a period of 30 business days, outlining the proposed infrastructure designation. Provide letters to adjoining landowners, outlining the

Affected Stakeholder	Method of Consultation	Description
		proposed infrastructure designation.
Chief Executive and State Government Representatives	Concurrent submission of a copy of the LGID material to the Chief Executive and briefing	Provide a copy of the LGID submission to the Chief Executive and State Government Representatives concurrently with the commencement of stakeholder consultation.

For further details on the proposed consultation strategy, refer to **Appendix L – Preliminary Stakeholder Engagement Plan and Proposed Consultation Strategy**.

7. ENVIRONMENTAL ASSESSMENT

7.1. INTRODUCTION AND PURPOSE

To designate premises for infrastructure purposes, the Designator must be satisfied that adequate environmental assessment and consultation has been undertaken by the Applicant.

The following sections of the report provide an environmental assessment of the potential impacts and considerations that are relevant to the proposal, including an overview of how these impacts can be appropriately managed or mitigated.

The range of matters considered in this assessment include:

- Heritage and Archaeology;
- Ecology;
- Flooding and Water Quality;
- Traffic and Transport;
- Civil Engineering;
- Noise;
- Visual Impact;
- Lighting Impact;
- Contaminated Land;
- Construction Impact;
- Accessibility and Inclusion; and
- Aboriginal Culture.

These matters are summarised in further details within **Sections 7.2** and **7.3** below.

7.2. SPECIALIST INFORMATION IN SUPPORT OF LGID PROPOSAL

7.2.1. Heritage and Archaeology

A Heritage Impact Assessment Report was completed to support the application for an LGID over the Victoria Park / Barrambin site and is included in **Appendix M**. The report assessed the impacts of the proposed works on State and local heritage values at the site. It provides an assessment of potential impacts that could be further mitigated during the future Detailed Design and construction stages. The following provides a summary of report findings, with a focus on heritage features present on site, potential impacts to heritage, and management measures.

Given the site's role in multiple significant historical periods, the site comprises a range of intangible and tangible heritage values. The site comprises local and State heritage places in addition to other historic elements. Heritage listings on site include:

- Victoria Park (locally listed area outside of State listing);
- Victoria Park Golf Course (local heritage status);
- Victoria Park (State heritage status);
- Centenary Pool Complex (State heritage status);
- Centenary Pool Complex (*Monument Australia* listed);
- Australian Bicentenary Cairn (*Monument Australia* listed);
- Diamond Jubilee of Queen Elizabeth II Walk (*Monument Australia* listed); and

- Diamond Jubilee of Queen Elizabeth II Plaque and Hoop Pine (*Monument Australia* listed).

Potential impacts on the State heritage values from the proposed development include:

- Modifications to the Centenary Pool Complex;
- Changes to the extent of bitumen, kerbing and trees along Gilchrist Avenue;
- Potential changes to existing landscape character;
- Removal of the Dressing Shed and kiosk; and
- Potential for impacts to archaeological values.

Potential impacts to local heritage values include:

- Potential loss of special associations with the Victoria Park golf course, and historical values as an early golf course used for nearly a century;
- Potential loss of representativeness due to removal of 18 hole golf course; and
- Potential loss of aesthetic values, especially the legibility of the golf course due to revegetation proposed as part of the development.

However, it is noted that the proposed development will improve community access to the site and offer more opportunities for appreciation of the place. The design also considers interpretive opportunities to acknowledge the history and significant cultural values of the place.

Mitigation measures that should be considered during detailed design, construction and operation include:

- Retention of the existing driving range and putt-putt facilities, which will offer some degree of connection between the historical golf course and the site.
- Considering the current landscape when designing all new elements and structures. This includes re-establishing the waterholes and retaining or improving significant views.
- Retain mature trees throughout the site where possible, and use native species and natural landscape elements where possible.
- Incorporate new elements, interpretive signage, artwork and educational programs that celebrate the history and significant cultural values throughout Victoria Park.
- Preparation of additional reporting, including a Conservation Management Plan, Archaeological Management Plan and Heritage Interpretation Plan:
 - A Conservation Management Plan (CMP) will be prepared to provide an overview of the existing heritage values of Victoria Park / Barrambin and provide guidance in light of its future redevelopment. The CMP will provide a history and description of the site, and will identify culturally significant places and features in addition to a summary statement of significance for the site as a whole. Opportunities and constraints will also be provided, helping to inform conservation policies which are prepared to ensure the place is managed in accordance with principles of the Burra Charter principles which is the accepted standard for heritage conservation in Australia.
 - An Archaeological Management Plan (AMP) will be prepared by an appropriately qualified Archaeologist prior to construction commencing and will address potential impacts associated with the project on the historical archaeological record. The AMP will include an overview history of the site, review of past land use and ground disturbance, summary of past archaeological investigations and findings, and an assessment of archaeological potential and significance and how this should be managed to minimise archaeological impacts. The key management procedures in the AMP will include details of contractor inductions processes, Unexpected finds protocol, Aboriginal archaeological heritage chance finds, monitoring and salvage procedures, test excavation processes, post-excavation / post monitoring reporting and strategies, occupational health and safety, cataloguing of recovered material and interpretation strategies. The AMP should be in place prior to any earthworks being undertaken on the site.
 - A Heritage Interpretation Plan (HIP) will be prepared to provide guidance for the recommended themes and narratives to communicate through a variety of interpretive devices. It will provide detail

on specific locations for interpretive media, types of media, and specific stories to communicate within each device.

7.2.2. Ecology

An Ecological Assessment Report has been prepared by 28 South Environmental, which is contained at **Appendix N**. The purpose of the report is to document previous technical assessments and reporting to date to inform the preparation of this LGID request. The report outlines existing site attributes of ecological values and connectivity and sets out potential impacts of the proposed development. It also summarised key considerations and management and mitigation measures for construction and operation. The report also provides a response to relevant City Plan overlay codes.

A summary of impacts on flora and fauna during construction and mitigation measures to address these impacts are as follows:

- Vegetation clearing
 - **Impacts:** A number of significant species and habitat trees are located on site. The clearing of vegetation during construction will result in short term reduction in vegetation cover, however extensive revegetation proposed over the site will counterbalance these short-term vegetation clearing impacts.
 - **Mitigation and management measures:** Detailed design of the development should retain and protect significant vegetation where practicable. To minimise impacts, a Construction Flora and Fauna Management Plan (CFFMP) must be prepared, and pre-clearing surveys must be undertaken. Habitat features should be relocated where possible and additional habitat nesting boxes installed on site for fauna. Fragmentation can be minimised through early revegetation works and a staged construction phase with habitat areas being protected and screened off from construction impacts throughout the process. A High Risk Species Management Program (HRSMP) must be prepared where there is detection of Colonial Breeding Species or Conservation Significance Species.
- Weeds
 - **Impacts:** Increased construction plant movement and movement of soil during the construction phase has the potential to increase the spread of weeds in the area. However, overall the development provides an opportunity to remove existing pest plant species from the site.
 - **Mitigation and management measures:** It is recommended a CFFMP is implemented for the construction phase once further details of scope of works is known. Additionally, ongoing management of weed incursion can be undertaken through the implementation of a Weeds, Pest and Vermin Management Plan (WPVMP).
- Vehicle movement
 - **Impacts:** Movement of vehicles can result in direct impacts such as fauna strike and indirect impacts through damage or lead to the impacts on flora and fauna and habitat through dust creation and smothering of vegetation within the site.
 - **Mitigation and management measures:** impacts are considered minor and should be managed throughout the construction phase by a detailed Construction Environmental Management Plan (CEMP).
- Earthworks and dust
 - **Impacts:** Potential environmental impacts from dust emissions include reduced habitat and quality of habitat due to dust on plants and suppression of plant growth, irritation of respiratory systems for fauna and dust coated seeds and food source. Excessive dust contamination of the environment can impact water quality and overall habitat for fauna.
 - **Mitigation and management measures:** Dust suppression such as water spray trucks/hoses, eco-covers on trucks, rumble pads, gravelling of tracks, low speed environments and covering of stockpiles can avoid or reduce impacts of dust on ecological values
- Light emissions

- **Impacts:** Given the urbanised nature of the existing site, the construction phase is unlikely to have significant impacts to fauna species residing within the parkland.
- **Mitigation and management measures:** Lighting impacts should be managed through a CFFMP.
- Noise and vibration
 - **Impacts:** Construction equipment and associated earthworks will create the main noise source, having minor temporary impacts on fauna in the surrounding area. This may result in some species avoiding the area in which construction is taking place.
 - **Mitigation and management measures:** During the construction phase, noise should be limited to daylight hours. Works in proximity to areas of higher sensitivity should be limited and completed under the supervision of a suitably qualified fauna spotter/catcher.
- Waste disposal
 - **Impacts:** Construction waste products and waste food products can cause harm or injury to flora and fauna.
 - **Mitigation and management measures:** Standard waste mitigation measures should be specified in the CEMP. With these measures, the development is likely to result in a negligible impact to ecological values due to the generation and handling of waste.
- Increased human presence
 - Impacts from human presence are expected to be less during construction than currently, given the reduction in site use. The CEMP and a staged construction approach will minimise any potential impacts.
- Significant species
 - **Impacts:** Impacts to habitat during construction are expected to be minor given the limited significant species on site, but should be avoided where possible through detailed design.
 - **Mitigation and management measures:** A range of species-specific impact avoidance measures are set out in the full report.

A summary of impacts on flora and fauna post-construction (ongoing operational considerations) and mitigation measures to address these impacts are as follows:

- Weed incursion
 - **Impacts:** The development will improve the landscape of the current site and favour native species, however there is potential for weeds in surrounding garden landscapes to encroach into the site.
 - **Mitigation and management measures:** Implementation of standard mitigation measures and management plans are likely to be effective in managing impacts to ecology.
- Vehicle strike
 - **Impacts:** Vehicle traffic within the site is expected to increase from current levels, increasing the likelihood of fauna strike.
 - **Mitigation and management measures:** Fauna sensitive structures, fauna mitigation measures and habitat enhancement can minimise the risk of vehicle strike. It is highly recommended that fauna sensitive structures and mitigation measures are built into the detailed design to reduce the risk of vehicle strike, injury and death to fauna. A detailed list of management measures are provided in the report.
- Noise and light
 - Noise levels are likely to increase following construction, primarily from increased traffic. Light may increase from new lit pathways around the site. Impacts are expected to be minor considering the existing urban environment, and it is likely fauna will habituate to future lighting and noise through re-organising ranges and habitat preferences, particularly with the addition of new vegetation and more expansive habitats.
- Increased human presence

- **Impacts:** Increased human activity associated with land uses within the development has the potential to disturb fauna that exist within the broader area as well as onsite. However impacts are expected to be minor given it is an existing urban environment.
- **Mitigation and management measures:** Predominantly planning of events outside breeding season and the implementation of management plans should reduce human impacts. Consideration of fauna mitigation measures in detailed design will ensure species will benefit from re-establishing, rewilding and rehabilitating of parkland once construction. The implementation of a FFMP, alongside careful planning of events outside breeding season, will help to mitigate any temporary and minor impacts to ecological values during events held on site.

All potential ongoing impacts can be readily avoided, managed and mitigated through detailed design and on-ground works to be undertaken in perpetuity by Brisbane City Council's grounds staff. Management plans during construction and for the operation of the park should address the range of ecological impacts and relevant protocols and mitigation measures.

The Ecological Assessment Report also identified a series of opportunities and recommendations for the development. It concluded that while there will be impacts to the flora and fauna onsite, the purpose and intent of the park redevelopment will far outweigh the short-term impact which can be mitigated and controlled using a range of measures. Overall, the development will significantly improve habitat connectivity onsite with the aim to re-establish species onsite through rewilding efforts.

7.2.3. Flooding and Water Quality

7.2.3.1. Stormwater Management

E2Designlab prepared a Stormwater Management Report to inform the preparation of this LGID application, and can be found in **Appendix O**. The report sets out the current site conditions, water sensitive design principles, and water design elements of the proposed development. It also discusses water balance and treatment.

The site is currently within a large external urban catchment that drains through park from the west to the north-east. Stormwater flows away from the site via an underground pipe network to Enoggera Creek, but can overtop a bund under the busway ramp and overflow onto the ICB during significant rainfall events. Stormwater that flows through the site is untreated. Trunk stormwater drainage infrastructure is located throughout the site, and the capacity of this system influences flood levels. Historically, York's Hollow was located at the site, which was an ephemeral creek and ephemeral ponds but is now an open water pond with poor water quality and sedimentation. Irrigation supply to the current site is supplied by water harvested from this pond.

The design of the proposed development in respect of water quality and stormwater management has been influenced by a range of key constraints on the site which impact water management and water features. These include:

- Underground sewer, stormwater and electrical infrastructure;
- Contaminated land and potential acid sulfate soils;
- Cultural heritage finds;
- Poor water quality in existing water bodies;
- Untreated stormwater flows;
- Flood depths, durations and velocities (noting the site operates as a flood detention basin);
- Susceptibility of the site and surrounds to flooding;
- Reliance on potable water for irrigation when water levels in York's hollow are drawn down;
- Steep topography; and
- Poor quality topsoil.

Water sensitive design principles were developed for water sensitive design outcomes as part of the Master Plan. Water quality, water levels, and irrigation supply were identified as priority outcomes.

The strategy for the site includes the following elements that provide the functional management of stormwater, in addition to providing multiple benefits for park users:

- York's Hollow (revitalised) and Lower wetlands and boardwalk;
- Upper wetlands and Naturalised waterholes;
- Nature water play gully;
- Recirculation pumps and stormwater harvesting;
- Other water management systems.

The water design elements that are detailed in the report in respect of stormwater management include detention ponds, rainwater tanks, passively irrigated landscapes and the potential use of recycled water.

7.2.3.2. Flooding

Synergy Solutions were engaged to prepare a Flood Report in support of this LGID application, which can be found in **Appendix O**. The report discusses design features that need to be considered, along with potential mitigation measures to help manage flood risk.

The site currently acts as an informal regional detention basin, where flood depths exceed 2 metres in a major flood event (1% Annual Exceedance Probability (AEP)) in select locations across the site, being the existing sports fields north of the ICB. This is common for designated parklands and open spaces. It is noted that this matter requires further management during detailed design to appropriately determine the hazard risk exposure and mitigation measures required to appropriately reduce the risk to people and property during a major flood event.

Key flood considerations for the development include the following:

- It is recommended that the Brisbane City Council Flood Overlay Code should be adopted as a best practice guideline for the LGID, in identifying, mitigating and managing flood risk. Generally, the land uses are compatible with the identified flood hazard, subject to meeting the relevant requirements. The preparation of a future Flood Risk and Emergency Management Plan (FREMP) will also further assist with managing areas that may be subject to greater inundation depths and flooding velocities.
- Buildings used for a community use may require a higher level of flood immunity, and should be assessed on a case by case basis.
- Some areas within the site are not at high risk of flooding and may not require as significant flood immunity levels.
- Areas at high flood risk, including water bodies and drainage channels/swales, will require a high level of assessment and consideration within the FREMP.
- Further detailed design iterations could allow for more detention storage, which may increase flood immunity within areas currently identified as high risk.

Key flood mitigation measures include the following:

- **Carparks:** carparks generally require lower flood immunity levels considering the use is for park and recreation purposes generally. The car parks within the high risk flood areas are either existing or near the landing on the Spring Hill side for the Inner City Pedestrian and Cycle Bridge which are for park purposes. The most appropriate flood immunity for carparks should be considered within the FREMP, along with operational procedures to assist with managing flood risk should a certain level of immunity not be achieved.
- **Road immunity:** Gilchrist Avenue has low levels of flood immunity. Consideration and iterative flood modelling is required to increase flood immunity by raising road levels, increasing cross drainage capacity and/or re-diverting flowpaths. The FREMP should consider safe flood access and other measures that could be used to manage flood risk including signage and temporary road closures during anticipated flood events.
- **Footpath immunity:** Footpaths will require careful design to provide immunity along minor paths. Areas crossing flowpaths and water storages are likely to require bridges and/or culverts to meet immunity

requirements. The main cycle/pathway has low flood immunity in particular, which will need to be considered during revision design and flood modelling.

Overall, the site is known to be vulnerable to flooding, however this is common for public parklands and open spaces. This flood risk currently exists and is expected to continue post-construction, given the current use is similar to the proposed use. Some areas may increase or decrease flood hazard depending on design and how flood risk is proposed to be managed and mitigated. The preparation of a detailed FREMP is recommended to address this flood risk, especially in areas with new development, which will occur post-approval of the LGID. Potential risk management strategies which could be included in a FREMP include:

- Exclusion areas in high hazard areas (fencing);
- Use of structural mitigation techniques to increase flood immunity and/or reduce flood hazard;
- Introduction of flood warning systems and signage;
- Emergency management procedures, including evacuation plans; and
- Community education and awareness on site.

7.2.4. Traffic and Transport

The Traffic and Transport Assessment was prepared by SLR Consulting in support of the LGID application and is included in **Appendix P**. The report provides an assessment of the current and proposed transport aspects of the proposal, including external traffic impacts and performance, parking demand and active transport.

The transport modelling of the existing baseline situation was undertaken in 2021. Overall, the modelling concluded that the analysis of congestion levels shows that the core of the study area (including Herston Road) is generally acceptable. Additionally, a SIDRA capacity analysis of the existing Victoria Park / Barrambin Herston Road vehicular access was completed in 2022. The findings of this analysis confirmed that the existing unsignalised arrangement is operating well within the accepted capacity thresholds.

An assessment of City Plan 2014, relevant Australian Standards and the relevant State Codes has been completed, which has demonstrated the proposal's compliance with relevant assessment benchmarks which are taken to represent 'best practice' in the application of a design framework for the LGID.

Key traffic considerations / conclusions include the following:

- The existing site access to Herston Road is proposed to be upgraded which includes provision for AUL and CHR auxiliary turning lane treatments.
- The upgraded site access intersection will operate within accepted capacity thresholds at the assessed 2031 and 2041 design horizons.
- The development is not anticipated to materially impact on the safety or operational performance of the surrounding infrastructure network.
- Sustainable travel mode share choice is promoted by the proposed development, through increasing safe and convenient commuter bikeway/active transport connections to and from the site, particularly in the context of the future Exhibition Rail Station and Herston Brisbane Metro Station.
- The proposed 664 (gross) off-street parking spaces is satisfactory on balance of the considerations of the strategic principles outlined in the Transport Plan for Brisbane, the TAPS PSP and a first-principles traffic assessment.
- The trafficable components of the site (paths, car parking areas etc) accord with the TAPS PSP design specifications and/or the relevant Australian Standards considering the likely users including service vehicles.

7.2.5. Civil Engineering

The Civil Engineering and Serviceability Technical Report was prepared by Bornhorst & Ward in support of this LGID application and is included in **Appendix Q**. The report provides analysis of the existing and proposed civil works and infrastructure required as part of the proposed development.

The Civil Engineering and Serviceability Technical Report identified the following civil infrastructure on site:

- **Sewer infrastructure:** trunk and non-trunk sewer mains;
- **Water infrastructure:** trunk and non-trunk water mains, irrigation tanks and mains, service and meter;
- **Stormwater infrastructure:** stormwater pipe network, open channels, and a bund;
- **Electricity infrastructure:** Energex substation near the corner of Bowen Bridge Road and Gregory Terrace, low and high voltage conduits and above ground infrastructure;
- **Telecommunications infrastructure:** AARNet optic fibre infrastructure, Telstra infrastructure and Pipe Networks/TPG conduits; and
- **Gas infrastructure:** gas mains.

The report identified the following key civil infrastructure works are required as part of the proposed development:

- The existing sewer main must be relocated due to the proposed new lower wetlands and sports field construction. New internal sewer infrastructure is proposed to service aspects offering food and beverage and amenities.
- A new internal water reticulation network will be provided as part of the redevelopment to provide the required fire flows to points of interest around the park. Further investigation into the existing 600m diameter trunk water main located near the north-eastern corner of the site to determine works that can occur near it (through assessing its location, levels and condition).
- The capacity of existing electrical infrastructure that services the site may not be sufficient to support the proposed development. Upgrades to the servicing arrangement and transformers for the park are being explored and actioned.
- Intersection upgrades are proposed for the site entrance at Herston Road to allow for the projected traffic volumes. This will include separated turn lanes and cycleways to connect with the expanded cycle network.
- Earthworks and roadworks will have to be undertaken as part of the delivery of new infrastructure works.
- Various lakes and ponds are proposed to be delivered through the site to address stormwater quality and quantity objectives.
- A global stability assessment will be prepared to assist with works relating to the Inner Northern Busway interface.

Early consultation with relevant entities, notably Urban Utilities and Energex, will be undertaken to confirm required approvals under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* and *Electricity Act 1994* to enable the above upgrades and new infrastructure proposed for the redevelopment of Victoria Park / Barrambin.

7.2.6. Noise

Trinity Consultants prepared a Noise Impact Assessment in support of this LGID application, and is included in **Appendix R**. The assessment detailed project noise criteria and noise monitoring results of assessments carried out on site. Modelling and the assessment of potential noise emissions from the proposed development was undertaken in addition to an assessment of noise impacts on the development. The assessment also summarised noise management and mitigation requirements.

Most impacts from potential noise sources will likely be sufficiently addressed due to the separation distance between the noise source and sensitive receivers. The assessment identified the following potential noise sources on site:

- Infrequent activities including amplified music and events of various sizes in amphitheatres and other spaces, including concerts, outdoor cinemas, markets, entertainment;
- Sports facilities;
- Carparking and driveways;

- Groups of people talking or children playing;
- Mechanical plant (e.g. refrigeration, air-conditioning, exhaust fans);
- Maintenance compounds;
- Dog off-leash areas; and
- Potential infrequent entertainment activities and events involving amplified music.

It is noted that the site itself may also be impacted by noise impacts from adjoining Inner Northern Busway, ICB and railway.

The results and recommendations of the noise assessment are as follows:

- Noise criteria could be considered, with their application depending on the type and frequency of event.
- The loudest onsite noise sources are likely to occur from amplified music and sports events.
- Restrictions on event timing will minimise impacts on sensitive receivers.
- Major noise sources should have further restrictions on frequency and duration and should be specified within event noise management plans.
- Major amplified entertainment events can be undertaken at reasonable volumes in some places while meeting compliant levels off-site.
- A Noise Management Plan (NMP) should be prepared for the park operation that specifies suitable activities and limitations for various areas of the park.

7.2.7. Visual Impact

A Visual Amenity Report was prepared by Urbis to analyse the visual impacts of the Master Plan and is included in **Appendix S**. The report provided an assessment of the proposal's height, bulk, scale and setback of the development to establish potential adverse visual amenity impacts on the surrounding area. The assessment found that there will be low to moderate visual impacts when viewed from external vantage points.

A summary of key findings of the Visual Amenity Report is as follows:

- The site is currently characterised by vegetated areas, with local views contained by current tree canopies. There is currently a high degree of visual compatibility between the current site and the modifications that will occur as part of the development.
- Elements of the Master Plan which are most likely to have landscape and visual impacts are built elements that protrude above tree canopy height and cross over the ICB. However, some of these have been designed to add visual interest and identity to the project, namely the Tree House and lookout.
- Visual impacts will be reduced in some areas, including some bridges across the ICB and areas subject to revegetation and landscape upgrades. Key built elements of bulk and scale are not located near external receptors.
- The most significant visual impacts are new elements that are important for the long term viability of the park.
- Visual impacts can be managed through the following:
 - Retaining existing vegetation where possible, particularly at the perimeter of the site;
 - The progressive planting and rewilding of the park will reduce contrast between the landforms and surrounding environments;
 - Buffer and vegetation screening areas are important in mitigating views from sensitive areas from within and outside of the park; and
 - Sensitive treatment of built form façades and interfaces to create higher quality visual impact.

The Visual Amenity Report concluded that the extent of built elements and change proposed as part of the development will result in little to no visual impact from key receptors external to the site.

7.2.8. Lighting Impact

A Lighting Impact Analysis was undertaken by Rubidium Light in support of this LGID application and is included in **Appendix T**. The report details the existing and proposed lighting scheme for the proposed development and mitigation measures for potential lighting impacts. As part of the analysis, a baseline study was carried out to establish existing lighting conditions and create a basis for existing obtrusive light conditions to be quantified. The baseline lighting study and analysis of proposed lighting focuses on lighting outcomes for human and ecological sensitive receptors.

The baseline study found that the existing lighting installations across the site would not be appropriate for the proposed use. The current revised obtrusive light standards provide limits of upward waste light and obtrusive light in the direction of surrounding residents.

Adverse impacts of lighting can include:

- Impacts to sensitive receivers, such as residences which are potentially affected by direct view of luminaires;
- Impact on fauna species, and detract from the natural beauty of an environment; and
- Sky glow, where light is reflected from surfaces into the night sky from uncontrolled light sources.

Mitigation measures include the following:

- Implementing activation times for lighting on site;
- Switching off/dimming luminaires based on human occupancy, i.e. sensor lights. This also reduces energy consumption;
- Careful consideration of what areas must be lit depending on park user needs. Providing additional light in areas not in use has been avoided to reduce impacts on ecological values;
- Ensuring outdoor areas are not 'over-lit' (by applying efficient luminaires), which will reduce installation cost, electricity use, and obtrusive light emissions; and
- Compliance with relevant sub-categories of Australian lighting standards.

An assessment against the City Plan 2014 and relevant Australian Standards has been undertaken, which is adopted as best practice to guide the lighting design for the site. As part of this assessment, a number of alternative solutions are proposed, which are considered to provide a superior outcome for the use of the space and management of impacts. These include a Nominal Correlated-Colour-Temperature (CCT) of all lighting of 3000k and Colour-Rendering-Index (CRI) of 90, to provide a similar appearance to natural dusk lighting conditions and provide high quality visual conditions and low lighting levels.

Well-designed lighting systems can have a range of benefits. Good lighting can stimulate a location, enhance events, build identity, and add aspects of surprise and discovery for users. It can emphasise points of interest for visitors and encourage the avoidance of sensitive areas, such as fauna habitats. Lighting is also critical to safety, enabling users to see surrounds and identify potential hazards.

The lighting system proposed as part of the new development will be significantly more extensive than the existing arrangement. However, it will have significantly less impact on the environment due to considered design and the application of new systems. The new lighting will expand useful areas of the park at night and improve safety for visitors. Industry best practices in public area lighting and obtrusive light management have been applied to the lighting scheme.

7.2.9. Contaminated Land

A Contaminated Land Advice Report was prepared by GHD Pty Ltd and is contained at **Appendix U**. The report details the potential contaminants of concern and recommended management strategies in relation to the redevelopment of Victoria Park / Barrambin contained on contaminated land as per **Table 3** in **Section 2.4** of this report. The assessment found the site is anticipated to contain various contamination types from a range of historical sources and land uses. It is noted the location of potential contaminants is limited based on the age of the site and aerial photography.

Potential contaminants of concern identified from a review of the site history within the report include the following:

- On-site sources:
 - Burial of waste, ash and contaminated fill (heavy metals, hydrocarbons etc.);
 - Import of contaminated fill (heavy metals, hydrocarbons etc.) during construction;
 - Pesticides/herbicides used for vegetation management;
 - Lead (smoke emissions, brake linings) and asbestos (brake linings) deposition from locomotives and rolling stock;
 - Lead associated with gunfire (casings, shot etc.);
 - Import of waste, ash and contaminated fill (heavy metals, hydrocarbons etc.);
 - Unauthorised waste disposal and nightsoil deposition;
 - Storage and disposal of fuels, oils and paints;
 - Import and burial of contaminated fill (asbestos, heavy metals, hydrocarbons etc.); and
 - Use of lead paint and ACM within on-site structures (storage sheds, garden edging etc.).
- Off-site sources:
 - Burning of waste and subsequent burial of ash/waste;
 - Contamination of local perched aquifers;
 - Use of pesticides;
 - Storage and disposal of fuels and oils; and
 - Storage and disposal of PCB oils.

The recommended contaminated land assessment and management strategy is as follows:

- Preliminary site investigations;
- Area-Based Detailed Assessment, including risk assessment and remedial expectations;
- Remedial Specification, including remediation works; and
- Site-Based Management Plan.

Under section 406 of the *Environmental Protection Act 1994*, Council must not, under an approval or other authority (including a LGID), allow the use or development of, or an activity to be carried out on, land in a way that contravenes a site management plan recorded in the EMR.

7.3. OTHER MATTERS

7.3.1. Construction Management

It is critical to ensure environmental risks resulting from construction works are appropriately managed to avoid and minimise impacts on the environment, as well as surrounding land uses and residents. Therefore, the proposed construction works will be undertaken in accordance with a Construction Management Plan to ensure such impacts arising from the construction works are avoided and minimised.

In order to achieve this, a Construction Management Plan (CMP) will be prepared by a suitably qualified person prior to the commencement of construction works. The intent and purpose of the CMP is to identify any potential impacts arising from the proposed works and outlines management methods to avoid or mitigate these impacts. The CMP will include the following:

- Erosion Sediment Control Plan to minimise environmental harm to onsite stormwater treatment devices and downstream receiving waters;
- Air quality management procedures to maintain acceptable air quality levels (airborne dust and pollutants) in and around the site;

- Conservation Management Plan to ensure the place is managed in accordance with the principles of the Burra Charter;
- Archaeological Management Plan to manage and mitigate archeological impacts during on-site works;
- Management of construction noise and vibration, in accordance with the *Environmental Protection Act 1994*;
- Construction hours:
 - Construction activities to be restricted to Monday to Saturday (excluding public holidays) between 6:30 am and 6:30 pm, unless otherwise approved by Brisbane City Council; and
 - Operation of regulated devices to be restricted to Monday to Saturday (excluding public holidays) between 6:30 am and 6:30 pm;
- Waste control and management measures, in conjunction with a Waste Management Plan;
- Access and parking locations for and management of construction vehicles;
- Traffic Management Plan outlining how the works are integrated into the operation of the road, bikeway and pedestrian network to accommodate existing user movements during construction; and
- Other required permits from Brisbane City Council, easement holders or utility providers.

The CMP will be implemented and adhered to during the proposed construction works.

7.3.2. Accessibility and Inclusion

A key principle of the parkland design is driven by accessibility and inclusion. The parkland design has been carefully considered and is informed by a range of design principles to assist with the delivery of an accessible and inclusive parkland.

The key strategies and design principles that represent best practice guidelines to inform the parkland are as follows:

- The parkland design should adopt the following strategies, which will assist in the development of the masterplan and the overall planning of the parkland:
 - Community engagement;
 - Updating the community regarding the disruptions to accessible paths of travel and the re-opening of new areas at each stage of its expansion;
 - Activities and participation to develop community ownership and pride in the parkland;
 - Event planning to ensure programmed events ensure accessibility requirements of all visitors are met;
 - Consider requirements to meet the needs of hidden disabilities, such as cognitive impairment and autism spectrum disorders;
 - Providing wayfinding and information to assist a user to understand their location and determine the desire path of travel;
 - Celebrate diversity by organising community events and awareness campaigns to celebrate the LGBTQIAP+ community; and
 - Design culturally inclusive spaces that create a sense of belonging, and improved well-being, health and life expectancy.
- To assist with the delivery of an integrated, accessible and inclusive infrastructure and premises within the parkland, best practice design guidelines have been developed for the following components:
 - Approach route;
 - Entry and exit points;
 - Accessways;

- Signage and symbols;
- Landscape
- Installations
- Toilets and change rooms;
- Wayfinding and information;
- Observation areas; and
- Play spaces.

7.3.3. Aboriginal Culture

A Traditional Custodian consultation programme was undertaken between February 2021 and August 2022, to assist with formulating a cultural landscape for the Master Plan, reflecting the site's rich cultural history.

A variety of Traditional Custodian groups and individuals imparted their cultural knowledge to assist with the development of the Master Plan during the 2021 consultation phase.

Preliminary Design Guidance was developed by the Fulcrum Agency and Blaklash Creative, to provide a guidance framework to the development of the Master Plan arising from the Traditional Custodians to date. A summary of the key guiding principles is provided below (noting this is a summary only and is not an exhaustive list of all comments received):

Design Comments

- Design should start with Country and community;
- Design decision regarding Connecting to Country should aim to reveal Country where possible rather than inserting interventions; and
- Indigenous knowledge/s and Cultural Systems should be celebrated through the park and be specific to context, location, season and activity / use.

Buildings and Structures

- Consider visual and geo-spatial connections to surrounding places and views, particularly for major structures;
- Minor structures can respond to historical encampments, gathering spaces and ceremonial gathering. These can be temporal, ephemeral, utilise local materials and include multiple narratives; and
- Buildings should respond to diverse histories and tell a story covering both the positive and negative aspects of the history of the site.

Principles of Structure

- Structures should be tactile in form, providing a sensory experience (in the form of touch and smell);
- Material palettes should comprise of country – earth, stone, timber, fabrics;
- Utilise a systemic structural logic – minimising the use of extensive cantilevers or moulded, poured or plastic form-making that cannot be comprehended from a historical systems approach; and
- Allow for opportunities of educational, informational, ceremonial, practical and other forms of imparting knowledge of materials in structural design and construction.

Landscape

- Landscapes should be diverse in form and response to its topography, orientation food and water sources and local climatic systems;
- Allow for rewilding to be embedded into the landscaping, allowing places for reflection;
- Material selection should enable patrons to walk on Country;

- A series of places / spaces should be developed to welcome first nations families and groups – allowing for picnics, gathering and story telling; and
- Celebrate and express the physical and human dimension of walking on Country – through the careful design of tracks, paths, sightlines and transition spaces.

The above principles have directly informed the design of the Master Plan, which has included elements of Aboriginal design, language and heritage. The park is being reimaged as a place where Country is understood and respected, by playing a key role in the park's myriad of experiences. It will become a natural space that celebrates Country, along with Brisbane's shared Aboriginal and European heritage. As an adaptable and living landscape, the park's unique natural features will merge history with art and culture to create a welcoming and inclusive space for all.

It is noted that during mid-2022, prior to the release of the Draft Master Plan, an evaluation of the Traditional Custodian consultation feedback against elements of the Master Plan was undertaken under five (5) broad themes, which include:

- Response to Country;
- Connections outside the Site;
- Language;
- Truth telling; and
- Celebrating Culture.

The review demonstrated that the Master Plan elements have overall reflected engagement aspirations revealed through the Traditional Custodian engagement process.

The key spatial moves employed to appropriately respond to the park's cultural landscape include:

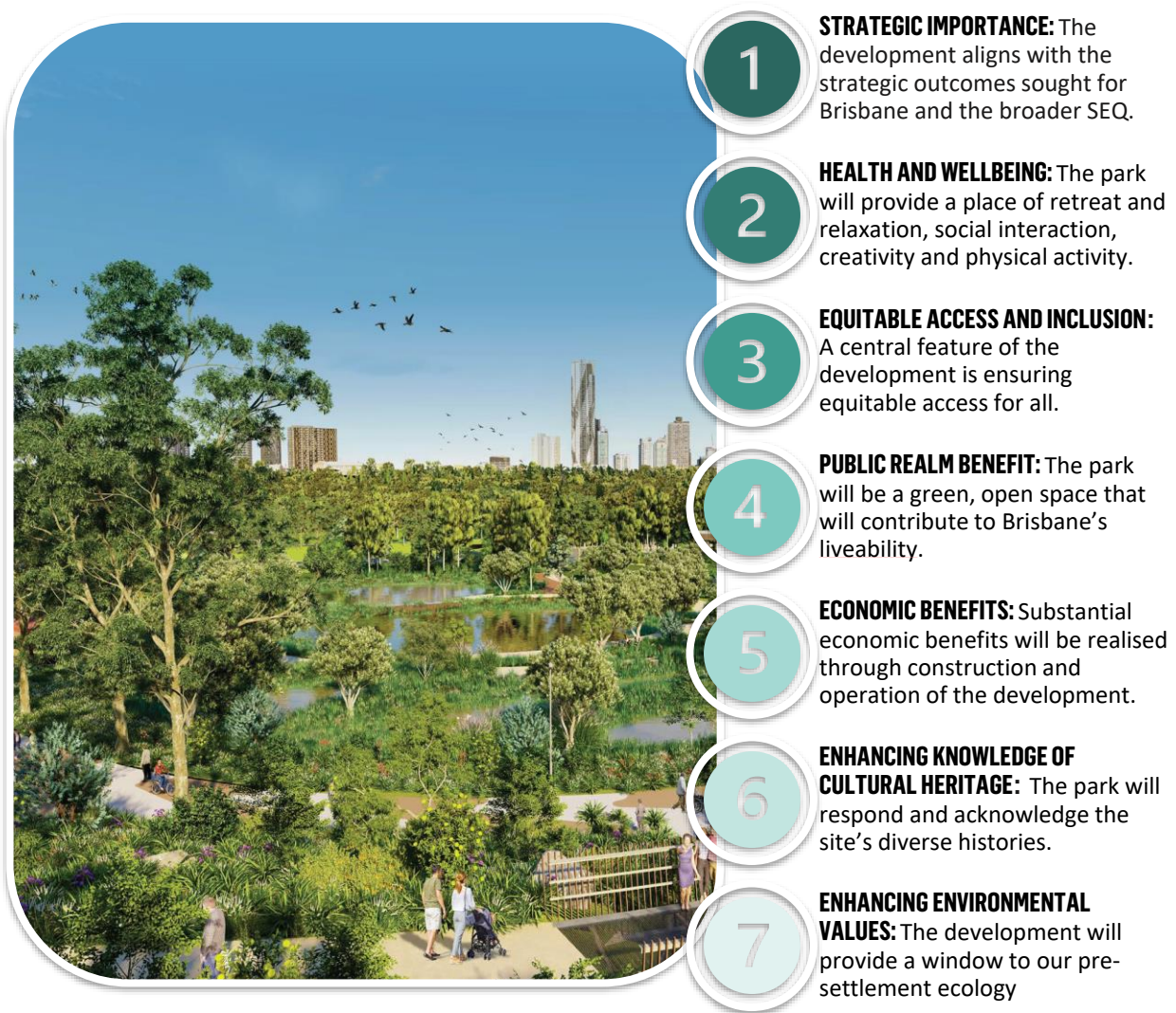
- Sensory landscapes: regenerative and immersive landscapes that support play, education and imparting cultural knowledge;
- Tree House and lookout: the Tree House and lookout will create visual and storytelling connections from its elevated views – from nearby connections to broader mountain ranges, hills and natural landscapes;
- Performance spaces: are accommodated in the park to allow for gathering, performance and storytelling;
- Playground: a centralised nature-based playground that shares stories of Country;
- Quiet time: quiet spaces are dispersed throughout the park to allow for immersive landscape experiences;
- Cultural spaces: places to allow people to gather and yarn, dance and partake in quiet reflection are accommodated across the park; and
- York's Hollow: York's Hollow will be restored to improve habitat quality and create a landscape space for quiet enjoyment.

In addition to the above, other actions and measures are proposed to be employed as the park is developed, including establishing cultural programs and activities, outdoor classrooms, Aboriginal employment pathways and the use Aboriginal languages throughout the park. This will be further developed as the project advances.

8. COMMUNITY BENEFITS

The Victoria Park / Barrambin Master Plan seeks to redevelop a significant open park of 64 hectares, strengthening the greenspace network of the Brisbane City and broader region. Representing the largest urban parkland project planned in Australia, it presents a unique opportunity to shape Brisbane’s future liveability, accessibility, inclusiveness and prosperity on a macro scale. The following sections summarise the various community benefits that will be realised through this development (refer **Figure 48**).

Figure 48 – Community Benefits



Source: Urbis Pty Ltd

8.1. STRATEGIC IMPORTANCE

The Victoria Park / Barrambin Master Plan development is strongly aligned with the strategic outcomes sought for the city and region. In accordance with Brisbane City Council’s *Brisbane Vision 2031* (Brisbane Vision), the development enhances Brisbane as a ‘clean, green and sustainable city’, ‘well-designed, subtropical city’, ‘active and healthy city’ and ‘friendly and safe city’.

The Brisbane Vision theme of ‘our clean, green and sustainable city’ seeks to ensure the health of the city’s rivers, waterways, natural areas, parklands and biodiversity will attract businesses, residents, students and employees. The theme focuses on the delivery of healthy native plants, wildlife and connected habitat areas that are free of invasive species. To assist with the city’s achievement of being clean, green and sustainable, the theme promotes sustainable practices and behaviours in the day-to-day lives of residents and businesses. The proposal contributes to ‘our clean, green and sustainable city’ theme through the following aspects:

- Re-establishing waterways, wetlands and waterholes, which will contribute to urban cooling and provide cleansing, drainage and site-wide irrigation functions, as well as for habitats for wildlife.
- Establishing wetlands with densely vegetated native aquatic plants that will filter and cleanse stormwater, ensuring the water system's ongoing health.
- Recirculating water that has been filtered and cleaned in the wetlands as a means of refreshing water quality.
- Capturing water run-off and reusing it for passive irrigation and park cooling.
- Restoring the traditional landscape and creating a parkland that reflects the area's pre-settlement ecology through rewilding a large portion of the park with native species.

Expanding and rehabilitating areas of the park that harbour remnants of the traditional ecosystems and endemic flora species, as well as creating a planted habitat corridor that functions as critical connections for fauna within the park. "Our well-designed, subtropical city" theme encourages outdoor living to maximise the region's climate and lifestyle attributes. The theme seeks to plan and develop the city to prepare effectively for population and employment growth and demographic change, with efficient use of new and existing infrastructure and public assets. The redevelopment of Victoria Park / Barrambin will contribute towards the 'our well-designed, subtropical theme' through the following initiatives:

- Creating a structured avenue of trees to frame sections of the parkland.
- Reinstating woodland character to the hill tops and ridge lines.
- Supplementing the existing hillside terrain with open forest planting, including eucalyptus to provide overhead canopy.
- Deliver over 60% canopy cover, which provides enhanced thermal regulation in habitats and contributes to the park cooling.

The Brisbane Vision theme of 'our active, healthy city' seeks to establish Brisbane as a city of diverse and accessible recreational opportunities for all ages, abilities and backgrounds. The key focus of the theme is to ensure Brisbane residents will have access to achieve active and healthy lifestyles, which will be underpinned by the offering of facilities for physical activity, play or sport. In achieving this theme, Brisbane will maintain world-class health conditions with reduced public health risks, healthy built and natural environments and minimal exposure to diseases. The proposal contributes to the 'our active, healthy city' theme through the following elements:

- Providing a redeveloped 64 hectare of open space, sport and recreation opportunities.
- Facilitating healthy lifestyle opportunities through providing facilities that support formal sport, recreation activities, fitness, play and cycling.
- Diversifying recreational activities in a centralised and highly accessible public parkland, which is expected to be of a size and function to serve the metropolitan population of Brisbane. The inclusive design of the Victoria Park / Barrambin Master Plan caters to a diverse group by providing access to a range of abilities and mobilities.
- The parkland has been designed with an integrated pathway system offering connection to surrounding areas to enhance the active transport network. The provision of active transport networks within the parkland encourages exercise and recreation.
- The proposed community edible garden and connection to land bridge within the Southern Parkland Precinct provides opportunities to foster social interaction to connect people to their local communities and increase shared learning opportunities.

'Our friendly, safe city' theme of the Brisbane Vision encourages a strong and diverse community. This theme is targeted towards creating an inclusive community that celebrates cultural diversity and supports disadvantaged people in a safe environment. Key elements of the Victoria Park / Barrambin Master Plan that align with the 'our friendly, safe city' theme include:

- The proposed parkland will be accessible via a range of transport modes. Whilst the undulating topography of the site poses constraints, the design has been carefully considered to ensure key features of the park are accessible. The proposed inclusion and healing and sensory gardens will enable people with sensory impairments to enjoy the park facilities.

- The proposal incorporates CPTED principles through the provision of infrastructure such as CCTV, lighting and wayfinding to enhance the safety of visitors and users.
- Multiple spaces are offered within the park that support gathering opportunities for small and large groups, strengthening connections with nature and the community.
- The Victoria Park / Barrambin Master Plan has been designed to account for the diversity of the local community, as well as providing a destination parkland for the city and broader region.
- The proposal incorporates Indigenous cultural connection throughout the design to ensure the cultural historical values are celebrated.

8.2. HEALTH AND WELLBEING: A PLACE OF RETREAT AND RELAXATION

The Victoria Park / Barrambin Master Plan promotes health and wellbeing for the community, providing local residents and visitors a place of retreat and relaxation. The notion of a place of retreat and relaxation is fostered through interspersing sanctuary spaces with more activated parts of the parkland. These spaces provide a complementary function, serving as places of respite and reprieve from the hustle and bustle of daily life, stimulating healing and regeneration.

The Victoria Park / Barrambin Parkland will also offer a range of spaces and events to support greater community health and wellbeing. Specifically, health and wellness initiatives are contemplated in the design to promote social interaction, physical activity, outdoor exercise space and facilities, programmed wellness offerings, cultural celebrations, sustainability living and creativity. The physical environment has been carefully designed to provide a balanced range of experiences, including safe and comfortable sanctuary spaces, vegetated natural areas, spaces for organised activity and gatherings, as well as recreational facilities for a range of formal and social sporting activities (refer to **Figure 49**).

Through promoting healing and wellness, the parkland offers a direct connection to and strengthens the relationship with the Herston Health Precinct and nearby QUT and educational establishments. The delivery of restorative and healing spaces will create synergies with the Herston Quarter and Royal Brisbane Hospital, becoming an anchor for the health precincts and providing respite area of patients and staff.

Figure 49 – Artist Impressions of Recreational Spaces and Experiences



Picture 23 - Parkway

Source: Urbis Pty Ltd



Picture 24 – Community Garden

Source: Urbis Pty Ltd



Picture 25 – Dog Park

Source: Urbis Pty Ltd



Picture 26 – Pump Track

Source: Urbis Pty Ltd



Picture 27 – Natural Play Gully
Source: Urbis Pty Ltd



Picture 28 – Waterholes
Source: Urbis Pty Ltd

8.3. EQUITABLE ACCESS AND INCLUSION

Whilst the park's undulating terrain poses challenges to walking and cycling, a central feature of the design is to ensure equitable access for people of all ages and abilities. This is achieved through the provision of lifts that connect to the elevated walkways (as shown in **Figure 50**). Notably, of the 17.9 kilometres of park pathways and connections within the parkland, 95% meet inclusivity and accessibility compliance standards.

Further, the parkway loop has been designed to facilitate access for people of all abilities across the park. Specifically, the seven metres wide parkway loop incorporates gentle sloping gradients, making the park accessible and usable for people of all abilities. The parkway is intended to be a shared access path for pedestrians, wheelchair users, cyclists and e-mobility riders.

The parkway loop waves through the northern portion of the park through the nature water play gully to the Tree House and lookout, before continuing along the western edge of the park and connecting to the Victoria Park Bistro, function centre and main car park. Given the parkway loop connects to key elements of the site, it creates an inclusive environment by enabling people of all ages and abilities to enjoy the park's amenities.

Figure 50 – Artist Impression of Elevated Bridge Connection



Source: Urbis Pty Ltd

8.4. PUBLIC REALM BENEFIT

The parkland maximises user comfort and convenience by providing connections and pathways that are highly accessible for people of all abilities, permeable and aesthetically engaging. Through identifying opportunities to revegetate and rewild the park, the development is afforded with natural shading in an extensive landscaped setting. Accordingly, it improves pedestrian experience and enables visitors to enjoy Brisbane's subtropical climate and feel closer to nature.

A range of recreational activities are provided across the park to encourage the community to gather and interact with one another within the public greenspace. The parkland offers seating throughout the area to facilitate inviting spaces for public respite (refer to **Figure 49** above). Through offering a significant green open space within the inner city, the proposed Victoria Park / Barrambin provides a diverse range of recreation, entertainment and relaxing functions to the community.

The proposal also offers connections to key public transport networks, including the Herston Busway access and QUT Kelvin Grove Busway Station (refer to **Figure 51**). Additionally, the southern portion of the park provides uninterrupted elevated pedestrian access to the neighbouring suburb of Spring Hill.

It is highly relevant that following the COVID-19 pandemic, access to natural and open spaces have become increasingly important to achieve a liveable city. The redevelopment of the parkland contributes to this by providing an accessible and adaptable community asset that enhances Brisbane's ability to survive and thrive as a liveable city.

Figure 51 – Connection Strategy



Source: Urbis Pty Ltd

8.5. ECONOMIC BENEFITS

The proposal will deliver key economic benefits through the delivery of jobs during the construction and operational phases.

To foster economic growth into the future to ensure Brisbane remains prosperous, it is key to ensure there is a development and construction pipeline available to action. The proposal, as it stands, will deliver substantial economic benefits through capital investment and job creation during the construction phase. These benefits are not just desirable, but fundamental to preserving the livelihoods of Queenslanders.

The site's location within a key health, knowledge and innovation corridor and local neighbourhoods such as Kelvin Grove and Herston will enhance precinct appeal and assist in attracting investment in the surrounding area. The strategic positioning of the proposal within a well located and accessible site will support sustainable job growth and strengthen the city's economic output.

8.6. ENHANCING KNOWLEDGE OF THE SITE'S CULTURAL HERITAGE

The proposed redevelopment of the Victoria Park / Barrambin Parkland has been carefully curated through acknowledging the park's recent European heritage alongside narrative of place, emphasising the history and experiences as a unified community.

The parkland features Aboriginal design elements, language, stories and heritage, which merges history with art and culture to educate locals and visitors. Key initiatives of the proposal that enhances knowledge on the site's cultural heritage include:

- Establishing a welcoming and inclusive Immersive Art Element at the main entrance that provides knowledge sharing on the park's Aboriginal and heritage stories, incorporating materials of Country into its design.
- Establish immersive landscapes that celebrate the seasons and support play, whilst encouraging education and cultural knowledge sharing.
- Creating visual and storytelling links from the Tree House's elevated views.
- Dedicating places for gathering, performing, storytelling and play, with places for cultural exchange and reflection.
- Enhancing existing cultural connections by establishing landscape and cultural connections to QUT's Kelvin Grove Campus, which aligns with its own Campus to Country Strategy.
- Restoring York's Hollow to improve habitat quality and reinforce a significant historical cultural value on the site.
- Celebrating the long history of sporting on the site by formalising a consolidated sports precinct that integrates the heritage-listed 'Play the game' artwork wall.
- Incorporating Aboriginal language throughout the park to reinforce its importance to Aboriginal community.
- Establishment of an Education Hub and outdoor classrooms to encourage people to participation in educational, informational, ceremonial and other knowledge sharing opportunities.
- Incorporating unique built form elements that respond to the site's diverse histories and reflect their connection to Country. This will be facilitated through the types of materials used to ensure structures are blended with the landscape and surrounding views.

8.7. ADVANCING THE ENVIRONMENTAL VALUES OF THE SITE

The proposal seeks to restore, protect and enhance the Victoria Park / Barrambin parkland to reflect the area's historic pre-settlement ecology. This is achieved through key strategies targeted towards revegetating and reintroducing water into the site.

A summary of how the redevelopment of Victoria Park / Barrambin advances the pre-historic environmental values are the site are provided below:

Bringing Nature to the City

- Bringing the natural environment closer to the city and its residents, workers, and visitor.
- Offering opportunities for the community to enjoy, connect and interact with nature.
- Provide learning opportunities to enable the community to gain a deeper understanding of the ecosystems that are unique to Victoria Park / Barrambin.

Rewilding

- Enhancing ecosystems to protect, consolidate and enhance natural areas to ensure they function in a self-sustaining manner within areas of limited human interference.
- The proposed rewilding of the park involves reinstating the flora and ecosystems from the European settlement era. This is achieved through the provision of revegetating areas of the park to strengthen existing vegetation and create resilient patches of habitats.
- Through building upon the existing habitat to create multi-layered plantings in forested areas of the park, it contributes to at least 60% canopy cover and improved urban cooling for the city.

Enhancing Biodiversity

- The delivery of diverse plantings and habitats within the park attracts species and encourages the establishment of resident populations.
- The proposed plant selection has been carefully selected to bloom at various times throughout the year to encourage animals to visit at all times.
- Retaining and enhancing veteran trees containing hollows to provide animals with areas for shelter and nesting.
- The planting of dense vegetation will encourage native plant pollination by birds and bees.

Reintroduction of Water

- The proposal reintroduces and reinstates water into the parkland, providing a chain of wetlands and natural waterholes that connect to the park gully at the heart of the park.
- Water is incorporated into the parkland as a key focus and source of enjoyment, which enables visitors and park users to interact with water through various opportunities. This includes wetland boardwalks and steppingstones along waterholes.
- Introducing water into the landscape will enable the park to continue to function naturally as overland flow paths and flood plains, strengthening its resilience to flood events.

Water Sustainable Design

- Through reintroducing water into the parkland, the proposal adopts sustainable design principles so that water provides a multi-function element to support recreation, irrigation and wildlife habitats.
- The parkland will utilise stormwater and recycled water where appropriate to reduce the demand on potable water.
- Stormwater harvesting provides an alternative source of water for irrigation and maintains water levels in the wetlands and waterholes.
- The combination of lush landscapes and water will provide a cooling effect to the parklands, encouraging its use and recreational activities throughout the year.

9. CONCLUSION AND RECOMMENDATIONS

The following is a summary of the actions and recommendations proposed under **Section 7**. Each of the actions and recommendations are organised under the heading of each specialist report or other matter.

Table 22 – Actions and Recommendations

Key Matter / Consideration	Key Actions and Recommendations
Heritage and Archaeology	
<ul style="list-style-type: none"> ▪ Various parts of the site are subject to local and State heritage listings. ▪ Potential impacts on State heritage values include modifications to the entrance to Centenary Pool, changes to the alignment of Gilchrist Avenue and impacts to archaeological values. ▪ Potential impacts to local heritage values include loss of special associations with Victoria Park Golf Course and historical values as an early golf course and loss of aesthetic values associated with the legibility of the golf course. 	<ul style="list-style-type: none"> ▪ Preparation of a Conservation Management Plan to ensure the place is managed in accordance with the principles of the Burra Charter. ▪ Preparation of an Archaeological Management Plan, to assist with managing on-site works to minimise archaeological impacts. This will be prepared prior to any earthworks being undertaken under the LGID. ▪ Preparation of a Heritage Interpretation Plan, to provide guidance for recommended themes and narratives to communicate through a variety of interpretive devices to be installed across the site. This will be prepared as part of the detailed design process.
Ecology	
<ul style="list-style-type: none"> ▪ Key impacts to flora and fauna during construction are expected to be minor, and will most likely occur from vegetation clearing, earthworks and dust. ▪ Key impacts to flora and fauna post-construction are minor, giving the development involves revegetation that will improve habitat and habitat connectivity. There may be some adverse impacts from vehicle strikes. ▪ Overall the proposed development will significantly improve habitat connectivity onsite. 	<ul style="list-style-type: none"> ▪ Preparation of a Construction Environmental Management Plan to guide works occurring on site to minimise clearing impacts, including access tracks, lay-down areas and parking. ▪ Preparation of a Construction Flora and Fauna Management Plan to guide works occurring on site, including management of dust and light ▪ Preparation of a Flora and Fauna Management Plan. ▪ Preparation of a High-Risk Species Management Program to address any detected Colonial Breeding Species or Conservation Significance Species. ▪ Preparation of Weeds, Pest and Vermin Management Plan to appropriately manage weeds, pests and vermin found on the site
Flooding and Water Quality	
<ul style="list-style-type: none"> ▪ Flooding: The assessment concluded that the site is known to be vulnerable to flooding. This 	<ul style="list-style-type: none"> ▪ Flooding: Preparation of a Flood Risk and Emergency Management Plan for development

Key Matter / Consideration	Key Actions and Recommendations
<p>flood risk currently exists and is expected to continue post-construction. Further assessment will determine potential risk management strategies to improve flood resilience and reduce risk.</p> <ul style="list-style-type: none"> ▪ Water Quality / Quantity: A number of water sensitive design principles are proposed. Water quality, water levels and irrigation supply were identified as priority outcomes. Alternative outcomes are proposed for stormwater quantity and quality management. 	<p>within the areas mapped within the overland flow path under Brisbane City Council's Flood Hazard Overlay. This will address overall flood risk and identify avenues of risk management including avoidance techniques, evacuation procedures and structure mitigation.</p> <ul style="list-style-type: none"> ▪ Water Quality / Quantity: Preparation of detailed Stormwater Management Plan to incorporate the final stormwater drainage design, detention design and quality treatment measures.
Traffic and Transport	
<ul style="list-style-type: none"> ▪ Key considerations include external traffic impact and performance, parking demand and active transport connections. 	<ul style="list-style-type: none"> ▪ No further reporting required.
Civil Engineering	
<ul style="list-style-type: none"> ▪ Infrastructure currently on site includes sewer, water, stormwater, electricity, telecommunications and gas infrastructure. 	<ul style="list-style-type: none"> ▪ Upgrades / relocations to existing infrastructure to be resolved with UU and Energex as part of a separate approval process. ▪ A global stability assessment to assist with works relating to the Inner Northern Busway interface.
Noise	
<ul style="list-style-type: none"> ▪ Expected noise sources include amplified music and events, sports facilities, traffic, people, mechanical plants, maintenance compounds and dog off-leash areas. ▪ Most impacts from potential noise sources will likely be sufficiently addressed due to the separation distance between the noise source and sensitive receivers. 	<ul style="list-style-type: none"> ▪ A Noise Management Plan should be prepared for the park operation that specifies suitable activities and limitations for various areas of the park. This will identify suitable uses and applicable limitations on amplification, duration and frequency of events for various locations through the parkland.
Visual Impact	
<ul style="list-style-type: none"> ▪ There will be low to moderate visual impacts when viewed from external vantage points ▪ Elements causing the greatest landscape and visual impacts are built elements that protrude above tree canopy height and cross over the ICB. 	<ul style="list-style-type: none"> ▪ No further reporting required.

Key Matter / Consideration	Key Actions and Recommendations
<ul style="list-style-type: none"> ▪ The most significant visual impacts (however still minor) are new elements that are important for the long term viability of the park. 	
Lighting Impact	
<ul style="list-style-type: none"> ▪ Adverse lighting impacts include impacts to sensitive receivers (light spill), impacts on fauna and sky glow. 	<ul style="list-style-type: none"> ▪ No further reporting required.
Contaminated Land	
<ul style="list-style-type: none"> ▪ The site is expected to contain contamination from a range of historical sources. Contaminant sources are expected to vary subject to the former land uses. Contaminated land investigations are proposed for the site in accordance with a proposed assessment and management strategy. 	<ul style="list-style-type: none"> ▪ Preparation of an Area-Based Detailed Assessment, including risk assessment and remedial expectations. ▪ Remedial Specification, including remediation works. ▪ Site Based Management Plan for the ongoing management of the site
Construction Management	
<ul style="list-style-type: none"> ▪ Impacts during construction are to be identified and appropriately managed, which includes erosion and sediment control, air quality, construction noise and vibration and waste control. 	<ul style="list-style-type: none"> ▪ Preparation of a Major Construction Management Plan prepared by the contractor, to be implemented during the proposed construction works. This could also include mitigation measures prepared in consultation with DTMR for works near the Northern Busway tunnel and over the railway / ICB, as well as heritage considerations. ▪ Other permits (i.e. after hours works permits) can also be determined in the Construction Management Plan.

This EAR has been prepared in support of a request for an LGID on behalf of the Applicant. The proposal involves designation of the premises for infrastructure in accordance with Schedule 5 of the Planning Regulation for the following infrastructure categories as described in **Section 4.2**:

- Infrastructure for transport
 - 2 – transport infrastructure;
- Other infrastructure
 - 3 – community and cultural facilities;
 - 11 – facilities for parks and recreation;
 - 17 – sporting facilities; and
 - 20 – storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.

The Planning Act establishes how a designation can be undertaken. Chapter 2, Part 5 of the Act prescribes that before designating land for Infrastructure, a Designator must be satisfied that the infrastructure:

- Will satisfy statutory requirements, or budgetary commitments, for the supply of infrastructure; or
- Is or will be needed for the efficient and timely supply of infrastructure.

The proposed park will facilitate the efficient and timely supply of the proposed infrastructure and will satisfy statutory requirements of the State for the efficient and timely supply of community infrastructure. This EAR provides key details and assesses the proposed development against the relevant statutory frameworks, including local and State assessment criteria and State and Commonwealth legislation.

The Designator in its meeting on Thursday, 22 June 2023, approved the making of an application for a LGID as the preferred planning pathway for the implementation of the Victoria Park / Barrambin Master Plan. This EAR has been prepared in accordance with the provisions of Chapter 8, Part 1 of the MGR, as per Section 37 of the Planning Act.

The assessment contained within this report provides an outline of the merits of the proposed LGID and demonstrates the proposed designation warrants favourable consideration. The proposed LGID satisfies the relevant requirements of the Planning Act, Planning Regulation and the MGR. On this basis, the Designator is requested to consider the designation of the Victoria Park / Barrambin Master Plan site for the infrastructure identified above.

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