

APPENDIX M

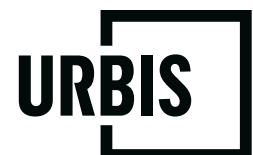
HERITAGE IMPACT ASSESSMENT REPORT



HERITAGE IMPACT ASSESSMENT

LGID Report Victoria Park /
Barrambin

Prepared for
BRISBANE CITY COUNCIL
6 July 2023



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EXECUTIVE SUMMARY

Urbis Pty Ltd (Urbis) has been engaged by Brisbane City Council (BCC) to prepare this Heritage Impact Assessment (HIA) to support a Local Government Infrastructure Designation (LGID) that is made over part of the Victoria Park / Barrambin site (the project area).

The LGID is made over part of the site to give statutory effect and facilitate the delivery of elements of the Victoria Park / Barrambin Master Plan (Master Plan) which is intended to transform the 64 -hectare parkland into a multi-function metropolitan park, with various spaces for passive and active recreation, along with opportunities to host an expanded range of diverse events and activations. 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 which allows elements of the master plan to be delivered on site.

The proposal seeks to designate the premises for various infrastructure purposes, in accordance with Schedule 5 of the Planning Regulation 2017 ('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.

This HIA is required due to the local and State heritage listings that apply to the park. These include Victoria Park Golf Course (local heritage), Victoria Park (State heritage) and Centenary Pool Complex (State heritage). There are also other historic elements throughout the park including monuments, plaques, built heritage features and landscape features such as the Diamond Jubilee of Queen Elizabeth II Walk. The park is also State listed for archaeological potential.

This report assesses the potential heritage impacts of elements of the Victoria Park / Barrambin Master Plan on local and State heritage values for which Council are seeking an LGID. This includes an assessment of each of the works items against individual Conservation Management Plan (CMP) policies, and assessment against State development Assessment Provisions (SDAP) and Brisbane City Plan 2014's Heritage Overlay Code. While the Master Plan is conceptual only, this assessment provides an indication of potential impacts that can be further mitigated during the future detailed design and construction stages of the proposed future development.

Works to be carried out as part of the Master Plan implementation have the potential to create minor impacts on the historical, aesthetic and archaeological State heritage values of Victoria Park. This includes demolition of the Dressing Shed and Kiosk building which is identified as being a significant element in its own right. Justifications for the proposed demolition are discussed in this document, in addition to proposed measures for at least partial mitigation of the loss of heritage value. Broader impacts on the State heritage values of the place can be mitigated in various ways during detailed design. This includes, but is not limited to:

- Designing all new elements and structures with the landscape in mind, including restoration of waterholes traditionally located in this area, and ensuring significant views are retained and, in some cases, enhanced;
- Continuing, and expanding the use of the park for formalised sports through new, improved facilities;
- Retention of mature trees throughout, and re-wilding of the park including planting of original species and landscape elements; and any changes to the existing vegetation being guided by arborist input during the life of the project;
- Preparation of an Archaeological Management Plan to provide guidance on the management of archaeological values and mitigation of impacts;

- Promotion and interpretation of the history and significant cultural values throughout Victoria Park, through the design of new elements, interpretive signage, artwork and implementation of educational programs; and
- Preparation of a Heritage Interpretation Plan to give guidance for recommended themes and narratives to communicate through a variety of interpretive devices. Specific locations for interpretive media, types of media, and specific stories to communicate within each device will be prepared during detailed design phase.

Impacts to the local heritage values of Victoria Park Golf Course are largely associated with the recent closure of the golf course, and its associated impact on historical and social values, and degree of representativeness and rarity as a golf course that has remained in continuous use since its construction, and was, until 1985, the only municipal course in Brisbane.

Consequently, with the local heritage values inextricably linked to the golfing use, substantial impacts on local heritage values have already occurred through closure of the golf course. This loss of heritage value will be mitigated and offset in the revitalised Park through retention of selected tees and greens, driving range and putt putt facilities which will offer a reduced but ongoing connection between golf and the site. Through a Heritage Interpretation Plan, opportunities, and methods to communicate the history and importance of the place in Brisbane's history and its golf legacy will be explored.

While the proposal will have some impact on the heritage values of Victoria Park / Barrambin, substantial positive heritage outcomes are anticipated, primarily the opening of the park to the general public and increased visitation by the general public including locals and tourists. The proposal will ensure the ongoing future use of Victoria Park / Barrambin albeit in a different capacity to what has recently been experienced as a golfing destination. The proposed works will have the benefit of facilitating full access to the place by the community and offering opportunities for appreciation of the place through immersion in the new landscape, and interpretive opportunities to increase awareness of the history and significant cultural values of the place.

1. INTRODUCTION

Urbis Pty Ltd (Urbis) has been engaged by Brisbane City Council (BCC) to prepare this Heritage Impact Assessment (HIA) to support a Local Government Infrastructure Designation (LGID) that is made over part of Victoria Park / Barrambin .

The LGID is made over part of the site to give statutory effect and facilitate the delivery of elements of the Victoria Park / Barrambin Master Plan (Master Plan) which is intended to transform the 64 -hectare parkland into a multi-function metropolitan park, with various spaces for passive and active recreation, along with opportunities to host an expanded range of diverse events and activations. 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 which allows elements of the master plan to be delivered on site.

The Plan of Designation illustrates the part of the site which is included in the Master Plan over which the LGID request applies (a shown in Figure 1 below). For clarity, the part of the Master Plan area where statutory effect is sought through the LGID process will be referred interchangeably herein as the 'the site, premises and the Designation Area'.

The Illustrative Master Plan includes areas that extend beyond 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 behind the 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.

The proposal seeks to designate the premises for various infrastructure purposes, in accordance with Schedule 5 of the Planning Regulation 2017 ('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.

1.1. PURPOSE OF THE REPORT

'Victoria Park', as a heritage place, comprises both local and State heritage places. This report assesses the potential heritage impacts of proposed changes to the heritage place(s) arising from the Victoria Park / Barrambin Master Plan and within the Designation Area. While the Master Plan is conceptual only, this assessment provides an indication of impacts that can be further mitigated during the future Detailed design and construction stages of the proposed future development.

1.2. OVERVIEW OF THE PLACE

Covering approximately 64 hectares (ha) within the suburbs of Herston, Kelvin Grove and Spring Hill, The greenspace known as Victoria Park / Barrambin is bordered by Gregory Terrace to the south, Queensland University of Technology (QUT) to the west, Herston Road to the north and Bowen Bridge Road to the east.

The Park is bisected by the Inner-City Bypass (ICB) and the Exhibition rail line forming two parts referred to as the North and South¹:

- **North** - the main body of the parkland, containing the existing golf course which will comprise the parkland Entry, Herston Interface, Kelvin Grove Interface and the parkland Core; and
- **South** - the Spring Hill component of Victoria Park located to the south of the ICB and will contain the southern parkland edge at Spring Hill.

The land is predominately held in a Deed of Grant in Trust where Brisbane City Council is the registered trustee. Other parts are subject to a perpetual lease, with the State of Queensland (represented by the Department of Transport and Main Roads) is the registered lessee. Local road reserves included in the LGID boundary are managed by Brisbane City Council (the Applicant).

1.2.1. Property Summary

The project area comprises several land parcels. The primary land parcels forming part of the LGID include:

- 290 Gilchrist Avenue, Herston QLD 4006.
- 271 Gilchrist Avenue, Herston QLD 4006.
- 223 Herston Road, Herston QLD 4006.
- 454 Gregory Terrace, Spring Hill 4000.
- 74 Gregory Terrace, Spring Hill 4000.
- 278 Gregory Terrace, Spring Hill 4000.
- 400 Gregory Terrace, Spring Hill 4000.
- 77A Victoria Park Road, Herston QLD 4000.

1.3. HERITAGE STATUS

The Designation Area comprises both local and State heritage places in addition to other historic elements including monuments and plaques. Figure 1 at the end of this section shows the boundaries of the State and local places, and the location of other historic elements.

Where State and local heritage places overlap, the State listing takes precedence and provisions of the *Queensland Heritage Act 1992* apply.

¹ It is noted that the DES Queensland Heritage Register Entry for Victoria Park refers to the Southeast section and the Northwest section; the boundary for both is the ICB and railway line.

1.3.1. Local Heritage Status

Table 1 Local heritage Places

Heritage Place	Local Heritage Listing
Victoria Park Golf Course	Local

1.3.2. State Heritage Status

Table 2 State Heritage Places

Heritage Place	State Heritage Listing
Victoria Park	QHR ID 602493
Centenary Pool Complex	QHR ID 601240

1.3.3. Adjoining Heritage Places - State

Table 3 State Heritage Places adjacent to the project area

Heritage Place	State Heritage Listing
Victoria Park Clubhouse	QHR ID 602034
UQ Medical School	QHR ID 601167
Bowen Park	QHR ID 601523
Brisbane Exhibition Grounds	QHR ID 601709
Old Museum Building and Gardens	QHR ID 600209
Grangehill	QHR ID 601668
Victoria Flats	QHR ID 601888
Cliveden Mansions	QHR ID 602186
Brisbane General Hospital Precinct	QHR ID 601093

1.3.4. Adjoining Heritage Places - Local

Table 4 Local Heritage Places adjacent to the project area

Heritage Place	Local Heritage Listing
Brisbane General Hospital Precinct	Local
St Joseph's Christian Brothers Cottage	Local
Brisbane Girls Grammar School	Local
QUT Campus A Block	Local

1.3.5. Other Heritage Items

Monument Australia identifies the following items that are located within Victoria Park / Barrambin:

- Centenary Pool Complex;
- Australian Bicentenary Cairn;
- Diamond Jubilee of Queen Elizabeth II Walk; and
- Diamond Jubilee of Queen Elizabeth II Plaque and Hoop Pine.

1.4. DEVELOPMENT OVERVIEW

Works proposed as part of the LGID will ensure the ongoing future use of Victoria Park / Barrambin. The works will enhance the place and increase opportunities for the general public to experience the place in its entirety. The works will further afford opportunities to increase public awareness of the history of the place and promote the significant cultural values of Victoria Park / Barrambin. No impacts to adjacent local or State heritage places are anticipated. The following elements are proposed to be removed as part of the redevelopment:

North section

- Majority of features associated with the use of the golf course, including signage, tee markers, golf cart paths, flags, and practice pitching and putting areas (removed following 2021 closure);
- Existing 1980s maintenance shed and 1990s halfway house;
- Southern portion of the sporting fields, including cricket nets, carpark and shelter sheds (removal for relocation of uses);
- Southern portion of Gilchrist Avenue, including bitumen, kerbing and adjacent trees;
- Dressing Shed and Kiosk;
- Existing paths, stairs, ramps providing access to the land bridge; and
- Removal of Cross River Rail compound.

South section

- St Joseph's College Gregory Terrace tennis courts east of the land bridge (removal for relocation);
- Modification of the car park at Centenary Pool.

The following works are proposed as part of the LGID. It is noted that elements included in the Master Plan at Figure 6 but outside the LGID are not listed below, and not assessed as part of this HIA.

North section

1. Urban pump park
2. Park administration and operations
3. Adventure Valley with mountain bike track and high ropes course
4. The Tree House and lookout
5. Kelvin Grove busway access
6. Green waste storage
7. Parkway loop
8. York's Hollow (revitalised)
9. Elevated connection to land bridge
10. Nature play water gully

11. Education Hub
12. Lower wetlands and boardwalk
13. Adventure playground
14. Parkway kiosk
15. Naturalised waterholes
16. Community sports precinct including a sports field, multi-purpose court, cricket nets and tennis courts
17. Gilchrist Avenue drop-off zone
18. Upper wetlands
20. Main car park
21. Parkland arrival
22. Main parkland entry (with signalised intersection)
23. Herston busway access
25. Inner City Pedestrian and Cycle Bridge
26. Commuter bikeway/active transport connection

South section

32. Community tennis courts
33. Spring Hill Common
34. Community edible garden and connection to land bridge
35. Upgraded car park at Centenary Pool
36. Dog park
37. Gundoo Memorial Grove (rehabilitated)

More about these elements is at section 5.

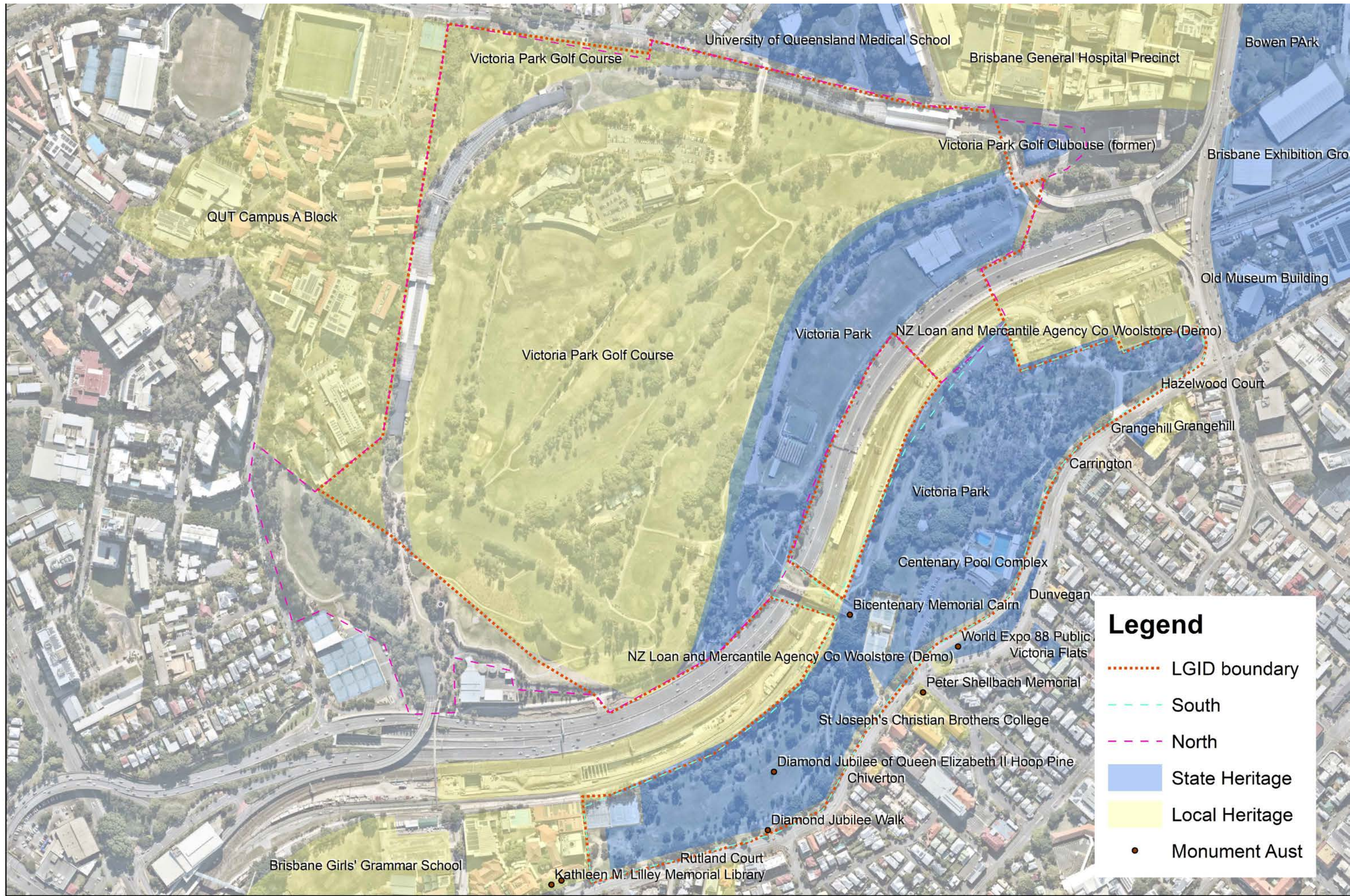


Figure 1 - Heritage Listings
Victoria Park LGID Heritage Impact Statement

DATA SOURCE
Nearmap 10 July 2022, DES and BCC GIS datasets
PROJECTION
GDA 2020

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CLIENT
Brisbane City Council

PROJECT NO. P0028214
DATE 06.06.2023
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REVISION D

2. HISTORICAL CONTEXT

Victoria Park / Barrambin has many layers of history, from its use for many thousands of years by Indigenous groups from south east Queensland, housing early non-Indigenous settlers to Moreton Bay in the mid nineteenth century, through to its use as a golf course for almost a century. Refer to the CMP (Urbis 2023) for a detailed history.

Non-Indigenous occupation of Victoria Park / Barrambin occurred early in the history of Brisbane following closure of the Moreton Bay penal settlement and opening of greater Brisbane to free settlement and immigration. The primary historical phases of use can best be summarised by:

- York's Hollow Period (1820s-1870s);
- Late Nineteenth Century (1870s-1900s);
- Early Twentieth Century (1900-1930s);
- World War 2 (WW2) (1939-1945);
- Post War Years (1945-1959)
- Late Twentieth Century (1960s-1990s); and
- Recent History (1990s-2000s).

2.1. YORK'S HOLLOW PERIOD

The 'York's Hollow' Period (1820s to 1870s) relates to the early immigrant occupation of the site. There were interactions and altercations between non-Indigenous immigrants and Indigenous groups during this time, establishment of immigrant camps, and brick manufacturing activities. During this time plans were also made for the establishment of a rifle range.

2.2. LATE NINETEENTH CENTURY

In 1875 the park was gazetted as a reserve for recreation. A few years later in 1882, 22 acres of the park was excised for construction of the railway line. During the late nineteenth century, Victoria Park was also used as a manure depot and for municipal rubbish disposal.

2.3. EARLY TWENTIETH CENTURY

Throughout the early twentieth century period (1900-1930s) activities on the park included extensive sewer and drainage construction work, the development of Gilchrist Avenue and land reclamation. On the corner of Bowen Bridge Road and Gregory Terrace the Brisbane Municipal Council's Substation No.4 was designed in 1928.

In 1931 construction of the Victoria Park Golf Links was undertaken and completed with the course and club house officially opening on 21 November the same year. Like the other beautification projects at the park in the 1930s, the Victoria Park Golf Course was constructed during the depression by men employed in the Intermittent Relief Scheme. In 1932, the riding track known as Riding Row was established near Gregory Terrace, and other works in the vicinity included the establishment of tennis courts and entrance gates near Bowen Bridge Road.

2.4. WORLD WAR 2

Camp Victoria Park was established in Victoria Park in 1942, for both American and Australian troops. The camp was important as the headquarters of both the US Army Services of Supply and its parent command of Base section 3. By August of 1943 both sides of Victoria Park; Herston Road and Gregory Terrace, were the sites of the buildings required for the housing and operation of the United States Army Service of Supply, South Pacific Area (USASOS) personnel. Army huts were constructed in the park south of the railway line towards Gregory Terrace, and also in the northern part of Victoria Park. The 17th and 18th fairways of the golf course were taken over for this purpose, interrupting the game to some degree during these war years. Air raid shelters and anti-aircraft guns were also established in Victoria Park.

2.5. POST WAR YEARS

The military buildings were retained at the close of the war, and many of the huts were used to house Australian war brides. Following that, the buildings also provided emergency accommodation for hundreds of homeless people until the Queensland Housing Commission could build sufficient housing. The temporary housing camps in Victoria Park were closed in 1960, and subsequently the plantings in Victoria Park were re-established and facilities upgraded, including the establishment of the Centenary Pool Complex, and the present tennis courts. An extensive flowering tree planting program was initiated for the slopes and gullies of the golf course; poincianas, oleanders, jacarandas and flame trees were planted to line the fairway under the direction of Harry Oakman.

In 1959 Queensland celebrated its Centenary and Victoria Park played a large role in these celebrations in Brisbane. The Centenary Pool complex was constructed in 1959 by the Council, as its principal contribution to the celebration. The Gundoo Memorial Grove along Gregory Terrace was also established.

2.6. LATE TWENTIETH CENTURY

In 1960s the Department of Electricity acquired land in the south east of the park and built an office building behind the Substation, and the 1970s saw the resumption of the original clubhouse and some of the course when a new freeway was proposed. A new clubhouse was constructed in 1975 and the course was redesigned along Herston Road and Gilchrist Avenue.

In 1988 the lakes area in Victoria Park was officially named 'York's Hollow' following works to re-establish the water hole in this location and in the early 1990s further refurbishment works were undertaken at the golf course with the construction of a new halfway house and toilets on the course in 1993.

2.7. RECENT HISTORY

Victoria Park has been used for recreational purposes for almost 150 years. The last few decades have seen a number of transport projects proposed within, adjacent, and underneath Victoria Park / Barrambin, and also a number of changes to the golf course. The Victoria Park Golf Club closed in July 2001, reopening two years later with a redeveloped golf course, driving range and putt putt facilities, and expansion of the golf course club house. In 2019 the Victoria Park Vision Project commenced, which led to the Master Plan Project in 2020. The Victoria Park Golf Club closed in mid-2021 as part of these works.

3. PHYSICAL CONTEXT

Victoria Park / Barrambin is largely undeveloped, surrounded by urban and suburban development. Herston Road runs along the northern boundary, with the Royal Brisbane and Women's Hospital, Herston Quarter and Herston Health Precinct located to the north. QUT Kelvin Grove Campus is located to the north-west, residential dwellings surround the site north of the ICB where the boundary runs along Victoria Park Road.

The south and south-eastern boundary of the study area borders Gregory Terrace, with Brisbane Girls Grammar School and Brisbane Grammar School located adjacent to the south-east, more residential development to the east along Gregory Terrace, and the RNA Showgrounds and associated commercial development north-east of the study area.

Victoria Park / Barrambin is surrounded by major transport infrastructure including Kelvin Grove Road west of the site, the Clem 7 and Airport Link to the east and the ICB and the Exhibition railway line running directly through the site on a south-west to north-east axis.

The Inner Northern Busway runs along the north and north-western perimeter of the Park, and this will also be the location of future Brisbane Metro Works. Cross River Rail will also provide additional rail infrastructure in the north-eastern corner of the site.

The railway and ICB run directly through the Park from the south-west to the north-east and divide the two sections of the park. This division is approximately 150 meters in width throughout the Park.

There are many notable or significant landscape and built heritage elements within the Park. These include:

Landscape Elements within Designation Area

North section

- Victoria Park Golf Course (former) (H1)
- Remnant Oakman Plantings (H2)
- Spinaze Memorial Bushland (H3)
- York's Hollow (ornamental lake) (H4)
- Gilchrist Avenue (H5)
- Sporting Fields and Associated Elements (H6)
- Land bridge and Inukshuk (H7)

South section

- Riding Row Entrance Piers and former Alignment (H8)
- Gundoo Memorial Grove (H9)
- Avenue of Mature Trees (H10)
- Centenary Pool Landscaping (H11)
- Diamond Jubilee Walk and Memorial Plaque (H12)

Built Elements within Designation Area

North section















- Victoria Park Golf Course (former) (H13)
- Dressing Shed and Kiosk (H15)

South section

- Centenary Pool Complex (H17)









The locations of all landscape heritage elements are shown at Figure 2 and significant heritage features are shown at Figure 3. For further detail on each element refer to the CMP (Urbis 2023).

Legend

-  Master Plan boundary
-  LGID boundary
-  H1 Victoria Park Golf Course (former)
-  H2 Remnant Oakman Plantings
-  H3 Spinaze Memorial Bushland
-  H4 York's Hollow (Ornamental Lake)
-  H5 Gilchrist Avenue (including 1936 stone steps and retaining wall)
-  H6 Sporting Fields and Associated Elements (including Play the Game Wall)
-  H7 Land Bridge and Inukshuk
-  H8 Riding Row Entrance Piers and former Alignment (H8)
-  H9 Gundoo Memorial Grove
-  H10 Avenue of Mature Trees
-  H11 Centenary Pool Landscaping
-  H12 Diamond Jubilee Walk and Memorial Plaque



Legend

-  Master Plan boundary
-  LGID boundary
-  H13 Victoria Park Golf Course (former)
-  H14 Victoria Park Clubhouse (former)
-  H15 Dressing Shed and Kiosk
-  H16 BCC Electricity Substation No. 4
-  H17 Centenary Pool Complex
-  H18 US Army flagpole along Gregory Terrace



3.1. ARCHAEOLOGICAL CONTEXT

The revised QHR entry (25 May 2021) provides the following assessment of historical archaeological potential in part of the site from Gilchrist Avenue to Gregory Terrace. Note that the locational references within the text are as per the QHR entry and not necessarily reflective of nomenclature associated with the Victoria Park / Barrambin Master Plan. It is further noted that historical archaeological potential extends outside of this boundary and exists across the site.

Historical evidence and previous archaeological investigations indicate that archaeological deposits remaining from the place's use as a municipal dump site during the late nineteenth and early twentieth centuries, are likely to survive, as well as brick and stone (Brisbane Tuff) drains. Likely to be found in areas that historically featured natural depressions / hollows / watercourses and within refuse trenches, there is the potential to identify these types of features and deposits through further archaeological surveys and physical investigations.

There is also some potential that archaeological features and deposits may remain from nineteenth century gathering, camping, rifle range and brickmaking activities in the historically low-lying 'York's Hollow' area, and the occupation of the place during the Great Depression and WW2.

While much of the place has the potential for archaeological finds, areas of historical use where there is potential for archaeological evidence that could yield information that will contribute to an understanding of Queensland's history (State-level significance) include:

- *Early to mid nineteenth century Indigenous gathering and camping along historically low-lying 'York's Hollow', within areas of the Northwest Park section least disturbed by later brick-making activities, refuse trenches, and drainage works. Potential archaeological evidence includes hearths, and stone, glass, and ceramic artefacts.*
- *Mid nineteenth century brick-making, fringe-dwelling and immigrant camping along historically low-lying 'York's Hollow', within areas of the Northwest Park section least disturbed by later refuse trenches, and drainage works. Potential archaeological evidence includes subsurface kilns, pits and discarded bricks, hearths and domestic glass, ceramic and metal artefacts.*
- *Mid to late nineteenth century rifle range located at the northern end of the Northwest Park section. Potential archaeological evidence includes metal shot, casings, and bullets, and stop butt / target features.*
- *Late nineteenth to early twentieth century municipal dump, extending across much of the Southeast Park section (including outside the heritage boundary), and within the Northwest Park section. Potential archaeological evidence includes clay-capped refuse trenches, pits / depressions, former watercourses, and scatters containing domestic and commercial refuse, including: glass bottles and stoppers; ceramic kitchen, tableware, bottles, and doll parts; clay tobacco pipes; personal and clothing items including buttons, pins and beads; medicine, hygiene and writing implements; metal cutlery, nails, hardware, and coins; leather and textiles fragments; and faunal (bone) and floral food remains, and worked bone artefacts.*
- *Late nineteenth and early twentieth century drains and services, associated with reclamation and drainage improvements along former watercourse flows and low-lying areas (Northwest Park section) and to control runoff into the rail corridor (Southeast Park section). Potential archaeological evidence includes brick and stone (Brisbane Tuff) drains.*
- *BCC Electricity Substation No. 4, located at the eastern end of the Southeast Park section. Potential archaeological evidence includes subsurface infrastructure associated with the early distribution of electricity in Brisbane, brick and Brisbane Tuff drains, and a WW2 air raid shelter on the northwest side.*
- *Depression-era dwellings and camping, possibly within the Northwest Park section and in the vicinity of Riding Row (former) in the Southeast Park section. Potential archaeological evidence includes flattened kerosene cans, roofing iron and other temporary building materials, and glass, ceramic and metal artefacts.*
- *WW2 military accommodation and administration camp, predominately across the sloping ground of the Southeast Park section. Potential archaeological evidence includes post-holes, artefact deposits.*

4. CULTURAL HERITAGE SIGNIFICANCE

In order to assess the potential heritage impacts associated with the implementation of the Victoria Park / Barrambin Master Plan, the cultural heritage significance of the place must be understood.

4.1. HERITAGE SIGNIFICANCE – STATE HERITAGE

4.1.1. Victoria Park

Victoria Park is entered in the QHR (Place ID 602493) for historical (A), archaeological (C), representativeness (D), aesthetic (E), and associational values (G).

Victoria Park, gazetted as a reserve for recreation in 1875, is important for its association with key phases of Queensland's history. Over the course of its existence Victoria Park's functions have included social, cultural and sustenance grounds for Aboriginal people; brickmaking and timber-felling industries; municipal rubbish dump; campsites for displaced people; and sports and recreation grounds. Despite large incursions into its land (for educational and other purposes), and the construction of railway lines and roads through its centre, Victoria Park remains one of the largest parks in Brisbane, and demonstrates the value afforded to green space from the 19th to the 21st century.

As part of York's Hollow, the site was one of Brisbane's first industrial areas following European occupation.

The park was the site of conflict between Aboriginal people and Europeans in the colonial period; the site of camps for displaced people, including Chinese and Scottish immigrants (1840s), itinerant camps during the Great Depression (1929-1932), war brides (1945-7), and families awaiting housing commission accommodation (1947-1960). As Camp Victoria Park, the park hosted Australian and US soldiers/operations during the Second World War, as well as temporary accommodation for returned servicemen and their families after the war.

The Sports Fields (1925; re-laid 1935; and including 'Play the Game' Wall (c.1936) and Dressing Sheds & Kiosk (1959-60)) are associated with the development of sports organisations, particularly as the first headquarters of the Brisbane Hockey Association.

The Brisbane City Council (BCC) Electricity Substation No. 4 (1928), is important in demonstrating the expansion of the electricity supply network in Brisbane during the 1920s.

Gilchrist Avenue, its retaining wall/stair and its tree plantings (1930-2, and 1936), the Riding Row Entrance Piers (1936) and the Ornamental Lake (1933-6) are important as examples of work carried out under the Intermittent Relief Scheme during the Great Depression.

The park contains examples of the work of professional horticulturalists Henry Moore (Brisbane Parks Superintendent 1912-1940) and Harry Oakman (Brisbane Parks Superintendent 1946-1963), including mature tree plantings, planter beds, and the Gundoo Memorial Grove plantings of native trees in 1959 to celebrate the centenary of Queensland, and remnants of the adjacent subtropical plantings in the early 1960s.

Victoria Park has the potential to contribute knowledge that will lead to a greater understanding of early urban material culture, consumption and disposal habits in Queensland, and early and evolved service infrastructure and occupation activities on the urban fringe.

Archaeological investigations of the extensive late-19th and early-20th century municipal refuse deposits have the potential to reveal artefacts that may provide further information on the lifestyles, diet, and health of Brisbane's occupants, and facilitate studies of market access, consumer choice, refuse disposal patterns, and social and economic life in the late colonial period. The apparent disposal of refuse progressively across the park – from east to west – also provides an opportunity to explore change in material culture over time.

Archaeological investigations of areas subject to late-19th and early-20th century reclamation and drainage improvements, and in the vicinity of the interwar Brisbane City Council Electricity Substation No. 4, have the potential to reveal surface and sub-surface features that could contribute to a greater understanding of the planning, design, and construction of drainage and electrical distribution infrastructure.

Historical use of the park for a variety of purposes has resulted in the potential for subsurface archaeological evidence that could inform about the nature and extent of early- to mid-19th century gathering, camping, rifle

range and brickmaking activities in the historically low-lying 'York's Hollow' area, and occupation of the place during the Great Depression and World War II.

BCC Electricity Substation No. 4, located in the southeast corner of Victoria Park, is an excellent and highly intact example of an electricity substation constructed during the interwar period in Brisbane. In its form, fabric and materials, it is important in demonstrating the principal characteristics of its type, which include: its urban location; domestic scale and form with modest Classical influences; masonry construction with red brown face brick walls and render details; parapet to the main entrance; use of robust materials with simple detailing; and open and well-ventilated interior designed to contain electrical equipment, with roller door access.

Victoria Park is significant for its aesthetic attributes, derived from the juxtaposition of the place's natural qualities with its metropolitan setting, and from the aesthetic contribution of BCC Electricity Substation No. 4.

An extensive green site within the cityscape, Victoria Park features an arrangement of mature trees, planted along an avenue (Gilchrist Avenue), within a grove (Gundoo Memorial Grove), along the circumference of the park, and interspersed with playing fields and open grasses areas. The sloping nature of the site and open grassed areas provide expansive vistas within the park and out into the surrounding area.

BCC Electricity Substation No. 4, highly intact and standing prominently on the corner of Bowen Bridge Road and Gregory Terrace, has aesthetic importance for its beautiful attributes and streetscape contribution. Through its skilful use of modest Classical-style architectural features, symmetrical composition with central parapet and projecting end gables, and complementary material palette of red-brown face brick, terracotta roof tiles, and render details, the building forms an attractive, well-composed design. The building's scale, form and design, modelled on contemporary domestic architecture, complements the streetscape of Gregory Terrace and Bowen Bridge Road.

Victoria Park has a special association with the people of Brisbane as a popular inner-city park for organised sport and informal recreation (having served the community formally since 1875 as a valued green space for recreational purposes). It contains sporting facilities, particularly sports fields.

The sportsgrounds within the park have an association with the Brisbane Hockey Association (established 1931), which used the sportsgrounds as its first headquarters and hosted its matches there into the 1970s.

4.1.2. Centenary Pool Complex

Centenary Pool Complex is entered in the QHR (Place ID 601240) for historical (A), representativeness (D), aesthetic (E), technological (F) and social and associational values (G and H).

The Centenary Pool complex is historically significant as the Brisbane City Council's principal contribution to the Brisbane and Queensland 1959 centenary celebrations. Its construction also reflects the enormous popularity of competitive swimming in Australia following the successful 1956 Melbourne Olympic Games.

It demonstrates the details, materials, and construction methods of a sculptural variant of Post-War International style. Nationally, Centenary Pool is a significant example of a 1950s Olympic-standard pool and diving pool complex and can be ranked in importance with the Melbourne and Canberra Olympic pools.

It is sophisticated in its design conception, and inventive in its sculptural and decorative detailing. The original plantings complement the buildings.

It is sophisticated in its design conception, and inventive in its sculptural and decorative detailing. The original plantings complement the buildings.

Its social significance lies in its contribution to the development of competitive swimming in Brisbane, having been the city's principal aquatic sports centre from 1959 to 1980.

The complex is important as one of the major civic works designed by prominent Queensland architect James Birrell.

4.2. HERITAGE SIGNIFICANCE – LOCAL HERITAGE

4.2.1. Victoria Park Golf Course

Victoria Park Golf Course is entered in Brisbane City Council's Local Heritage Place online database for historical (A), rarity (B), representativeness (D), aesthetic (E), and associational values (G and H).

The place is important in demonstrating the evolution or pattern of the city's or local area's history as the first municipal golf course in Brisbane and as evidence of the Greater Brisbane City Council's commitment to the development of public recreational facilities during the interwar period.

The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places as an 18-hole course with associated practice areas, clubhouse and locker room facilities, utility buildings and professional's shop, together with the acceptance of casual golfers onto the course.

The place is important because of its aesthetic significance as a scenic landmark comprising green ridges and gullies and belts of mature trees interspersed with fairway lawns, and, providing outstanding views from within the site and contributing to the scenic value of the locality and suburbs beyond.

The place has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons for its role in the popularisation of golf in Brisbane and its continuous association with the Victoria Park Golf Club and many local social golf clubs which use the course.

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history for its role in World War II as a US/RAAF military camp and administration centre for the strategic defence of Queensland and Australia, and for its association with W.A. Jolly, the first Lord Mayor of Greater Brisbane.

4.3. STATEMENT OF SIGNIFICANCE

The following Statement of Significance is taken from the CMP prepared for the Victoria Park / Barrambin Master Plan. The statement has been amended to exclude specific reference to the former Victoria Park Golf Clubhouse which falls outside of the Designation Area, noting that this does have historical association with the former golf course. It also includes significant items within the project area not intended for works under the LGID, including the former substation, and some of the Centenary Pool elements. However in accordance with the principles of the Burra Charter, it is important to understand the context of the place when making future decisions.

The Victoria Park / Barrambin Master Plan area is associated with multiple periods of significance in Queensland's past. The place has been subject to continual evolution and its history is of considerable duration. It is comprised of intangible heritage and numerous layers of tangible evidence of Queensland's past, and possesses significant historical, architectural, aesthetic, archaeological and social values.

From its origins as habitation, sustenance, and ceremonial grounds for Aboriginal people, the area demonstrates many of Queensland's principal historical themes, including migration, lodging people, struggling with hardship and defending the country (early migrant camps, later WW2 Defence Camp and housing for displaced people), exploiting natural resources and developing technologies (brickmaking and timberfelling), planning settlements and developing urban services and amenities (municipal rubbish dump), sport and recreation, and commemorating significant events (Brisbane's first municipal golf course, hockey and sports fields, Centenary Pool Complex (1959 Centenary celebrations), Gundoo Memorial Grove, and future public park)

The extensive history of the place offers substantial potential to reveal further information about the history of the place, and Brisbane more broadly, in the form of archaeological remains. Such remains have research potential to inform about the nature and extent of early- to mid-nineteenth century gathering, camping, rifle range and brickmaking activities in the historically low-lying 'York's Hollow' area, and occupation of the place during the Great Depression and WW2.

Archaeological investigations of the extensive late-nineteenth and early-twentieth century municipal refuse deposits areas subject to late-nineteenth and early-twentieth century reclamation and drainage improvements, and in the vicinity of the interwar Council Electricity Substation No. 4 have the potential to reveal information unable to be derived from other sources contributing important information on the history and development of Brisbane and Queensland.

The area's built heritage features, comprising the Centenary Pool Complex, former Victoria Park Golf Club House and Council Electricity Substation No. 4 are all highly intact structures, demonstrating the principal characteristics of their type.

The Centenary Pool Complex in particular is sophisticated in its design conception and is a significant example of a 1950s Olympic-standard pool and diving pool complex. It demonstrates the details, materials, and construction methods of a sculptural variant of Post-War International style.

The former Victoria Park Club House along Gilchrist Avenue is a substantial interwar civic building, accommodating the principal elements necessary to the successful functioning of a golf club house of this era. It is both a good example of Council's civic architecture of the period and a rare interwar recreational building designed and constructed by Council.

The substation is an excellent and highly intact example of an interwar electricity substation demonstrating the principal characteristics of its type. These include: its urban location; domestic scale and form with modest Classical influences; masonry construction with red-brown face brick walls and render details; parapet to the main entrance; use of robust materials with simple detailing; and open and well-ventilated interior designed to contain electrical equipment, with roller door access.

At a local level, the former Victoria Park Golf Course has historical significance as Brisbane's first and only Municipal Golf Course until 1985. It has aesthetic significance as a scenic landmark comprising green ridges with outstanding views from within the site and contributing to the scenic value of the locality and suburbs beyond. Fairway greens and mature plantings contribute to the aesthetic significance and provide important remnants of the former golf course use.

The Park also possesses substantial aesthetic values derived from the juxtaposition of the place's natural qualities with its metropolitan setting, the open green space of the golf course and sporting fields, its significant views and vistas, and the aesthetic contribution of the heritage buildings located around the park. The sloping nature of the site and open grassed areas provide expansive vistas within the park and out into the surrounding area, and it contributes to the scenic value of the locality and suburbs beyond.

The Centenary Pool Complex and Council Electricity Substation No. 4 are prominent built features along Gregory Terrace and have aesthetic importance for their landmark status, beautiful attributes and streetscape contribution.

Victoria Park has social value derived from its strong or special associations with the life or work of a particular community or cultural group. This includes the association of the sporting fields with groups such as the Brisbane Hockey Association, associational value of the Centenary Pool Complex through its contribution to the development of competitive swimming in Brisbane, and for its association with prominent Queensland architect James Birrell, and associational values for its role in WW2 as a US/RAAF military camp and administration centre for the strategic defence of Queensland and Australia. Victoria Park also has associational values with Harry Oakman.

4.4. SIGNIFICANT ELEMENTS

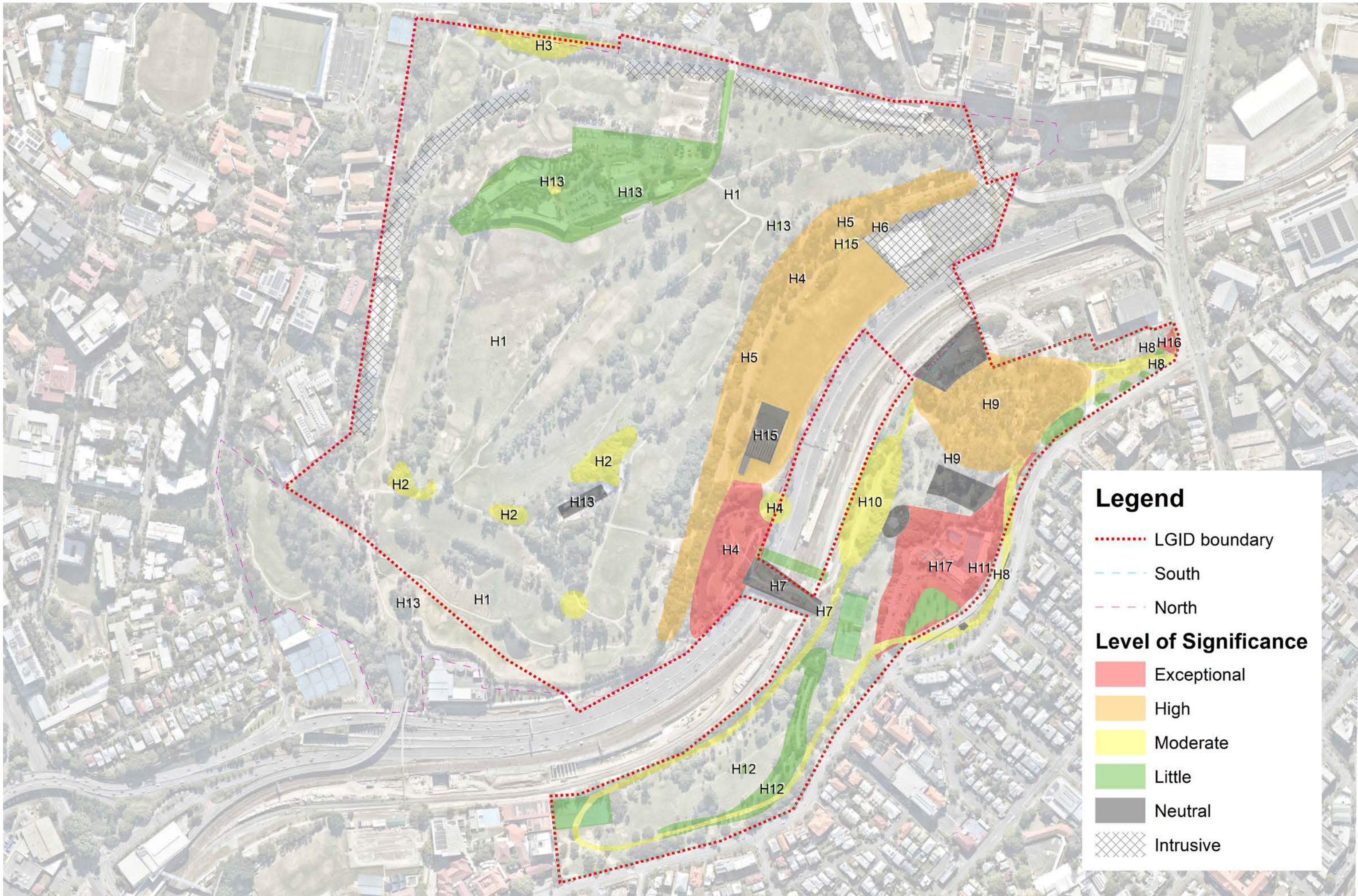
While all of the historical features contribute to the overall cultural heritage significance of the site, different components of a place may contribute in different ways to its heritage value.

The gradings of significance adopted for this CMP (Table 5) are based on those definitions as developed by the Heritage Council of NSW, which is considered to be industry best practice, particularly for large complex sites with multiple layers of heritage listings such as this.

Figure 4 illustrates the significance of key features in plan form, excluding significance of potential archaeological items. Significant views and vistas are shown in Figure 5. The CMP should be referred to for more detail.

Table 5 Gradings of Significance

Grading of Significance	Justification	Status
Exceptional	Rare or outstanding element that directly contributes to the site's overall heritage significance. Element retains a high degree of integrity and intactness in fabric or use.	Fulfils criteria for local or state listing.
High	Element demonstrates a key aspect of the site's overall heritage significance. Element has a high degree of original fabric, or they retain their original use.	Fulfils criteria for local or state listing.
Moderate	Element contributes to the site's overall heritage significance. Element may have been altered but still has the ability to demonstrate a function or use particular to the site.	Fulfils criteria for local listing.
Little	Element makes little contribution to the site's overall heritage significance. Element may be difficult to interpret or may have been substantially modified.	Does not fulfil criteria for local or state listing
Neutral	Element does not add or detract from the site's overall heritage significance.	Does not fulfil criteria for local or state listing
Intrusive	Element is damaging to the place's overall heritage significance.	Does not fulfil criteria for local or state listing





Legend

..... LGID boundary

5. PROPOSED WORKS

Victoria Park / Barrambin is proposed to be transformed into an expansive public park, providing further greenspace that will showcase Brisbane's liveability.

The following elements are proposed to be removed as required as the Park is developed:

North section

- Majority of features associated with the use of the golf course, including signage, tee markers, golf cart paths, flags, and practice pitching and putting areas (removed following 2021 closure).
- Existing 1980s maintenance shed and 1990s halfway house;
- Southern portion of the sporting fields, including cricket nets, carpark and shelter sheds (removal for relocation of uses);
- Southern portion of Gilchrist Avenue, including bitumen, kerbing and adjacent trees;
- Dressing shed and kiosk;
- Existing paths, stairs, ramps providing access to the land bridge; and
- Removal of Cross River Rail compound.

South section

- St Joseph's College Gregory Terrace tennis courts east of the land bridge (removal for relocation);
- Modification of the entrance to Centenary Pool.

The Victoria Park / Barrambin Master Plan identifies 36 new or upgraded elements, and these are shown in Figure 6 and outlined in sections 5.1 and 5.2 where works are included in this LGID.

Works associated with the LGID will involve a level of ground disturbance across the project area, through vegetation removal, geotechnical work and cutting and filling.

It is noted that as part of the future redevelopment, golf elements are to be incorporated into the Victoria Park / Barrambin Master Plan. These are shown in Figure 7.

The Master Plan

NORTH

- 1 Urban pump park
- 2 Park administration and operations
- 3 Adventure Valley with mountain bike track and high ropes course
- 4 The Tree House and lookout
- 5 Kelvin Grove busway access
- 6 Green waste storage
- 7 Parkway loop
- 8 York's Hollow (revitalised)
- 9 Elevated connection to land bridge
- 10 Nature water play gully
- 11 Education Hub
- 12 Lower wetlands and boardwalk
- 13 Adventure playground
- 14 Parkway kiosk
- 15 Naturalised waterholes
- 16 Community sports precinct including a sports field, multi-purpose court, cricket nets, and tennis courts
- 17 Gilchrist Avenue drop-off zone
- 18 Upper wetlands
- 19 Function centre, driving range, bistro and putt putt
- 20 Main car park
- 21 Parkland arrival
- 22 Main parkland entry (with signalised intersection)
- 23 Herston busway access
- 24 Old Clubhouse
- 25 Inner City Pedestrian and Cycle Bridge
- 26 Commuter bikeway/active transport connection
- 27 Lift to accessible elevated walkway*
- 28 Dog park*
- 29 Upgraded pedestrian and cycle bridge*
- 30 Commuter bikeway/active transport connection*

SOUTH

- 31 Community tennis courts
- 32 Spring Hill Common
- 33 Community edible garden and connection to land bridge
- 34 Centenary Pool with upgraded car park
- 35 Dog park
- 36 Gundoo Memorial Grove (rehabilitated)


















* New features subject to resolution with Department of Transport and Main Roads and/or Queensland Rail

--- LGID boundary
 --- Master Plan boundary



The Master Plan

Legend

-  Master Plan boundary
-  LGID boundary
-  12 fairway - rolling lawns retained as small community event space
-  2 Existing putt-putt retained
-  3 Driving range and proshop facilities retained
-  4 1970s Clubhouse retained
-  5 Driving range retained
-  6 Partial retention of the 9th fairway - rolling lawns
-  7 3rd green - flat area retained including addition of a shelter to drive use of open area
-  8 7th green - flat area retained including addition of a shelter to drive use of open area
-  9 4th green - flat area retained including addition of a shelter to drive use of open area
-  10 Use of flat area of 5th tee for dog park
-  11 5th fairway - retention of rolling lawn
-  12 Protection of heritage Victoria Park Clubhouse (Outside the LGID boundary)
-  13 Long view retained across original 9th fairway from proposed parkland arrival
-  14 12th green - area of lawn retained in location of green
-  15 11th fairway - retention of open lawn space



5.1. NORTH SECTION

1. Urban pump park

To be located in the north-western portion of Victoria Park / Barrambin (Picture 1) and within the Herston Interface precinct in the proposed Herston Community Park. The Community Park takes advantage of the topography, establishing the pump-track for younger children and a skate park for more advanced riders. A drop-off zone and small carpark (approximately 15 spaces) will be established in addition to public amenities. As per the Master Plan:

Tucked next to the existing Murray Spinaze Bushland in the park's north-east corner, the northern parkland is a green retreat and play-space for the Brisbane community. Its pedestrian links connect it with QUTs Kelvin Grove campus and Herston Road, creating a blended and accessible landscape for all to enjoy.

The northern parkland takes advantage of the dramatic topography, incorporating an urban pump track. Shade pavilions, public amenities, terraced seating, and a picnic green make this space a perfect location for a day out with the family.



Picture 1 Location of proposed pump track and skate park

Source: Urbis 2022

2. Park administration and operations

The park administration and operations centre are proposed to be constructed south of the Northern Busway / future Brisbane Metro route and north east of the Victoria Park Bistro, near the main entry and within the Herston Interface precinct. It will be one of two proposed facilities to cater for the needs of the park, with 24/7 security monitoring rooms and facilities to support sustainable park management. It has been strategically located to minimise disruptions for Park users and maximise efficiency for the park's maintenance and operations teams (Picture 2).



Picture 2 Looking north-west towards future location of administration and operations facility.

Source: Urbis 2021

3. Adventure Valley with mountain bike track and high ropes course

Proposed to be sited in the west of the park, adjacent to the Inner Northern Busway and in the Kelvin Grove interface precinct (Picture 3). It will comprise a high ropes course, with varying degrees of difficulty, once newly planted trees reach a mature height. There will also be activity opportunities for mountain bikers and trail runners. As per the Master Plan:

Adventure Valley focuses on revegetating and rewilding large portions of the golf course landscape and transforming it into endemic forest. Bushwalks through the new forest will give pedestrians an alternative route that provides sensory as well as educational experiences. Visitors will be able to feel immersed in, connected to, and sheltered by this lush Indigenous landscape.



Picture 3 Location of proposed Adventure Valley

Source: Urbis 2021

4. The Tree House and lookout

The proposed location of the tree house is at the southern end of the driving range on a ridge with significant views and vistas (Picture 4).



Picture 4 View to Treehouse location from Gregory Terrace.

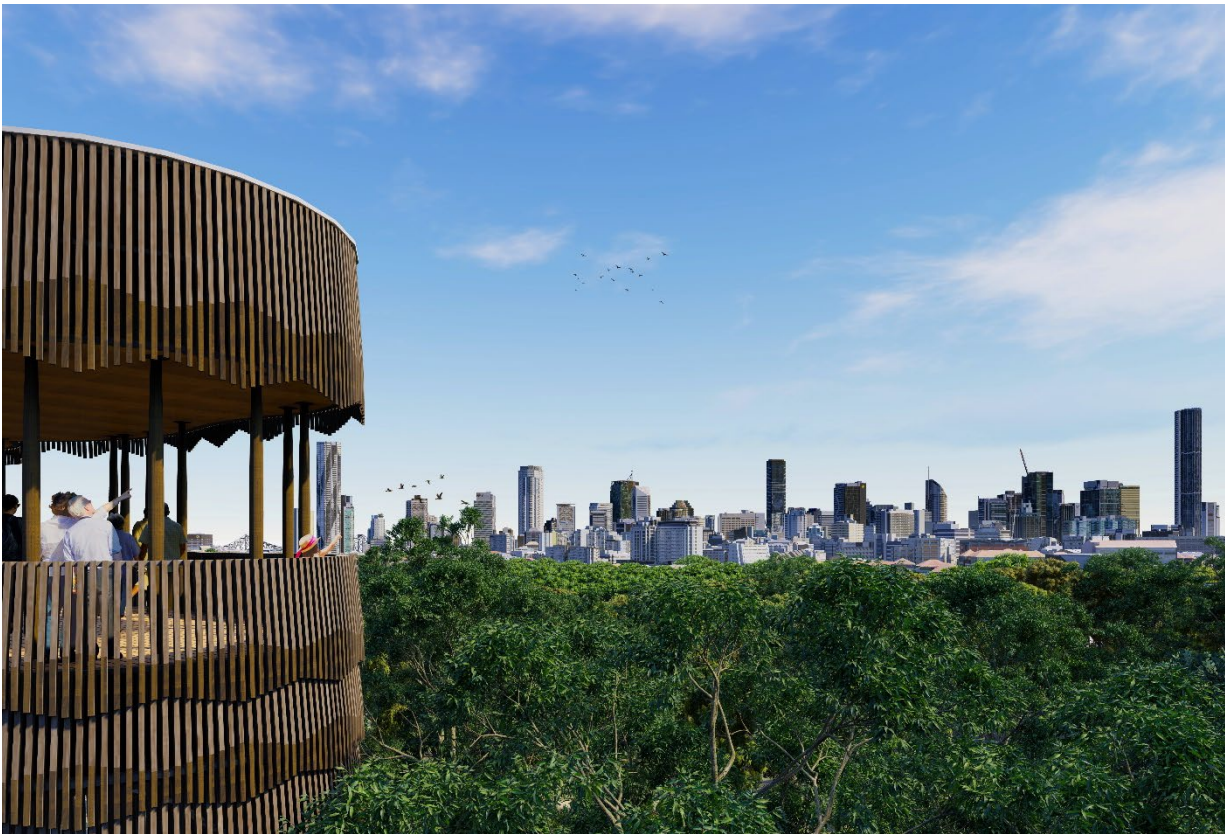
Source: *Urbis 2021*

The Tree House will include visual and storytelling links from its elevated views (Picture 5— closer views to the city, and more distant connections to ranges, hills and landscapes. An eight-metre-high lift tower will make access to The Tree House and associated canopy walk easy.

As per the Master Plan:

Perched at the site's highpoint, The Tree House is a spectacular landmark within the precinct. The Tree House's elevated viewing platform will take in panoramic views of Brisbane's CBD and Mt Coot-tha.

The Tree House lookout has a slender and lightweight form of a maximum four storey height. Timber is incorporated into the building with the potential to mimic natural texture. The place gives visitors the chance to enjoy a drink, gather and attend nearby events, all backdropped by panoramic CBD views.



Picture 5 Artist impression of the Tree House and View to the City.

Source: Victoria Park / Barrambin Master Plan

5. Kelvin Grove busway access

The existing Kelvin Grove busway station plaza is proposed to be upgraded to introduce a clear, welcoming arrival space at public transport nodes, and improve access to Victoria Park / Barrambin (Picture 6).



Picture 6 Location of proposed busway station access upgrades.

Source: Urbis 2021

6. Green waste storage

A green waste storage facility is proposed to be established near the ICB corridor in the south of the park within the parkland Core precinct (Picture 7). It will support the operations and maintenance facilities.



Picture 7 Looking towards location for green waste storage facility.

Source: Urbis 2021

7. Parkway Loop

The parkway Loop will comprise a 1.7km circuit through the park connecting to the broader active transport network (Picture 8). The Loop will be a shared access path for pedestrians, wheelchair users, slower-speed cyclists and e-mobility riders, as well as occasional maintenance and emergency vehicles. The design will meet the needs of people of all abilities and provides clear internal movement hierarchy that connects all of the major areas in the park.



Picture 8 Artist impression of the parkway Loop.

Source: Victoria Park / Barrambin Master Plan

8. York's Hollow (Revitalised)

York's Hollow, in the south-east of the park, (Picture 9) will be revitalised through restoration and regeneration works to improve habitat quality and landscape spaces for quiet enjoyment. Vegetated edges will renew and naturalise the place and improve water quality and habitat value. An upstream sediment pond will protect it from silt congestion. The revitalisation also intends to recognise and celebrate the importance of York's Hollow as a spiritual place for Indigenous storytelling and education.



Picture 9 York's Hollow.

Source: Urbis 2021

9. Elevated Connection to Land Bridge

A core feature of the Master Plan is to ensure people of all abilities can access the park. In areas of steep elevation, lifts are used in addition to elevated walkways. An accessible connection will be made to the existing Land Bridge that connects the north and south portions of the park, passing over the revitalised York's Hollow (Picture 10).



Picture 10 Location of proposed accessible connection to Land Bridge.

Source: Urbis 2021

10. Nature water play gully

The nature water play gully will be located generally in the centre of the park in the parkland Core precinct (Picture 11). A living waterway will be created to mimic a natural creek with water flowing through a natural gully to the Upper Wetlands. It will encourage visitors to explore among stepping stones, aquatic plants, logs and vegetation (Picture 12).



Picture 11 Looking west towards location of nature water play gully.

Source: Urbis 2022



Picture 12 Artist impression of nature water play gully.

Source: Victoria Park / Barrambin Master Plan

11. Education Hub

The proposed Education Hub within the parkland Core precinct (Picture 13) will offer opportunities to enhance awareness of the biodiversity, ecosystems and processes that sustain the environment. The offer of an outdoor 'bush classroom' will be an epicentre for educational gatherings. Outdoor spaces will provide opportunities for educational, informational, ceremonial and other forms of sharing knowledge.



Picture 13 Looking towards proposed location of Education hub.

Source: Urbis 2021

12. Lower wetlands and boardwalk

Proposed for establishment at the east of the north portion of the park, within the parkland Core precinct and adjacent to York's Hollow and the ICB (Picture 14). The Master Plan proposes a lake and a series of water holes, embracing the park's topography to form gravity fed wetlands with densely vegetated native aquatic plants that will filter and cleanse stormwater and ensure the ongoing health of the park's water systems. Using stepping stones, bridges and boardwalks, visitors will explore the natural beauty of the park's water systems.



Picture 14 Looking towards future location of lower wetlands.

Source: Urbis 2023

13. Adventure playground

Within the parkland Core precinct (Picture 15) and associated with the nature water play gully will be an elevated playground that will blend a contemporary and sophisticated play structure with engaging nature play.



Picture 15 Looking south towards future location of adventure playground.

Source: Urbis 2022

14. Parkway kiosk

Victoria Park / Barrambin is proposed to have a range of food and beverage offerings, suiting various price points and desires from a quick takeaway to a more relaxed sit-down meal. The parkway kiosk intends to provide a casual café style opportunity, with shaded dining overlooking the water holes. It is proposed to be reasonably centrally located, within the parkland Core precinct and near to the future Gilchrist Avenue Plaza (Picture 16).



Picture 16 Looking south towards location of proposed parkway kiosk.

Source: Urbis 2021

15. Naturalised Water Holes

The Master Plan proposes a series of connected water holes forming lakes and wetlands and linking the park to its traditional function as a place of water (Picture 17). A lake proposed roughly in the centre of the park intends to connect via cascading water to the Visitor Centre, forming an attractive visual and acoustic element with constantly circulating water. Water from the lake will be recirculated through the wetlands to maintain water quality, movement and create a dynamic urban park (Picture 18 and Picture 19).



Picture 17 Artist impression of the water holes.

Source: Victoria Park / Barrambin Master Plan



Picture 18 Looking north to location of proposed water holes.

Source: Urbis 2022



Picture 19 Looking south to location of proposed western water holes.

Source: Urbis 2021

16. Community sports precinct including a sports field, multi-purpose court, cricket nets, and tennis courts

The Master Plan intends to preserve and celebrate the role of sport in the park for nearly 100 years. The existing sports facilities in the northern portion of the park between Gilchrist Avenue and the ICB (Picture 20) are proposed to be improved to form a community sports fields precinct, and integrating the 'Play the Game' wall at Gilchrist Avenue. The consolidated sports precinct will include a rugby-sized sports field, 20 cricket nets, four tennis courts, multi-purpose courts, and facilities including equipment storage and an amenities

block. Improved drop-off zones at Gilchrist Avenue, and the proposed lift access via the Herston connector bridge will increase access to the sports area.



Picture 20 Location of proposed community sports precinct.

Source: Urbis 2021

17. Gilchrist Avenue Drop-Off Zone

Gilchrist Avenue is proposed to be shortened and a new set down, arrival plaza and vehicular turn around area established (Picture 21).



Picture 21 Looking south towards where Gilchrist Avenue will terminate.

Source: Urbis 2021

18. Upper wetlands

The terraced wetlands are proposed within the existing golf course, south-east of the existing function venue and to the west of Gilchrist Avenue where the southern sporting fields are currently located (Picture 22).



Picture 22 Looking south towards location of proposed wetlands and waterholes.

Source: Urbis 2021

20. Main car park

The existing carpark at the Herston Road entrance is proposed to be formalised to allow for double the capacity (Picture 23).



Picture 23 Existing carpark to be formalised.

Source: Urbis 2021

21. Parkland Arrival

The parkland arrival will be the main entry to the park in the north east, with stairs and DDA ramping accessing the green spaces and paths within the park. The parkland arrival will also include built and cultural features, such as artwork, an interpretation wall, cultural dance circle / performance space, a lookout plaza and a picnic lawn with shelters.

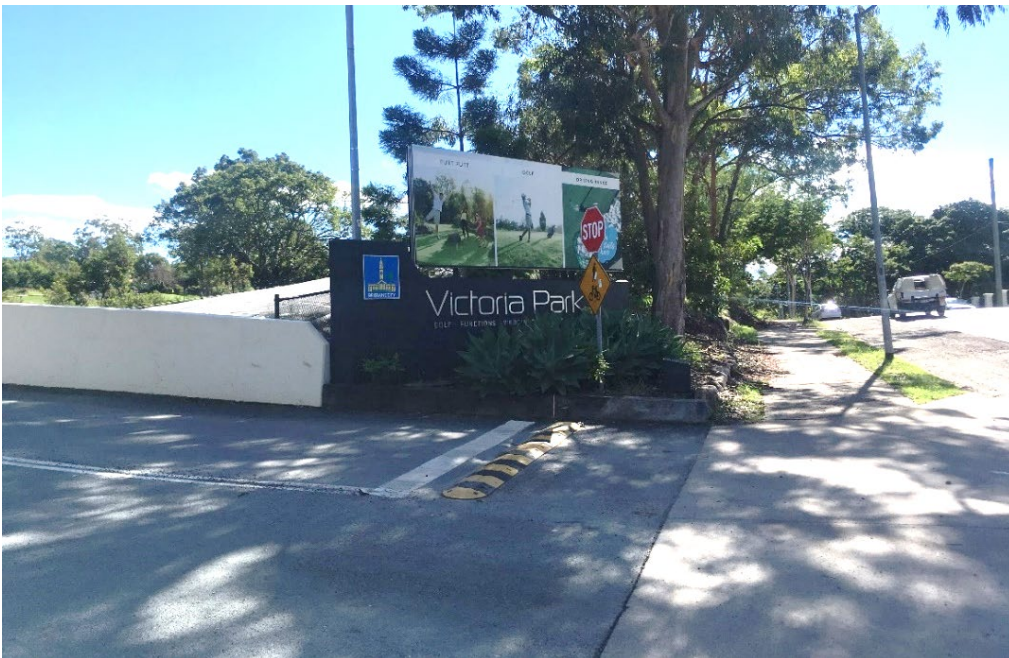


Picture 24 General location of parkland arrival, with view to CBD.

Source: Urbis 2021

22. Main parkland entry (with signalised intersection)

The main entry to Victoria Park / Barrambin from Herston Road will be upgraded to include a signalised intersection to improve access for vehicles, cyclists, and pedestrians (Picture 25).



Picture 25 Main entry and convergence with Herston Road.

Source: Urbis 2021

23. Herston busway access

Improved access to the busway station is proposed on the park side of the existing station, to provide a clear, welcoming arrival space at this key public transport node and will also be joined with the new Inner City Pedestrian and Cycle Bridge.



Picture 26 Indicative view toward future busway plaza area.

Source: Urbis 2021

25. Inner City Pedestrian and Cycle Bridge

The new bridge (also referred to as the Inner-city connector bridge) is proposed to connect the northern and the southern portions of Victoria Park / Barrambin and cross Gilchrist Avenue (Picture 27).

An arrival plaza at the Gregory Terrace landing will interface with Substation No. 4. The bridge also provides lift access to the consolidated sports precinct running parallel to Gilchrist Avenue. The bridge is proposed to be lightweight and highly permeable, with glazed panels and will be readily identifiable as an entry marker to Victoria Park / Barrambin (Picture 28).



Picture 27 Looking south to where the bridge will cross Gilchrist Avenue.

Source: Urbis 2021



Picture 28 Artist render, Herston connector bridge and lawn near Gilchrist Avenue

Source: Victoria Park / Barrambin Master Plan

26. Commuter bikeway/active transport connection

Located adjacent to the northbound lane of the ICB (Picture 29), the active transport connection comprises a running, walking and cycling path linking the inner north and City centre, improving access to the land bridge and connecting to the active transport network of the park.



Picture 29 Location of proposed commuter bikeway/active transport connection.

Source: Urbis 2021

5.2. SOUTH SECTION

31. Community tennis courts

Four community tennis courts (Picture 30) are proposed to be retained and upgraded near to Brisbane Girls Grammar School. These will be in addition to the courts in the northern side of the park relocated from near the land bridge.



Picture 30 Location of community tennis courts.

Source: Urbis 2021

32. Spring Hill Common

The Spring Hill Common (Picture 31) will be a flatter, open area with fringing shade and room for active play and recreation by the adjacent schools and the community.



Picture 31 Location of proposed Spring Hill Common.

Source: Urbis 2021

33. Community edible garden and connection to land bridge

The community edible garden (Spring Hill Community Garden) will be located east of the land bridge and west of Gregory Terrace (Picture 32). It will comprise a terraced community garden providing an inner-city permaculture experience, where local residents and visitors can grow food and share their interest with other community members.



Picture 32 Looking east from land bridge towards location of proposed community edible garden.

Source: Urbis 2022

34. Upgraded car park at Centenary Pool

The Centenary Pool (Picture 33) will continue to operate as an iconic facility at Victoria Park / Barrambin. The carpark is proposed to be expanded to allow for approximately 130 car spaces and may consequently require modifications to the curved entrance, but the teardrop lawn shape of this foreground area (see below) and view to the State Heritage listed pool building will be retained.



Picture 33 Centenary Pool.

Source: Urbis 2021

35. Dog Park

The existing dog park within the Spring Hill precinct is proposed to be upgraded to continue opportunities for dog exercise and local community socialising (see Picture 34).



Picture 34 Existing dog park.

Source: Urbis 2021

36. Gundoo Memorial Grove (rehabilitated)

The Gundoo Memorial Grove is a group of mature trees (Picture 35), comprising a cluster approximately 140m x 220m, located in the north-eastern portion of the site, north of Centenary Pool and adjacent to Gregory Terrace. Patterns of planting is discernible in some locations and a plaque commemorating the original planting and the sesquicentenary in 2009 is located along the periphery of the grove in the south-west.



Picture 35 Gundoo Memorial Grove.

Source: Urbis 2022

6. IMPACT ASSESSMENT

The following provides a summary discussion of potential heritage impacts of the Master Plan on local and State heritage values. This is followed by an assessment of each of the works items identified in section 5, assessment of the proposed works against individual CMP policies, and assessment against SDAP and Heritage Overlay codes.

6.1. STATEMENT OF HERITAGE IMPACT

The proposed works involve redevelopment of the former Victoria Park Golf Course and surrounding area to provide 64ha of publicly accessible parkland. While conceptual only this provides an indication of potential impacts that can then be further mitigated during Detailed design and construction.

Potential impacts to the State heritage values include impacts on the historical, aesthetic and archaeological significance of Victoria Park (being the name of the State Heritage Place).

Impacts to the local heritage values of Victoria Park Golf Course are largely associated with the recent closure of the golf course, and its associated impact on historical and social values, and degree of representativeness and rarity as a golf course that has remained in continuous use since its construction, and was, until 1985, the only municipal course in Brisbane.

While the proposed works may be considered to have a detrimental impact on the local heritage significance of the heritage place, the works will ensure the ongoing future use of Victoria Park / Barrambin returning it to its original use as a park. The renewed use as park will however have the added benefit of increasing full access to the place by the community and offering opportunities for appreciation of the place through immersion in the new landscape, and interpretive opportunities to increase awareness of the history and significant cultural values of the place.

The potential heritage impacts of works included in the LGID associated with heritage listed places are shown in Table 6. No impacts to adjacent local or State heritage places are anticipated.

Table 6 Potential Impacts to State and Local Heritage Places

Heritage Place	Potential Heritage Impact	Mitigation
State Heritage Place		
Victoria Park	<p>Victoria Park is associated with several important historical phases in Queensland's history. This new phase of use for Victoria Park adds a new layer to its history and impacts to historical values are considered minimal.</p> <p>Aesthetic values at a State level are attributed to the significant views, and landscaped parkland with open grassed areas and mature trees.</p> <p>The redevelopment includes re-landscaping of the entire site including the State heritage listed portion of Victoria Park / Barrambin, revitalised York's Hollow and new wetlands area. These features are considered unlikely to impact on any significant views, however there is potential for mature trees and open grassed areas to be impacted on.</p> <p>Overall, the proposed works are likely to increase use and appreciation of the place by the general public, improve the overall aesthetics of the park, and increase the use of the place as a dedicated public park. Consequently, the appreciation of the place and its heritage values are likely to be enhanced.</p>	<p>The former use, history and significance of this area will be promoted and interpreted. The new use will add a new layer on the history of the place.</p> <p>An interpretation strategy prepared under CMP Section 6.13 will explore the opportunities to increase understanding of the history of Victoria Park, and it's importance in the development of Brisbane as an urban centre.</p> <p>Overall, the existing landscape character is retained and is consistent with the State heritage values.</p> <p>Mature trees are to be retained, and landscaping works such as those proposed at the Gundoo Memorial Grove, and the introduction of a community garden will enhance the landscape values of Victoria Park / Barrambin. Siting of works, such the Inner-City Pedestrian Cycle bridge landing, will be designed to minimise tree impacts. Significant landscape values are managed under Section 6.6 of the CMP and its associated policies.</p> <p>A qualified ecologist and arborist have been engaged by the Victoria Park / Barrambin project team to assess the existing environment of Victoria Park (State Heritage Place). The ecological assessment has identified key vegetation communities, habitat trees, significant trees; and also included arboricultural assessment of over 2000 trees at the park. The assessment establishes a framework for the future management of the Park's vegetation including individual trees; and also ensures arboriculturalist input will be sought throughout the life of the Victoria Park / Barrambin project to manage any potential impacts to significant mature trees such as the figs, hoop pines and eucalypts in the Memorial Grove are minimised (Landscape heritage values are</p>

Heritage Place	Potential Heritage Impact	Mitigation
		<p>managed under Section 6.6 of the CMP, and the Gundoo Grove specifically under Policies 23-25).</p> <p>Several open, grassed areas have been incorporated into the Victoria Park / Barrambin design, and the open grassed areas within the State listed portion of the site are to be retained as open grassland where the Spring Hill Common is proposed.</p> <p>A Heritage Interpretation Plan (under CMP Policy 76) will be prepared at the detailed design stage. This strategy will explore interpretive opportunities throughout the park, to increase understanding and appreciation of the place as a significant historic landscape. A variety of options for interpretive devices will be explored; based on environmental location, anticipated audience, and any other detailed project design requirements. Options explored will include informative and didactic signage, printed or electronic media, a site-wide heritage trail, reuse of building materials in new structures, display of artefacts recovered through excavations etc (as per Section 6.13 of the CMP).</p>
	<p>Gilchrist Avenue is recognised as having historical significance as a 1930s Depression-era construction project, connecting Bowen Bridge Road to Ithaca Street, and also providing a long sought after path through the park and also accessing the golf course and sports grounds. It has historically been truncated and no longer accesses between the two roads. The shortening of the road will further truncate it and have a minimal impact on its significance through this loss. The proposed works will impact on the physical extent of the road, however, will not impact on its connection between the two roads because that connectivity has already been lost. It will continue to provide access to the park and the sports fields.</p>	<p>The roadway will be shortened but will continue to exist with a vehicular turn-around. Guidance for retaining the heritage values of Gilchrist Avenue is at Section 6.6.6 of the CMP.</p> <p>There will be opportunities to explore interpretation within the plaza area, which can communicate the history of the road, it's purpose for construction and namesake City Engineer EF Gilchrist. Details will be explored in a future Heritage Interpretation Plan (under Policy 76 of the CMP) which will be prepared at the detailed design stage.</p>

Heritage Place	Potential Heritage Impact	Mitigation
	<p>The 1936 stairs and masonry wall along Gilchrist Avenue will be retained and conserved therefore no impacts are anticipated.</p> <p>The name Gilchrist Avenue will be retained, therefore there will be no impacts to the historical association with City Engineer EF Gilchrist.</p>	
	<p>There are known State archaeological values and further potential archaeological values. Impacts may occur to archaeological deposits during ground disturbance works.</p>	<p>Archaeological impacts will be managed through the preparation and implementation of an Archaeological Management Plan under Section 6.8 and Policy 47 of the CMP.</p>
	<p>The 1960s Dressing Shed and Kiosk was added as a contributory element to the heritage values of Victoria Park during the 2021 reassessment of the place, and during the preparation of the Draft Master Plan for Victoria Park / Barrambin.</p> <p>Its heritage values are expressed in its architectural design, materiality, and location adjacent to the sporting fields.</p> <p>Options for retention and reuse have been considered by the Applicant, however further assessments have recently been undertaken by the Applicant indicated that the structural integrity of the building may be compromised, including potential ongoing impacts from an adjacent significant tree; the roots of which are destabilising the brickwork and associated retaining wall at the eastern side of the structure. This tree has</p>	<p>The removal of the Dressing Shed and Kiosk will have a minor impact on the overall heritage values of Victoria Park. The structure has been in this location for 64 years,² and its removal will impact on the historical association of the sports fields and sporting groups with this structure. However, it is considered that the building is an element of secondary significance, which exists as evidence of a facility that supported the sporting use of the park – which is considered to be of primary heritage significance and has been ongoing in this area of the Park since the 19th Century.</p> <p>Its removal will also impact on the existing setting of the park to the south, however it is acknowledged that changes are proposed under the Master Plan that will alter the current setting, albeit for improved use of the heritage place.</p> <p>Reinstating sports and recreation fields where the Cross River Rail compound is currently sited, and in the vicinity of where the hockey fields were located historically will also contribute to retention of the recreational use and historical association with sports fields and</p>

² As of time of preparation of this report

Heritage Place	Potential Heritage Impact	Mitigation
	<p>since been removed, but the damage to the building remains.</p> <p>The primary driver of the proposed demolition of this structure is to provide adequate space for the improved sports precinct. The proposal under the Master Plan is to increase the currently available area for sports and provide one regulation-size field (98m x 58m), increasing the suitability and desirability of the grounds for combined sports uses including soccer, hockey, and rugby. The existing two fields are used for all those purposes, but are too narrow for official rugby games, and are not regulation size for soccer or hockey.</p> <p>Additionally, the future sports field must be located in a way that allows for the following elements which are all proposed or required at the south-eastern boundary of this area of the Park (adjacent to the ICB):</p> <ul style="list-style-type: none"> • the proposed active transport connection (being a three metre bikeway with three metre pedestrian path, and buffer zone between for safety); • the 10 metre high flow bypass that is essential for flood mitigation; • the maintenance point for the trunk sewer (beneath the sports grounds) for Queensland Urban Utilities (this area of the park was first sewered in the 1920s); and • the expanded wetlands, which forms part of the 'Room for Water' key strategy of the Master Plan. <p>The area available for the sports field is therefore significantly constrained at south / south-west and consequently the required space for the field expands into the southern / south-</p>	<p>sporting groups. Consolidating the existing sports fields into a single regulation size field that allows for official games for several sports will be a desirable factor in continuing the use of the place for sporting activities and thereby continue this significant and historical use.</p> <p>In partial mitigation of this loss, a Heritage Interpretation Plan (prepared under Policy 76 of the CMP) will include specific commentary about ways to interpret the history, context, and architecture of the Dressing Shed. Options explored will be based on an analysis of what would be the most appropriate interpretive devices based on considerations such as the future site context, anticipated audience profile, environmental considerations and maintenance requirements (i.e., for digital interpretation opportunities vs traditional signage). This may include (but not limited to) signage, public art, digital interpretation such as QR codes or online available 3D recording, or design influences of new structures (refer below).</p> <p>Themes and concepts considered for interpretation would include the architecture of the building, the timing and historical context of its construction with regard to the sports history of the Park, and its connections to particular sports / sporting clubs; and any other historical information that may come to light in the process of detailed research for the interpretation.</p> <p>Interpretation opportunities will also extend to exploring methods to reuse the heritage fabric (e.g., bricks, metal elements, in accordance with Policy 76 of the CMP) in new structures associated with the sports fields; and also use design influences in any new structures such as use of red-brown bricks, hit-and-miss pattern, curved metal elements, and skillion roofs.</p> <p>As a further partial mitigation, and prior to any demolition works commencing, an archival record in accordance with the DES guideline will be undertaken (and in accordance with Policy 6.12 of the CMP). This will enable photographic capture of the structure, creating a</p>

Heritage Place	Potential Heritage Impact	Mitigation
	western corner of the Dressing shed and cannot be feasibly progressed if the Dressing Shed is retained.	permanent record of its architectural design, construction, materiality, and physical context (setting) within the current sports precinct / park south. The Archival Recording may also include 3D scanning of the structure to provide an additional level of detailed recording of it.
	The redevelopment proposes some reconfiguration of the sporting facilities at the park. This ongoing use will allow for continuation of this historic function into the future and therefore minimal.	The ongoing use of this area for sporting use will ensure this ongoing historical and social association, in accordance with CMP Policy 34. No additional mitigation measures are required.
	The entrance piers and Riding Row are proposed to be retained and therefore minimal to no heritage impacts are anticipated.	Opportunities to communicate the historic use and significance of these elements will be explored in a Heritage Interpretation Plan prepared under Policy 76 of the CMP. General management of the entrance piers is included in Section 6.6.5 of the CMP. No additional mitigations are required.
	The Gundoo Memorial Grove will be retained, and new plantings included to replace missing plantings, and to enhance the amenity of the Grove. This is anticipated to enhance the appreciation and heritage values of the Grove.	Specialist heritage and arboricultural input will be sought as part of the detailed design for this element to ensure appropriate species are included and heritage values are enhanced, not reduced (refer Section 6.6.4 and Policies 23-25 of the CMP). Opportunities to communicate the purpose and history of this element will be explored in a Heritage Interpretation Plan (under Policy 76 of the CMP), which will be prepared at the detailed design stage. The document will explore interpretive opportunities throughout the park, to increase understanding and appreciation of the place and its significant heritage values and individual elements such as the Gundoo Memorial Grove.
	The 'Play the Game' Wall will be retained, and no impacts are anticipated.	No mitigation is required (feature is retained and conserved as per Policy 35 of the CMP), however, to enhance understanding and appreciation of this element, interpretation opportunities will be explored in the Heritage Interpretation Plan which will be prepared at the detailed design stage and under Policy 76 of the CMP. Interpretive devices may include informative and didactic signage, printed or electronic media, a site-wide heritage trail etc. The association of the wall with the hockey use of the Park would be emphasised, and

Heritage Place	Potential Heritage Impact	Mitigation
	<p>The York's Hollow area will be expanded, providing additional water holes and wetland, reinstating the pre-Colonisation landscape of water holes and wetlands in the low lying areas of the park. This will enhance understanding of the historic landscape.</p> <p>Archaeological deposits may be impacted by ground disturbance works.</p>	<p>interpretation of this element could also link to the proposed interpretation of the Dressing Shed and Kiosk (discussed above), forming an expanded dialogue about the history of hockey at Victoria Park.</p> <p>Opportunities to communicate the pre-Colonisation landscape will be explored in the Heritage Interpretation Plan under Policy 76 of the CMP, which will be prepared at the Detailed design stage. Any interpretation that may include possible Aboriginal heritage values would need to be devised in conjunction with Aboriginal Parties (refer Policy 78 of the CMP).</p> <p>Archaeological impacts will be managed through the preparation and implementation of the Archaeological Management Plan.</p>
Centenary Pool Complex	<p>Proposed alterations to the carpark are likely to impact on the Oakman designed entrance to the pool complex from Gregory Terrace. It is understood that the curved entrance will not be altered, but that the capacity of the carpark will be expanded into the lawn area. This will not impact on any significant views in this location, and trees are not of historical significance.</p> <p>The Pool and associated Complex will continue to be used. No changes to the pool or structures within the facility are proposed and therefore no impacts to these structures are anticipated.</p>	<p>The Applicant notes that DES have advised that the expansion of the carpark would require the shape of the lawn area (Oakman design) to be retained, and this has been included in the proposed design.</p> <p>There will be opportunities to interpret the Oakman design, and the significance of the Pool Complex more broadly in the Heritage Interpretation Plan under Policy 76 of the CMP. The landscaping is managed more broadly under Policies 31-33 of the CMP.</p>
Local Heritage Place		
Victoria Park Golf Course	<p>Closure of the golf course has had an impact on historical values and severs the continuous use of the land as a golf course since its construction.</p> <p>The association with historic clubs will remain intangibly, but no future special associations will be</p>	<p>While the golf functions will no longer occur, the place will still remain (intangibly) as the first municipal golf course in Brisbane, reflecting The Applicant's commitment to the development of public recreation facilities during the interwar period. Interpretation would be required to communicate the history of the place as a golf course, particularly to</p>

Heritage Place	Potential Heritage Impact	Mitigation
	<p>made, and the degree of representativeness is impacted due to loss of the 18 hole portion of the Golf Complex. To date features associated with the golf course identified in the citation that have been removed include:</p> <ul style="list-style-type: none"> • 18 hole golf course • Practice areas • Clubhouse and locker room facilities • Professional's shop with acceptance of casual golfers onto the course <p>The connectivity of the 1930s clubhouse (outside of this LGID) to the golf course was severed well before the proposal to cease golf use and adaptively reuse the place as a park. There will be minimal impact on the heritage values of the clubhouse.</p>	<p>current and future audiences who have not experienced the place as a golf course.</p> <p>There is opportunity here for the citation to be updated to greater reflect the historical importance of Victoria Park as a place of recreation since its gazettal in 1875 (refer Policy 4 of the CMP).</p> <p>Loss of the heritage listed golf course will be partially mitigated though the retention of a golf skills areas within the existing lease covering the driving range and putt putt area. Furthermore, landscape design has ensured that a number of fairways, tees and greens will remain visible in the landscape, interpreting this former use (refer Section 6.6 of the CMP). Interpretation of this history will also be explored through heritage interpretation opportunities under Policy 76 of the CMP.</p> <p>The future use as a park and the recommended interpretation strategy has the potential to increase understanding of the existence of the 1930s clubhouse (outside of this LGID), its historic connection to the golf course, and the pattern of development in the inner city that resulted in its distancing from the golf course.</p> <p>A Heritage Interpretation Plan will be prepared at the detailed design stage.</p>
	<p>The closure of the golf course will partially impact on the local aesthetic values. The place's scenic landmark values will remain, as will the outstanding views and contribution of the place to the scenic value of the locality and suburbs beyond. However, the closure of the golf course will, and has already, removed the legibility of the golf course with grassed fairways, greens and tees, and mature trees lining the fairways and impact on this aspect of the place's aesthetic values.</p>	<p>Proposed works have been designed with the landscape setting, views and open space in mind to allow for its future use as a public parkland, in accordance with the CMP guidance and Landscape heritage values in the CMP Section 6.6. While the parkland will no longer clearly read as a golf course, the retention of selected tees and greens, driving range and putt putt facilities will partially mitigate this loss by continuing a level of golf use and interpretation of the historic use.</p> <p>Additional landscaping will be introduced which will enhance the landscape and aesthetic values of Victoria Park and continue its scenic</p>

Heritage Place	Potential Heritage Impact	Mitigation
		<p>landmark values; and managed under the policies in Section 6.6 of the CMP. The Harry Oakman plantings will be celebrated.</p> <p>The historic development, use, functions and associations of the place, and its contribution to interwar development in Brisbane will be explored in a Heritage Interpretation Plan which will be prepared at the detailed design stage, and under Section 76 of the CMP.</p> <p>Furthermore, there is opportunity for the citation to be updated to better reflect the aesthetic values of the place as a landmark greenspace in close proximity to the CBD with significant views and vistas (refer Policy 4 of the CMP).</p>
	<p>It is unlikely that the place currently meets threshold for the criteria for social significance. Victoria Park Golf Club officially ceased in 2001, and with closure of the golf course in 2021 the place is unlikely to retain its strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons for its role in the popularisation of golf in Brisbane. This includes its continuous association with the Victoria Park Golf Club and many local social golf clubs which use the course.</p> <p>William Jolly was an important as the first Lord Mayor of Brisbane and was president of the Victoria Park Golf Club for the first three years. The historical association values, including association with WA Jolly and role in WW2 exist intangibly and will be minimally impacted.</p>	<p>There is one interpretive sign currently within the project area addressing the WW2 use (its general management is covered in Policy 43 of the CMP), however overall this fact is unlikely to be widely known or appreciated. The future use as a public park has the opportunity to enhance understanding of this use, and methods to communicate this will be explored through heritage interpretation.</p> <p>The association with WA Jolly similarly has potential to be better communicated through an interpretation strategy.</p> <p>A Heritage Interpretation Plan will be prepared at the detailed design stage, under Policy 76 of the CMP.</p>
	<p>While not formally listed for its archaeological values, the former Golf Course area has known archaeological potential and there are potential archaeological impacts associated with works proposed.</p>	<p>Archaeological impacts will be managed through the preparation and implementation of an Archaeological Management Plan, prepared in accordance with Policy 47 of the CMP.</p>

6.2. ASSESSMENT OF MASTER PLAN ELEMENTS INDIVIDUAL IMPACTS

The following provides a summary assessment of individual Master Plan elements being proposed as part of the LGID.

Table 3 Assessment of Individual Elements

Element #	Description	Heritage Impacts	Mitigation Measures
GENERAL			
Project area	Ground disturbance works	Works associated with the LGID will involve a level of ground disturbance through vegetation removal, geotechnical work and cutting and filling. This has the potential to impact on archaeological values.	Archaeological impacts will be managed through an Archaeological Management Plan (refer CMP Policy 47 – 53).
NORTH			
1	Urban pump park	The proposed works will be located within the current golf course, and the area formerly used as a WW2 military camp. Archaeological finds have been made in this location, and construction works have potential to impact on archaeological deposits, and landscape values associated with Murray Spinaze bushland.	The facility has been located as much as possible in currently open areas used for golf. The design has minimally encroached into the Murray Spinaze bushland to minimise loss of mature trees. This mitigation strategy responds to Policy 5 in the CMP for the place. Further, archaeological impacts will be managed through an Archaeological Management Plan.
2	Park administration and operations	The proposed administration centre is located within the area formerly used as a WW2 military camp. Archaeological finds have been made in this location, and construction works have potential to impact on archaeological heritage values. The facility is sited away from significant view corridors, no impacts on views are anticipated.	Archaeological impacts will be managed through an Archaeological Management Plan (refer CMP Policy 47-53). Development of the facility away from significant view corridors responds to Policy 6 of the CMP.
3	Adventure Valley with mountain bike track	Adventure Valley is located on the area historically used as the golf course.	More broadly, loss of the heritage listed golf course will be mitigated though the retention of selected tees and greens,

Element #	Description	Heritage Impacts	Mitigation Measures
	and high ropes course	<p>The cessation of the use of the golf course has had an impact on the local heritage values, as the heritage entry primarily derives from this use. The place will intangibly exist as an historic golf course, but the physical elements, including rolling hills, practice areas, green ridges, rolling gullies, fairway lawns, will be substantially removed. The continued significance of the place as a golf course in continual use, and as a facility popularising golf in Brisbane and use by local social clubs will be wholly removed and therefore have impacts on the heritage values. The golf course use will be removed, but the existence of the place as a scenic landmark will continue, in a different capacity.</p> <p>The cessation of golf course use has already occurred, and therefore no further impacts to the use of the place as a golf course will occur.</p> <p>The works will not impact on associational values.</p>	<p>driving range and putt putt facilities. These mitigation measures respond to Policy 36 and 37 of the CMP whereby the retention of former golf course elements assist in its interpretation as a former golf course.</p> <p>Communication of the heritage values of the golf course will be explored through a Heritage Interpretation Plan will be prepared at later detailed design stage and under Policy 76 of the CMP.</p>
4	The Tree House, and lookout	<p>The cessation of the use of the golf course has had an impact on the local heritage values, as the heritage entry primarily derives from this use. The place will intangibly exist as an historic golf course, but the physical elements, including rolling hills, practice areas, green ridges, rolling gullies, fairway lawns, will be substantially removed. The continued significance of the place as a golf course in continual use, and as a facility popularising golf in Brisbane and use by local social clubs will be wholly removed and therefore have impacts on the heritage values. The golf course use will be removed, but the existence of the place as a scenic landmark will continue, in a different capacity.</p>	<p>More broadly, loss of the heritage listed golf course will be partially mitigated though the retention of selected tees and greens, driving range and putt putt facilities.</p> <p>The siting of the Tree House has taken into consideration significant views across the park, and it is noted that views to the city will not be wholly blocked. Significant views within the park, including V1, are between the park and the city, and the Tree House will enhance those views by providing a new, elevated perspective. The development, which will enhance views, responds to Policy 6 of the CMP which recommends any new development should enhance existing views.</p>

Element #	Description	Heritage Impacts	Mitigation Measures
		<p>The cessation of golf course use has already occurred, and therefore no further impacts to the use of the place as a golf course will occur from this element. The works will not impact on associational values.</p> <p>The siting of the Tree House may partially impede on significant view V1 and V3, however its elevated nature also provides opportunity for further appreciation of views</p>	<p>The Tree House will also involve materials artworks and other interpretive devices promoting the history and cultural values of Victoria Park and the surrounding area and specific interpretive opportunities will be explored in the future interpretation strategies and plans which will be prepared at the detailed design stage, and under Policy 76 of the CMP.</p>
5	Kelvin Grove busway access	No heritage impacts are anticipated.	N/A
6	Green Waste Storage	This area is low-lying and has been subject to significant previous ground disturbance. No heritage impacts are anticipated.	N/A
7	Parkway loop	The parkway loop is located on the golf course, and the area formerly used as a rifle range, and WW2 military camp. Artefactual material has previously been located in this area and where earthworks are required there is potential for archaeological values to be impacted on.	Archaeological impacts will be managed through an Archaeological Management Plan, prepared in accordance with Policy 47 of the CMP.
8	York's Hollow (revitalised)	<p>The York's Hollow area will be expanded, providing additional water holes and wetland, reinstating the pre-Colonisation landscape of water holes and wetlands in the low lying areas of the park. The park has strong historical association with water, and the revitalisation will enhance understanding of the historic landscape and is likely to have positive impacts on the heritage values of the place by enhancing the aesthetic values of the place.</p> <p>Archaeological deposits may be impacted by ground disturbance works.</p>	<p>The expansion of York's Hollow and reinstatement of the pre-Colonisation landscape responds to Policies 20 and 21 of the CMP. Development of the area has been planned in conjunction with and informed by the Traditional Custodians which will maintain its historical association with water and waterholes. Opportunities to communicate the pre-Colonisation landscape will be explored in interpretation strategies and plans which will be prepared at the detailed design stage under Policy 76 of the CMP. Policy 78 of the CMP ensures any interpretation of Aboriginal cultural heritage is undertaken by, or at least in conjunction with Aboriginal parties.</p>

Element #	Description	Heritage Impacts	Mitigation Measures
			Archaeological impacts will be managed through the preparation and implementation of the Archaeological Management Plan, under Policy 47 of the CMP.
9	Elevated Connection to Land Bridge	<p>There is potential for views to the city from York's Hollow to be partially impacted on.</p> <p>Archaeological deposits may be impacted by ground disturbance works.</p>	<p>The impacts on views are likely to be partial and minimal, and views will be retained from similar nearby locations. Conversely, the elevated connection is likely to mitigate the obstruction by providing new views, from a new elevated perspective. Mitigation measures align with Policy 6 which ensures the retention of existing views.</p> <p>Archaeological impacts will be managed through an Archaeological Management Plan under Policy 47 of the CMP.</p>
10	Nature water play gully	<p>The cessation of the use of the golf course has had an impact on the local heritage values, as the heritage entry primarily derives from this use. The place will intangibly exist as an historic golf course, but the physical elements, including rolling hills, practice areas, green ridges, rolling gullies, fairway lawns, will be substantially removed. The continued significance of the place as a golf course in continual use, and as a facility popularising golf in Brisbane and use by local social clubs will be wholly removed and therefore have impacts on the heritage values. The golf course use has been removed, but the existence of the place as a scenic landmark will continue, in a different capacity.</p> <p>The cessation of golf course use has already occurred, and therefore no further impacts to the use of the place as a golf course will occur from this element. The works will not impact on associational values.</p>	<p>More broadly, loss of the heritage listed golf course will be partially mitigated though the retention of selected tees and greens, driving range and putt putt facilities. These mitigation measures respond to Policy 36 of the CMP whereby the retention of former golf course elements assist in its interpretation as a former golf course.</p> <p>A Heritage Interpretation Plan will be prepared at the detailed design stage and under Policy 76 of the CMP. Archaeological impacts will be managed through an Archaeological Management Plan, under Policy 47 of the CMP.</p>

Element #	Description	Heritage Impacts	Mitigation Measures
		<p>Artefactual material has previously been located in this area and where earthworks are required archaeological deposits may be impacted by ground disturbance works.</p> <p>The park has strong historical association with water, and the revitalisation will enhance understanding of the historic landscape and is likely to have positive impacts on the heritage values of the place by enhancing the aesthetic values of the place.</p>	
11	Education Hub	Archaeological deposits may be impacted by ground disturbance works.	Archaeological impacts will be managed through an Archaeological Management Plan under Policy 47 of the CMP.
12	Lower wetlands and boardwalk	<p>The wetlands and boardwalk will be built on the area that was historically York's Hollow and a rubbish dump.</p> <p>Archaeological deposits may be impacted by ground disturbance works.</p> <p>The park has strong historical association with water, and the revitalisation will enhance understanding of the historic landscape and is likely to have positive impacts on the heritage values of the place by enhancing the aesthetic values of the place.</p>	<p>A Heritage Interpretation Plan will be prepared at the detailed design stage, in accordance with Policy 76 of the CMP. This strategy will explore interpretive opportunities throughout the park, to increase understanding and appreciation of the place, including the history and significance of the York's Hollow area. Interpretive devices may include informative and didactic signage, printed or electronic media, a site-wide heritage trail etc.</p> <p>Such devices will partially mitigate loss of heritage values, and potentially enhance heritage values through increased understanding of the place.</p> <p>Archaeological impacts will be managed through an Archaeological Management Plan under Policy 47 of the CMP.</p>
13	Adventure playground	The adventure playground is located in in the area historically used as the former Rifle Range, the Municipal Dump and former golf course.	More broadly, loss of the heritage listed golf course will be partially mitigated though the retention of selected tees and greens, driving range and putt putt facilities, in accordance with Policy 36 of the CMP. The area adjoining

Element #	Description	Heritage Impacts	Mitigation Measures
		<p>The cessation of the use of the golf course has had an impact on the local heritage values, as the heritage entry primarily derives from this use. The place will intangibly exist as an historic golf course, but the physical elements, including rolling hills, practice areas, green ridges, rolling gullies, fairway lawns, will be substantially removed. The continued significance of the place as a golf course in continual use, and as a facility popularising golf in Brisbane and use by local social clubs will be wholly removed and therefore have impacts on the heritage values. The golf course use will be removed, but the existence of the place as a scenic landmark will continue, in a different capacity.</p> <p>The cessation of golf course use has already occurred, and therefore no further impacts to the use of the place as a golf course will occur from this element.</p> <p>The works will not impact on associational values.</p> <p>Artefactual material has previously been located in this area and where earthworks are required there is potential for archaeological values associated with the former dump and rifle range to be impacted on.</p>	<p>the proposed Adventure Playground to the west was historically the 9th fairway, and the proposed rolling lawn in this location interprets this former fairway. Policy 37 manages the retention of mature trees and fairway alignments.</p> <p>Opportunities can be explored in a Heritage Interpretation Plan, in accordance with Policy 76 of the CMP, to communicate the former use, history, and significance of the former golf course in this area. Interpretive devices may be informative and didactic signage, printed or electronic media, a site-wide heritage trail etc. Such devices will partially mitigate loss of heritage values, and potentially enhance heritage values through increased understanding of the place.</p> <p>Archaeological impacts will be managed through an Archaeological Management Plan under Policy 47 of the CMP.</p>
14	Parkway kiosk	<p>The parkway kiosk will be built on the area that was historically a rubbish dump, and more recently formed the eastern edge of the golf course.</p> <p>The cessation of the use of the golf course has had an impact on the local heritage values, as the heritage entry primarily derives from this use. The place will intangibly exist as an historic golf course, but the physical elements, including rolling hills, practice areas, green ridges, rolling gullies, fairway lawns, will be substantially removed. The</p>	<p>More broadly, loss of the heritage listed golf course will be partially mitigated though the retention of selected tees and greens, driving range and putt putt facilities, per Section 6.6.9 of the CMP. Retention of former golf course elements, under this Section of the CMP will assist in its interpretation as a former golf course.</p> <p>Opportunities can be explored in a Heritage Interpretation Plan, prepared under Policy 76 of the CMP, to communicate the former use, history and significance of</p>

Element #	Description	Heritage Impacts	Mitigation Measures
		<p>continued significance of the place as a golf course in continual use, and as a facility popularising golf in Brisbane and use by local social clubs will be wholly removed and therefore have impacts on the heritage values. The golf course use will be removed, but the existence of the place as a scenic landmark will continue, in a different capacity.</p> <p>The cessation of golf course use has already occurred, and therefore no further impacts to the use of the place as a golf course will occur from this element. The works will not impact on associational values.</p> <p>There is potential for archaeological values associated with the former dump to be impacted on.</p>	<p>the former golf course in this area. Interpretive devices may be informative and didactic signage, printed or electronic media, a site-wide heritage trail etc. Such devices will partially mitigate loss of heritage values, and potentially enhance heritage values through increased understanding of the place.</p> <p>Archaeological impacts will be managed through an Archaeological Management Plan, under Policy 47 of the CMP.</p>
15	Naturalised waterholes	<p>The proposed waterholes are located in an area of historical and archaeological value associated with York's Hollow, and the Brisbane Municipal Dump, and impacts to archaeological deposits are likely.</p> <p>Aesthetic impacts are likely to be positive.</p>	<p>The park has strong historical association with water, and the revitalisation will enhance understanding of the historic landscape and is likely to have positive impacts on the heritage values of the place by enhancing the aesthetic values of the place.</p> <p>Mitigation strategies are in line with Policies 20 and 21 of the CMP whereby all proposed development of the area has been undertaken in consultation with the Traditional Custodians and maintains its historical association with water and waterholes.</p> <p>A Heritage Interpretation Plan will be prepared at the detailed design stage under Policy 76 of the CMP. Policy 78 of the CMP ensures any interpretation of Aboriginal cultural heritage is undertaken by, or at least in conjunction with Aboriginal parties.</p>

Element #	Description	Heritage Impacts	Mitigation Measures
			Archaeological impacts will be managed through an Archaeological Management Plan under Policy 47 of the CMP.
16	Community sports precinct including a sports field, multi-purpose court, cricket nets and tennis courts	<p>The redevelopment proposes some reconfiguration of the sporting facilities at the park. This ongoing use will allow for continuation of this historic function into the future and therefore minimal.</p> <p>There is potential for archaeological values to be impacted. The Dressing Shed and Kiosk building is proposed to be removed to facilitate the modifications to the sports field to allow for a regulation size field allowing for uses by hockey, soccer and rugby. Site constraints have resulted in the decision for its removal as the most prudent and feasible outcome, acknowledging the loss of heritage value. Impacts and justifications are discussed in Table 6 above.</p>	<p>The ongoing use of this area for sporting use will ensure this ongoing historical and social association, per Policy 34 of the CMP. No additional mitigation measures are required.</p> <p>Archaeological impacts will be managed through an Archaeological Management Plan under Policy 47 of the CMP.</p> <p>A Heritage Interpretation Plan will be prepared at the detailed design stage, under Policy 76 of the CMP.</p> <p>Proposed mitigation measures for the loss of the Dressing Shed and Kiosk include Archival Recording and interpretation, including exploring opportunities for 'classic' interpretation such as signage or digital means, and using the materiality and design of the structure to influence similar in any new proposed sports buildings. This is discussed further in Table 6 above.</p>
17	Gilchrist Avenue Drop-Off Zone	<p>The shortening of the road will further truncate it and have an impact on its significance through this physical loss. The proposed works will impact on the physical extent of the road, however it will continue to provide access to the park and the sports fields. Loss of heritage values will be minimal.</p> <p>The 1936 stairs and masonry wall along Gilchrist Avenue will be retained and conserved therefore no impacts are anticipated.</p>	<p>The avenue of trees has been diminished in this location, and therefore this location is considered the best location along Gilchrist Avenue for works to occur. Management of the heritage values of Gilchrist Avenue is included in Section 6.6.6 of the CMP</p> <p>Mature trees historically associated with the avenue will be retained in line with Policy 29 of the CMP.</p> <p>The roadway will be shortened but will continue to exist with a vehicular turn-around. There will be opportunities to</p>

Element #	Description	Heritage Impacts	Mitigation Measures
		<p>The name Gilchrist Avenue will be retained, therefore there will be no impacts to the historical association with City Engineer EF Gilchrist.</p>	<p>explore interpretation within the plaza area, which can communicate the history of the road, it's purpose for construction and namesake City Engineer EF Gilchrist. Details can be explored in a future Heritage Interpretation Plan during the detailed design phase. Interpretive devices may include informative and didactic signage, printed or electronic media, a site-wide heritage trail etc.</p> <p>A Heritage Interpretation Plan will be prepared at the detailed design stage under Policy 76 of the CMP.</p>
18	Upper wetlands	<p>This element is within the area of known bottle dumps, and more recently the Victoria Park Golf Course. There is potential for impacts on archaeological deposits.</p> <p>The cessation of the use of the golf course has had an impact on the local heritage values, as the heritage entry primarily derives from this use. The place will intangibly exist as an historic golf course, but the physical elements, including rolling hills, practice areas, green ridges, rolling gullies, fairway lawns, will be substantially removed. The continued significance of the place as a golf course in continual use, and as a facility popularising golf in Brisbane and use by local social clubs will be wholly removed and therefore have impacts on the heritage values. The golf course use will be removed, but the existence of the place as a scenic landmark will continue, in a different capacity.</p> <p>The cessation of golf course use has already occurred, and therefore no further impacts to the use of the place as a golf course will occur from this element. The works will not impact on associational values.</p>	<p>More broadly, loss of the heritage listed golf course will be partially mitigated though the retention of selected tees and greens, driving range and putt putt facilities. This mitigation measure responds to Policy 36 of the CMP whereby the retention of former golf course elements assists in its interpretation as a former golf course.</p> <p>A Heritage Interpretation Plan will be prepared at the detailed design stage under Policy 76 of the CMP.</p> <p>Archaeological impacts will be managed through an Archaeological Management Plan under Policy 47 of the CMP.</p> <p>The revitalisation of the wetlands responds to Policy 20-21 of the CMP, maintaining its historical association with water and wetlands, and proposed change has been planned in conjunction with and informed by the view of the Traditional Custodians.</p>

Element #	Description	Heritage Impacts	Mitigation Measures
20	Main car park	As an existing feature, minimal impacts are anticipated from any works associated with this element.	No mitigation required.
21	Parkland arrival	<p>The parkland arrival will be located within an area formerly used as a rifle range, WW2 military camp, and Golf Course.</p> <p>The cessation of the use of the golf course has had an impact on the local heritage values, as the heritage entry primarily derives from this use. The place will intangibly exist as an historic golf course, but the physical elements, including rolling hills, practice areas, green ridges, rolling gullies, fairway lawns, will be substantially removed. The continued significance of the place as a golf course in continual use, and as a facility popularising golf in Brisbane and use by local social clubs will be wholly removed and therefore have impacts on the heritage values. The golf course use will be removed, but the existence of the place as a scenic landmark will continue, in a different capacity.</p> <p>The cessation of golf course use has already occurred, and therefore no further impacts to the use of the place as a golf course will occur from this element. The works will not impact on associational values.</p> <p>There is potential for archaeological impacts during works.</p> <p>The history, significance and heritage values of the place are likely to be enhanced through the inclusion of an interpretation and features that can communicate values to the public and visitors.</p>	<p>More broadly, loss of the heritage listed golf course will be partially mitigated through the retention of selected tees and greens, driving range and putt putt facilities, in accordance with Policy 36 of the CMP. Retention of former golf course elements assists in its interpretation as a former golf course, and in this location the 11th fairway, 12th fairway and 12th green will remain legible in the landscape. Similarly, the long view across the former 9th fairway from the proposed Parkland Arrival will be retained.</p> <p>While much of the physical aspects of the place will be lost, there is opportunity to increase understanding of the place and its importance to Brisbane to the public and visitors through interpretation.</p> <p>Opportunities can be explored in the Heritage Interpretation Plan, under Policy 76 of the CMP, to communicate the former use, history, and significance of the former golf course in this area. Interpretive devices may be informative and didactic signage, printed or electronic media, a site-wide heritage trail etc. Such devices will partially mitigate loss of heritage values, and potentially enhance heritage values through increased understanding of the place.</p> <p>Archaeological impacts will be managed through an Archaeological Management Plan prepared under Policy 47 of the CMP.</p>

Element #	Description	Heritage Impacts	Mitigation Measures
22	Main parkland entry (with signalised intersection)	As an existing element proposed for upgrade, no impacts on the heritage values of the place are anticipated.	N/A
23	Herston busway access	This is an existing element with only minor works proposed to the park as part of improved access. This area was historically used as the golf course and had military use during WW2. Impacts on the historical, association and archaeological values and considered likely to be minimal.	Potential archaeological impacts will be managed through an Archaeological Management Plan prepared under Policy 47 of the CMP.
25	Inner City Pedestrian and Cycle Bridge	The bridge will encompass the historic areas of York's Hollow and former rifle range at the north, and the former WW2 military camp at the eastern side of the ICB. Where piles and landings are proposed there is potential for impact on archaeological heritage values. No impacts to significant views are anticipated.	Archaeological impacts will be managed through an Archaeological Management Plan prepared under Policy 47 of the CMP.
26	Commuter bikeway/active transport connection	The active transport connection is a pathway proposed west of the ICB in the area historically used as the former Rifle Range, York's Hollow and the Municipal Dump. There is potential for archaeological values to be impacted on.	Archaeological impacts will be managed through an Archaeological Management Plan prepared under Policy 47 of the CMP.
SOUTH			
25	Inner City Pedestrian and Cycle Bridge	Where piles and landings are proposed there is potential for impact on archaeological heritage values. No impacts to significant views are anticipated.	Archaeological impacts will be managed through an Archaeological Management Plan prepared under Policy 47 of the CMP.
31	Community tennis courts	No heritage impacts are anticipated.	N/A
32	Spring Hill Common	This project is currently subject to a Heritage Exemption application.	N/A

Element #	Description	Heritage Impacts	Mitigation Measures
33	Community edible garden and connection to land bridge	There is potential for impacts to landscape heritage values, in particular the QEII Jubilee plantings.	Mature trees will be retained in line with Policy 16.
34	Upgraded car park at Centenary Pool	<p>No works are proposed to the pool and therefore no impacts likely.</p> <p>The expanded car park has the potential for impacts to the original Oakman design.</p> <p>The carpark is located within the area formerly used as a WW2 military camp, and grading and construction works have potential to impact on archaeological heritage values.</p>	<p>The Applicant notes that DES have advised that the expansion of the carpark would require the shape of the lawn area (Oakman design) to be retained, and this has been included in the proposed design to mitigate potential impact. Management of the landscape values of the Centenary Pool are covered under Section 6.6.7 and Policies 31-33 of the CMP.</p> <p>There will be opportunities to interpret the Oakman design, and the significance of the Pool Complex more broadly in the Heritage Interpretation Plan under Policy 76 of the CMP.</p> <p>Archaeological impacts will be managed through an Archaeological Management Plan prepared under Policy 47 of the CMP.</p>
35	Dog Park	An existing feature, no heritage impacts anticipated.	N/A
36	Gundoo Memorial Grove (rehabilitated)	No heritage impacts are anticipated.	N/A

6.3. CONSERVATION MANAGEMENT PLAN

The following provides an assessment of what is proposed in the LGID against the Draft CMP policies. Preparation of the CMP is underway.

Table 7 Conservation Management Plan

#	Policy	Assessment
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General Approach		
<i>Overarching approach to heritage management within Victoria Park / Barrambin</i>		
1	Conservation of Victoria Park / Barrambin should be carried out in accordance with best heritage conservation practice, and within the accepted principles and standards of the Burra Charter and associated guidelines and this CMP.	The proposed works have been guided by the principles of the Burra Charter and designed to minimise heritage impacts. The CMP has been consulted as part of the design process, and specialist heritage advice sought to ensure Burra Charter principles are taken into account.
Managing Significance		
<i>Approaches to the conservation of the heritage significance of Victoria Park / Barrambin, and individual elements</i>		
2	The Revised Statement of Significance set out in [the CMP] is to be accepted as the basis for future conservation of the fabric and values of the place. Any works undertaken at Victoria Park should not obscure or distort the heritage values identified in Table 5 [of the CMP].	<p>It is acknowledged that the redevelopment of Victoria Park in general has an impact on heritage values, particularly identified local values, as a result of the closure of the golf course. However, the closure also allows for increased public access to the park and the reinstated and enhanced use as a public park is likely to encourage visitation by locals and tourists, which will in turn increase appreciation of the place as a substantial green space within Brisbane City.</p> <p>The redevelopment takes into consideration heritage elements, and largely proposes retention as-is, or adaptive reuse.</p> <p>Views will generally be retained and in some instances enhanced, through new elevated view opportunities such as those that will be offered from the Tree House. Built elements such as the 'Play the Game' wall, stone stairs, and Centenary Pool Complex will all be retained. Landscape features are proposed to be retained and some enhanced, such as sympathetic re-vegetation of the Gundoo Memorial Grove, retention of open spaces, mature trees and lawns in areas where the former golf course was located.</p>
3	Unless otherwise stated in these policies, conservation methods applying to surviving original and early fabric, views and other heritage are to be commensurate with the identified level of significance of each element, and guided by the recommendations of this CMP.	It is noted that the former golf course is an item of heritage significance as a result of its local listing. Its closure has resulted in the loss of physical elements associated with that use, and heritage values associated with the former golf course will continue to be substantially impacted as part of LGID works. To partially mitigate this loss, the Driving Range, Putt Putt and associated facilities will be retained and continue

		<p>use, thereby partially continuing the use of the place for golf as a leisure activity.</p> <p>Interpretation of the former layout of the course is also proposed which will ensure this former use is remembered. The physical fabric may be removed, the intangible connection of the place to the history of golf in Brisbane will remain and opportunities will be explored to communicate the history and historic uses of the place.</p> <p>Significant views will be retained. In some instances, they may be partially obscured by new features, however these new features will offer increased opportunities for new perspectives and new views. This includes the Tree House, which will provide elevated 360-degree views to the broad landscape, which are currently not realised.</p>
4	<p>Council should consider undertaking a review of the local heritage places within the Project Area to ensure citations and significance assessments are up to date. The assessment should not have attention to proposed future works but should recognise what has occurred to date and be an accurate reflection of the place at the point in time of assessment. It should remove most references to the golf course continuation of use, and instead focus on retained golf elements that reflect this history; and consider other values such as the values as a green space with outstanding views and its associational values that exist intangibly.</p>	<p>It is likely that reassessment against the local heritage criteria will mean that the place no longer reaches threshold for some criteria and may meet criteria for additional criteria such as archaeological values.</p>
<p>Setting and Views <i>Approaches to the conservation and maintenance of the visual setting of Victoria Park / Barrambin</i></p>		
5	<p>Conservation through maintenance and restoration of open spaces, sweeping views and vistas, city views and mature trees, is to be prioritised. New works are to minimise loss of vegetation and plantings.</p>	<p>While some landscaping is proposed to be removed, additional landscaping will be introduced, and areas of identified landscape heritage value are proposed to be improved. For example, this includes Gundoo Memorial Grove, where invasive species will be identified and removed, new trees will replace dead or dying trees, and overall improve the integrity of the feature and enhance its aesthetic values.</p> <p>Other landscape elements such as the remnant Oakman plantings are proposed to be retained, while others such as the Riding Row may be</p>

		<p>enhanced through interpretation opportunities that can increase knowledge of its existence and historical use.</p> <p>Mature trees will be retained as part of the rewilding of the park, while areas of open space and lawn will also contribute to retention of the landscape setting.</p>
6	Existing significant views identified at section 3.2 [of the CMP] ³ should be maintained, and any new development should not impede on these views.	Significant views are being retained, and where early assessment has identified these views may be partially impacted, these issues can be resolved in detailed design through minor relocations. This in particular relates to the potential obstruction of V1 by the Tree House. It is however acknowledged that the view may be unobstructed by similar, nearby vantage points. The Tree House itself is considered a valuable asset to significant views, through its elevated nature and capacity to afford high level unobstructed sweeping views across the city and broader region. The local heritage place entry for Victoria Park Golf Course notes that the place provides outstanding views from within the site, which will be enhanced by this new feature.
7	Where opportunity exists to enhance or interpret significant views this should be investigated.	Significant views are being retained, with some being enhanced through the introduction of elements such as the Tree House which allow for an elevated platform to take in views from the park to the city.
Future Use		
<i>Guidance for appropriate future uses, in light of heritage significance</i>		
8	Victoria Park should continue to be used as an extensive green site within the cityscape with open grassed and vegetated areas able to be accessed and valued by the community.	The proposed works will significantly increase community accessibility and consequently will likely lead to increased community value of the space.
9	The current use of the park for community, sporting, and passive and informal recreation should continue, and any new uses should be compatible with this and the historical intent as a public reserve for community use.	While there is some alteration of the existing sporting fields proposed, the sporting use will continue with sporting field, cricket nets and tennis courts provided for.
Interim Use and Protection of Heritage Values		

³ And shown in Figure 5 of this HIA.

<i>Guidance for opportunities and constraints associated with the opening up of the former Golf Course for expanded public uses</i>		
10	Interim uses that allow for public recreation should continue to be undertaken, including sporting activities and cultural events, and temporary festivals.	Public recreation activities are continuing.
11	Opportunities for the promotion and interpretation of heritage values, including Aboriginal ancestral homelands, habitation, and cultures, should be investigated (see Policy 78).	A Heritage Interpretation Plan is proposed to be undertaken to comply with this.
12	To minimise potential for vandalism of heritage items and removal and destruction of archaeological features, Victoria Park will need after hours security patrols or other measures implemented.	It is understood that increased security has been implemented and will continue.
13	Future redevelopment has the potential for direct and indirect impacts and should be mitigated through implementation of a Heritage Construction Management Plan, or a Construction Plan with input from a suitably qualified heritage professional.	Where Construction Management Plans are proposed they will have input from a heritage professional.
Master Planning		
<i>Guidance for the use of the Master Plan in conjunction with the CMP</i>		
14	Development and works in the Park should be generally in accordance with the Victoria Park / Barrambin Master Plan which has been prepared in consideration of the heritage values of the place. Where required, input should be sought from a suitably qualified heritage expert.	This will be undertaken as part of future wayfinding strategies and as part of the Detailed design process.
Mature Trees		
<i>Guidance to protect one of the key heritage values of Victoria Park / Barrambin – its green nature and mature vegetation</i>		
15	Works proposed within the Park are to be carefully planned to minimise impacts on the landscape, and ensure the Park amenity is restored as required post-works.	Future works within the Park will be guided by the CMP and the Master Plan, to ensure potential cumulative impacts can be managed, and also ensure compliance with key CMP Policies.
16	Retention of mature trees of significance to the place is to be prioritised as part of the detailed designs associated with the implementation of the Victoria Park / Barrambin Master Plan. Where tree removal cannot be avoided, the removal is to be offset by planting	The works proposed in the LGID have been designed to mitigate loss of significant vegetation, however some mature trees are proposed to be removed to facilitate Master Plan elements. Many of these trees have been assessed by an Arborist as being in poor condition. Detailed design will confirm where tree removal is necessary and removal will be

	of a replacement tree of original species of a similar appearance, in a suitable location.	mitigated through the large amount of new vegetation proposed which will ensure the aesthetic and landscape heritage values are maintained and even enhanced.
17	Where mature trees are identified as invasive species (such as under the <i>Biosecurity Act 2014</i> / Council's Natural Assets Local Law) and requiring removal, they should be replaced with species of similar aesthetic characteristics.	Any removal and / or replacements required will be guided by specialist arboricultural advice with heritage input.
18	The avenue of Camphor Laurels and Weeping Figs east of the railway demonstrate the late nineteenth century park improvements and former 1930s Riding Row. These should be retained and where necessary replaced with the original species or species of a similar appearance.	Mature vegetation in these locations is proposed to be retained, however it is noted that invasive species may require removal, and where this occurs, this will be undertaken in accordance with this policy.
19	Mature Jacarandas and Flame Trees along the former fairways have the potential to originate from the mid-twentieth century Oakman improvements to the golf course and were removed due to health of the tree or public safety concerns, efforts should be made to replace with species of a similar appearance.	Any removal and / or replacements required will be guided by specialist arboricultural advice with heritage input.
<p>York's Hollow <i>Guidance specifically for management of existing / future York's Hollow – a key aspect of the significance of Victoria Park / Barrambin</i></p>		
20	York's Hollow has a strong historical association with water, and waterholes are to be maintained in some form in this location in the future.	A lake, water feature and cascading wetlands are proposed, and the existing waterhole at York's Hollow is proposed to be revitalised. The proposal overall is for increased water across the park that will enhance understanding of the pre-Colonisation landscape and comply with this policy.
21	York's Hollow is an area of special importance to Aboriginal people with connections to the land on which Victoria Park is sited. Any changes proposed to York's Hollow should be planned in conjunction with and informed by the view of Aboriginal Parties.	Ongoing consultation is being undertaken with Traditional Custodians.
22	The bronze sculpture of the Rainbow Serpent has particular importance to members of Turrbal Association Inc. and is to remain within York's Hollow. It may be relocated to an alternative location	The sculpture is proposed to be retained within York's Hollow.

	within York's Hollow if required, and following consultation with an agreement by Turrbal representatives.	
Gundoo Memorial Grove		
<i>Specific guidance for the conservation, maintenance and interpretation of this key heritage landscape element</i>		
23	Guidance from an AQF Level 5 Arboriculturist should be sought to identify and remove invasive species within the Gundoo Memorial Grove.	Arboricultural assessment has identified significant vegetation within the Grove and will be involved in determining which species will be removed.
24	Where mature tree species are found to be dead or in poor condition and requiring removal (as determined by an AQF Level 5 Arborist), new trees should be planted to match the species and alignment where feasible.	Any removal and / or replacements required will be guided by specialist arboricultural advice with heritage input.
25	Opportunities to relocate the interpretive plaque associated with the Memorial Grove to a more publicly accessible location should be investigated.	A Heritage Interpretation Plan will be prepared at the detailed design stage. The Gundoo Memorial Grove will also be included in the future Heritage Interpretation Plan, to provide increased communication of the history, purpose for establishment, and species contained within the Grove; to enhance understanding and awareness of this feature.
Riding Row		
<i>Specific guidance for the conservation, maintenance and interpretation of this key heritage landscape element</i>		
26	The Riding Row Entrance Piers are to be retained in their current location and should not be relocated.	The piers will be retained in-situ.
27	The tree layout reflecting the former alignment of the Riding Row should be retained, and where opportunity exists, interpreted.	The trees are proposed to be retained, and opportunities for interpretation will be investigated in a Heritage Interpretation Plan at the detailed design stage. This may include signage at each end of the Row, plaques or signs along the length, or other methods as explored in a formal strategy.
Gilchrist Avenue		
<i>Specific guidance for the conservation, maintenance and interpretation of this key heritage landscape element</i>		
28	The historical alignment of Gilchrist Avenue is important and should be retained, and any changes to the alignment should ensure that the historical values of the feature are interpreted.	Gilchrist Avenue is proposed to be shortened, and a new turn-around area established north of the Lakes. The avenue will remain legible in the landscape to the north and south of this area, and the works have been sited in a location where the avenue of trees has already been diminished. A Heritage Interpretation Plan would investigate options to

		<p>communicate the history of the road as a Depression era project, the connection with City Engineer Gilchrist, and other themes as identified through research.</p> <p>This will be prepared at the detailed design stage.</p>
29	Mature trees should continue to line Gilchrist Avenue, however the species may be replaced as necessary, particularly where weed species are present.	Any replacement would be guided by a qualified arborist.
30	Conservation works should be undertaken to the 1936 stairs and wall to ensure ongoing preservation of this feature. Works should be undertaken by people with demonstrated experience on heritage structures and be guided by a suitably qualified heritage professional.	This level of detail will be included in the detailed design process.
<p>Centenary Pool Landscaping <i>Specific guidance for the conservation, maintenance and interpretation of this key heritage landscape element</i></p>		
31	Alterations to landscape features potentially associated with Harry Oakman should not be altered, such as the curved entrance to the Pool Complex, and tropical plantings.	Alterations to the carpark will impact on the curved entrance to the Pool Complex. Opportunities to redesign this feature should be investigated, otherwise opportunities to interpret the Oakman design in the new carpark should be investigated in the Heritage Interpretation Plan to mitigate this impact. This will be prepared at the detailed design stage.
32	The 1980s/1990s pine trees within the curved entrance to Centenary Pool Complex are not associated with Harry Oakman and may be altered or removed.	No changes to these trees are currently proposed.
33	Where additional car parking is required, opportunities to the west of the complex should be investigated rather than encroaching on the entrance and impacting on views and the Oakman design features.	The proposed expansion to the carpark has the potential to impact on the Oakman layout. To mitigate this impact the Applicant have taken on board DES advice to interpret the shape of the lawn area in the new design of the carpark.
<p>Sporting Fields <i>Specific guidance for the conservation, maintenance and interpretation of this key heritage landscape element</i></p>		
34	Sporting fields have occupied Victoria Park for nearly a century, and this sporting use should continue in the future, however the	The sporting fields will be somewhat reconfigured, but overall, the use of the park partially as a sports facility will continue which complies with this policy.

	significance is largely intangible, and so the form of the fields and supporting infrastructure may change.	
35	The Play the Game wall is to be retained and conserved.	The wall will be retained in-situ.
Golf Course		
<i>Specific guidance for the conservation, maintenance and interpretation of this key aspect of the history of Victoria Park / Barrambin</i>		
36	The former golf course was an established part of Victoria Park's history for nearly a century, and this use should be interpreted in future redevelopment of the site.	The former golf use of the site will be partially retained through the retention of selected tees and greens, driving range and putt putt facilities. It is acknowledged that the golf use will be on a substantially smaller scale, however the retention of the existing golf opportunities will at least partially continue the use of the place for such a facility. The LGID works also allow for the interpretation of some of the former fairways, tees and greens, and further interpretation of this former use will be included in the Heritage Interpretation Plan that will be prepared at the detailed design stage.
37	Where possible mature trees separating fairways should be retained to interpret the former use, and for their potential historical association with Oakman (see Policy 19).	All significant vegetation identified as being in good condition will be retained, and in particular the trees adjacent to the driving range will ensure the fairways will still remain legible in this location.
Substation		
n/a – outside of LGID area		
38-41	Policies relating to substation	N/A the substation is outside of the LGID area and does not form part of this assessment.
WW2 Flagpoles, Signage and Honour Roll		
<i>Specific guidance for the conservation, maintenance and interpretation of these key heritage built elements</i>		
42	The flagpole at Victoria Park Golf Course is not located in its original position and may be relocated to a more suitable location in future.	The flagpole is proposed to be retained in-situ.
43	The Honour Roll and Interpretive Signage located at the Driving Range should be retained, but opportunities to upgrade and promote these values should be investigated, and relocation of these items to a more suitable location is considered appropriate. Consideration should be given to moving the Honour Roll to an area that is not	The honour roll and signage are proposed to be retained in-situ. The Heritage Interpretation Plan will review these items and propose relevant recommendations for relocation. This will be prepared at the detailed design stage.

	exposed to the elements and would be more in keeping with its long term conservation.	
44	New memorials, plaques and interpretation commemorating the WW2 history of Victoria Park may be acceptable only if located in appropriate historical locations and in consultation with Council and any relevant stakeholder groups. No new personal or other memorial are to be included unless there is a direct connection to the history and significance of the Park.	No new memorial or plaques are proposed as part of the LGID works. Such information will be considered in the Heritage Interpretation Plan.
Public Art <i>Guidance for existing, and potential future, examples of public art within Victoria Park / Barrambin, to preserve heritage values of the place</i>		
45	Inukshuk and Showdown do not have historical links to Victoria Park and may be removed or relocated in future.	These features are currently proposed to be retained in-situ.
46	Where new public art is proposed within the heritage boundary, efforts should be made to ensure it is relevant to the Victoria Park site and does not obscure or distort heritage values. This is to be undertaken in consultation with Council and any relevant stakeholder groups.	Artwork is being discussed with Traditional Custodians. This level of detail will be included in the Detailed design process.
Archaeological Heritage Values <i>Victoria Park / Barrambin has known and potential archaeological values of State level significance that must be appropriately understood and managed in any and all future works</i>		
47	An Archaeological Management Plan in accordance with DES guidelines should be prepared prior to any major development works involving earthwork commencing at Victoria Park.	An Archaeological Management Plan will be prepared.
48	Management of Aboriginal archaeology must be undertaken in conjunction with Traditional Custodians with connections to Victoria Park and should also be guided by the recommendations of the Duty of Care Assessment.	Consultation with Traditional Custodians is ongoing, and a Duty of Care Assessment is being prepared, at a minimum, to manage archaeological potential.
49	The Archaeological Protocol should continue to be used during geotechnical works, and in the event of Unexpected Finds.	The protocol will continue to be used for geotechnical works until an Archaeological Management Plan is implemented.

50	Where future ground disturbance works, including service upgrades are proposed within the State Heritage Place, approval from DES must be sought.	This will occur separately to the LGID process.
51	Where future ground disturbance works, including service upgrades are proposed in areas of identified historical archaeological potential outside of the State Heritage Place, archaeological advice should be sought, and an archaeological assessment undertaken prior to works occurring.	This will occur separately to the LGID process.
52	In the event that unexpected archaeological material, including suspected historical and/or Aboriginal archaeological material, is encountered during works it would be necessary to stop all work in the immediate vicinity of the identified deposits. A qualified archaeologist should be engaged to assess the significance of the material and recommend whether further investigation and/or notification to DES is required.	An archaeological protocol has been prepared to guide earthworks during Early Works, and this includes a Finds Procedure. An Archaeological Management Plan will be prepared which will provide further guidance.
53	In the unlikely event that human remains are identified in any future works, all site works must cease, QLD Police and Department of Seniors, Disability Services, and Aboriginal and Torres Strait Islander Partnership should be contacted. Works must not recommence until directed by the Police.	An archaeological protocol has been prepared to guide earthworks during Early Works, and this includes procedures for unexpected finds.
<p>Alterations and New Work</p> <p><i>Changes will no doubt be required to Victoria Park / Barrambin in future – broadly, and to individual elements – to ensure its ongoing use. These will require careful planning and undertaking to minimise risk of detrimental impacts on the heritage values of the place and its elements</i></p>		
54	Any potential alterations and additions are to be designed and constructed in a way that conserves, maintains and where possible interprets the history and significance of Victoria Park. This will require detailed consideration of the location, form, height and scale or any proposed infrastructure, as well as the colours and materials proposed and the impact they will have on the existing place and building fabric in terms of its significance, fabric changes and use.	This level of detail will be included in the detailed design process. In accordance with CMP policies, all changes to elements of significance are to be subject to archival recording in accordance with the DES guideline, to make a permanent record of the place prior to change taking place. Archival recording should occur <u>prior</u> to the commencement of any works to ensure a robust record of the feature is obtained.

55	Removal of intrusive fabric or elements (as identified in the CMP) should be considered and is encouraged.	This level of detail will be included in the detailed design process.
56	New signage must have regard to heritage significance and should be appropriately scaled, and not intrude on any significant views. New or replacement signage, particularly where illuminated or with electronic display components, must also be in accordance with Council standards.	This level of detail will be included in the detailed design process.
Buildings		
An holistic approach is required in future, to carefully plan for new structures within the Park, and ensure incremental changes do not impact on the heritage values of Victoria Park / Barrambin – both in the short and long term.		
57	New structures in the park should be minimal in number and contemporary in design, low scale and sensitively designed. They should be located to maximise views from the structure but should not block significant views across the Park. They should also be planned in accordance with a Master Plan for the heritage place to ensure cumulative impacts of new structures are managed appropriately.	Heritage input has been provided in the LGID process to ensure sensitive siting and design of new structures. It is considered that the number of new structures proposed is minimal and appropriate to the proposed new uses. Structures in the parkland Core have been designed to sit seamlessly in the surrounding landscape, while new structures such as the Tree House and the lift to the elevated accessible bridge link at the Kelvin Grove end will include lookouts and viewing areas to take advantage of significant views. New structures will be easily distinguishable from nearby built heritage features and will not replicate or mimic historic features, in accordance with Burra Charter principles.
Services		
Guidance for management of new services, particularly with regard to archaeological impacts		
58	New services are acceptable providing that excavation avoids impact on significant vegetation, above ground elements do not detract on the setting or significant views, and any archaeological items are managed in accordance with the requirements of the QHA.	This level of detail relating to new services will be included in the detailed design process, and archaeological impacts managed through an Archaeological Management Plan.
Access		
The closure of the Golf Course allows for greater access to Victoria Park / Barrambin, and also opens up opportunities to improve equitable access in the Park		
59	Options for improved accessibility should be investigated, including undertaking repairs to stairs and pathways, improved access for people with mobility issues, and construction of lifts in areas of steep elevation.	This level of detail will be included in the detailed design process.

60	Where additional car parking is required, it should be sited in areas away from significant features, not impede significant views and involve minimal ground disturbance to minimise impacts to heritage and archaeological values.	Additional carpark are proposed to be located within the Centenary Pool Complex. The proposed expansion to the carpark has the potential to impact on the Oakman layout. To mitigate this impact the Applicant has taken on board DES advice to interpret the shape of the lawn area in the new design of the carpark. Additional carparks proposed as part of the LGID are not anticipated to have heritage impacts.
<p>Conservation and Repair Work</p> <p><i>Overarching guidance for the appropriate ways to approach, conduct and record conservation and repair works within Victoria Park / Barrambin, to minimise detrimental impacts to the heritage values of the place and individual elements within</i></p>		
61	All Council staff and contractors that will be overseeing or undertaking maintenance and/or repair works within Victoria Park should be given training to assist an understanding of the heritage values of the Park, and the need for approaches to works that respect those values. The information and material used for training should be based on the information in this CMP.	
62	Where proposed works may be extensive, works may need to be guided or overseen by a heritage professional to ensure potential impacts to the heritage place are minimised, and compliance is maintained across the heritage place.	
63	When undertaking repairs to built historic features, works should be undertaken using existing material where able, otherwise using new materials to closely match the existing fabric is preferred over repairs which are clearly identifiable as new work.	This level of detail will be included in the detailed design process.
64	All repairs to built historic features should be detailed to minimise the visual and aesthetic impact to the original structure, and records should be made of all works and retained for future reference.	This level of detail will be included in the detailed design process.
65	Repair works involving reconstruction of built heritage elements (e.g., substation repairs) should be identifiable on close inspection through date stamping or having a slight modification to detail, or through additional interpretation.	This level of detail will be included in the detailed design process.

66	Where reconstruction works are undertaken to masonry elements, including retaining walls, 1936 stairs and heritage buildings on site, the replacement stone or brick is to match the size and porosity of the element being replaced to minimise future conservation issues.	This level of detail will be included in the detailed design process.
67	Any repair, conservation or reconstruction works to significant elements must be undertaken by contractors with conservation skills, experience and techniques appropriate to the trade, fabric or services, with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator and with reference to historical documentation.	This level of detail will be included in the detailed design process.
68	A termite treatment program is to be continued for the Substation building as high priority, and repairs made to termite damaged elements as they occur.	N/A This will be resolved separately to the LGID.
69	Repairs to the 1936 stairs and stone retaining wall should involve replacing missing elements and repairs to eroded mortar joints.	This level of detail will be included in the detailed design process.
70	The Herston Road retaining wall should be conserved using best practice conservation methods. This includes removal of cement rich mortar joints and replacement with lime-based mortar, and removal of trees physically impacting on the wall.	This level of detail will be included in the detailed design process.
71	Trees and vegetation located in close proximity to the substation building, retaining walls and 1936 stone steps should be regularly maintained to ensure they don't overhang or physically impact on these features. Where tree roots are interfering with these masonry features the trees should be removed, and future plantings located at an appropriate distance from these built heritage features.	Landscape maintenance is ongoing.
Maintenance		
<i>A Burra Charter approach of 'do as much as necessary, as little as possible' is the overarching guide for physical maintenance of Victoria Park / Barrambin</i>		
72	Improved maintenance opportunities should be investigated and a Cyclical Maintenance Plan or similar should be established to ensure heritage elements within the former Victoria Park Golf Course area are maintained with a high degree of expert care and application	This will be resolved separately to the LGID.

	tailored to specific significant areas following the 2021 golf course closure and prior to the redevelopment of the park. Specialist input from a heritage professional may be required where more technical maintenance is needed.	
73	The existing maintenance shed near the second fairway is not significant and may be removed, relocated or adaptively reused.	The maintenance shed is proposed to be removed, and new landscaping proposed in this location. No heritage impacts are anticipated and works comply with this policy.
74	Where new maintenance facilities are required, sufficient planning should be done to design and co-locate these in a manner sympathetic to the heritage values of the Park, and where possible within an area that does not impact on any landscape, views, built or archaeological features identified as significant	New maintenance facilities will be required, and in the northern section will be located along the busway where a consolidated administration and maintenance facility will be established. This will minimise impacts on views, landscape and built heritage items, but is located in an area of archaeological potential. This potential archaeological impact will be managed through an Archaeological Management Plan.
<p>Recording Change <i>Recording changes to a heritage place is an essential part of understanding how the place has been modified through its lifetime. The record exists for the benefit of current and future generations.</i></p>		
75	Any elements of significance proposed for demolition, removal or alteration, should be subject to archival recording, which should include photography and / or measured drawings as deemed necessary. Archival recordings should be undertaken in accordance with the 2013 DES Guideline 'Archival Recording of Heritage Places'.	This will be resolved separately to the LGID.
<p>Heritage Interpretation <i>Interpretation is a key method of promoting the 'hidden' stories and values of a heritage place to the general public. Interpretation intends to facilitate deeper understanding of the history and importance of a heritage place, which in turn intends to facilitate greater appreciation of it, and a desire to treat it with care and respect</i></p>		
76	A Heritage Interpretation Strategy should be prepared which considers both onsite and offsite opportunities, including digital experiences to promote the cultural significance of Victoria Park, and the former Victoria Park Golf Course. Opportunities to further promote stories of women and culturally and linguistically diverse groups should also be included. Interpretation is also to consider ways to reference elements of the historic architecture in site structures in any new structures; and if historic structures are removed from the Park,	This will be resolved separately to the Master Plan but may include opportunities such as didactic signage, landscape elements, digital technologies, public art, heritage trails, public tours or talks etc.

	incorporation of original fabric in an interpretive capacity in the future landscape and/or new structures is to be explored.	
77	Installation of any interpretive element, such as signage, should be located in a way that does not impact on significant fabric, or interfere with any important sightlines, views or archaeological values.	This level of detail will be included in the detailed design process/ the Heritage Interpretation Plan.
78	Any interpretation of Aboriginal heritage or values, or signage in Language, must be prepared by or at least with the involvement and agreement by Aboriginal groups.	Consultation with Traditional Custodians has been ongoing, and is anticipated to continue in the Detailed design process to ensure heritage impacts are mitigated.
Oral Histories		
<i>The recording of personal stories through Oral Histories can provide an invaluable record of a place, with information that is unable to be ascertained from the historical record</i>		
79	The preparation of Oral Histories with Aboriginal and non-Aboriginal people who have historical or cultural connections to Victoria Park should be considered. Preparation of Oral Histories could be undertaken to understand the intangible history of the Park and add a great depth to any interpretive program associated with the place.	This will be resolved separately to the LGID process and explored in a Heritage Interpretation Plan that will be prepared at the detailed design stage.
Statutory Requirements		
<i>Guidance for the legislative obligations that are associated with the ownership, conservation, and use of a heritage place</i>		
80	Work that may be considered under a General Exemption Certificate may be carried out without making an application, provided they comply with the General Exemption Certificate conditions.	N/A
81	Works with potential to have a minor detrimental impact on the place will require a Heritage Exemption Certificate Application.	N/A
82	Where works are proposed which will have more than a minor detrimental impact on the cultural heritage significance of the park, a Development Application will need to be applied for.	N/A
Endorsement and Review		
<i>Guidance for ways to make the best use of the CMP, and ensure it remains a useful, up-to-date document</i>		
83	This CMP should be provided to Council and the DES Heritage Branch for their records and understanding of the ongoing	N/A

	management approaches to Victoria Park. The CMP should be made available by Council to all staff and contractors undertaking works within Victoria Park to ensure that works are appropriately planned and undertaken in ways to minimise detrimental impacts on the heritage values of the place.	
84	This CMP should be adopted by Council to ensure approaches to the ongoing conservation, maintenance and management of Victoria Park are consistent and in accordance with the guidance and policies in this CMP.	N/A
85	The history of the place, statement of significance, and conservation policies in this CMP should be used as a basis for the preparation of future studies or reports that may be prepared about Victoria Park.	N/A
86	This CMP should be revised and updated if the place's management structure, heritage status, use, or ownership changes; or every five years.	N/A

6.4. ASSESSMENT AGAINST STATE MATTERS (STATE CODE 14)

Table 8 State Code 14: Queensland Heritage

Performance Outcomes	Acceptable Outcomes	Discussion
<p>PO1 Development of a state heritage place:</p> <p>1. does not have a detrimental impact on the cultural heritage significance of the state heritage place; or</p> <p>2. where it is demonstrated that 1 is not reasonably achievable:</p>	No acceptable outcome is prescribed.	<p>The proposed works have been designed to have no more than a minimal detrimental impact on the significance of the place.</p> <p>Heritage impact will, or is likely to occur in the form of:</p> <ul style="list-style-type: none"> Loss of the golf course (closed in 2021) which has had historical association with Victoria Park / Barrambin for nearly a century; Alterations to the Oakman design curved entrance to Centenary Pool Complex to allow for additional carparks;

a. minimises and mitigates unavoidable detrimental impacts on its cultural heritage significance.

b. provides opportunities for public appreciation of its cultural heritage significance.

c. where adaptive reuse is proposed, is compatible with its ongoing conservation management.

- Alterations to the historic alignment of Gilchrist Avenue, including removal of some mature trees along the Avenue;
- Removal of the Dressing shed and kiosk;
- Impacts to archaeological values (refer to P03).

Alternative options have been considered for all areas of impact, with the proposal including the best option from a heritage perspective. The design has ensured significant vegetation is retained, and that new buildings and structures are kept to a minimum while ensuring the ongoing use and appropriate function of Victoria Park. These approaches are consistent with multiple policies in the CMP, and broadly captured under Policy 14 which requires broad-scale development and works to be undertaken in accordance with a Master Plan that has been prepared with input from heritage experts. The golf use will continue, albeit in a diminished capacity, through the continuation of the driving range and putt putt facilities (refer Policy 36 of the CMP).

The proposal to increase the carpark is in principle supportable, to encourage more visitors who may arrive by car. It is proposed to keep the approximate shape of the teardrop lawn as the foreground to the pool building, to reduce impacts on the historic design. (refer Policy 32 and 33).

Heritage Impact Assessments and/or input to designs by a qualified heritage consultant will occur during detailed design, to minimise impacts on heritage values and/or determine appropriate mitigation strategies for loss of heritage value.

A heritage interpretation strategy is recommended in the CMP (Policy 76), to explore options to provide opportunities to communicate the heritage significance of the place and increase public appreciation. A Heritage Interpretation Plan will be prepared at the detailed design stage.

The Dressing Shed and Kiosk building is proposed for removal to afford the increase in green space for sports use. The expansion of public sporting facilities is a positive community and heritage outcome, as it will increase public use of the place and continue the tradition of sports in Victoria Park / Barrambin (Policy 34 of the CMP.).

The building itself is not believed to be the original sports shed / dressing shed, but still has historical association with the park and sports groups for 64 years. The structure is in close proximity to a retaining wall to Gilchrist Avenue, and also a significant tree, the root system of

		<p>which is affecting the structural integrity of the wall and also the building resulting in movement and cracking of the brickwork.</p> <p>It's location directly abutting the retaining wall means that repairs to the wall have not been possible; and conversely repairs to the building have not been undertaken because the retaining wall has not been repaired – and without those repairs, any repairs to the building would not be worthwhile. In its current state, it has been deemed unsafe and unsuitable for public use and therefore it is generally redundant.</p> <p>An arboricultural assessment of the significant tree has been undertaken by the Applicant. This assessment recommended retention of the tree due to its health and structural form, however due to its impact on the structure it has since been removed.</p> <p>Demolition of the Dressing Shed and Kiosk is proposed on account of the proposed regulation size sports field within the current sports area of the Park. The new field is desirable, as it will be regulation size and allow official games of rugby, hockey and soccer. The present two fields that are proposed to be consolidated into the new field currently do not offer this. The new field would continue and expand the capability for ongoing sports use, thereby continuing a use that has continued at Victoria Park since the 19th Century. The siting of the field has gone through several design changes, on account of the constraints in this area of the Park (south / south-western area adjacent to the ICB), including access for an underground trunk sewer line, an active transport connection for bicycles and pedestrians, and the expanded Wetlands which is a key strategy of the Master Plan. These constraints mean that in its feasible location, the spatial extent of the field extends into the southern corner of the Dressing Shed and Kiosk structure. The retention of the structure means the new sports field cannot proceed.</p> <p>As mitigation for loss of the structure, the interpretation strategy and plan (in accordance with Policy 76 and Section 6.13 of the CMP) will explore suitable options for interpretation of this feature within the improved sporting facilities; and an archival recording will be made prior to any loss of fabric, to provide a permanent record of its architectural design, location and setting, materiality and general composition. Options for its physical interpretation in future sports facility design will also be explored such as use of curved metal, brickwork and the hit-and-miss pattern.</p>
PO2 Where open space, or the relationship between built and open spaces at a state	No acceptable outcome is prescribed.	The design will introduce new elements into the Park, however it is considered that proposed works have been designed with the landscape setting, views and open space in mind to allow for its future use as a public parkland (in accordance with Policy 5 of the CMP).

<p>heritage place is identified as forming part of its cultural heritage significance, development:</p> <ol style="list-style-type: none"> 1. maintains or enhances the significance of the setting, including significant views, circulation, access, spatial patterns and layout 2. maintains a lot size and layout which permits viable adaptive reuse or conservation of significant heritage buildings and open spaces. 		<p>Structures have been sited to minimise impacts to significant views, in accordance with CMP Policy 6, and also to allow for public appreciation and enhancement of views (in accordance with CMP Policy 7), such as the Tree House and tower proposed as part of the elevated pedestrian link in the Kelvin Grove portion of the park.</p> <p>The layout of the place will be changed to suit the reinstated and enhanced use as a park. The setting is proposed to be enhanced through new landscaping and vegetation to suit the new use. Circulation and access to the place will be substantially improved (in accordance with CMP guidance and Policy 59-60) through increased access points, improved DDA access, additional car parking, new pathways through the park and improved wayfinding.</p>
<p>PO3 Development on a state heritage place with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.</p>	<p>No acceptable outcome is prescribed.</p>	<p>As the majority of Victoria Park / Barrambin has archaeological potential and the place is included under Criterion C in the QHR entry, there will likely be impacts on archaeological deposits. These will be managed through the preparation and implementation of an Archaeological Management Plan, prepared in accordance with Policy 47 of the CMP.</p>
<p>Development proposing to destroy or substantially reduce the cultural heritage significance of a state heritage place</p>		
<p>PO4 Development destroying or substantially reducing the cultural heritage significance of a state heritage place must:</p> <ol style="list-style-type: none"> 1. demonstrate that there is no prudent and feasible alternative to carrying out the development due to: 	<p>No acceptable outcome is prescribed.</p>	<p>The proposed works are not considered to substantially reduce the cultural heritage significance of the place.</p>

<p>a. an extraordinary economic cost to the state, all or part of a community, or an individual; or</p> <p>b. an extraordinary environmental or social disadvantage; or</p> <p>c. a risk to public health or safety; or</p> <p>d. another extraordinary or unique circumstance</p> <p>2. interpret and incorporate the place's history and significance into any development of the site.</p> <p>Statutory note: In accordance with the <i>Planning Act 2016</i>, the State Assessment and Referral Agency (SARA) will seek advice from the Queensland Heritage Council (via the Department of Environment and Heritage Protection) on any application that will potentially destroy or substantially reduce the cultural heritage significance of a state heritage place.</p>		
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6.5. ASSESSMENT AGAINST LOCAL MATTERS (CITY PLAN 2014)

Table 9 City Plan Heritage Overlay Code

Performance Outcomes	Acceptable Outcomes	Response
<p>PO1</p> <p>Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage significance.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.</p>	<p>AO1</p> <p>No acceptable outcome is prescribed.</p>	<p>While the golf course no longer remains, the place will still remain (intangibly) as the first municipal golf course in Brisbane, reflecting Council at the time's commitment to the development of public recreation facilities during the interwar period. Interpretation, through a strategy prepared under Policy 76 of the CMP, would be required to communicate the history of the place as a golf course, particularly to current and future audiences who have not experienced the place as a golf course.</p> <p>As partial mitigation, the driving range and putt putt facilities will be retained, providing some continuation of the golf association with the site, albeit in a reduced capacity, and also continuing the association with Brisbane's golfing community (refer Section 6.6.9 of the CMP). Furthermore, landscape design has ensured that a number of fairways, tees and greens will remain visible in the landscape, interpreting this former use.</p> <p>Heritage interpretation is proposed as partial mitigation, in accordance with Policy 76 of the CMP, to establish methods to communicate the history of the place and increase understanding of its development and role in the history of Brisbane, and in the history of golf in Brisbane.</p> <p>The future use as a park and the recommended interpretation strategy has the potential to increase understanding of the existence of the 1930s clubhouse (outside of this LGID), its historic connection to the golf course, and the pattern of development in the inner city that resulted in its distancing from the golf course.</p> <p>The existence of the place as a scenic landmark will be retained and likely enhanced, in accordance with the Setting and Views guidance in Section 6.3 of the CMP. It will continue to contribute to the scenic value of the locality and suburbs beyond. There are few new built elements proposed in the park, which will reduce potential for impacting on the outstanding views within the site. New site elements such as the Tree House are specially designed to take advantage of the outstanding views out of the site (refer Policy 7 regarding capturing new</p>

		<p>views). These new elements will offer new, elevated vantage points and offer new viewing opportunities to the distant coastline and ranges, which are currently unrealised within the existing site.</p> <p>The associational significance will not be impacted.</p>
<p>PO2</p> <p>Development is based on and takes account of all aspects of the cultural significance of the heritage place.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Cultural Significance.</p>	<p>AO2</p> <p>No acceptable outcome is prescribed.</p>	<p>The decision to close the golf course and convert to a public park has been determined to have significant community benefit by opening up a substantial green space near to the Brisbane CBD for the enjoyment of all community members. Previously access to the place has largely been restricted to members of the golfing community.</p> <p>However, in doing so, severing the ties to golf results in reduction in the heritage values of the local heritage place. While broadly, the proposed redevelopment results in loss of heritage values, where remaining heritage elements exist – such as the Clubhouse, stone steps to Gilchrist Avenue, flagpoles and remnant WW2 elements, and memorials these are to be retained in the new development.</p> <p>The Heritage Interpretation Plan to be prepared in the future and under Policy 76 of the CMP, will increase awareness and appreciation of these retained elements, and partially mitigate the loss of heritage values through methods such as signage, digital media, and / or heritage trails.</p>
<p>PO3</p> <p>Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal has been prepared in accordance with</p>	<p>AO3</p> <p>No acceptable outcome is prescribed.</p>	<p>As a result of the closure of the golf course, existing landscapes and fabric identified in the local heritage listing has been removed, and the setting of the place will be changed.</p> <p>While those landscape elements have been removed and will be further altered by the LGID works, the redevelopment as a park will include lawns, tree lines that interpret former fairways, and new vegetation thereby at least continuing the appearance of a substantial green space. The setting of the place as a manufactured landscape will be modified, and converted to a park that more naturally responds to the topography of the site and reinstates/interprets pre-Colonisation landscapes.</p> <p>The conversion to the park will include maintenance and security facilities, which will provide for the new setting of the place, and the park will continue to contribute to the scenic value of the locality and suburbs beyond.</p>

<p>the Guidelines to the Burra Charter–Conservation Policy.</p>		
<p>PO4</p> <p>Development is based on the issues relevant to the conservation of the heritage place.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter–Procedures for Undertaking Studies and Reports.</p>	<p>AO4</p> <p>No acceptable outcome is prescribed.</p>	<p>The CMP provides guidance for issues relevant to the conservation of the place as a park, including vegetation management and maintenance, conservation and adaptive reuse of built elements, and archaeological management (refer CMP Section 6.3 Setting and Views, 6.3.1 Future Use, 6.8 Archaeological Values).</p>
<p>PO5</p> <p>Development does not impair any culturally significant attributes of the heritage place identified by the Aboriginal people for whom the heritage place is significant.</p> <p>Note—Heritage places with Aboriginal cultural values are assessed by a suitably qualified person and as detailed in the Heritage planning scheme policy.</p>	<p>AO5</p> <p>No acceptable outcome is prescribed.</p>	<p>N/A – no Aboriginal cultural heritage values have been assessed as part of these works. Aboriginal heritage management is being undertaken as a separate activity. The CMP provides some guidance for management of potential Aboriginal archaeological values, and the need for consultation with Aboriginal people to drive management and interpretation; refer Policy 48 and Policy 78).</p>

7. ARCHAEOLOGICAL MANAGEMENT

An Archaeological Management Plan (AMP) will be prepared in respect of the ongoing archaeological management of Victoria Park. The AMP will assess the historical archaeological potential of Victoria Park based on historical information and archaeological context. Further, it will assess the potential for impacts to the archaeological record as a result of proposed works. The following outlines the approach to the key elements that will form part of the AMP.

7.1. GENERAL APPROACH

The Burra Charter states that when developing heritage places, doing as much as necessary but as little as possible is the most preferable outcome. In situ preservation is the most desired outcome as archaeological investigations are necessarily destructive by nature. Therefore, contractors should aim to avoid any sub-surface ground disturbance works where possible, and if not, minimise to avoid archaeological impacts.

In preparing the AMP, all available and practicable methods of investigation will be considered and will aim to comply with all relevant legislation, guidelines, and professional obligations in Queensland and nationally.

7.2. CONTRACTOR INDUCTIONS

An archaeological protocol induction (PowerPoint and PDF) was prepared by Urbis for Council in 2021 for contractors undertaking geotechnical investigations. It is recommended that all Victoria Park / Barrambin contractors receive information on the archaeological potential of Victoria Park as part of site induction procedures. Contractor inductions should include the existing Archaeological Protocol Induction (Urbis 2021) which provides detailed information on the types of items likely to be discovered within Victoria Park during ground disturbance works, the legislative requirements associated with new discoveries, and the fines that apply for removing, damaging, or not reporting an artefact or archaeological feature of significance.

7.3. UNEXPECTED FINDS PROTOCOL

It is recommended that the existing "Victoria Park Archaeological Finds Process" should continue to be used in the event of any new discoveries during works. This process covers potential finds of historic and Aboriginal archaeological heritage. The historical archaeological finds process includes an easy to follow chart for:

- Discovery during borehole works;
- Discovery of human skeletal remains;
- Discovery of suspected archaeological artefacts; and
- Discovery of suspected historic structures/ features / building footings.

7.4. ABORIGINAL ARCHAEOLOGICAL HERITAGE CHANCE FINDS

Aboriginal cultural heritage is protected in Queensland under the *Aboriginal Cultural Heritage Act 2003*. In accordance with this legislation, a person who carries out any land-use activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. The recommended process for Aboriginal archaeological chance finds includes advising the relevant project team and site archaeologist when a discovery has been made, and ceasing work until an assessment or investigation has been completed. Advice may be sought from the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships.

7.5. OCCUPATIONAL HEALTH AND SAFETY

Archaeological investigations during works on site must be preceded by an Occupational Health and Safety (OH&S) assessment. A Job Safety Analysis (JSA) will also be completed to mitigate risks prior to commencement of any archaeological works at Victoria Park / Barrambin.

7.6. MONITORING AND SALVAGE

Proposed works at Victoria Park / Barrambin include replacement and installation of new services and excavation activities for the development of the proposed Master Plan elements. Many of the proposed new

elements are located within areas of high archaeological potential. Archaeological monitoring may be required where a structure / element is discovered, or where known elements are extant and require archaeological monitoring to carry out excavation in the vicinity of the element.

Archaeological monitoring involves an appropriately qualified person observing excavation activities to identify, recover, protect, and/or document archaeological artefacts, features and deposits that may be exposed during works. Archaeological monitoring is carried out in accordance with the Department of Environment and Heritage Protection (DEHP, now DES) *Guideline: Archaeological Investigations*.

In the event significant structures or elements are found during monitoring activities at Victoria Park / Barrambin, a larger area of open area excavation may be required. Open area excavation may be required to fulfil requirements conditioned by DES under section 90 of the *Queensland Heritage Act 1992*. Should monitoring or salvage be required, the following would occur:

- Prior to commencement of works, the site archaeologist would provide a briefing to site contractors about the process and what types of materials may be uncovered.
- Excavation would proceed in accordance with the nominated methodology for the works, with the archaeologist observing the excavation and watching for any potential archaeological material or providing instruction to reveal a feature or element;
- Where archaeological features are identified, works may stop and start in order for the archaeologist to record the element/ feature or salvage and record items.
- Salvage would entail retrieving any artefacts, and bagging with location and depth details and storing in a nominated location. In the case of an element or structure, salvage may not be an option, and in this case, the methodology for removal would be discussed with Council/ DES.

7.7. TEST EXCAVATION

In accordance with best archaeological practice, the intention of test excavation is to investigate areas that will be impacted or are likely to be impacted during works at Victoria Park. Where an area is identified as requiring test excavation or further investigation, locations and methodology will be confirmed with Council prior to works taking place.

Any required test excavation would be proposed to be undertaken via mechanical excavation (i.e., incorporating the use of a plant excavator, with a standard flat-edged bucket a.k.a. a mud bucket). Hand excavation may be required in some instances where care needs to be taken, or exposing detail can only be done by hand. Machinery will be operated by a suitably qualified contractor, and excavation will be directed by one or two qualified archaeologists, depending on finds and the sub-surface composition. The AMP provides a methodology where test excavation is required:

7.8. POST-EXCAVATION / POST MONITORING REPORTING

Following completion of works, a report should be prepared by the site archaeologist, detailing the reasons for the monitoring or excavation works, the works that were undertaken, and the results of the program. Reporting should include plans and photographs as relevant. Post monitoring or post excavation reports will be provided to Council for their records and if within the State Heritage place of Victoria Park, it is recommended that any reports are provided to DES. The AMP will provide an outline of the recommended content for a post excavation or post monitoring report.

An Archaeological Excavation Report will be prepared at completion of any archaeological excavation at Victoria Park / Barrambin. The report will outline the purpose of the excavation, the scope and methodology, analysis of finds, and provide recommendations for future management of archaeological material and archaeological potential.

7.9. RECOVERED MATERIAL – CATALOGUING AND CURATION

Salvaged artefacts at Victoria Park / Barrambin will require short and long-term storage, and the AMP will provide recommendations for safe keeping of archaeological material through the duration of the project. Recommendations include keeping a database with spatial information to demonstrate distribution of artefacts and identify and patterns across the Park. Further recommendations include the care and conservation of the artefacts including analysis and assessment of significance.

7.10. HERITAGE INTERPRETATION

The AMP recommends a Heritage Interpretation Plan should be prepared for the Victoria Park / Barrambin project. This should be updated following archaeological investigations to capture any significant objects, structures, elements or material that may be able to be incorporated into the redevelopment in order to retain historical associations and promote the significance of the park.

8. SUMMARY

8.1. KEY CONSIDERATIONS

State heritage values

Impacts on the State heritage values include:

- Loss of the golf course which has had historical association with Victoria Park for nearly a century (eastern boundary of former golf course within QHR boundary);
- Loss of the Dressing shed and kiosk;
- Minor alterations to the Oakman design entrance to Centenary Pool Complex to allow for additional car parking;
- Alterations to the historic alignment of Gilchrist Avenue, including removal of some mature trees along the Avenue;
- Impacts to State archaeological values through ground disturbance activities.

Local heritage values

Impacts to the local heritage values of Victoria Park Golf Course include:

- Loss of special associations with the golf course, and historical values as an early golf course established by the Brisbane Municipal Council and continually used for nearly a century;
- Loss of representativeness due to removal of 18 hole golf course;
- Loss of some aesthetic values, in particular the loss of legibility of the golf course due to the re-wilding of Victoria Park, and loss of greens, tees, and fairways.

8.2. BUILT / LANDSCAPE MITIGATION MEASURES

Given that the local heritage significance of the place is largely derived from its existence as a golf course, impacts on local heritage values have already occurred through its closure in 2021. This loss of heritage value will be partially mitigated through retention of selected tees and greens allowing the former golf course use to remain legible in the landscape and through ongoing use of the driving range and putt putt facilities which will offer a reduced but ongoing connection between golf and the site. Through a Heritage Interpretation Plan, opportunities and methods to communicate the history and importance of the place in Brisbane's history and its golf legacy can be explored.

The QHR entry for the State Heritage place was revised in 2021 and is less reliant on the golf course functions to establish significance. Consequently, the impacts on the State heritage values of the place are overall anticipated to be minimal, and able to be mitigated through various ways in future detailed design. This includes, but is not limited to:

- Designing all new elements and structures with the landscape in mind, including restoration of waterholes traditionally located in this area, and ensuring significant views are retained and, in some cases, enhanced;
- Continuing, and expanding the use of the Park for formalised sports through new, improved facilities;
- Retention of mature trees throughout, and re-wilding of the park including planting of original species and landscape elements;
- Preparation of an Archaeological Management Plan which will provide guidance on the management of archaeological values and mitigation of impacts.
- Promotion and interpretation of the history and significant cultural values throughout Victoria Park / Barrambin, through the design of new elements, interpretive signage, artwork and implementation of educational programs.
- Preparation of a Heritage Interpretation Plan which will provide guidance for recommended themes and narratives to communicate through a variety of interpretive devices. This will provide more clarity on

specific locations for interpretive media, types of media, and specific stories to communicate within each device and will be prepared during detailed design.

8.3. CONCLUSION

This report assesses works proposed as part of the Victoria Park / Barrambin Master Plan. While conceptual only this assessment provides an indication of impacts that can then be further mitigated during Detailed design and construction.

Overall, the proposed works will impact on both State and local heritage values in different ways, but will also ensure the ongoing future use of Victoria Park / Barrambin, increase opportunities for the general public to experience the place in its entirety, and will afford opportunities to increase public awareness of the history of the place, and promote the significant cultural values of Victoria Park / Barrambin.

9. DISCLAIMER

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