

# Brisbane Stadium, National Aquatic Centre and Precinct-related works

Application Number: 03373

Commencement Date:

Status: **Locked**

16/03/2026

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## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Brisbane Stadium, National Aquatic Centre and Precinct-related works

#### 1.1.2 Project industry type \*

Tourism and Recreation

#### 1.1.3 Project industry sub-type

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#### 1.1.4 Estimated start date \*

01/06/2026

#### 1.1.4 Estimated end date \*

31/12/2032

## 1.2 Proposed Action details

**1.2.1 Provide an overview of the proposed action, including all proposed activities. \***

## Setting

The Proposed Action is located within Victoria Park/Barrambin approximately 1 km north of the Brisbane Central Business District (**CBD**) within Southeast Queensland, Australia. The Site itself encompasses an area of approximately 99.5 (**ha**) across multiple land parcels described in (**Att-1\_MNES.Report, Section 1.2, Table 1, Pg 10-18**).

## Context

Contextually, the Site is situated within inner city Brisbane, approximately 1 km north of Brisbane's CBD. The Site is surrounded entirely by a matrix of urban land uses, including residential housing (low-high density), inner-city mixed-use infrastructure, healthcare facilities, education facilities, State-controlled roads and transport infrastructure. The Site is fragmented into a western and eastern extent by the Inner City Bypass (**ICB**) and outbound entrance to the Legacy Way Tunnel. Running parallel to the ICB also exists multiple railways including the Cross River Rail upgrades.

See (**Att-1\_MNES.Report, Section 1.2.1.1, Pg 11-14**).

## Locality

Internally to the western extent of the Site, features a number of existing land uses, both public and commercial. Located toward the northwest, these include the Victoria Park Bistro, Victoria Park function venue, Victoria Park Putt Putt and Victoria Park Driving Range which extends out centrally toward the middle of the Site. The Inner Northern Busway (**INB**) skirts the northern through to western bounds of the Site, exiting toward the south, immediately adjacent the Legacy Way Eastern Ventilation Station. Within the centre of the Site exists a BCC operations building, public amenities (toilets), and an artificially created lake (York's Hollow). A series of sporting facilities exists in the east, used by nearby education facilities, and includes two (2) rugby fields, hardstand carpark, and cricket batting cages. A series of landscaped gardens and paved footpaths exists amongst the balance, predominantly cleared open space used as a public park.

The eastern extent consists of a similar composition including the Centenary Pool precinct, four (4) tennis courts, hardstand carpark, a dog-off-leash area, children's playground, landscaped gardens, paved footpaths and bikeways. A more densely planted strand of native vegetation is present, associated with the Gundoo Memorial Grove. The balance of the Site is similarly utilised as open space public park. The Barrambin Pedestrian Overpass connects the western and eastern extents of the Site over the ICB, existing railways, and Cross River Rail upgrade area.

Externally to the Site, the Site is bound by Gregory Terrace to the southeast, Herston Road to the north, Bowen Bridge Road to the east, the Queensland University of Technology (**QUT**) campus to the west and the INB along the west and northern boundaries of the Site. A variety of significant infrastructure exists around the Site, including but not limited to an Energex office and substation, Cross River Rail operational infrastructure, the Royal Brisbane and Woman's Hospital, the University of Queensland (**UQ**) Herston Campus, the QIMR Berghofer Medical Research Institute, and further education facilities (Brisbane Girls Grammar School, Brisbane Grammar School, Saint Joseph's College Gregory Terrace, Brisbane Central State School, and Arethusa College). The Roma Street Parkland and Roma Street Station exist to the south, followed by the Brisbane CBD and accompanying land utilisation intensification. Notably, Suncorp Stadium and Ballymore Stadium are present approximately 1.1 km southwest and 600 m north/northwest of Site, respectively.

See (**Att-1\_MNES.Report, Section 1.2.1.2, Pg 14-15**).

## Proposed Action Details

Proposed uses are associated with the Proposed Action. A detailed description of the Proposed Action can be found:

- The Proposed Action - **Att-1\_MNES.Report, Section 1.3, Pg 19**

- Development Form - **Att-1\_MNES.Report, Section 1.3.1, Pg 20**
- Construction Impacts - **Att-1\_MNES.Report, Section 1.3.1.1, Pg 20**
- Operational Impacts - **Att-1\_MNES.Report, Section 1.3.1.2, Pg 20-21**
- Development Lifespan - **Att-1\_MNES.Report, Section 1.3.2, Pg 21**
- Development Timeframes - **Att-1\_MNES.Report, Section 1.3.3, Pg 21**
- Excluded Works - **Att-1\_MNES.Report, Section 1.3.4, Pg 21-22**

**1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?**

No

**1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? \***

## Commonwealth

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides the legal framework to protect and manage nationally and internationally important matters to the Commonwealth. There are nine (9) matters protected under the EPBC Act which are defined as 'Matters of National Environmental Significance' (**MNES**), which includes threatened species and ecological communities; migratory species (protected under international agreements); wetlands of international importance; and national heritage places. Under the EPBC Act, a referral to the DCCEEW is required if the Proposed Development is likely to cause a Significant Impact on MNES. The referral will be assessed to determine whether the Proposed Action is considered a controlled action requiring approval from the Minister under the EPBC Act.

The EPBC Act has been amended by the *Environmental Protection Reform Act 2025* (Cth) with the amendments commencing in stages. The advice provided within this Referral is current as the date of lodgement, though the ratification of any environmental reforms may alter these findings.

## State

Under the *Brisbane Olympic and Paralympic Games Arrangements Act 2021* (**BOPGA Act**) development, uses and activities for the Stadium and NAC are taken to be lawful (and therefore do not require approval) under particular State legislation. However, the Games Independent Infrastructure and Coordination Authority (**GIICA**) will manage environmental impacts through a planning assurance framework which requires demonstration of how the venue development aligns with the usual statutory framework, and where there is a departure, a justification as to why. Compliance with the relevant aspects of the planning assurance framework will be a contractual requirement for venue delivery contractors.

Potential impacts to Matters of State Environmental Significance are regulated under the State planning framework, and affiliated environmental legislation and instruments. This includes:

- The BOPGA Act provides that GIICA's main function is to deliver each authority venue in time for the Brisbane 2032 Olympic and Paralympic Games (s53AD). The Stadium and NAC are identified as an authority venue in schedule 1 of the BOPGA Act and therefore must be delivered by GIICA in time for the Games. The BOPGA Act is intended to expediate delivery of infrastructure and maximise legacy outcomes. Resultantly, Section 53DD of the BOPGA Act alters the typical planning approvals process and provides exemptions to various planning, environmental, heritage and local government legislation for designated Olympic venues and villages. Nevertheless, GIICA still undertake appropriate design, technical analysis and other investigations that would ordinarily be required for state delivered infrastructure projects, despite the BOPGA Act exemptions.

Refer to **Att-1\_MNES Report, Section 1.2.2, Pg 16** for a description of the legislative arrangements under the BOPGA Act.

### Legislation that applies despite the BOPGA Act

- the *Aboriginal Cultural Heritage Act 2003* (**ACH Act**) recognises, protects and conserves Aboriginal cultural heritage in Queensland, while allowing for sustainable development that avoids or minimises harm to that heritage. The ACH Act protects artefacts, places, areas and cultural landscapes of significance and establishes a cultural heritage duty of care.
- the *Biosecurity Act 2014* – The *Biosecurity Act 2014* is a legislative framework aimed at preventing, managing, and controlling biosecurity risks to protect the State's economy, environment, and public health. It establishes measures to prevent the entry and spread of pests, diseases, and invasive species that could harm agriculture, natural ecosystems, and human health. The *Biosecurity Act 2014* outlines responsibilities for government agencies, industry stakeholders, and individuals in detecting, reporting, and managing biosecurity threats. It also includes provisions for emergency responses, biosecurity planning, and enforcement actions to mitigate risks and safeguard Queensland's biosecurity status. The *Biosecurity Act 2014*

introduces specific management provisions such as Biosecurity Instrument Permits and General Biosecurity Obligations (**GBO**).

- the *Torres Strait Islander Cultural Heritage Act 2003* (**TSICH Act**) recognises, protects and conserves Torres Strait Islander cultural heritage in Queensland, while allowing for sustainable development that avoids or minimises harm to that heritage. The TSICH Act protects places, objects, areas and cultural landscapes of significance and establishes a cultural heritage duty of care.
- The *Transport Infrastructure Act 1994* (TI Act) establishes the framework for the planning, development and management of transport infrastructure in Queensland, including state-controlled roads and associated corridors. The Act is typically given effect through the Planning Act and requires approvals for works that impact transport infrastructure (e.g. road works, access arrangements and encroachments). For the purposes of venue construction and games-related and legacy use of the venue, the works are accepted despite the operation of the TI Act. Nonetheless, the legislative requirements that would ordinarily require attention (in the absence of being within the remit of the BOPGA Act) will be addressed by contractors through detailed design and approval processes and be contractually obliged to comply with such requirements once engaged.
- The *Waste Reduction and Recycling Act 2011* (**WRR Act**) provides the legislative framework for waste management, resource recovery and recycling in Queensland, including provisions relating to waste disposal, tracking and reduction strategies. The Act operates alongside the Planning Act and environmental protection framework to regulate the handling and disposal of waste generated by development activities. For the purposes of venue construction and games-related and legacy use of the venue, the works are accepted despite the operation of the WRR Act. Nonetheless, the legislative requirements that would ordinarily require attention (in the absence of being within the remit of the BOPGA Act) will be addressed by contractors through standard environmental management practices and be contractually obliged to comply with such requirements once engaged.
- The *Water Act 2000* (**Water Act**) establishes the framework for the sustainable management and allocation of Queensland's water resources, including the regulation of watercourses, lakes and overland flow water. The Act is typically given effect through the Planning Act and associated approvals where works involve interference with water resources (e.g. waterway barrier works, taking or interfering with water). For the purposes of venue construction and games-related and legacy use of the venue, the works are accepted despite the operation of the Water Act. Nonetheless, the legislative requirements that would ordinarily require attention (in the absence of being within the remit of the BOPGA Act) will be addressed by contractors through standard planning frameworks and be contractually obliged to comply with such requirements once engaged.

**1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. \***

Following the release of the *2032 Delivery Plan* in early 2025, GIICA has undertaken targeted consultation with key stakeholders including government bodies, Games Delivery Partners, Traditional Custodians and First Nations representatives, precinct stakeholders (health and education), local residents and community groups, possible venue users and operators (sporting bodies), and current commercial and community tenants.

In line with the Brisbane Stadium Communication Stakeholder Engagement Plan, GIICA has undertaken a program of targeted engagement with key stakeholders and public-facing communications since the *2032 Delivery Plan* was released. Between March 2025 and February 2026 this included:

- Four media announcements sharing key milestones and activities to a wide-reaching audience, specifically:
  - Industry Briefing with call for Registrations of Interest (ROIs)
  - Commencement of site investigations at the site
  - Appointment of GIICA's Delivery Partner
  - Appointment of the Stadium Principal Architect
- 45 meetings with precinct stakeholders, including six briefings with Royal Brisbane and Women's Hospital (Metro North Health), three (3) briefings with QUT, and five (5) meetings with local schools.
- An Industry Roundtable with peak construction and infrastructure peak bodies held in May 2025.
- An Industry Briefing held in July 2025, attended by 1,350 guests (1000 online and 350 in person) with 1,500 ROIs received.
- Nine social media posts relating to the Victoria Park Precinct generating 200,501 impressions.
- Six (6) website articles sharing information about the site, the Stadium and Procurement, with an average of 2,107 visitors to each article.
- 98 responses to incoming enquiries from the community and stakeholders.
- Successfully negotiated the first Cultural Heritage Agreement with the Statutory Aboriginal Party for the completion of site investigations at the site.
- Ongoing negotiations with the Statutory Aboriginal Party on a Cultural Heritage Agreement for main construction works.

Key findings outlined below have guided ongoing communication and engagement planning:

- Regular and proactive engagement and updates are essential to maintain positive community sentiment
- Managing cultural heritage sensitively is a priority
- Advocacy groups are highly organised and should continue to be proactively engaged
- Collaborative engagement is critical to collectively managing precinct impacts
- Engagement should be coordinated to avoid fatigue and duplication

In mid-2025, GIICA commissioned Community Sentiment Research on the 17 venues it will be delivering. Key findings for the Victoria Park Precinct venues are:

- 65% of more than 2,000 Queenslanders surveyed are aware of the new venues planned for the Victoria Park Precinct. The majority of those people are supportive of the venues (56%)
  - Support is strongest among Victoria Park locals (more than 200 people from surrounding neighbourhoods) (63%) and regular visitors (57%)
  - Word of mouth and social media (Facebook community pages) currently dominate how people engage with news and information
  - 14% feel well informed about the project (rising to 23% among locals) — those who are well-informed are far more likely to support it (79% vs 47%)
- Top priorities for those surveyed on the Victoria Park Precinct venues included:
  - Retaining parkland (59%)
  - Delivering an inclusive, future-ready venue (57%)
  - Minimising disruption during construction (51%).

Refer to **Att-2\_Consult Engage Overview, Section 3, Pg 6-12** for details of the consultation activities undertaken to date, including consultation materials, and the outcomes of these activities.

GIICA will continue to undertake consultation with key stakeholders throughout the planning and delivery of the Proposed Action.

### 1.3.1 Identity: Referring party

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Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

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**Confirm that you have read and understand this Privacy Notice \***

#### **1.3.1.1 Is Referring party an organisation or business? \***

Yes

Referring party organisation details

**ABN/ACN** 89899403306  
**Organisation name** Games Independent Infrastructure and Coordination Authority  
**Organisation address** 4000 QLD

Referring party details

**Name** Jared Brook  
**Job title** EPBC Approvals Lead  
**Phone** 0431 822 333  
**Email** jared.brook@giica.au  
**Address** 12 Creek Street, Brisbane City 4000 Qld

## 1.3.2 Identity: Person proposing to take the action

### 1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? \*

Yes

Person proposing to take the action organisation details

**ABN/ACN** 89899403306  
**Organisation name** Games Independent Infrastructure and Coordination Authority  
**Organisation address** 4000 QLD

Person proposing to take the action details

**Name** Jared Brook  
**Job title** EPBC Approvals Lead  
**Phone** 0431 822 333  
**Email** jared.brook@giica.au  
**Address** 12 Creek Street, Brisbane City 4000 Qld

**1.3.2.14 Are you proposing the action as part of a Joint Venture? \***

No

**1.3.2.15 Are you proposing the action as part of a Trust? \***

No

**1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. \***

GIICA is a statutory body established under the BOPGA Act and represents the State of Queensland. The State of Queensland has an exemplary record of environmental management taking account of its extensive project operations throughout Queensland. GIICA has not been subject to proceedings under the Commonwealth EPBC Act or any other Commonwealth, State or local laws.

**1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework**

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## 1.3.3 Identity: Proposed designated proponent

**1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? \***

Yes

Proposed designated proponent organisation details

**ABN/ACN** 89899403306  
**Organisation name** Games Independent Infrastructure and Coordination Authority  
**Organisation address** 4000 QLD

Proposed designated proponent details

**Name** Jared Brook  
**Job title** EPBC Approvals Lead  
**Phone** 0431 822 333  
**Email** jared.brook@giica.au  
**Address** 12 Creek Street, Brisbane City 4000 Qld

## 1.3.4 Identity: Summary of allocation

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### ✔ Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

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ABN/ACN	89899403306
Organisation name	Games Independent Infrastructure and Coordination Authority
Organisation address	4000 QLD
Representative's name	Jared Brook
Representative's job title	EPBC Approvals Lead
Phone	0431 822 333
Email	jared.brook@giica.au
Address	12 Creek Street, Brisbane City 4000 Qld

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### ✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

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Same as Referring party information.

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### ✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

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Same as Person proposing to take the action information.

## 1.4 Payment details: Payment exemption and fee waiver

**1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? \***

No

**1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? \***

No

**1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?**

No

**1.4.7 Has the department issued you with a credit note? \***

No

**1.4.9 Would you like to add a purchase order number to your invoice? \***

No

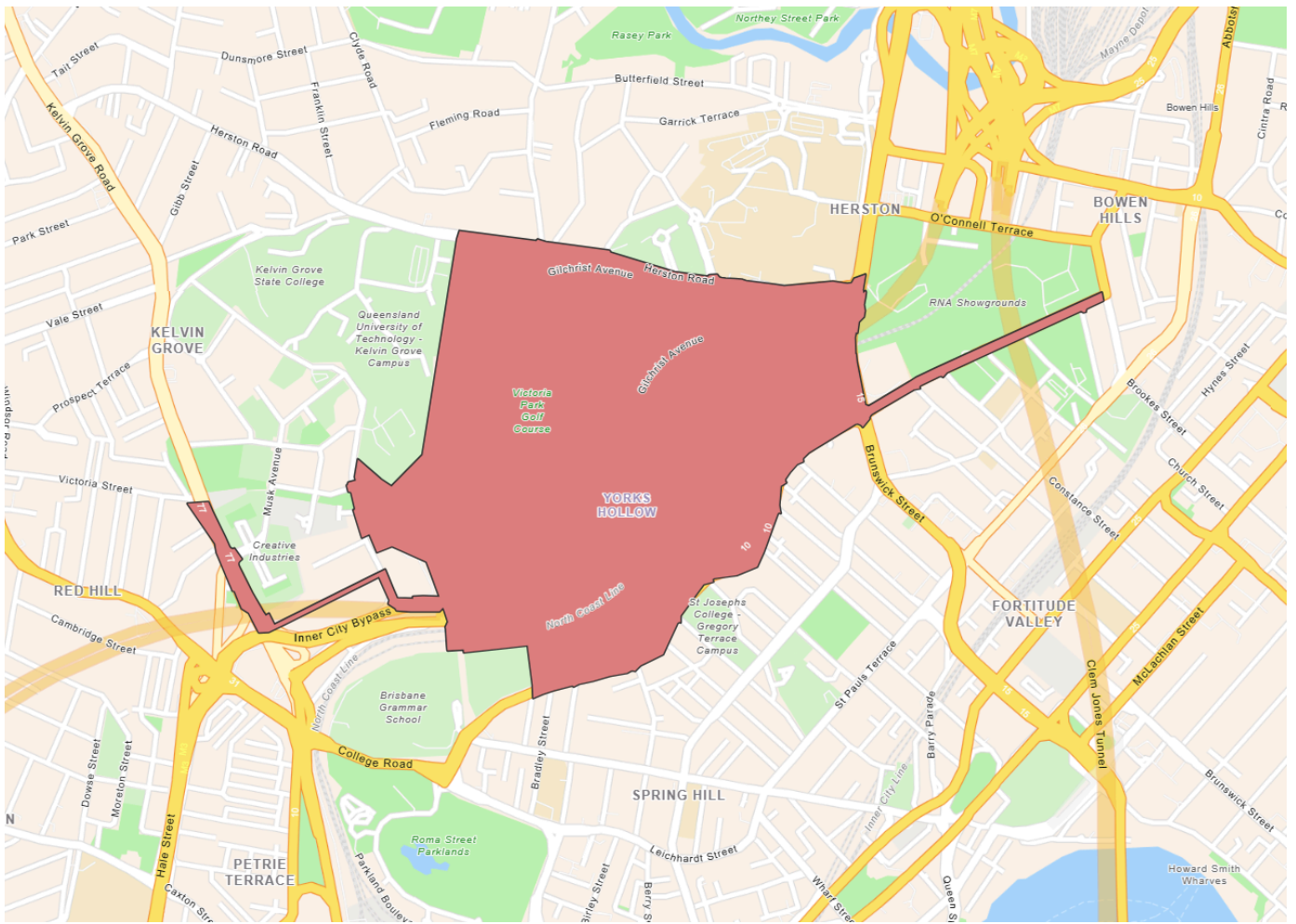
## 1.4 Payment details: Payment allocation

**1.4.11 Who would you like to allocate as the entity responsible for payment? \***

Referring party

## 2. Location

## 2.1 Project footprint



**Project Area: 99.73 Ha Disturbance Footprint: 99.73 Ha**

## 2.2 Footprint details

### 2.2.1 What is the address of the proposed action? \*

Victoria Park / Barrambin Parkland, Herston

### 2.2.2 Where is the primary jurisdiction of the proposed action? \*

Queensland

### 2.2.3 Is there a secondary jurisdiction for this proposed action? \*

No

### 2.2.5 What is the tenure of the action area relevant to the project area? \*

All parcels are either one of the following tenures:

- Freehold
- Lands Lease
- Reserve
- Road

The tenure of each relevant parcel is described with detail under (**Att-1\_MNES.Report, Section 1.2, Table 1, Pg 10-11**).

## 3. Existing environment

## 3.1 Physical description

### 3.1.1 Describe the current condition of the project area's environment.

Detailed assessment of the project area's current condition can be found in the following:

- Site Context - **Att-1\_MNES.Report, Section 1.2.1.1, Pg 11-14**
- Site Locality - **Att-1\_MNES.Report, Section 1.2.1.2, Pg 14-15**
- Land Use Planning Context - **Att-1\_MNES.Report, Section 1.2.2, Pg 16**
- Geology, soils and landzones - **Att-1\_MNES.Report, Section 1.2.3.1, Pg 17**
- Terrain, topography and aspect - **Att-1\_MNES.Report, Section 1.2.3.2, Pg 17**
- Waterways - **Att-1\_MNES.Report, Section 1.2.3.3, Pg 17**
- Historical Overview of Victoria Park - **Att-1\_MNES.Report, Section 2.2, Table 2 Pg 25-35**
- Desktop assessment of pre-clear vegetation - **Att-1\_MNES.Report, Section 2.3.1, Table 3, Pg 36**
- Desktop assessment of current regulated vegetation - **Att-1\_MNES.Report, Section 2.3.2, Pg 36-37**

### 3.1.2 Describe any existing or proposed uses for the project area.

Existing uses are identified in **Att-1\_MNES.Report, Section 1.2.1.1, Pg 11-14**.

Proposed uses are associated with the Proposed Action. A detailed description of the Proposed Action can be found:

- The Proposed Action - **Att-1\_MNES.Report, Section 1.3, Pg 19**
- Development Form - **Att-1\_MNES.Report, Section 1.3.1, Pg 20**
- Construction Impacts - **Att-1\_MNES.Report, Section 1.3.1.1, Pg 20**
- Operational Impacts - **Att-1\_MNES.Report, Section 1.3.1.2, Pg 20-21**
- Development Lifespan - **Att-1\_MNES.Report, Section 1.3.2, Pg 21**
- Development Timeframes - **Att-1\_MNES.Report, Section 1.3.3, Pg 21**
- Excluded Works - **Att-1\_MNES.Report, Section 1.3.4, Pg 21-22**

### 3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

As determined, the Project Area has been subject to historic disturbance through a range of previous uses. As a result, there are minimal natural features of notoriety, and such features are generally limited to garden/ornamental vegetation. Notably, through its use as a golf course, mature vegetation occurs in defined tracts, dissected by vast lawn spaces (reflective of golfing fairways) (**Att-1\_MNES.Report, Section 4, Pg 59-74**). The Site is situated upon a series of undulating low rises that are dissected by a broad drainage corridor that has been markedly altered through historic land management and the construction of parkland, recreational and transport infrastructure (**Att-1\_MNES.Report, Section 4, Pg 59-74**). Detailed vegetation community descriptions have been prepared by Hansen Botanical (see **Att-1\_MNES.Report, Section 4, Pg 59-74**), which identified 15 differing communities, with majority of which reflecting landscape, open space, ornamental and disturbed environments.

**3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.**

The topography of the western portion of the Site typically descends from west to east and north to south towards the Gilchrist Avenue and the sports fields to the south (bounded by the ICB). The Site is undulating to steeply undulating. Across the northern section, topography ranges from 20 m Australian Height Datum (AHD) in the east to 50 m AHD in the west, with the local highpoint adjacent to the common boundary with QUT Kelvin Grove Campus. This is the south-eastern extent of north-westerly trending ridge which runs through the QUT and Kelvin Grove State college sites (bounded by Lestrange Terrace / Kelvin Grove Road). The steepest terrain occurs along the western and northern portions of the Site, where slopes are typically in the order of 5–7%. Land to the east is more gently inclined (4-6%). The Spring Hill Interface comprises steep land with a north-easterly aspect, sloping from Gregory Terrace to the ICB. Slope angles are much steeper than north of the ICB and range 10-17% (approx.). Topography ranges from 20 m AHD to 40 m AHD.

**(Att-1\_MNES.Report, Section 1.2.3.2, Pg 17)**

## 3.2 Flora and fauna

**3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.**

A significant amount of ecological assessment has been undertaken at the Project Area over the past five (5) years to support previous and current (works to support this referral) iterations of design across Victoria Park/ Barrambin:

- 2021 – BCC Masterplan
- 2025 – Masterplan Evolution
- 2025/2026 – The Games Assessment

As part of the latest survey associated with the Games Assessment phase, further fauna and flora surveys were undertaken over the Site between December 2025 and January 2026. This latest survey effort further determined the extent of vegetation, MNES flora, MNES fauna and MNES fauna habitat across the Site. Surveys involved an assessment to determine whether the Site:

1. Supports vegetation analogous with TECs identified as MNES under the EPBC Act;
2. Contains threatened flora or fauna identified as MNES under the EPBC Act; and
3. Supports habitat for threatened species identified as MNES under the EPBC Act.

Survey methodologies applied also integrate landscape assessment data previously collected through Arboricultural assessment as part of City Parklands Pty Ltd's Asset Management Operations. Hence, landscape level detail such as recent BCC plantings/ trees have been included within this assessment. Whilst the previous survey efforts prior to prior to 2025/2026 are not contemporary, the results of these surveys provide context to fauna and flora values of the Site and demonstrate the extensive ongoing ecological data that has been obtained across the Site. Previous findings complement the findings of the recent surveys conducted in 2025/ 2026. The cumulative field survey effort has ensured that the Site's ecological values have been holistically captured through systematic inspection of all vegetated areas, detailed assessment of species composition, repeated site visits, and targeted evaluation of fauna habitat features and fauna observations. Given the contextual setting of the Site as a managed inner-city parkland environment, the extent, frequency, and intensity of survey effort undertaken is considered extensive and proportionate for a park of this nature, providing a robust and defensible basis for the ecological assessment presented in the MNES Report (**Att-1 MNES.Report**).

See **Att-1\_MNES.Report, Section 3, Pg 48-58**.

Further, Koala expert Dr. William (Bill) Ellis has reviewed the Proposed Action and relevant ecological reporting as well as preparing a Technical Letter outlining his findings (**Att-1\_MNES.Report, Appendix 9**).

Most contemporarily, a MNES Report (**Att-1\_MNES.Report**) was prepared to support this Referral. The methodologies informing the MNES Report include a desktop review of reports and databases (**Att-1\_MNES.Report, Section 2.1, Pg 24**), and field surveying including general assessments and specific targeted MNES assessments (**Att-1\_MNES.Report, Section 3.1-3.2, Pg 48-55**).

Notably, the database investigation and field survey results were combined with relevant literature to inform a likelihood of occurrence assessment (**Att-1\_MNES.Report, Section 5.3, Pg 75 to Att-1\_MNES.Report, Section 5.3.3, Pg 96**).

The results and findings of the likelihood of occurrence assessment are outlined in Section 5.4 of the MNES Report (**Att-1\_MNES.Report, Section 5.4, Pg 99-100**) and identify the following MNES as warranting further specific assessment against the Significant Impact Assessment (**SIA**) criteria:

- Fauna:
  - *Pteropus poliocephalus* (Grey-headed Flying-fox) – Vulnerable
  - *Phascolarctos cinereus* (Koala) – Endangered
    - Despite being identified as 'unlikely' to occur, Koala is considered under an SIA due to:
      - The reliable occurrence of records at Banks Street Reserve (3 km north-west of the Site)
        - Except this location is entirely severed from the Site.

- The extent of records within a 10 km radius of the Site.
- But most notably the regional significance of the species within South-east Queensland.
  - *Hirundapus caudacutus* (White-throated Needle-tail) – Vulnerable
  - *Apus pacificus* (Fork-tailed Swift) – Migratory

Refer **Att-1\_MNES.Report, Section 5.4, Pg 99-100**.

More generally, field survey efforts from 2025/ 2026 recorded a total of 64 vertebrate species including four (4) native amphibians, seven (7) native reptiles, 38 native birds, and 12 native mammals (**Att-1\_MNES.Report, Section 5.1.1, Pg 72**). Four (4) non-native species were recorded – one (1) amphibian *Rhinella marina* (cane toad), one (1) reptile *Hemidactylus frenata* (Asian house gecko), one (1) bird *Columba livia* (rock dove/feral pigeon) and one mammal *Rattus rattus* (black rat) (**Att-1\_MNES.Report, Section 5.1.1, Pg 72**).

One (1) Vulnerable MNES fauna species (grey-headed flying-fox) was detected during this survey at multiple locations across the Site (**Att-1\_MNES.Report, Section 5.1.1, Pg 72**).

A fauna habitat assessment was undertaken that identified 88 habitat features (over the combined surveys) within the Project Area (**Att-1\_MNES.Report, Section 5.2.2, Pg 73**).

A summary of survey efforts can be found throughout the MNES Report as follows:

- Opportunities Searches – **Att-1\_MNES.Report, Section 3.2.1, Pg 54**
- Koala Spot Assessment Technique and Targeted Feed Tree Searches – **Att-1\_MNES.Report, Section 3.2.2, Pg 54**
- Bird Surveys – **Att-1\_MNES.Report, Section 3.2.3, Pg 54**
- Anabat Surveys – **Att-1\_MNES.Report, Section 3.2.4, Pg 54**
- Stag Watches – **Att-1\_MNES.Report, Section 3.2.5, Pg 55**
- Spotlighting – **Att-1\_MNES.Report, Section 3.2.6, Pg 55**
- Flying-fox Roost Observation – **Att-1\_MNES.Report, Section 3.2.7, Pg 55**

**3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.**

## Vegetation

### **Extensive Flora Surveys**

Extensive ecological and botanical surveys have been undertaken across the Site between 2021 and 2026 to characterise vegetation composition, structure and ecological values. These surveys incorporated targeted threatened flora searches, vegetation community assessments, and comprehensive tree surveys, supported by repeated field inspections and landscape data maintained through Brisbane City Council's Parks Operations. The cumulative survey effort provides a detailed understanding of the flora values of the Site and forms the basis of the vegetation assessment presented in the MNES Report (**Att-1 MNES.Report**). Further detail regarding survey methodology and the cumulative survey effort is provided in **Att-1\_MNES.Report, Section 3.1, Pg 48 to Att-1\_MNES.Report, Section 3.1.5, Pg. 51**.

### **Vegetation Communities**

Vegetation within the Project Area reflects its long history of management as an inner-city parkland environment and is predominantly composed of landscaped and highly modified vegetation communities. Vegetation community assessments confirmed that no Regional Ecosystems occur within the Site and none of the vegetation communities present are representative of a threatened ecological community. Small patches of degraded native woodland to open forest persist in limited areas of the Site; however, these are fragmented and highly modified through historic land management and weed invasion and do not meet the criteria for remnant vegetation. Detailed descriptions of vegetation communities and mapping outcomes are provided in **Att-1\_MNES.Report, Section 4.1, Pg 59-62; Att-1\_MNES.Report, Appendix 7**

### **Threatened Flora Observations**

Targeted surveys identified a small number of threatened flora species listed under the EPBC Act, including *Diploglottis campbellii* (Small-leaved Tamarind), *Macadamia integrifolia* (Macadamia Nut) and *Syzygium moorei* (Rose Apple). These individuals occur as planted landscape specimens within managed areas of the Site and do not represent naturally occurring populations. Further detail on threatened flora observations and their context within the Site is provided in **Att-1\_MNES.Report, Section 4.3.1, Pg 63-66**.

### **Exotic and Weed Flora Species**

The flora composition of the Site reflects its urban parkland setting, with a substantial proportion of species representing exotic, weed or horticultural plantings. Several species recorded during the surveys are listed as restricted invasive plants under Queensland's *Biosecurity Act 2014 (Qld)*, including some recognised as Weeds of National Significance. A number of cultivated native species and species native to other regions of Australia were also recorded within landscaped areas of the Site. Further detail on exotic and weed flora species recorded during field surveys is provided in **Att-1\_MNES.Report, Section 4.3.2, Pg 66-67**.

### **Tree Survey**

A comprehensive tree survey was undertaken across the Project Area to document the distribution, species composition and structural characteristics of trees across the Site. The survey captured both native and exotic species occurring within landscaped areas, road verges, and parkland plantings. The distribution of trees across the Site reflects the parkland layout and infrastructure corridors, including areas of concentrated plantings and scattered amenity trees associated with recreational spaces. Detailed information on tree locations, species composition and structural characteristics is provided **Att-1\_MNES.Report, Section 4.3.3, Pg 67-71**.

### **Habitat Values Associated with Vegetation**

Despite the highly modified nature of vegetation within the Site, some mature native trees and planted species provide seasonal foraging resources for fauna species. In particular, winter-flowering tree species present across the Site provide potential foraging resources for species such as *Pteropus poliocephalus*

(Grey-headed Flying-fox). Further detail regarding fauna habitat values associated with vegetation is provided in **Att-1\_MNES.Report, Section 5.2.2, Pg 73-74.**

### **Soils**

Much of the Site has been subjected to historic land disturbance which has modified the soil profiles. Disturbance has included excavations which have exposed subsurface soil profiles, however practices which have most significantly affected soil profiles include the use of York's Hollow as a municipal landfill during the 1800s to 1900s, use of the Site as a military camp during World War II resulting in earthworks and disposal of military waste, recontouring and disposal of soils from construction of the ICB and INB and ad-hoc filling and earthworks outside of those events. As such large parts of the Site can now be considered to be comprised of anthroposols – soils of anthropogenic origin.

During construction of the artificial lake, the original land surface was substantially modified, with filling and engineered works undertaken across the former basin. The ponds at York's Hollow were constructed with a cement base and are elevated relative to the adjacent playing fields. As a result, the former alluvial soils in this location have been buried and the area no longer functions as a natural alluvial basin.

The sporting fields and the present-day ICB are underlain by quaternary origin (landzone 3). Historically, the area now known as York's Hollow functioned as a detention basin associated with these alluvial deposits. The soils are mapped as part of the Logan soil group, with some humic gleys occurring on low terraces and flood plains derived from river sediments.

Outside of these noted disturbances, the majority of Victoria Park is underlain by strongly folded metamorphosed sediments (landzone 11) of Neranleigh-Fernvale Beds Rock types include mudstone, shale, arenite, chert, jasper, basic metavolcanics, pillow lava, conglomerate. Soils are Beenleigh group, being red-yellow podzolic soils, with lithosols, some gleyed podzolic soils on low hills. Soils are typically of low to moderate fertility. The eastern portion of the park, corner of Herston Road and Gilchrist Avenue on the Herston portion and the Energex end of the Spring Hill section are igneous in origin (landzone 12) comprising Brisbane Tuff. Soils are Chermside group, lithosols with shallow podzolic soils on low hills of rhyolitic tuff. Soils are typically of low to moderate fertility.

## 3.3 Heritage

### 3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.

No Commonwealth heritage places are known to occur within the site, or within potential influence of the Proposed Action. The Project Site contains existing mapped State and Local heritage places. Most of Victoria Park is contained within the boundaries of Queensland Heritage Register (QHR) places:

- Victoria Park (QHR 602493)
- Centenary Pool Complex (QHR 601240)

Victoria Park (QHR 602493) is of heritage significance for its historical, research (archaeological), representativeness, aesthetic, and social value. Key elements include:

- Known and potential historical archaeological deposits
- Landscaping including mature trees, ornamental lake, lawns, and planter beds, as well as walls and gates made with Brisbane tuff (porphyry)
- Sporting facilities
- WWII era structures and remnants
- Memorial grove
- Views to the south and east.

Centenary Pool (QHR 601240) is of heritage significance for its historical, representativeness, aesthetic, technical, associational and social value. Key elements include:

- Three swimming pools and diving board
- Grandstand, kiosk and bathhouse
- Original plantings.

The Project site is also a mapped local heritage places - Victoria Park Golf Course (Local Place ID 879, entry date 1 January 2004). It is also partially mapped as the 'adjoining heritage' sub-category, between the curtilage of the local heritage place and the southwestern boundary of the Park.

GLICA will identify and manage impacts to these places in accordance with Burra Charter principles, an in alignment with legislative and policy measures for Queensland heritage places.

### 3.3.2 Describe any Indigenous heritage values that apply to the project area.

Under the Queensland *Aboriginal Cultural Heritage Act 2003* (ACHA) there are two Statutory Aboriginal Parties for Victoria Park.

- Turrbal People (entirety of the area)
- Jagera People #2 (Gilchrist Avenue and Inner City Bypass).

The Project Site contains one place recorded on the Cultural Heritage Database established under the ACHA, LB:N62, which is described as a cultural site and contact site.

GIICA is currently consulting with the Aboriginal Parties regarding the works. Depending on the outcomes of these discussions, GIICA may develop either a Cultural Heritage Management Agreement or Cultural Heritage Management Agreement under state legislation.

Further to cultural heritage regulatory compliance, GIICA is committed to providing opportunities for First Nations stakeholders to collaborate in Country centred design which will determine the cultural narratives to be expressed within the fabric of the venue, through associated urban design and landscaping.

## 3.4 Hydrology

### 3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. \*

There are no recognised waterways onsite. Drainage (overland flow) across much of the parkland generally flows to the low point that was formerly an area of west to east tending interconnected palustrine wetlands flowing through seasonally impeded lowland, discharging into Breakfast Creek in the vicinity of the present-day Mayne Rails yards. The exception to this is the small component of the parkland which drain to a local overland flow point which formerly flowed northeast towards present day Butterfield Street (Herston) (**Att-1\_MNES.Report, Section 1.2.3.3, Pg 17**).

## 4. Impacts and mitigation

## 4.1 Impact details

**Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.**

<b>EPBC Act section</b>	<b>Controlling provision</b>	<b>Impacted</b>	<b>Reviewed</b>
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	No	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

### **4.1.1 World Heritage**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

#### **4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

#### **4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

There are no World Heritage properties proximal to the Project Area (**Att-1\_MNES.Report, Section 2.4.1, Table 4, Pg 38**).

### **4.1.2 National Heritage**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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#### **4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

#### **4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

There are no National Heritage properties proximal to the Project Area (**Att-1\_MNES.Report, Section 2.4.1, Table 4, Pg 38**).

### **4.1.3 Ramsar Wetland**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Ramsar wetland
Yes		Moreton Bay

#### 4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \*

No

#### 4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

\*

The Site is located 14 km from the nearest point of the Moreton Bay Ramsar Wetlands which is considered a Wetland of International Importance identified on the PMST. However, impacts to the downstream Moreton Bay Ramsar Wetland can be dismissed on the basis that:

- The Site is located approximately 1 km directly north of the Brisbane River and 25 km upstream from the Moreton Bay Ramsar Wetland (mouth of the Brisbane River).
- Runoff associated with the Site is captured by urban drainage infrastructure and forms part of an existing drainage network.
- The Proposed Action is unlikely to affect the hydrological regime on Site to an extent that would affect the Moreton Bay wetland.
- There are no natural waterways on Site to transport sediment or contaminants downstream.
- There are no wetland values on Site to an extent where a native wetland species would be dependent upon the Site.
- The construction of the Proposed Action would be undertaken with environmental management mitigation measures such as erosion and sediment control and contaminated land management measures to further mitigate indirect effects.

Refer **Att-1\_MNES.Report, Section 5.3.4.1, Pg 99.**

#### 4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

### Threatened species

Direct impact	Indirect impact	Species	Common name
Yes		<i>Anthochaera phrygia</i>	Regent Honeyeater
Yes		<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
Yes		<i>Arthraxon hispidus</i>	Hairy-joint Grass
Yes		<i>Bosistoa transversa</i>	Three-leaved Bosistoa, Yellow Satinheart
Yes		<i>Botaurus poiciloptilus</i>	Australasian Bittern
Yes		<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
Yes		<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes		<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
Yes		<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
Yes		<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
Yes		<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
Yes		<i>Corchorus cunninghamii</i>	Native Jute
Yes		<i>Cupaniopsis shirleyana</i>	Wedge-leaf Tuckeroo
Yes		<i>Cyclopsitta diophthalma coxeni</i>	Coxen's Fig-Parrot
Yes		<i>Dasyurus hallucatus</i>	Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu]
Yes		<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
Yes		<i>Delma torquata</i>	Adorned Delma, Collared Delma
Yes		<i>Dichanthium setosum</i>	bluegrass
Yes		<i>Erythrotriorchis radiatus</i>	Red Goshawk
Yes		<i>Falco hypoleucos</i>	Grey Falcon
Yes		<i>Furina dunmalli</i>	Dunmall's Snake

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
Yes		<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
Yes		<i>Geophaps scripta scripta</i>	Squatter Pigeon (southern)
Yes		<i>Grantiella picta</i>	Painted Honeyeater
Yes		<i>Hemiaspis damelii</i>	Grey Snake
Yes		<i>Hirundapus caudacutus</i>	White-throated Needletail
Yes		<i>Lathamus discolor</i>	Swift Parrot
Yes		<i>Macadamia integrifolia</i>	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak
Yes		<i>Macadamia ternifolia</i>	Small-fruited Queensland Nut, Gympie Nut
Yes		<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut
Yes		<i>Mixophyes fleayi</i>	Fleay's Frog
Yes		<i>Neoceratodus forsteri</i>	Australian Lungfish, Queensland Lungfish
Yes		<i>Neophema chrysostoma</i>	Blue-winged Parrot
Yes		<i>Notelaea lloydii</i>	Lloyd's Olive
Yes		<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
Yes		<i>Pachyptila turtur subantarctica</i>	Fairy Prion (southern)
Yes		<i>Petauroides volans</i>	Greater Glider (southern and central)
Yes		<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
Yes		<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
Yes		<i>Planchonella eerwah</i>	Shiny-leaved Condoe, Black Plum, Wild Apple
Yes		<i>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern)
Yes		<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
Yes		<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood

Direct impact	Indirect impact	Species	Common name
Yes		Rhodomyrtus psidioides	Native Guava
Yes		Rostratula australis	Australian Painted Snipe
Yes		Samadera bidwillii	Quassia
Yes		Stagonopleura guttata	Diamond Firetail
Yes		Sternula nereis nereis	Australian Fairy Tern
Yes		Thesium australe	Austral Toadflax, Toadflax
Yes		Tringa nebularia	Common Greenshank, Greenshank
Yes		Turnix melanogaster	Black-breasted Button-quail
Yes		Xeromys myoides	Water Mouse, False Water Rat, Yirrkoo

### Ecological communities

Direct impact	Indirect impact	Ecological community
Yes		Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community
Yes		Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
Yes		Lowland Rainforest of Subtropical Australia
Yes		Poplar Box Grassy Woodland on Alluvial Plains
Yes		Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions

**4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.4.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

## Threatened Ecological Communities

Field survey efforts concluded that none of the vegetation communities identified in the Site have the potential to satisfy the diagnostic criteria and/ or the condition thresholds of any TEC that is listed under the EPBC Act. Of the five TECs identified through the PMST, all are considered absent from Site (**Att-1\_MNES.Report, Section 5.3.1, Pg 76-77**).

## Threatened Species

Likelihood of occurrence assessment identified only the following MNES as 'likely' or 'known' (or addressed due to regional significance) to occur on Site:

- *Pteropus poliocephalus* (Grey-headed Flying-fox) – Vulnerable
- *Phascolarctos cinereus* (Koala) – Endangered
- *Hirundapus caudacutus* (White-throated Needle-tail) – Vulnerable
- *Apus pacificus* (Fork-tailed Swift) – Migratory

Refer **Att-1\_MNES.Report, Section 5.4, Pg 99-100**.

These species will not be impacted:

- *Pteropus poliocephalus* (Grey-headed Flying-fox) – Vulnerable
  - The Proposed Action is not expected to significantly impact Grey-headed Flying-fox populations, as the Site provides only limited, opportunistic foraging habitat and does not support critical resources or breeding activity. Although resource trees will be removed, the species' high mobility, large foraging range, and presence throughout the urbanised locality mean the long-term viability, area of occupancy, and movement of the population will not be affected, especially with vegetation retention and replanting integrated into the design. The Site does not provide suitable roosting habitat, nor does it contain significant habitat complexity or resource availability necessary to support the matter at the species level; or any local population, on an ongoing basis. Rather, the habitat value on Site occurs as a very small component of a much larger (25 km radius) urban habitat with an abundance of alternative vegetation types suitable for year-round foraging resources. Light, noise, and dust emissions from construction and operation are expected to remain similar to, and potentially lower than, current urban conditions (i.e. the status quo of flood-lit golf driving range, function venues, the ICB/ Bowen Bridge Road and surrounding urban activity), hence, are unlikely to disrupt foraging or breeding. The Proposed Action will not fragment populations, reduce habitat to a meaningful extent, introduce invasive species or disease, or interfere with the species' recovery, given the small scale and already highly urbanised nature of the Site. Refer **Att-1\_MNES.Report, Section 7.1, Pg 105; Att-1\_MNES.Report, Appendix 1**.
- *Phascolarctos cinereus* (Koala) – Endangered
  - The Proposed Action will not significantly impact Koalas. The Site provides no functional habitat and is effectively inaccessible to the species due to surrounding highways, rail corridors, ecological barriers, dense urban development, and long-standing recreational use. Extensive surveys across multiple years recorded no Koalas or evidence of activity, and while some Koala food trees occur on Site, they are scattered, highly fragmented, functionally isolated (providing no utility) and embedded within maintained parkland. The location of the Site is such that no movement to or from Victoria Park / Barrambin has been documented and no signs or evidence of use of Victoria Park by koalas exist. As Koalas are extremely unlikely to reach or occupy the area, the removal of vegetation will not reduce habitat availability, fragment populations, disrupt breeding, or alter the species' recovery prospects. The Proposed Action also does not create pathways for invasive species or disease and presents no additional risks beyond everyday park activities such as mowing, dog walking, and recreation, making any notable impact on the regional Koala population highly improbable. Refer **Att-1\_MNES.Report, Section 7.2, Pg 105; Att-1\_MNES.Report, Appendix 1**.

- *Hirundapus caudacutus* (White-throated Needletail) – Vulnerable
  - The Proposed Action is not expected to significantly impact the White-throated Needletail, as this species is almost entirely aerial in Australia, foraging high above a wide range of habitats and only occurring locally in a transient capacity, with just one historical record proximal to the Site. Their foraging occurs from low heights to well above 1,000 metres, meaning the ground-level changes within Victoria Park will not affect habitat availability or reduce the species' area of occupancy. As a migratory species that breeds in the northern hemisphere and does not roost or nest in Australia, the Proposed Action will not disrupt breeding, fragment populations, or impact critical habitat. The Proposed Action also presents no realistic pathways for invasive species, disease introduction, or other ecological pressures that could influence population recovery. Overall, due to the species' highly mobile behaviour, widespread foraging opportunities, and minimal reliance on the site, the Proposed Action poses negligible risk to the White-throated Needletail. Refer **Att-1\_MNES.Report, Section 7.3, Pg 105; Att-1\_MNES.Report, Appendix 1.**
- *Apus pacificus* (Fork-tailed Swift) – Migratory
  - The Proposed Action is not expected to significantly impact the Fork-tailed Swift, as this species is an almost entirely aerial migrant that passes over the region only briefly and does not rely on the Site for feeding, breeding, or resting. The Site is already highly disturbed and urbanised, and any use of the airspace by the species would be transient, meaning the Proposed Action cannot fragment, destroy, or substantially modify important habitat. Because Fork-tailed Swifts do not utilise ground-level habitat and do not breed in Australia, the Proposed Action will not influence their life cycle or affect a meaningful portion of the population. Additionally, there is no mechanism by which the Proposed Action could facilitate invasive species or diseases that would threaten the species, particularly given their aerial lifestyle and minimal contact with terrestrial environments. Refer **Att-1\_MNES.Report, Section 7.4, Pg 106; Att-1\_MNES.Report, Appendix 1.**

#### 4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
Yes		<i>Actitis hypoleucos</i>	Common Sandpiper
Yes		<i>Apus pacificus</i>	Fork-tailed Swift
Yes		<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
Yes		<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes		<i>Calidris melanotos</i>	Pectoral Sandpiper
Yes		<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
Yes		<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo
Yes		<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
Yes		<i>Hirundapus caudacutus</i>	White-throated Needletail
Yes		<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
Yes		<i>Pandion haliaetus</i>	Osprey
Yes		<i>Tringa nebularia</i>	Common Greenshank, Greenshank

**4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

Although several migratory bird species have been recorded within 5 km of the Site, the likelihood assessment indicates they are unlikely to occur within the area, aside from the White-throated Needletail and Fork-tailed Swift, which may pass through transiently. Despite the presence of a waterbody at York's Hollow and its proximity to the Moreton Bay Ramsar Wetland, the Site does not meet the ecological conditions required for migratory shorebirds or waders. These species typically rely on extensive open flats, shallow wetland margins, and unobstructed sightlines to detect predators—features that are absent due to the waterbody's steep artificial banks, engineered lining, and vegetated edges.

The physical structure and hydrology of York's Hollow further limit its suitability. Wader birds require shallow, gradually sloping banks for foraging, yet the Site transitions rapidly into deep water, leaving little to no usable feeding habitat. Most of the shoreline consists of concrete or rock armouring, and even areas with potentially adequate bank length are densely vegetated, preventing the open conditions necessary for safe roosting. Frequent human use—including recreation, dog walking, and cycleway activity—creates disturbance levels that exceed the 25–125 m flight initiation distances typical of migratory waders, making the Site unsuitable for regular or important use under EPBC Act habitat criteria.

Compounding these habitat limitations are significant ecological pressures from the Site's urban context. York's Hollow receives stormwater inflows from the ICB, introducing hydrocarbons, litter, and other pollutants that reduce aquatic integrity. Persistent colonies of Australian white ibis contribute to nutrient enrichment, degrade water quality, and outcompete other species for resources, while additional predation risks arise from feral cats, foxes, and domestic dogs. Combining this with the artificial nature of the waterbody, high disturbance levels, and degraded environmental quality mean that York's Hollow does not meet the characteristics of migratory wader bird habitat, and potential impacts to such species can be confidently dismissed. Refer **Att-1\_MNES.Report, Section 5.3.3, Pg 96-98**.

## **4.1.6 Nuclear**

### **4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

### **4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The Proposed Action does not involve nuclear activities.

## **4.1.7 Commonwealth Marine Area**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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**4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

There are no Commonwealth Marine Areas proximal to the Project Area (**Att-1\_MNES.Report, Section 2.4.1, Table 4, Pg 38**).

**4.1.8 Great Barrier Reef**

**4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

**4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The Great Barrier Reef is not proximal to the Project Area (**Att-1\_MNES.Report, Section 2.4.1, Table 4, Pg 38**).

**4.1.9 Water resource in relation to large coal mining development or coal seam gas**

**4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

**4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The Proposed Action will not impact a water resource, nor is it a large coal mining development or coal seam gas project.

**4.1.10 Commonwealth Land**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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**4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The Project Area does not contain any Commonwealth land.

**4.1.11 Commonwealth Heritage Places Overseas**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

**4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The Proposed Action is not located overseas.

**4.1.12 Commonwealth or Commonwealth Agency**

**4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? \***

No

## 4.2 Impact summary

### Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

*None*

### Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

## 4.3 Alternatives

**4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? \***

No

**4.3.8 Describe why alternatives for your proposed action were not possible. \***

GIICA conducted a 100 Day Review (the Review) into Games infrastructure and planning in late 2024 / early 2025, inviting stakeholders and the community to provide a formal submission through a dedicated online portal. The Review assessed a range of potential locations for the Main Stadium and National Aquatic Centre. The options assessment process followed a structured, multi-stage, approach to identify and refine viable options. It commenced with the development of a comprehensive list of location options based on potential suitability. Using this initial evaluation, a shortlist of options was developed, focusing on those deemed most feasible and least impactful. A detailed analysis of the short-listed options was undertaken to further refine and narrow down options.

For the Games Main Stadium, a longlist of 16 locations was progressed to a shortlist of five locations for further analysis and assessment:

- Option 1: The Gabba (Full Rebuild) (Woolloongabba)
- Option 2: Former GoPrint Site (Woolloongabba)
- Option 3: Albion Park Raceway (Albion)
- Option 4: Victoria Park (Herston)
- Option 5: Northshore Hamilton (Hamilton).

The Review recommended Victoria Park as the preferred location for the Games Main Stadium as it:

- Provides a world-class venue with ability to deliver a Tier 1, 60,000 – 65,000 seat stadium, to help attract content to Brisbane and Queensland, well beyond the delivery of the Games
- Provides opportunity to increase the economic and social prosperity of Queensland through increased major event tourism and additional benefits
- Provides enhanced connectivity between Victoria Park and the wider city context, supporting a legacy outcome of a walkable city
- Leverages transport infrastructure investment and enhances precinct-style developments around Cross River Rail and Brisbane Metro infrastructure
- Offers enhanced legacy facilities for the community through the conversion of the Games warm up area into outdoor sports fields and Cricket practice nets with convenient car parking underneath
- Offers a flexible site, with a large perimeter ideal for dispersing crowds whilst integrating with green space and providing the opportunity for activations in the inner city.

GIICA's Victoria Park location recommendation is supported by the following Games Partners: Brisbane City Council, Stadiums Queensland, Queensland Police Service, Department of Transport and Main Roads and Brisbane 2032 Olympic and Paralympic Games Organising Committee (Brisbane 2032).

For the Games aquatics hosting solution, a longlist of 16 locations was progressed to a shortlist of four locations for further investigation:

- Option 1: Chandler Sports Precinct
- Option 2: Gold Coast Aquatic Centre (Broadbeach)
- Option 3: Centenary Pool (Spring Hill)
- Option 4: Boondall Entertainment Centre

While the Review, based on preliminary advice, recommended the Chandler Sport Precinct solution, the Queensland Government's 2032 Delivery Plan, based on further investigation, identified a new National Aquatic Centre at the existing Centenary Pool site in Spring Hill. The National Aquatic Centre is designed as a national hub for Australia's four peak aquatic sports and will feature a main and secondary stadium each with large indoor pools to support elite training and competition. The National Aquatic Centre is planned to host the majority of aquatic sports at the Games, supported by the Brisbane Aquatic Centre at Chandler. Beyond the Games, the National Aquatic Centre will provide a world-class legacy facility with a permanent capacity of 8,000 seats, delivering long-term benefits for Australia's aquatic sports community.

As the Victoria Park/Barrambin precinct is the most suitable location for the Games infrastructure, the Proposed Action has intention to achieve Green Star accreditation. As part of this intent, a suite of management plans will be prepared to prevent construction phase impacts to native fauna and flora. Further, revegetation and landscaping plans will form a significant component of establishing long term ecological and environmental values at the Site. These controls will be developed with better precision, prior to the commencement of the Proposed Action. The Proposed mitigation plans are listed in **Att-1\_MNES.Report, Section 6.3, Table 16, Pg 103-104.**

- Construction Environmental Management Plan (CEMP) to outline relevant environmental requirements for undertaking the works. The CEMP would include various sub-plans and mitigation measures, such as:
  - Vegetation and Fauna Management Plan (VFMP), including pre-clearing fauna assessments, and the use of a suitably qualified fauna spotter catcher to reduce the potential for impacts to fauna during the clearing process;
  - Landscaping and Rehabilitation Management Plan (LRMP), including weed management and controls to provide environmental betterment across the Site. The LRMP will further identify areas for rehabilitation as well as outline methodologies and approaches for undertaking the works.
  - An Erosion and Sediment Control Plan (ESCP), to prevent loss of dispersible materials to surrounding receiving areas during construction and operation;
  - Utilising arborist (minimum Australian Qualification Framework Level 5) advice and supervision during works to ensure that neighbouring trees identified for retention are suitably protected from damage.
- Any potential animal breeding places shall be checked by a fauna spotter/ catcher prior to clearing to assess animal breeding. Should evidence of animal breeding be identified either:
  - No clearing shall be undertaken of the animal breeding place until the breeding has ceased and the animal (and offspring) vacate the breeding place on their own volition; or
  - Activities are undertaken in accordance with Species Management Program for tampering with an animal breeding place should development include clearing of animal breeding place.
- Utilise fauna friendly lighting to minimise light spill and disturbance for adjacent fauna habitats.

## 5. Lodgement

## 5.1 Attachments

### 1.2.1 Overview of the proposed action

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	20/03/2026	No	High

### 1.2.6 Commonwealth or state legislation, planning frameworks or policy documents that are relevant to the proposed action

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	19/03/2026	No	High

### 1.2.7 Public consultation regarding the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-2_Consult.Engage.Overview.pdf Victoria Park Precinct Consultation and Engagement Overview	02/04/2026	No	High

### 2.2.5 Tenure of the action area relevant to the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	19/03/2026	No	High

### 3.1.1 Current condition of the project area's environment

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	19/03/2026	No	High

### 3.1.2 Existing or proposed uses for the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	19/03/2026	No	High

### 3.1.3 Natural features, important or unique values that applies to the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental	19/03/2026	No	High

## 3.1.4 Gradient relevant to the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	19/03/2026	No	High

## 3.2.1 Flora and fauna within the affected area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	19/03/2026	No	High

## 3.2.2 Vegetation within the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	19/03/2026	No	High

## 3.4.1 Hydrology characteristics that apply to the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att-1_MNES.Report.pdf Matters of National Environmental Significance Report	19/03/2026	No	High

## 5.2 Declarations

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## ✔ Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

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ABN/ACN	89899403306
Organisation name	Games Independent Infrastructure and Coordination Authority
Organisation address	4000 QLD
Representative's name	Jared Brook
Representative's job title	EPBC Approvals Lead
Phone	0431 822 333
Email	jared.brook@giica.au
Address	12 Creek Street, Brisbane City 4000 Qld

Check this box to indicate you have read the referral form. \*

Check this box to confirm these are the correct identification details. \*

By checking this box, I, **Jared Brook of Games Independent Infrastructure and Coordination Authority**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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## ✔ Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

---

Same as Referring party information.

Check this box to indicate you have read the referral form. \*

Check this box to confirm these are the correct identification details. \*

I, **Jared Brook of Games Independent Infrastructure and Coordination Authority**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. \*

I, **Jared Brook of Games Independent Infrastructure and Coordination Authority**, the Person proposing the action, consent to the designation of **Jared Brook of Games Independent Infrastructure and Coordination Authority** as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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### **Completed Proposed designated proponent's declaration**

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

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Same as Person proposing to take the action information.

Check this box to indicate you have read the referral form. \*

Check this box to confirm these are the correct identification details. \*

I, **Jared Brook of Games Independent Infrastructure and Coordination Authority**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.