						Long Pocket Indooroopilly. River Banks, clay soil, infested by Celtis trees and
						Asparagus vine.
					LONG POCKET	12m tree, spreading, naturalised weed.
Angiosperm	Ulmaceae	*	Celtis sinensis Pers.	23JAN2000	INDOOROOPILLY	Dominant. Brisbane River, Long Pocket Park.
						River bank, clay soil, Celtis sinense - Eucalyptus
			Bryophyllum			fringing forest 15m tall, weedy understorey.
			pinnatum (Lam.)		BRISBANE RIVER, LONG	Mother of millions succulent herb.
Angiosperm	Crassulaceae	*	Kurz	20AUG2000	POCKET PARK	Common.
	2746244652666					Brisbane River, Long Pocket, John Chandler Park.
					BRISBANE RIVER, LONG	River bank, river mangroves and Avicennia.
			Cestrum parqui		POCKET, JOHN	Water shrub 1.5m tall, yellow flowers.
Angiosperm	Solanaceae	*	L'Her.	23JAN2000	CHANDLER PARK	Common. Brisbane River, Long Pocket.
						River bank upper terrace, clay soil.
						Eucalyptus tereticornis and Cocos palm forest.
						Weedy understorey.
			Ochna serrulata		BRISBANE RIVER, LONG	Shrub 1.5m tall.
Angiosperm	Ochnaceae	*	(Hochst.) Walp.	20AUG2000	POCKET	Common.
						Brisbane River, Long Pocket parkland,
						River bank, clay soil; Celtis & Eucalyptus tereticornis
						fringing/gallery forest, with weedy understorey.
			Prunus persica (L.)		BRISBANE RIVER, LONG	Naturalised shrub 2.5m tall.
Angiosperm	Rosaceae	*	Batsch var. persica	20AUG2000	POCKET PARKLAND	2 plants seen.
5 1						Brisbane River, Long Pocket, Indooroopilly
						parkland.
			250 mil		BRISBANE RIVER, LONG	River bank, clay soil, weedy Eucalyptus tereticornis
			Solanum		POCKET,	woodland.
	and and all the		chrysotrichum		INDOOROOPILLY	Shrub 2m tall.
Angiosperm	Solanaceae		Schltdl.	09SEP2000	PARKLAND.	Common. Brisbane River, Indooroopilly.
						River bank, clay soil, Eucalyptus tereticornis
						woodland.
			Cestrum parqui		BRISBANE RIVER,	Shrub 1.2m tall.
Angiosperm	Solanaceae	*	L'Her.	09SEP2000	INDOOROOPILLY	Common.

Angiosperm Araceae		Alocasia brisbanensis (F.M.Bailey) Domin	16NOV1993	AGRICULTURAL RESEARCH LABORATORIES RAINFOREST PLOT MEIERS RD INDOOROOPILLY (GPS 27 30 38 152 59 38)	Agricultural Research Laboratories rainforest plot Meiers Road Indooroopilly (GPS 27 30 38 152 59 38) Planted rainforest in gully. Shaley soil of Neranleigh-Fernvale beds. Herb to 1.7m high; spathe flowers greenish/white; green shiny pods. (Number 11 of rainforest walk). Planted but naturalised. Agricultural Research Laboratories rainforest plot
				AGRICULTURAL RESEARCH LABORATORIES	Meiers Road Indooroopilly (GPS 27 30 38 152 59 38) Planted rainforest in gully; shaly soil of Neranleigh- Fernvale beds.
		Lophostemon confertus (R.Br.) Peter G.Wilson &		RAINFOREST PLOT MEIERS RD INDOOROOPILLY (GPS	Naturally occuring tree to 12m high. Clusters of white 'hairy' flowers; fruit capsules on older stems.
Angiosperm Myrtaceae		J.T.Waterh.	16NOV1993	27 30 38 152 59 38)	Locally common. Brisbane River, Long Pocket, Thomas Park. River bank higher terrace, clay soil. Eucalyptus tereticornis woodland - parkland. Garden rubbish, possibly naturalised patch 3m x 2m.
		Eranthemum		BRISBANE RIVER, LONG	Shrub 1.2m.
Angiosperm Acanthaceae	*	pulchellum Andrews	16SEP2000	POCKET , THOMAS PARK	Occasional. Brisbane River, Thomas Park. River bank, Eucalyptus tereticornis woodland disturbed area, lawn - grassland.
		Rumex brownii		BRISBANE RIVER,	Annual weed 0.5m tall.
Angiosperm Polygonaceae		Campd.	16SEP2000	THOMAS PARK	Common. Brisbane River, Corinda, Thomas park. River terrace, Euc. tereticornis woodland, weedy
		1.1		BRISBANE RIVER,	vacant land.
				CORINDA, THOMAS	Garden waste, shrubby patch 1.5m tall.
Angiosperm Acanthaceae	*	Justicia betonica L.	16SEP2000	PARK	Occasional. Long Pocket, Brisbane John Chandler Park. River Eucalyptus tereticornis flat.
				LONG POCKET,	Disturbed area, naturalised vigorous vine, climbing
		Cardiospermum		BRISBANE JOHN	over canopy 16-20m high.
Angiosperm Sapindaceae	*	grandiflorum Sw.	29JAN2000		Common.

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	Youngia japonica (L.)		BRISBANE RIVER, DPI COMPLEX,	Brisbane River, DPI complex, Indooroopilly. Seepage area, lawns. Annual weed, growing with lawn grasses & sedges.	
Angiosperm Asteraceae	DC.	20AUG2000	INDOOROOPILLY	Common. Brisbane River, Long Pocket, DPI complex. Lowland Melaleuca swamp just above river bank,	
	Ranunculus			Eucalyptus tereticornis & Melaleuca woodland. Seepage, clay soil.	
	sceleratus L. subsp.		BRISBANE RIVER, LONG	Annual herb.	
Angiosperm Ranunculaceae *	sceleratus	20AUG2000	POCKET, DPI COMPLEX	Occasional. Brisbane River, Indooroopilly, אין complex.	
				Seepage area, runoff from glasshouses, clay soil, weedy herbland.	
				Seepage/semiaquatic drainage line covered by the	
			BRISBANE RIVER,	weeds.	
	Cardamine flexuosa		INDOOROOPILLY, DPI	Annual herb.	
Angiosperm Brassicaceae *	With.	20AUG2000	COMPLEX	Common. Brisbane River, Indooroopilly DPI complex.	
				Seepage area, runnoff from glasshouses, bullrush herbland.	
	Oxalis thompsoniae B.J.Conn &		BRISBANE RIVER, INDOOROOPILLY DPI	Weedy creeping herb, yellow flowers, growing in seepage area.	
Angiosperm Oxalidaceae	P.G.Richards	20AUG2000	COMPLEX	Common. Brisbane River, DPI complex, Indooroopilly. Drainage line, bullrush herbland with weedy edges,	
				sedges, grasses and Impatience.	
			BRISBANE RIVER, DPI	Naturalised garden escapee, annual succulent	
	Impatiens walleriana		COMPLEX,	herb.	
Angiosperm Balsaminaceae *	Hook.f.	20AUG2000	INDOOROOPILLY INDOOROOPILLY	Common.	
	and and an and		SCIENCES CENTRE		
	Leptochloa decipiens		PATH TO CAR PARK FROM HERBARIUM (GPS	Indooroopilly sciences centre path to car park from	
Angiosperm Poaceae	(R.Br.) Stapf ex Maiden	10APR1997	27 30 36 152 59 38)	Herbarium (GPS 27 30 36 152 59 38). Brisbane River, Long Pocket.	
				Clay soil, roadside near river bank.	
	Raphanus		BRISBANE RIVER, LONG	Annual weedy herb.	
Angiosperm Brassicaceae *	raphanistrum L.	20AUG2000	POCKET	Occasional. Indooroopilly Sciences Centre, Brisbane (GPS 27 30	
	Evolvulus alsinoides		SCIENCES CENTRE	37 152 59 38).	
	var. decumbens		BRISBANE (GPS 27 30 37	In lawn in sunny situation.	
Angiosperm Convolvulaceae	(R.Br.) Ooststr.	17DEC1997	152 59 38)	Decumbent herb with sky blue flowers.	

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Long Pocket, Brisbane.

					Long Pocket, Brisbane. Brisbane River bank, roadside weed. Alluvial soil, wasteland - Panicum grassland.
		Modiola caroliniana		LONG POCKET,	Creeping herb.
Angiosperm Malvaceae	*	(L.) G.Don	23SEP2000	BRISBANE	Occasional. Long Pocket, Brisbane.
					Brisbane River bank, Alluvial clay, Eucalyptus woodland.
					Potato weed, white flower.
		Galinsoga parviflora		LONG POCKET,	Annual herb.
Angiosperm Asteraceae	*	Cav.	29SEP2000	BRISBANE	Occasional. Long Pocket, Brisbane.
		Chamaesyce			Brisbane River, alluvial terrace, parkland.
		hyssopifolia (L.)		LONG POCKET,	Weedy herb, annual/biannual.
Angiosperm Euphorbiaceae	*	Small	16SEP2000	BRISBANE	Common.
					Long Pocket, Brisbane.
					River bank, brown clay soil.
					Eucalyptus tereticornis woodland.
		Eclipta prostrata (L.)		LONG POCKET,	Weedy prostrate herb.
Angiosperm Asteraceae		L.	29SEP2000	BRISBANE	Common.
					Long Pocket, Indooroopilly.
					Parkland, ground cover, out competeing grass.
		Cyperus sculptus		LONG POCKET,	Sedge, common under shade.
Angiosperm Cyperaceae		S.T.Blake	24SEP2000	INDOOROOPILLY	Common.
					Long Pocket, Indooroopilly.
					Brisbane river terrace parkland, mown area.
		Trifolium glomeratum		LONG POCKET,	Perennial herb, winter growing.
Angiosperm Fabaceae	*	L.	29SEP2000	INDOOROOPILLY	Occasional.
					Brisbane River, DPI complex, Indooroopilly.
					Seepage area, runoff from glasshouses, bullrusi herbland.
				BRISBANE RIVER, DPI	Annual semi aquatic prostrate herb, growing in
		Pilea microphylla (L.)		COMPLEX.	seepage channel.
Angiosperm Urticaceae		Liebm.	20AUG2000	INDOOROOPILLY	Common.
3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		Drymaria cordata (L.)			Brisbane River, DPI complex, Indooroopilly.
		Willd. ex Roem. &		BRISBANE RIVER, DPI	Seepage area, Bullrush herbland, clay soil.
		Schult. subsp.		COMPLEX,	Prostrate herb growing in weedy seepage area.
Angiosperm Caryophyllacea	16 *	cordata	20AUG2000	INDOOROOPILLY	Common.
					Long Pocket, Brisbane.
					Brisbane river alluvial terrace, Eucalyptus teretic
		Cotula australis			woodland.
		(Sieber ex Spreng.)		LONG POCKET,	Annual herb.
Angiosperm Asteraceae		Hook.f.	27AUG2000	BRISBANE	Common.

ace, parkland. Jal. dland. competeing grass. de. and, mown area. ing. ex, Indooroopilly. glasshouses, bullrush ate herb, growing in ex, Indooroopilly. bland, clay soil. eedy seepage area. e, Eucalyptus tereticornis

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		Passiflora foetida L.		BRISBANE INDOOROOPILLY	Indooroopilly. Riverbank.
Angiosperm Passifloraceae	*	var, foetida	05NOV1980	(PUBREF) BRISBANE	Herbaceous climber; flowers purplish-white. Indooroopilly, Brisbane.
		Passiflora subpeltata		INDOOROOPILLY	Riverbank.
Angiosperm Passifloraceae	•	Ortega	05NOV1980	(PUBREF) BRISBANE	Tall climber, fruit green. Brisbane, Indooroopilly.
		Cardiospermum		INDOOROOPILLY	Riverbank.
Angiosperm Sapindaceae	*	grandiflorum Sw.	05NOV1980	(PUBREF) BRISBANE	Climbing vine.
		Cestrum parqui		INDOOROOPILLY	
Angiosperm Solanaceae	*	L'Her. Aphananthe	05NOV1980	(PUBREF) BRISBANE	
		philippinensis		INDOOROOPILLY	
Angiosperm Ulmaceae		Planch.	05NOV1980	(PUBREF) BRISBANE	
		Verbena rigida		INDOOROOPILLY	
Angiosperm Verbenaceae	*	Spreng. var. rigida Verbena litoralis	05NOV1980	(PUBREF) BRISBANE	
Angiosperm Verbenaceae	•	Kunth var. litoralis	05NOV1980	INDOOROOPILLY BRISBANE ST LUCIA -	
		Aloe parvibracteata		TOOWONG END OF SIR	
Angiosperm Asphodelaceae	*	Schoenland Bryophyllum	04MAR1984	FRED SCHONELL DRIVE	
		delagoense (Eckl. &		INDOOROOPILLY	
Angiosperm Crassulaceae	*	J.Zeyh.) Schinz Gamochaeta	JUL1981	MEIERS RD	
		antillarum (Urb.)		BRISBANE BOTANIC	
Angiosperm Asteraceae	*	Anderb.	12SEP1958	GARDENS	
		Solanum americanum subsp.			
		nutans (R.J.F.Hend.)		BRISBANE	
Angiosperm Solanaceae	*	R.J.F.Hend. Urochloa	18NOV1977	INDOOROOPILLY	
		subquadripara (Trin.)			
Angiosperm Poaceae	*	R.D.Webster	MAR1931	BRISBANE WILLIAM ST	William Street, Brisbane. Long Pocket, Brisbane. Brisbane River Bank, Eucalyptus tereticornis
				LONG DOOKET	woodland.
		Youngia japonica (L.)	2005502000	LONG POCKET, BRISBANE	Weed, herb, annual. Occasional.
Angiosperm Asteraceae		DC.	29SEP2000	DRISDANE	Occasional.

Angiosperm Hemerocallidac	Dianella revoluta eae R.Br. var. revoluta Acacia penninervis	12NOV1975	OPPOSITE QLD HERBARIUM INDOOROOPILLY BRISBANE	
Angiosperm Mimosaceae	var. longiracemosa Domin Ceratophyllum	140CT1977	LONG POCKET BRISBANE	Long Pocket, Brisbane. Roadside.
Angiosperm Ceratophyllacea		SEP1874	SOUTH BRISBANE INDOOROOPILLY BOTANY BRANCH GLASSHOUSE DEPT OF	
Angiosperm Convolvulaceae	* Ipomoea triloba L.	28MAR1982	PRIMARY INDUSTRIES	
	Leptochloa decipiens (R.Br.) Stapf ex Maiden subsp.			Darra, Brisbane. In Eucalyptus forest in lower places on compact sandy soil. Tufts oblique with nodding inflorescence
Angiosperm Poaceae	decipiens Urochloa	27APR1940	BRISBANE DARRA	ca 3 feet. Glaucous. Spikelets more or less purplish. The Gap, Brisbane.
Angiosperm Poaceae	* R.D.Webster	20MAR1966	BRISBANE THE GAP	A garden weed. Green tufts of oblique culms which have more or less purple spikelets. The Gap, Brisbane.
Angiosperm Poaceae	Eragrostis sororia Domin	09JUN1952	BRISBANE THE GAP	Garden weeds. Green tufts flowering in first year with purplish spikelets. The Gap, Ashgrove. Damp grassy places.
	Sacciolepis indica			Loose green tufts with oblique culms ca 30cm and
Angiosperm Poaceae	(L.) Chase Eragrostis sororia	25MAR1951	THE GAP ASHGROVE	dirty green spikelets. The Gap.
Angiosperm Poaceae	Domin Eragrostis elongata	APR1968	BRISBANE THE GAP	Among other grasses. The Gap, Brisbane.
Angiosperm Poaceae	(Willd.) J.Jacq. Urochloa mutica	06MAY1968	BRISBANE THE GAP	Garden grass. Among other grasses. Toombul, Brisbane.
Angiosperm Poaceae	<ul> <li>(Forssk.) Nguyen</li> <li>Digitaria violascens</li> </ul>	JUN1950	BRISBANE TOOMBUL	Green masses near banks of Kedron Brook. The Gap, Brisbane.
Angiosperm Poaceae	* Link	26FEB1966	BRISBANE THE GAP	Gren annual or tinged purple. Garden weed. SW of Mt Gravatt, Brisbane.
Angiosperm Poaceae	Digitaria diffusa Vickery	10FEB1966	BRISBANE SW OF MT GRAVATT	Eucalyptus forest on shallow stoney soil. Tufted with some prostrate branched leafy culms. Indooroopilly, Brisbane.
Angiosperm Juncaginaceae	Triglochin striatum Ruiz & Pav.	05NOV1980	BRISBANE INDOOROOPILLY (REFSET)	Riverbank. Aquatic herb to 20cm, growing on bank that is covered at high tide.

					Moggill, Brisbane.
Angiosperm Poaceae	*	Cenchrus ciliaris L. Digitaria ciliaris	15JUN1954	BRISBANE MOGGILL	Dept. of Agriculture Grass Pilot Plot in Moggill. The Gap, Brisbane.
Angiosperm Poaceae	*	(Retz.) Koeler Digitaria parviflora	06JUN1969	BRISBANE THE GAP	Garden weed. Dull green to purplish annual.
Angiosperm Poaceae		(R.Br.) Hughes	14APR1954	BRISBANE CAPALABA	and the second se
					Capalaba, Brisbane.
		Eriachne pallescens			Mixed open forest on sandy soil. Green tufts with
Angiosperm Poaceae		R.Br. var. pallescens Eragrostis brownii	14APR1954	BRISBANE CAPALABA	oblique culms drooping upwards. Spikelets paler.
		(Kunth) Nees ex		BRISBANE SW OF MT	South West of Mt Gravatt, Brisbane.
Angiosperm Poaceae		Wight	10FEB1966	GRAVATT	Eucalyptus forest on shallow stoney soil. Lawnton.
Angiosperm Poaceae		Digitaria Eragrostis pubescens (R.Br.)	30NOV1933	LAWNTON	Grass experimental Plot no. 827.
Angiosperm Poaceae		Steud.	06MAY1968	BRISBANE THE GAP	
Angiosponn i oddodo		o to dai			Moggill, Brisbane.
					Dept. of Agriculture Grass Pilot Plot in Moggill.
					Small rather light green compact tufts to 30cm.
Angiosperm Poaceae	*	Cenchrus ciliaris L.	15JUN1954	BRISBANE MOGGILL	Bristles purple, spikelets tinged purple. Dept. Primary Industries, Experimental area,
				INDOOROOPILLY DEPT	Indooroopilly.
		Eragrostis		PRIMARY INDUSTRIES	Volunteer weed in large pot of soil used to grow
Angiosperm Poaceae		spartinoides Steud. Eleocharis	16FEB1976	EXPERIMENTAL AREA	Dianella plants. Wide spreading soft grass.
		philippinensis		BELMONT NEAR	
Angiosperm Cyperaceae		Svenson Chrysopogon fallax	10JUN1933	BULIMBA CK BRISBANE	
Angiosperm Poaceae		S.T.Blake Chloris ventricosa	17NOV1930	LOCHNAGAR ROCKLEA	Lochnagar, Rocklea.
Angiosperm Poaceae		R.Br.	14MAR1931	MT GRAVATT HILLS NR BRISBANE	Near Mt Gravatt Hills.
		Ipomoea indica		INDOOROOOPILLY ST PETER'S LUTHERAN	
Angiosperm Convolvulace	ae *	(Burm.) Merr.	24MAY1974	COLLEGE	
		Gymnocoronis			
		spilanthoides		NATHAN AVENUE	Along creek, loam, composite plant about 1.5m high
Angiosperm Asteraceae	*	(D.Don) DC.	14DEC1995	ASHGROVE ANIMAL RESEARCH	with white flowers. Infestation along the creek.
		San San San S		INSTITUTE	
		Modiola caroliniana		YEERONGPILLY	
Angiosperm Malvaceae	*	(L.) G.Don	02OCT1995	BRISBANE	Animal Research Institute, Yeerongpilly, Brisbane.

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		Paspalidium distans			The Gap, Brisbane. Spontaneous in garden. Dark green prostrate tufts with more or less purplish
Angiosperm Poaceae	*	(Trin.) Hughes	20JUL1971	BRISBANE THE GAP BRISBANE INDOOROOPILLY	spikelets.
Angiosperm Ulmaceae	*	Celtis sinensis Pers.	07SEP1987	(REFSET)	Queensland Acclimatisation Societys Gardens.
		Dactyloctenium		QLD ACCLIMATISATION	Lawnton.
		radulans (R.Br.)		SOCIETYS GARDENS	A weed. Densely tufted, oblique to erect, 2-3in high.
Angiosperm Poaceae		P.Beauv. Eriochloa procera	07JAN1933	LAWNTON	Bright green.
Angiosperm Poaceae		(Retz.) C.E.Hubb. Chrysopogon fallax	17MAR1915	ENOGGERA BRISBANE	Enoggera, Brisbane.
Angiosperm Poaceae		S.T.Blake Crotalaria pallida var.	24NOV1930	LOCHNAGAR ROCKLEA BRISBANE	Lochnagar, Rocklea.
a start the last of the		obovata (G.Don)		INDOOROOPILLY	Indooroopilly, Brisbane.
Angiosperm Fabaceae	*	Polhill	05NOV1980	(PUBREF) BRISBANE	Riverbank. Erect shrub to 1m., flowers yellow. Indooroopilly, Brisbane.
and the second		Cullen tenax (Lindl.)		INDOOROOPILLY	Riverbank. Perennial with ascending branches to 1m.
Angiosperm Fabaceae		J.W.Grimes	05NOV1980	(PUBREF) BRISBANE	Flowers purplist.
	1.1	Modiola caroliniana	Same and a	INDOOROOPILLY	
Angiosperm Malvaceae	*	(L.) G.Don Salvia coccinea	05NOV1980	(PUBREF) BRISBANE	
Angiosperm Lamiaceae	*	Buc'hoz ex Etl.	05NOV1980	INDOOROOPILLY	Clontarf, Brisbane.
		Polypogon			On sandy soil in open forest.
		monspeliensis (L.)			Tufts, erect ca. 6 inches, Glaucous.
Angiosperm Poaceae	*	Desf.	18NOV1939	BRISBANE CLONTARF	Spikelets rather whitish.
· · · · · · · · · · · · · · · · · · ·			1011011000		Geebung, Brisbane.
					In Eucalyptus forest on stony soil. Common in open
					plains - tufts usually rather spreading mostly 1-2ft.
Angiosperm Poaceae		Digitaria	30MAR1940	BRISBANE GEEBUNG	Green. Spikelets violet. Birkdale, Brisbane
		NAMES OF STREET, STREE			Stem tufted straggling partly under water up to 3 feet
		Leersia hexandra			long.
Angiosperm Poaceae		Sw.	06APR1940	BRISBANE BIRKDALE	Spikelets purplish or pallid. Moggill, Brisbane.
					Dept. of Agriculture Grass Pilot Plot in Moggill.
					Compact rather light green tufts with much branched
A		o			culms to 1.5m. Purple awns, green spikelets -
Angiosperm Poaceae		Cenchrus ciliaris L.	15JUN1954	BRISBANE MOGGILL	outstanding type.

		Brachyscome			
Angiosperm Asteraceae		microcarpa F.Muell. Marsilea hirsuta	MAR1875	BRISBANE ABOUT BRISBANE LONE PINE	Lone Pine Fauna Sanctuary, Brisbane.
Pteridophyte Marsileaceae		R.Br. Freesia laxa (Thunb.)	16FEB1975	FAUNA SANCTUARY	Among grass on margin of swamp.
Angiosperm Iridaceae	*	Goldblatt & J.C.Manning Vulpia myuros (L.)	04SEP1980	BRISBANE	
		C.C.Gmel. forma		BRISBANE BOTANIC	Botanic Gardens, Brisbane.
Angiosperm Poaceae	*	myuros Urochloa	27AUG1930	GARDENS	On bank opposite Brisbane River. Very abundant.
		subquadripara (Trin.)		BRISBANE NEAR	Moggill, near Brisbane.
Angiosperm Poaceae	*	R.D.Webster Rapistrum rugosum	03APR1931	MOGGILL BRISBANE	Open Eucalyptus forest, sandstone hills.
Angiosperm Brassicaceae	*	(L.) All. Chamaesyce	1979	INDOOROOPILLY	
		hyssopifolia (L.)		BRISBANE	
Angiosperm Euphorbiaceae	*	Small Solanum americanum subsp.		INDOOROOPILLY	
		nodiflorum (Jacq.)		BRISBANE	
Angiosperm Solanaceae	•	R.J.F.Hend. Solanum	09FEB1976	INDOOROOPILLY	
		americanum subsp.			
a second and a second second		nodiflorum (Jacq.)		BRISBANE	
Angiosperm Solanaceae		R.J.F.Hend.	05FEB1976	INDOOROOPILLY BRISBANE	
		Gomphocarpus		INDOOROOPILLY	
Angiosperm Asclepiadaceae	.*	physocarpus E.Mey.	05NOV1980	(PUBREF) BRISBANE	
		Asclepias	and second	INDOOROOPILLY	
Angiosperm Asclepiadaceae	9*	curassavica L.	05NOV1980	(PUBREF) BRISBANE	
		Tridax procumbens		INDOOROOPILLY	Indooroopilly.
Angiosperm Asteraceae	*	L,	05NOV1980	(PUBREF) BRISBANE	River bank. Herb up to 40cm., flowers yellow.
		Heliotropium		INDOOROOPILLY	
Angiosperm Boraginaceae	*	amplexicaule Vahl Chloris gayana	05NOV1980	(PUBREF)	Milton, Brisbane.
Angiosperm Poaceae	*	Kunth Physalis ixocarpa	08APR1930	BRISBANE MILTON BRISBANE	On roadside, as weed. Only plant seed.
Angiosperm Solanaceae	*	Brot. ex Hornem.	DEC1980	INDOOROOPILLY BRISBANE IN PRIVATE	
Angiosperm Cucurbitaceae	*	Cucurbita pepo L.	11APR1934	GARDEN	

					Botany Branch Glasshouse, Indooroopilly, Brisbane. Plant originally from Redlands Horticultural Research
		Passiflora aurantia		BRISBANE	Station.
Angiosperm Passifloraceae	9	G.Forst. var. aurantia	a 14FEB1984	INDOOROOPILLY BRISBANE	Climber, orange flowers, buds very rarely open. Indooroopilly, Brisbane, beside Brisbane River.
		Cardiospermum		INDOOROOPILLY SIDE	Riverbank, alluvial soil, just above high tide level.
Angiosperm Sapindaceae	*	grandiflorum Sw.	19APR1983	BRISBANE RIVER	Vigorous vine climbing over mangrove trees. Alice Street, Brisbane,
		Cenchrus echinatus		BRISBANE ALICE	In disturbed soil around planted tree on footpath.
Angiosperm Poaceae	*	L,	04MAY1960	STREET	Only one plant seen. Animal Health Research Farm, Rocklea.
				ANIMAL HEALTH	A weed growing in a swamp on the property. Steps
		Ambrosia		RESEARCH FARM	are being taken for its eradication with 2,4-D.
Angiosperm Asteraceae	*	artemisiifolia L.	12DEC1974	ROCKLEA	Voucher for weed note. The Gap, Brisbane.
					In lawns, also weed in garden beds. Blue couch,
					more or less glaucous grass with extensive surface
					runners. The common lawn grass in Brisbane.
		Digitaria didactyla			Seedlings appear in garden beds, flowering in the
Angiosperm Poaceae	*	Willd.	20FEB1966	BRISBANE THE GAP	first year.
					Clontarf, Brisbane.
		Stenotaphrum			Along landward edge of beach forming dense green
		secundatum (Walter	)		masses with more or less purple inflorescences.
Angiosperm Poaceae		Kuntze	JUN1959	BRISBANE CLONTARF	Stems creeping, flowering ones erect. William Street, Brisbane.
		Setaria verticillata			Weed in vacant allotment on rubble from demolished
Angiosperm Poaceae	*	(L.) P.Beauv. Cynodon	19APR1960	BRISBANE WILLIAM ST	building. Annual.
		nlemfuensis			
		Vanderyst var.		BRISBANE DEPT OF	
Angiosperm Poaceae	*	nlemfuensis Cyclophyllum	APR1949		Brisbane, Dept. of Agriculture and Stock.
		coprosmoides		AGRICULTURAL	
		(F.Muell.)		CHEMISTRY LAB	
		S.T.Reynolds &		INDOOROOPILLY	In grounds of Agricultural Chemistry Laboritories,
		R.J.F.Hend. var.		BRISBANE ACROSS RD	Indooroopilly, across road from carpark.
Angiosperm Rubiaceae		coprosmoides Eleocharis	18FEB1994	FROM CARPARK	Medium sized tree.
Angiosperm Cyperaceae		tetraquetra Nees	02MAR1889	SUNNYBANK	
		Lagenophora gracilis		RIDGES AROUND	and build and a second second
Angiosperm Asteraceae		Steetz	MAR1875	BRISBANE	Ridges around Brisbane.

Angiosperm Asteraceae	*	Arctotheca calendula (L.) Levyns	05SEP1980	BRISBANE LONG POCKET (INDOOROOPILLY)	Herbarium environs, Indooroopilly, Brisbane. Lawn weed. Prostrate herb, yellow ray florets. Flowers in spirit. Long Pocket, Indooroopilly. Drainage lines, river banks. Ex Eucalyptus tereticornis forest, now Celtis forest
Angiosperm Verbenaceae	•	Duranta erecta L.	23JAN2000	LONG POCKET, INDOOROOPILLY	with weeds understorey. 1.2m shrub, blue flowers. Occasional. Brisbane River, Long Pocket Sir John Chandler Park.
Angiosperm Bignoniaceae		Tecoma stans (L.) Juss. ex Kunth	23JAN2000	BRISBANE RIVER, LONG POCKET SIR JOHN CHANDLER PARK	River Bank, Drainage line Celtis and Tecoma dominant. Naturalised weed, 6m tree. Common.
Anglosperm Bighomaceae		Lilaeopsis brisbanica	2007 11 12000	BRISBANE	
Angiosperm Apiaceae	E	A.R.Bean	05NOV1980	(PUBREF)	
Angiosperm Cannaceae	*	Canna indica L. Verbena litoralis	05NOV1980	(PUBREF) BRISBANE	
Angiosperm Verbenaceae	*	Kunth var. litoralis Goodenia rotundifolia	05MAR1975	INDOOROOPILLY BRISBANE	
Angiosperm Goodeniaceae		R.Br. Ruellia squarrosa	07NOV1967	INDOOROOPILLY BRISBANE	
Angiosperm Acanthaceae	*	(Fenzl) Cufod.	14NOV1984	INDOOROOPILLY BRISBANE	
Angiosperm Amaryllidaceae		Crinum pedunculatum R.Br.	05NOV1980	INDOOROOPILLY (PUBREF) BRISBANE	
Angiosperm Solanaceae	*	Solanum americanum Mill. Centaurium	05NOV1980	INDOOROOPILLY BRISBANE	
		spicatum (L.) Fritsch		INDOOROOPILLY	
Angiosperm Gentianaceae		ex Janch. Oxalis debilis var.	05NOV1980	(PUBREF) BRISBANE INDOOROOPILLY	
Angiosperm Oxalidaceae	*	corymbosa (DC.) Lourteig	05NOV1980	(PUBREF)	
		Bothriochloa insculpta (Hochst, ex		BRISBANE INDOOROOPILLY DPI	Indooroopilly, DPI Botany Branch, Brisbane. Growing in lawn under air conditioning outlet.
Angiosperm Poaceae	*	A.Rich.) A.Camus	03APR1984	BOTANY BRANCH	Pasture grass native to Africa.

		Elaeocarpus		BANK OF OXLEY CREEK	Bank of Oxley Creek at Corinda. On creek bank just above the tide line clay loam. Large tree with spreading canopy, bark smooth, well developed plank.	
Angiosperm Elaeocarpacea	8	obovatus G.Don	19JUN1997	AT CORINDA	Buttressing at base of trunk, ca 20m tall. CSIRO Kaintorest Plot, Long Pocket Laboratories, Meiers Road, Indooroopilly. Probably adventive since establishment of rainforest	
		Gossia gonoclada		CSIRO RAINFOREST PLOT LONG POCKET	plot. No record of planting.	
	-	(F.Muell. ex Benth.)		LABORATORIES MEIERS		
Angiosperm Myrtaceae	E	N.Snow & Guymer	31MAY1999	RD INDOOROOPILLY	One plant only. Long Pocket, Brisbane.	
					In gravelly soil on edge of Eucalyptus forest.	
		March March 1996			Scrambler with thin stems; bark at base of stem pale	
		Passiflora suberosa		BRISBANE LONG	grey, corky; leaves bright green; flowers pale	
Angiosperm Passifloraceae		L.	08MAR1973	POCKET	greenish.	
		Vulpia myuros (L.)			Ascot near Brisbane River.	
Annia		C.C.Gmel. forma	101101050		Roadside and on grassy bank. Bright green leaves.	
Angiosperm Poaceae		myuros	13AUG1950	BRISBANE RIVER	Erect of nodding inflorescence. Carmody Road, Ironside Park, St Lucia, Brisbane.	
		Distances in the			In Eucalyptus forest.	
		Hylocereus undatus		CARMODY ROAD,	Climbing on Eucalyptus tree.	
	4	(Haw.) Britton &		IRONSIDE PARK, ST	Cactus with 3-angled succulent stems.	
Angiosperm Cactaceae		Rose Dichanthium	21MAY2003	LUCIA, BRISBANE	Naturalised. Cleveland, Brisbane.	
		sericeum (R.Br.)			Vacant ground, red loam, common. Green tufts,	
Scartes more services		A.Camus subsp.			purplish culms, oblique inflorescence of appressed	
Angiosperm Poaceae		sericeum	27AUG1969	BRISBANE CLEVELAND	to purplish racemes with brown to black awns. Moggill, Brisbane.	
Angiosperm Poaceae	*	Cenchrus ciliaris L.	15JUN1954	BRISBANE MOGGILL	Dept. of Agriculture Grass Pilot Plot in Moggill. Moggill, Brisbane.	
					Dept, of Agriculture Grass Pilot Plot in Moggill, Compact green tufts to60cm., awns purple, spikelets	
Angiosperm Poaceae	*	Cenchrus ciliaris L.	15JUN1954	BRISBANE MOGGILL	tinged purple.	
				BRISBANE	Indooroopilly Brisbane.	
A CONTRACTOR OF A CONTRACTOR		Vigna luteola (Jacq.)		INDOOROOPILLY	Riverbank. Twining herb; flowers pale yellow, pods	
Angiosperm Fabaceae		Benth.	05NOV1980	(PUBREF) BRISBANE	dark brown. Indooroopilly, Brisbane.	
		Lactuca serriola L.		INDOOROOPILLY	River bank. Erect herb to 1m; milky sap when stem	
Angiosperm Asteraceae	*	forma serriola	05NOV1980	(PUBREF)	is cut.	

Angiosperm Cannaceae	*	Canna indica L.	110CT1968	INDOOROOPILLY INDOOROOPILLY CLOSE TO BOTANY BRANCH	
Angiosperm Cyperaceae		Cyperus fulvus R.Br.	23NOV1972	BUILDING	
					Indooroopilly.
		Tridax procumbens		BRISBANE	Weed on gravelly soil. Ground hugging plant.
Angiosperm Asteraceae	*	L. Chloris divaricata	02NOV1972	INDOOROOPILLY	Voucher for seeds held by Standards Branch.
Angiosperm Poaceae		R.Br. var. divaricata Melinis repens	14MAR1931	MT GRAVATT HILLS NR	Mt Gravatt Hills.
Angiosperm Poaceae	*	(Willd.) Zizka	08SEP1975	INDOOROOPILLY DPI	
					Near Wooloowin, Brisbane. A single large plant above a railway cutting. Densely leafy, culms branched, shortly creeping,
		Pennisetum villosum		BRISBANE NEAR	flowering culms erect or nearly so, 1-2.5ft., leaves
Angiosperm Poaceae	*	R.Br. ex Fresen. Cheilanthes distans	08APR1937	WOOLOOWIN (R)	subglaucous, inflorescence white.
Pteridophyte Adiantaceae		(R.Br.) Mett. Vulpia myuros forma	MAR1962	BRISBANE THE GAP	The Gap.
		megalura (Nutt.)		GOVT DOMAIN,	
Angiosperm Poaceae	*	Stace & Cotton	OCT1915	BRISBANE BRISBANE BOTANICAL	Govt Domain, Brisbane.
Angiosperm Poaceae	*	Triticum aestivum L. Fimbristylis	NOV1915	GARDENS	Brisbane Botanic Gardens.
Angiosperm Cyperaceae		acicularis R.Br. Fimbristylis	27JAN1934	ABOUT BRISBANE ARCHERFIELD BEATTY	
Angiosperm Cyperaceae		dichotoma (L.) Vahl	09MAR1963	STREET BRISBANE	
		Tragus australianus		BRISBANE BOTANIC	Brisbane Botanic Gardens.
Angiosperm Poaceae		S.T.Blake	OCT1916	GARDENS	Came up in road sweepings. William St, Brisbane.
Angiosperm Poaceae	*	Triticum aestivum L.	200CT1931	BRISBANE WILLIAM ST	Growing on footpath. Brisbane Botanic Gardens.
		Sporobolus laxus		BRISBANE BOTANIC	Slender upright grass growing as a weed in shady
Angiosperm Poaceae		B.K.Simon	04DEC1933	GARDENS BETWEEN KURABY AND	places.
		Eleocharis minuta		WOODRIDGE NEAR	
Angiosperm Cyperaceae	*	Boeck.	09DEC1933	BRISBANE	Pollhouria SW suburb of Prishana
				DELL DOWDIE OW	Bellbowrie, SW suburb of Brisbane. Beside creek in regrowth vegetation. Since cleared
		Gleichenia dicarpa	JUL1986	BELLBOWRIE SW SUBURB OF BRISBANE	for housing estate.
Pteridophyte Gleicheniaceae		R.Br.	JUL 1980	SUBURD OF DRISBANE	for nousing estate.

	Lantana montevidensis			
Angiosperm Verbenaceae	* (Spreng.) Briq Lantana		INDOOROOPILLY	
	montevidensis			
Angiosperm Verbenaceae	* (Spreng.) Briq Verbena bona		INDOOROOPILLY	
Angiosperm Verbenaceae	* L. var. bonarie Callistemon vii (Sol. ex Gaerti	minalis	INDOOROOPILLY	
Angiosperm Myrtaceae	G.Don ex Lou Corymbia citric subsp. variega	don 14NOV1908 odora	INDOOROOPILLY	
	(F.Muell.) A.R		BRISBANE	
Angiosperm Myrtaceae	& M.W.McDor		INDOOROOPILLY PARK	Brisbane Indooroopilly Park.
Angiosperm Oxalidaceae	Oxalis exilis A. Argemone	Cunn, 18SEP1968	INDOOROOPILLY	bisbane indoloopiny Park.
	ochroleuca Sw		BRISBANE	
Angiosperm Papaveraceae	* subsp. ochrole Plantago lance		INDOOROOPILLY BRISBANE	
Angiosperm Plantaginaceae	* L. Solanum americanum s	04NOV1968	INDOOROOPILLY	
	nodiflorum (Ja		BRISBANE	
Angiosperm Solanaceae	* R.J.F.Hend. Solanum	04JUL1963	INDOOROOPILLY	
Angiosperm Solanaceae	* mauritianum S Physalis ixoca		INDOOROOPILLY BRISBANE	
Angiosperm Solanaceae	* Brot. ex Horne	A V A STATE OF A STATE	INDOOROOPILLY	
	Cestrum parqu	Ji	BRISBANE	
Angiosperm Solanaceae	* L'Her.	02NOV1968	INDOOROOPILLY	
	Solanum americanum si			
	nutans (R.J.F.		INDOOROOPILLY	
Angiosperm Solanaceae	* R.J.F.Hend.	03JUL1969	BRISBANE BRISBANE	
	Trichodesma		INDOOROOPILLY	
	zeylanicum var		DEPARTMENT PRIMARY	
	latisepalum F.I		INDUSTRIES	
Angiosperm Boraginaceae	ex Benth. Wahlenbergia gracilis (G.For	29JUN1972	GLASSHOUSE	
Angiosperm Campanulaceae	0	050CT1968	INDOOROOPILLY	
Angiosperin Gampandiaceae	A.DO.	000011900	INDOUNOUFILLT	

	Bryophyllum delagoense (Eckl. &		INDOOROOPILLY	
Angiosperm Crassulaceae *	J.Zeyh.) Schinz	11JUN1969	BRISBANE	
	Lepidium bonariense		PRIMARY INDUSTRIES	
Angiosperm Brassicaceae *	L.	06FEB1975	COMPLEX BRISBANE	
	Trifolium glomeratum	1	INDOOROOPILLY STATE	State School, Indooroopilly, Brisbane.
Angiosperm Fabaceae *	L. Gomphrena	150CT1971	SCHOOL (REFSET) RAILWAY STN YARD	In lawn; flowers pinkish-white.
Angiosperm Amaranthaceae *	celosioides Mart. Abrus precatorius L.	28MAY1932	INDOOROOPILLY INDOOROOPILLY	Indooroopilly, Brisbane.
Angiosperm Fabaceae	subsp. precatorius	24DEC1968	BRISBANE	Trailing along ground. Indooroopilly, Brisbane.
	Abrus precatorius L.		INDOOROOPILLY	In gravelly soil on stony ridge with Eucalyptus major,
Angiosperm Fabaceae	subsp. precatorius Abrus precatorius L.	26MAR1968	BRISBANE INDOOROOPILLY	apparently spontaneous.
Angiosperm Fabaceae	subsp. precatorius		MEIERS ROAD	Indooroopilly, Meiers Road.
Angiosperm Phytolaccaceae *	Rivina humilis L. Amaranthus blitum	23JUL1976	INDOOROOPILLY BRISBANE	
Angiosperm Amaranthaceae !	L.	17JUN1930	INDOOROOPILLY BRISBANE	
	Gomphrena		INDOOROOPILLY NR	
Angiosperm Amaranthaceae *	celosioides Mart. Scutellaria humilis	24DEC1968	BOTANY BUILDING	
Angiosperm Lamiaceae	R.Br. Hydrocotyle laxiflora	03NOV1888	INDOOROOPILLY	
Angiosperm Apiaceae	DC. Hydrocotyle		INDOOROOPILLY BRISBANE	
Angiosperm Apiaceae	pedicellosa F.Muell. Juncus continuus	1888	INDOOROOPILLY	
Angiosperm Juncaceae	L.A.S.Johnson Juncus continuus	14NOV1908	INDOOROOPILLY	
Angiosperm Juncaceae	L.A.S.Johnson	180CT1968	INDOOROOPILLY	
Angiosperm Rosaceae	Rubus parvifolius L.	03NOV1888	INDOOROOPILLY BRISBANE	Indooroopilly.
	Asperula geminifolia		INDOOROOPILLY	
Angiosperm Rubiaceae	F.Muell. Asperula geminifolia	250CT1974	(REFSET) BRISBANE	
Angiosperm Rubiaceae	F.Muell.	1908	INDOOROOPILLY	
	Psydrax lamprophylla			
	(F.Muell.) Bridson	a	INDOOROOPILLY	Indooroopilly, near Brisbane,
Angiosperm Rubiaceae	forma lamprophylla	APR1936	NEAR BRISBANE	In gullies.

		Chamaesyce hyssopifolia (L.)		BRISBANE	
Angiosperm Euphorbiaceae	*	Small	10MAR1976	INDOOROOPILLY BRISBANE	
				INDOOROOPILLY	
				MEIERS RD OPPOSITE	
		Leucopogon	A C C LAND	PRIMARY INDUSTRIES	
Angiosperm Epacridaceae		juniperinus R.Br.	16JUL1975	COMPLEX INDOOROOPILLY DEPT	
and the second		Echinochloa colona	and the second second	OF PRIMARY	Indooroopilly, DPI complex.
Angiosperm Poaceae	*	(L.) Link	06FEB1975	INDUSTRIES COMPLEX INDOOROOPILLY DEPT	Voucher for seeds - Standards Branch.
a second second second		Eleusine indica (L.)		OF PRIMARY	Indooroopilly, DPI Complex.
Angiosperm Poaceae	*	Gaertn.	06DEC1975	INDUSTRIES COMPLEX	Voucher for seeds - Standards Branch.
		Solidago canadensis			Indooroopilly, Brisbane.
		var. scabra Torr. &		BRISBANE	In waste land in railway enclosure. Erect woody
Angiosperm Asteraceae	*	A.Gray	25APR1976	INDOOROOPILLY	perennial to 2m tall. Inflorescence yellow. Indooroopilly.
					Roadside. Seed voucher specimen for Standards
Angiosperm Asteraceae	*	Tagetes minuta L.	08AUG1968	INDOOROOPILLY	Branch.
					Indooroopilly, Brisbane.
		Currently 100 current		PRIORANIE	On shallow stony soil in hillside in partly cleared
Angiosperm Asteraceae		Cyanthillium cinereum (L.) H.Rob.	10110075	BRISBANE	eucalypt open-forest (mainly E. maculata and E.
Angiosperin Asteraceae		chereum (L.) H.Rob.	12MAR 1975	INDUOROUPILLY	crebra). Indooroopilly.
		Cyanthillium			Roadside. Voucher seed specimen for Standards
Angiosperm Asteraceae		cinereum (L.) H.Rob.	01AUG1968	INDOOROOPILLY	Branch.
		Xanthium		BRISBANE	Indooroopilly.
Angiosperm Asteraceae	*	occidentale Bertol.	12JUN1973	INDOOROOPILLY	Weed in waste lot.
		Xanthium			Indooroopilly.
Angiosperm Asteraceae	*	occidentale Bertol. Evolvulus alsinoides	18OCT1968	INDOOROOPILLY	On cultivated ground.
		var. decumbens			
Angiosperm Convolvulaceae		(R.Br.) Ooststr.	19SEP1968	INDOOROOPILLY INDOOROOPILLY ST	
And the second sec		Ipomoea indica		PETER'S LUTHERN	
Angiosperm Convolvulaceae	*	(Burm.) Merr. Ipomoea pes-tigridis	21JUN1974	COLLEGE INDOOROOPILLY	
Angiosperm Convolvulaceae	*	L.	26MAR1975	GLASSHOUSE INDOOROOPILLY	
		Merremia dissecta		DEPARTMENT PRIMARY	
Angiosperm Convolvulaceae	*	(Jacq.) Hallier f.	06FEB1975	INDUSTRIES COMPLEX	

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	Sambucus		INDOOROOPILLY	
Angiosperm Caprifoliaceae	gaudichaudiana DC. Schoenoplectus	03NOV1888	BRISBANE	
	mucronatus (L.)		BRISBANE	
Angiosperm Cyperaceae	Palla ex J.Kern.	26MAR1932	INDOOROOPILLY	
	Adiantum hispidulum		BRISBANE	
	var. whitei		INDOOROOPILLY	
Pteridophyte Adiantaceae	(F.M.Bailey) Bostock Lastreopsis munita	FEB1916	BRISBANE RIVER BRISBANE	Brisbane River, Indooroopilly.
Pteridophyte Dryopteridaceae	(Mett.) Tindale		INDOOROOPILLY	
	Corymbia intermedia		BRISBANE	Meiers Rd, Indooroopilly.
	(R.T.Baker) K.D.Hill		INDOOROOPILLY	Shallow soil, sandy loam, Eucalyptus open forest.
Angiosperm Myrtaceae	& L.A.S.Johnson Pityrogramma	02SEP1969	MEIERS ROAD	Tree 8m high; low branched tree.
	calomelanos var.			
	austroamericana		INDOOROOPILLY AT	
Pteridophyte Adiantaceae *	(Domin) Farw. Pityrogramma	18JUN1960	UNIVERSITY MINE	Indooroopilly, at University Mine.
	calomelanos var.		INDOOROOPILLY	Indooroopilly, grounds of DPI, Meiers Road.
	austroamericana		BRISBANE GROUNDS OF	Growing in bank facing east, beside road in rock
Pteridophyte Adiantaceae *	(Domin) Farw. Vigna vexillata var.	09MAY1975	DPE MEIERS RD	crevices - clay soil - a garden escape - adventive.
	angustifolia			
	(Schumach. &		BRISBANE	
Angiosperm Fabaceae	Thonn.) Baker Austrosteenisia	1905	INDOOROOPILLY	Indooroopilly.
	blackii (F.Muell.)		BRISBANE	
	R.Geesink var.		INDOOROOPILLY	Indooroopilly, Brisbane.
Angiosperm Fabaceae	blackii Aristida	15NOV1977	(REFSET)	Climber. Flowers deep purple.
	queenslandica		INDOOROOPILLY DEPT	Indooroopillt Department of Primary Industries
	Henrard var.		OF PRIMARY	complex.
Angiosperm Poaceae	queenslandica	06FEB1975	INDUSTRIES COMPLEX	Voucher for seeds - Standards Branch.
	Geranium solanderi		BRISBANE	
Angiosperm Geraniaceae	Carolin var. solanderi Echium	09OCT1968	INDOOROOPILLY	
Angiosperm Boraginaceae *	plantagineum L. Bridelia exaltata	01AUG1968	INDOOROOPILLY BRISBANE	
Angiosperm Euphorbiaceae	F.Muell. Chamaesyce hirta	29JUN1889	INDOOROOPILLY BRISBANE	
Angiosperm Euphorbiaceae *	(L.) Millsp.	20MAR1966	INDOOROOPILLY	

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		Solanum americanum subsp.			
		nodiflorum (Jacq.)		BRISBANE	
Angiosperm Solanaceae	*	R.J.F.Hend. Solanum americanum subsp.	25JUL1968	INDOOROOPILLY	
		nodiflorum (Jacq.)		BRISBANE	
Angiosperm Solanaceae	*	R.J.F.Hend. Solanum americanum subsp.	15JUL1963	INDOOROOPILLY	
		nodiflorum (Jacq.)		BRISBANE	
Angiosperm Solanaceae	*	R.J.F.Hend. Solanum	15JUL1963	INDOOROOPILLY	
		americanum subsp.			
Angianama Calanaaaa		nodiflorum (Jacq.)	45 11 11 4000	BRISBANE	
Angiosperm Solanaceae		R.J.F.Hend. Opercularia diphylla	15JUL1963	INDOOROOPILLY INDOOROOPILLY	
Angiosperm Rubiaceae		Gaertn.		NEAR BRISBANE	
Anglospenn Aublaceae				INDOOROOPILLY	
		Richardia		DEPARTMENT OF	
Angiosperm Rubiaceae	*	brasiliensis Gomes	06FEB1975	PRIMARY INDUSTRIES SMALL IS IN BRISBANE	
		Richardia		RIVER NEAR	
Angiosperm Rubiaceae	*	brasiliensis Gomes Hodgkinsonia	APR1915	INDOOROOPILLY	
Angiosperm Rubiaceae		ovatiflora F.Muell. Lantana	29JUN1889	INDOOROOPILLY	
		montevidensis		BRISBANE	
Angiosperm Verbenaceae	*	(Spreng.) Briq. Cissus hypoglauca	19SEP1968	INDOOROOPILLY BRISBANE	
Angiosperm Vitaceae		A.Gray		INDOOROOPILLY BRISBANE	
Angiosperm Tropaeolaceae	*	Tropaeolum majus L.	18SEP1975	INDOOROOPILLY	
		Lantana camara L.	TOOLT TOTO		Near DPI, Indooroopilly Laboratories.
Angiosperm Verbenaceae	*	var. camara Lantana	30MAR1971	INDOOROOPILLY	Weedy shrub to ca 1m.; odd pink flowered form.
		montevidensis		BRISBANE	
Angiosperm Verbenaceae	*	(Spreng.) Briq. Scutellaria humilis	24MAR1971	INDOOROOPILLY	
Angiosperm Lamiaceae		R.Br.		INDOOROOPILLY BRISBANE	
Angiosperm Lamiaceae	*	Stachys arvensis L.	17JUN1930	INDOOROOPILLY	
A CONTRACTOR OF A CONTRACTOR O		and a substantial fail			

		Echinopogon caespitosus C.E.Hubb. var.		INDOOROOPILLY	Lambert Road, Indooroopilly.
Angiosperm Poaceae		caespitosus	30JAN1974	LAMBERT RD (REFSET) INDOOROOPILLY NEAR AGRICULTURAL	Disturbed site, near roadside.
Angiosperm Cyperaceae	*	Cyperus rotundus L. Rhynchospora corvmbosa (L.)		CHEMISTRY BUILDING INDOOROOPILLY DOWN FROM BOTANY BRANCH	
Angiosperm Cyperaceae		Britton	04FEB1974	BUILDING INDOOROOPILLY COMPLEX JUST DOWN FROM BOTANY	
Angiosperm Cyperaceae		Cyperus laevis R.Br. Microlaena stipoides	04DEC1972	BUILDING	
		(Labill.) R.Br. var.		INDOOROOPILLY	Lambert Road, Indooroopilly.
Angiosperm Poaceae		stipoides Crotalaria	06FEB1974	LAMBERT RD	disturbed site, near roadside. Indooroopilly, Brisbane.
		grahamiana Wight &		BRISBANE	On roadside. Voucher specimen for seed for
Angiosperm Fabaceae	*	Arn. Crotalaria pallida var.	10AUG1968	INDOOROOPILLY	Standards Branch.
		obovata (G.Don)		BRISBANE	Indooroopilly, Brisbane.
Angiosperm Fabaceae	*	Polhill	20AUG1968	INDOOROOPILLY INDOOROOPILLY CLOSE	On roadside.
		Cyperus leiocaulon		TO BOTANY BRANCH	
Angiosperm Cyperaceae		Benth.	170CT1972	BUILDING INDOOROOPILLY NEAR	
		Cyperus trinervis		BOTANY BRANCH	
Angiosperm Cyperaceae		R.Br. Eustrephus latifolius	17NOV1972	BUILDING	
Angiosperm Laxmanniacea	ae	R.Br. ex Ker Gawl.	180CT1968	INDOOROOPILLY BRISBANE DPI	
Angiosperm Malvaceae	*	Sida rhombifolia L. Ochna serrulata	06FEB1975	INDOOROOPILLY INDOOROOPILLY	
Angiosperm Ochnaceae	*	(Hochst.) Walp.	09OCT1975	MEIERS RD (REFSET) BRISBANE MEIERS RD	
Angiosperm Malvaceae	*	Sida cordifolia L. Solanum americanum subsp.	11JUN1974	INDOOROOPILLY	
		nodiflorum (Jacq.)		BRISBANE	
Angiosperm Solanaceae	*	R.J.F.Hend.	MAY1970	INDOOROOPILLY	

					Long Pocket, Brisbane. Parkland esplanade, clay soil, grassland, mown
		0.11.11.11.11.11.11.11.11.11.11.11.11.11			area.
Angiosperm Fabaceae		Cullen tenax (Lindl.) J.W.Grimes	29SEP2000	LONG POCKET, BRISBANE	Creeping herb, native weed.
Angiosperini Fabaceae		J.vv.Grimes	295EP2000	BRISBANE	Occasional. Brisbane River, Indooroopilly, Long Pocket.
					Lower terraces, clay soil; Eucalytous tereticornis
				BRISBANE RIVER.	woodland, weedy understorey, Willow, primrose.
		Ludwigia octovalvis		INDOOROOPILLY, LONG	Weedy woody based herb 1.5m tall.
Angiosperm Onagraceae		(Jacq.) P.H.Raven	20AUG2000	POCKET	Common.
		(ouoqi) - ii iii iaroit	201002000	1 OONLI	Common.
					DPI Complex, Long Pocket, Indooroopilly.
					Open forest on shallow soils with Eucalyptus crebra,
		Lophostemon			E. maculata and Lophostemon confertus common.
		confertus (R.Br.)		DPI COMPLEX LONG	Tree to 15m high, fruit.
1		Peter G.Wilson &		POCKET	Common in area.
Angiosperm Myrtaceae		J.T.Waterh.	17MAR1994	INDOOROOPILLY	VOUCHER for essential oils analysis by J.J. Brophy.
		Eremophila debilis		INDOOROOPILLY	
Angiosperm Myoporaceae		(Andrews) Chinnock Solanum	27FEB1970	BRISBANE	
		chrysotrichum		BRISBANE	
Angiosperm Solanaceae	*	Schltdl.	15AUG1972	INDOOROOPILLY	
A		Passiflora foetida L.		BRISBANE	202 1
Angiosperm Passifloraceae		var. foetida	20MAR1973	INDOOROOPILLY BRISBANE DPI	DPI, Indooroopilly.
Angiosperm Malvaceae	*	Sida cordifolia L.	04APR1973	INDOOROOPILLY	
A	*	Physalis ixocarpa		BRISBANE	
Angiosperm Solanaceae		Brot. ex Hornem. Solanum americanum subsp.	06MAR1973	INDOOROOPILLY	
		nodiflorum (Jacq.)		BRISBANE	
Angiosperm Solanaceae	*	R.J.F.Hend.	19DEC1972	INDOOROOPILLY	
				BRISBANE	Brisbane, Plant Pathology grasshouse, Department
				INDOOROOPILLY PLANT	of Primary Industries, Indooroopilly.
Charles and the second second		Sonchus oleraceus		PATHOLOGY	Voucher for seed reference collection of Standards
Angiosperm Asteraceae	*	L	11JUL1972	GLASSHOUSE	Branch.
Auril Education	*	Crotalaria goreensis		BRISBANE	Indooroopilly, Brisbane.
Angiosperm Fabaceae		Guill, & Perr.	04SEP1968	INDOOROOPILLY INDOOROOPILLY	Seed voucher speciment for Standards branch.
and a second second second		Cyperus cyperoides	Set. Store	BOTANY BRANCH	
Angiosperm Cyperaceae		(L.) Kuntze	23NOV1972	BUILDING	

Angiosperm Asteraceae		Cyanthillium cinereum (L.) H.Rob.	12MAR1975	BRISBANE INDOOROOPILLY	Indooroopilly, Brisbane. On shallow stony soil on hillside in partly cleared open-forest on mainly Eucalyptus maculata and E, crebra, indooroopility Goir Course bening and just down the hill from the rear of Bureau of Sugar Experiment
Angiosperm Bignoniaceae		Pandorea sp. (Ipswich K.A.Williams 86020)	22AUG1997	INDOOROOPILLY GOLF COURSE BEHIND AND JUST DOWN THE HILL FROM THE REAR OF BUREAU OF SUGAR EXPER STAT	Station. Growing on edge of Eucalypt woodland. Scrambling through and over lantana and grass. Flowers white/cream going cream with age. Throat finely streaked maroon/brown. Leaves shiny green above, paler and slightly glaucous beneath. Brisbane River, Indooroopilly - Long Pocket. Seepage area, Melaleuca / Eucalyptus tereticornis
				BRISBANE RIVER,	woodland, disturbed understorey.
		Modiola caroliniana		INDOOROOPILLY - LONG	Weedy creeping herb.
Angiosperm Malvaceae	*	(L.) G.Don	20AUG2000	POCKET	Occasional.
					Indooroopilly. Remnant of Eucalyptus forest on stony loamy soil overlying phyllite. Tree +/- 25m high; with nearly black, hard, rough,
		Eucalyptus crebra		BRISBANE	deeply furrowed bark, becoming smooth, pale on
Angiosperm Myrtaceae		F.Muell.	09DEC1969	INDOOROOPILLY	twigs; dull green concolorous leaves. Indooroopilly, Brisbane.
		Lotononis bainesii		BRISBANE	Prostrate herb in herbarium grounds behind seed
Angiosperm Fabaceae	*	Baker Macroptilium	05AUG1970	INDOOROOPILLY BRISBANE	store. Indooroopilly, Brisbane.
		atropurpureum (DC.)		INDOOROOPILLY	Scrambling on bank near Entomology Laboratory.
Angiosperm Fabaceae		Urb.	25SEP1969	(REFSET)	Flowers dark purple. Near DPI Laboratories, Indooroopilly.
		Lantana camara L.			Weedy shrub to ca 2m. Ordinary common pink
Angiosperm Verbenaceae	*	var. camara	30MAR1971	INDOOROOPILLY	flowered form. Indooroopilly.
					Upright herb 18in tall. Thick tap root. Stems purple
		Aster subulatus	111111111		tinged. Involveral bracts purple tinged on edges and
Angiosperm Asteraceae	*	Michx.	04JUL1965	INDOOROOPILLY INDOOROOPILLY DEPT	tips. Ray florets with violet ligule.
		Eragrostis sororia		OF PRIMARY	Indooroopilly - Dept. of Primary Industries complex.
Angiosperm Poaceae		Domin	06FEB1975	INDUSTRIES COMPLEX	Voucher for seeds - Standards Branch.

Angiosperm Commelinaceae*	Callisia fragrans (Lindl.) Woodson	29SEP1969	BRISBANE INDOOROOPILLY BRISBANE	
Angiosperm Euphorbiaceae *	Acalypha australis L. Hypoestes floribunda var. pubescens		INDOOROOPILLY (REFSET) BRISBANE BETWEEN INDOOROOPILLY & LONE	Indooroopilly. A weed in garden.
Angiosperm Acanthaceae	Benth. Opercularia hispida	26MAR1932	PINE	
Angiosperm Rubiaceae	Spreng. Eucalyptus major	03NOV1888	INDOOROOPILLY BRISBANE	
Angiosperm Myrtaceae	(Maiden) Blakely Passiflora foetida L.	DEC1962	INDOOROOPILLY PK BRISBANE	Indooroopilly Park.
Angiosperm Passifloraceae *	var. foetida Lomandra filiformis	10NOV1968	INDOOROOPILLY	Indooroopilly.
	(Thunb.) Britten		BRISBANE	
Angiosperm Laxmanniaceae	subsp. filiformis Epilobium hirtigerum	04APR1973	INDOOROOPILLY	
Angiosperm Onagraceae	A.Cunn.	NOV1989	BRISBANE TARINGA	
			er trendre transert	Indooroopilly.
	Paspalidium distans			Herbarium garden in soil.
Angiosperm Poaceae	(Trin.) Hughes	14JUN1971	INDOOROOPILLY BRISBANE	Dull green tufts, spikelets paler.
			INDOOROOPILLY	
	Dysoxylum rufum		NUDGEE JUNIOR	
Angiosperm Meliaceae	(A.Rich.) Benth. Asparagus africanus	05NOV1980	COLLEGE BRISBANE	
Angiosperm Asparagaceae *	Lam.	27MAY1984		
Angiosperm Solanaceae *	Datura ferox L.	JAN1980	INDOOROOPILLY	
Angiosperm Solanaceae	Physalis minima L.	JAN1980	INDOOROOPILLY INDOOROOPILLY	
Anglospenn Solanaceae	Plantago myosuros Lam, subsp.	JAN 1901	INDOOROOPILLY	
Angiosperm Plantaginaceae *	myosuros Lipocarpha	14OCT1977	INDOOROOPILLY BRISBANE	
	microcephala (R.Br.)		INDOOROOPILLY DPI	
Angiosperm Cyperaceae	Kunth	18JAN1973	COMPLEX INDOOROOPILLY	Indooroopilly Sciences Centre, growing on bank
			SCIENCES CENTRE-	beside the ramp to the seedstore carpark in
	Emilia sonchifolia		SEEDSTORE CARPARK	semishade.
	var. javanica		BESIDE RAMP ON BANK	A small herb to 0.5m sprawling down the bank.
Angiosperm Asteraceae *	(Burm.f.) Mattf.	02SEP1997	(P) (R)	Flowers - lavender.

HERBRECS DARA SEARC	CH RESU	LTS - TENNYSON ARI	EA		
Group_Nam Family_Name	Status	Botanical_Name	Collect_Date	Locality BRISBANE RIVERBANK ESPLANADE ST LUCIA	Label
		Opuntia monacantha		(BEENLEIGH MAP 9542-	
Angiosperm Cactaceae	*	(Willd.) Haw. Pandorea	18OCT1986	003574) BRISBANE	
		jasminoides (Lindl.)		INDOOROOPILLY	
Angiosperm Bignoniaceae		K.Schum.	05NOV1980	(PUBREF) BRISBANE	
		Physalis ixocarpa		INDOOROOPILLY	
Angiosperm Solanaceae	•	Brot. ex Hornem. Canna x generalis	05NOV1980	(PUBREF) INDOOROOPILLY GOLF	
Angiosperm Cannaceae	*	L.H.Bailey	09AUG1984	COURSE	
ingloopoint cannacous		Wollastonia biflora			Indooroopilly.
Angiosperm Asteraceae		(L.) DC.	24JUN1980	INDOOROOPILLY BRISBANE	Voucher for material used in feeding tests at A.R.I.
		Nicandra physalodes		INDOOROOPILLY	
Angiosperm Solanaceae	*	(L.) Gaertn.	05NOV1980	(PUBREF)	
5					Indooroopilly.
					Disturbed remnant of Eucalyptus forest on ridge top
					on shallow stony soil.
		Paspalidium distans			Green tufts with partly purplish spikelets, culms
Angiosperm Poaceae		(Trin.) Hughes	13JAN1972	INDOOROOPILLY	oblique to nearly prostrate.
		Lophostemon			DPI Complex, Long Pocket Indooroopilly.
		suaveolens (Sol. ex			Open forest along soakage lines.
		Gaertn.) Peter		DPI COMPLEX LONG	Tree to 9m high, flaky bark in strips, fruit.
		G.Wilson &		POCKET	Common in area.
Angiosperm Myrtaceae		J.T.Waterh.	17MAR1994	INDOOROOPILLY	VOUCHER for essential oils analysis by J.J. Brophy.
Anglosperm Mynaceae				BRISBANE	
Angiosperm Solanaceae	*	Physalis peruviana L. Cyclospermum	180CT1968	INDOOROOPILLY	
		leptophyllum (Pers.)			
		Sprague ex Britton &			
Angiosperm Apiaceae	*	P.Wilson	110CT1968	INDOOROOPILLY BRISBANE	
		Persicaria lapathifolia		INDOOROOPILLY	
Angiosperm Polygonaceae		(L.) Gray	05NOV1980	(PUBREF) BRISBANE	
				INDOOROOPILLY	
		Glycine tabacina		NUDGEE JUNIOR	
Angiosperm Fabaceae		(Labill.) Benth.	05NOV1980	COLLEGE (PUBREF)	
and the second					

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APPENDIX C Data Search Results

NOVEMBER 2005

### LAMBERT & REHBEIN ENGINEERS • MANAGERS • SCIENTISTS

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# Table 5Fauna Species Recorded On the Power Station Site

Scientific Name	Common Name	
Birds		
Acridotheres tristis	Common Myna	
Anas superciliosa	Pacific Black Duck	
Anhinga melanogaster	Darter	
Ardea intermedia	Plumed egret	
Cacatua roseicapilla	Galah	
Centropus phasianinus	Pheasant coucal	
Cisticola exilis	Golden-headed cisticola	
Corvus orru	Torresian crow	
Cracticus nigrogularis	Pied butcherbird	
Falco spp.	Unidentified falcon	
Gimnorhina tibicen	Magpie	
Grallina cyanoleuca	Australian magpie-lark	
Haliastur indus	Brahminy kite	
Hirundo neoxena	Welcome swallow	
Lichmera indistincta	Brown honeyeater	
Malurus cyaneus	Superb Fairy Wren	
Malurus melanocephalus	Red Backed Wren	
Manorina melanocephala	Noisy miner	
Megalurus timoriensis	Tawny grassbird	
Ocyphaps lophotes	Crested pigeon	
Pardalotus striatus	Striated pardalote	
Phalacrocorax sulcirostris	Little black cormorant	
Rhipidura leucophrys	Willie wagtail	
Streptopelia chinensis	Spotted Turtle Dove	
Taeniopygia bichenovii	Double-barred finch	
Threskiornis aethiopica	Sacred Ibis	
Threskiornis spinicollis	Straw-necked ibis	
Trichoglossus haemotodus	Rainbow lorikeet	
Vanellus miles	Masked lapwing	
Reptiles		
Physignathus lesueurii	Eastern Water Dragon	

### Table 6

Fauna Species Recorded on the DPI ARI Site

Scientific Name	Common Name
Birds	
Ardea ibis	Cattle Egret
Corvus orru	Torresian crow
Cracticus nigrogularis	Pied butcherbird
Gimnorhina tibicen	Magpie
Grallina cyanoleuca	Australian magpie-lark
Manorina melanocephala	Noisy miner
Reptiles	
Physignathus lesueurii	Eastern Water Dragon

### LAMBERT & REHBEIN ENGINEERS • MANAGERS • SCIENTISTS

# Table 3Exotic Species Recorded On the Power Station Site

Scientific Name	Common Name	
Ageratum houstonianum	Blue Billy Goat Weed	
Asparagus africanus	Climbing Asparagus Fern	
Bauhinia variegata	Orchid Tree	
Celtis sinensis	Chinese Elm	
Cestrum parqui	Green Cestrum	
Chloris gayana	Rhodes Grass	
Cinnamomun camphora	Camphor Laurel	
Cirsium vulgare	Spear Thistle	
Cortaderia jubata	Pampas Grass	
Corymbia torelliana	Cadaghi	
Ipomea cairica	Mile-a minute	
Macroptilium atropurpureum	Siratro	
Mangifera indica	Mango	
Megathyrsus maximum	Guinea Grass	
Melinus repens	Red Natal Grass	
Neotonia wightii	White Glycine	
Passiflora suberosa	Corky Passion Vine	
Ricinus communis.	Castor Oil Plant	
Sansevieria trifasciata	Mother In Law's Tounge	
Schefflera actinophylla	Umbrella Tree	
Senna pendula	Easter Cassia	

# Table 4 Exotic Species Recorded On the DPI ARI Site

Scientific Name	Common Name	
Ageratum houstonianum	Blue Billy Goat Weed	
Bambusa spp.	Bamboo	
Chloris gayana	Rhodes Grass	
Cirsium vulgare	Spear Thistle	
Cortaderia jubata	Pampas Grass	
Megathyrsus maximum	Guinea Grass	
Melinus repens	Red Natal Grass	
Schefflera actinophylla	Umbrella Tree	
Senna pendula	Easter Cassia	
Sphagneticola trilobata	Singapore Daisy	

### SPECIES LISTS

# Table 1Native Flora Species Recorded On the Power Station Site

Scientific Name	Common Name	
Eucalyptus major	Grey Gum	
Eucalyptus tereticornis	Forest Red Gum	
Lophostemon confertus	Brush box	
Casuarina cunninghamiana	River She Oak	
Grevillea robusta	Silky Oak	
Avicennia marina	Grey Mangrove	
Aegiceras corniculatum	River Mangrove	
Melaleuca bracteata	River Tea Tree	

## Table 2 Native Flora Species Recorded on the DPI ARI site

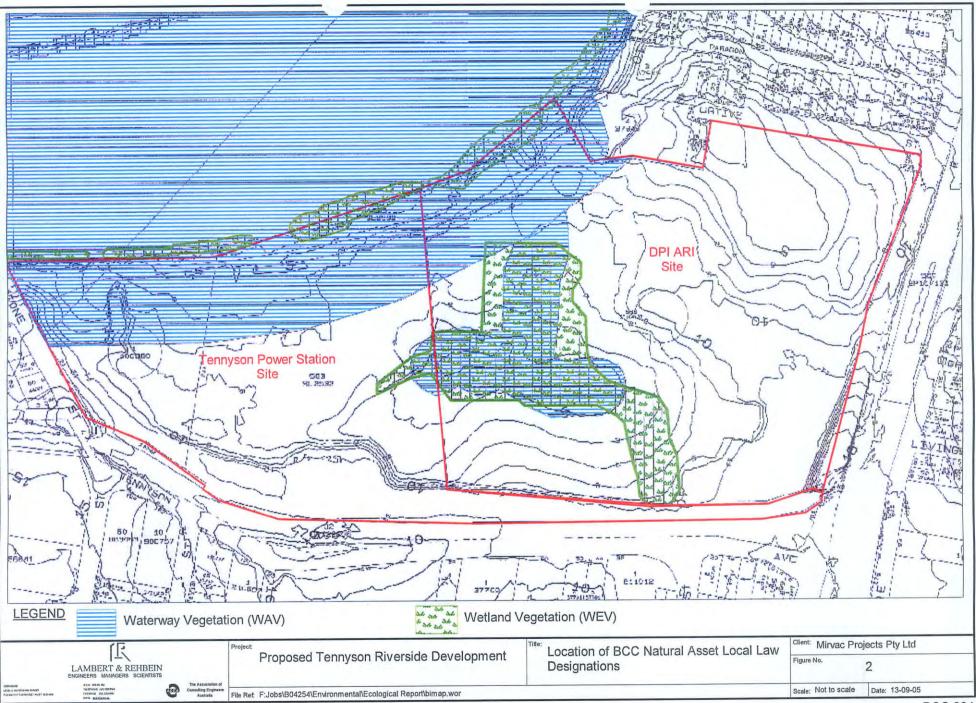
Scientific Name	Common Name	
Agathis robusta	Kauri Pine	
Araucaria bidwilli	Bunya Pine	
Araucaria cunninghamii	Hoop Pine	
Brachychiton rupestris	Bottle Tree	
Callistemon viminalis	Weeping Bottlebrush	
Casuarina cunninghamiana	River She Oak	
Corymbia citriodora	Spotted Gum	
Corymbia tesselaris	Moreton Bay Ash	
Eucalyptus major	Grey Gum	
Eucalyptus spp.	Unidentified Eucalypt	
Eucalyptus tereticornis	Forest Red Gum	
Ficus benjamina	Weeping Fig	
Ficus obliqua	Small Leaved Fig	
Grevillea robusta	Silky Oak	
Lophostemon confertus	Brush box	
Melaleuca leucodendra	Weeping Tea Tree	
Melaleuca quinquenervia	Broad-leaved Tea Tree	

## **VOL.7 ENGINEERING SERVICES**

APPENDIX B Species List

TENNYSON RIVERSIDE DEVELOPMENT APPLICATION

NOVEMBER 2005 BCC.064.0420





## **VOL.7 ENGINEERING SERVICES**

APPENDIX A Figures

## **VOL.7 ECOLOGICAL ASSESSMENT**

## 7.8 REFERENCES

Anderson.S, Lowe.K, Preece.K and Crouch.A (2001) Incorporating Biodiversity into Environmental Management Systems for Victorian Agriculture. Parks, Flora and Fauna Division, Department of Natural Resources and Environment, Victoria.
Queensland Museum (1995) Wildlife of Greater Brisbane. Queensland Museum/Brisbane City Council, Brisbane.
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Strahan, Ronald (editor), 1995. The Mammals of Australia. Reed New Holland, Australia.



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TENNYSON RIVERSIDE DEVELOPMENT APPLICATION

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## **VOL.7 ECOLOGICAL ASSESSMENT**

## 7.6 CONCLUSIONS

The area within the proposed development site (inclusive of both the Tennyson Power Station site and the DPI ARI site) of greatest ecological significance is the riparian vegetation community that aligns the Brisbane River. This encompasses both the lower bank that is dominated by mangroves and the upper bank that is vegetated by canopy species including several large Forest Red Gums. It is noted however that this area is infested with exotic species and will benefit from rehabilitation as part of the development. The tidal area of the lower bank will also benefit from the removal of the extensive amount of rubbish that has accumulated there.

The riparian vegetation is significant for the following reasons:

- the habitat it provides to fauna (including food resources, cover, protection and nesting / denning sites);
- the potential role it has as a wildlife movement corridor;
- · the role it plays in riverbank stabilisation; and
- the role it plays in buffering pollutants before they enter the river.

All other areas on site are of relatively low ecological significance. Most of the land area has been cleared and features mown grasses that are of minimal value to fauna. The section of planted native trees on the DPI ARI site, at the proposed entry point for the access road, is of some value as a refuge to locally present wildlife and for provision of food resources.

The vegetation on site that is designated for protection under the BCC NALL was also assessed as part of this report. It was concluded that the not all of these designations are appropriate to the site, most notably the Waterway and Wetland Vegetation designated in the central area of the DPI ARI site and a small section of the eastern boundary of the Power Station site. The Significant Native Vegetation designation is most relevant to the riparian vegetation aligning the river. It may apply to the trees on the DPI ARI site, however it is noted that these trees have been planted and comprise species not native to the locality.

Overall, to preserve the ecological value of the site, Mirvac Queensland propose to preserve and enhance the riparian vegetation aligning the river to the greatest extent possible. Any losses of vegetation will be compensated for by landscaping using local, native species. The development will also ensure that the water quality of the Brisbane River is not degraded by the development during the demolition, construction and operational phases.

## 7.7 REFERENCES

Anderson.S, Lowe.K, Preece.K and Crouch.A (2001) Incorporating Biodiversity into Environmental Management Systems for Victorian Agriculture. Parks, Flora and Fauna Division, Department of Natural Resources and Environment, Victoria.

Queensland Museum (1995) Wildlife of Greater Brisbane. Queensland Museum/Brisbane City Council, Brisbane.

Queensland Parks and Wildlife Service (2005) Bush Telegraph Spring edition, 2005.

Strahan, Ronald (editor), 1995. The Mammals of Australia. Reed New Holland, Australia.



## 7.5 DEVELOPMENT RESPONSE TO IMPACTS

The following points details Mirvac Queensland's proposed response to the potential impacts identified by this report.

- In order to preserve habitat and biodiversity values of the site, riparian vegetation will be retained to the greatest extent
  possible. Where possible, the Forest Red Gums aligning the upper bank will be retained particularly the hollow bearing
  Forest Red Gum highlighted in this report;
- Vegetation to be retained will be clearly identified during the demolition and construction stages of the development so
  that unnecessary damage that may affect the health of this vegetation is avoided;
- Infrastructure Planning will be designed to minimise the requirement to remove mangroves or other vegetation. Under the current design, mangrove removal is limited to individual trees growing within, or at the outflow of existing stormwater infrastructure, and vegetation in the area of the proposed revetment/bank stabilisation works. All mangrove clearance works will only be conducted in accordance with an approved Marine Plants Permit. Mirvac Queensland's approach to minimising vegetation clearance will ensure the ongoing provision for the movement of wildlife through the riparian corridor;
- Vegetation removal will be offset and compensated for by extensive site landscaping. Landscaping is to incorporate the
  use of a diversity of local, native species that will provide food resources to fauna and maintain and enhance site
  biodiversity values (Refer to the Landscaping Design Principles in Volume 3);
- Mirvac Queensland propose as part of this development to rehabilitate the Riparian Corridor to improve ecosystem function and health. This will entail the removal of exotic species, revegetation using local, native species and the removal of litter. Rehabilitation works will also promote bank stabilisation and to stop erosion;
- In order to preserve water quality of the Brisbane River during both the construction and operational phases of the development, Mirvac Queensland have undertaken comprehensive stormwater quality and quantity investigations to determine potential impacts on water quality of the site and the Brisbane River Catchment. Based on the outcomes of these investigations, Mirvac Queensland propose to:
  - Incorporate design principles with a focus on water-sensitive urban design and sustainability concepts throughout the project;
  - Develop a Construction Environmental Management Plan (CEMP) to manage environmental issues and impacts associated with the site re-development;
  - Develop and implement an Erosion and Sediment Control Plan for the development;
  - o Develop a Site Based Stormwater Management Plan for the site for quality and quantity management.



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## **VOL.7 ECOLOGICAL ASSESSMENT**

## 7.4 POTENTIAL IMPACTS OF THE DEVELOPMENT

Potential impacts to site ecological features that may be associated with the development are outlined below:

Removal of native vegetation may reduce habitat available to locally present, native fauna. This relates in particular to
the mangrove community and large Forest Red Gums aligning the river. Removal of this vegetation will decrease the
amount of cover, breeding sites and food resources currently provided to fauna that may include many species of birds
(including waterbirds), reptiles and arboreal mammals such as possums and gliders. Removal of the Forest Red Gums
will also remove a potential food source to bats, including the Grey Headed Flying Fox (listed as Vulnerable under the *EPBC Act 1992*) that roosts on nearby Indooroopilly Island. Whilst the removal of these trees is unlikely to
detrimentally affect bat populations, it is noted that decline of food resources is the most significant threat to this
species (Queensland Parks and Wildlife Service, 2005).

The removal of the large, hollow bearing Forest Red Gum (the exact location of which is documented in this report) will result in a direct loss of habitat to a pair of nesting galahs seen utilising a hollow during the site assessment. Other bird and mammal species that potentially use other hollows observed in this tree may also be affected.

- Removal of sections of riparian vegetation may disrupt movement corridors utilised by local wildlife.
- Depending on final demolition methodologies, there is potential for demolition material to damage and/or degrade site vegetation communities and the Brisbane River Corridor. In particular, works associated with the removal of present infrastructure have the potential to damage plants and introduce sediment and rubble into the mangrove community.
- There may be negative impacts to the water quality of the Brisbane River during the demolition, construction and
  operational phases of the development. These may include:
  - Demolition may cause the introduction of course and fine sediments into the Brisbane River which may in turn increase turbidity levels. This may impact upon aquatic flora and fauna;
  - o Point source discharges of stormwater runoff may inundate aquatic ecosystems of the river;
  - Gross pollutants (eg. litter, course sediment) may affect the drainage capacity of stormwater systems, reduce site visual amenity, and physically affect waterway habitats and organisms (such as entangling birds and marine animals in plastic). It is noted however that the tide line within the mangrove community is presently degraded by litter. It is likely that this will be cleaned up as part of the development to increase visual amenity to residents and decrease the potential to negatively impact upon local fauna;
  - Sediment, mobilised by stormwater as suspended solids, may affect the receiving waterway by smothering
    aquatic flora and fauna, blocking stormwater systems leading to local flooding and be used as a transport medium
    for nutrients and heavy metals. Sediments may originate from sources such as un-mulched garden beds
    (operational phase) and stockpiles (construction phase); and
  - Nutrients entering waterways in stormwater runoff may lead to eutrophication of the receiving waterways
    resulting in algal blooms and excessive macrophyte growth. Nutrients may originate from sources such as garden
    fertilizers.



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## VOL.7 ECOLOGICAL ASSESSMENT

Although mainly composed of exotic grasses, the understorey of the upper bank provides good cover for ground dwelling fauna. Small birds such as the Superb Fairy Wren do well in these areas.

The intertidal area of the lower bank supports a community of mangroves. Mangroves provide good cover, protection and food resources to a variety of birds such as honeyeaters. Waterbirds such as egrets, herons and ducks also roost and forage in these areas. Mangroves and other marine plants (plants that are subject to tidal inundation) are protected under the *Fisheries Act 1994* as they play essential roles in the provision of nursery grounds for fish and prawn species, many of which are commercially harvested. The decomposed leaf litter from mangroves (detritus) is also a food source for aquatic fauna such as crabs and prawns.

- The riparian vegetation likely plays a significant role in stabilising the riverbank from erosion during high tides and rain events. This in turn would protect the water quality of the Brisbane River from high turbidity levels that are associated with bank destabilisation and the consequent introduction of sediments.
- The riparian vegetation would act to buffer the Brisbane River from potential pollutants that may include litter and fluids such as chemicals and oils. The vegetation would act to filter or absorb these fluids or materials before they enter and degrade the waterway.

The above points relate to the riparian vegetation aligning the river. Most other areas on site are cleared and vegetated by mown grasses. The ecological value of these areas is low, although birds such as Magpies (*Gimnorhina tibicen*), Masked Lapwings (*Vanellus miles*) and Australian Magpie Larks tend to forage for food in these environments.

The planted woodland of canopy trees on the DPI ARI site, through which the access road is proposed to be located, has some value to fauna with regard to provision of food resources, cover and nesting sites for birds. It may provide a small refuge for locally present fauna, probably mainly birds. During the site assessment however only the more common bird species were observed in this area. The lack of significant understorey reduces the habitat value of this area, although the presence of an Eastern Water Dragon indicates that ground dwelling fauna will use this area.

#### 7.3.5 Site Biodiversity

Biodiversity is defined as "the natural diversity of all life: the sum of all our native species of flora and fauna, the genetic variation within them, their habitats, and the ecosystems of which they are an integral part" (Anderson et al, 2001).

From an ecological perspective, maintaining and improving the biodiversity values of a given area is important as biodiversity is what drives ecosystem processes. Areas of high biodiversity generally display healthy ecosystems, which are represented by high quality atmosphere, water, climate, soil, nutrient cycling and waste disposal (Anderson et al, 2001). Biodiversity also has aesthetic value (many people enjoy living and recreating in areas where plants and animals are present) as well as economic value (natural resources are able to be utilised by people for economic gain).

Further, one of the key concepts of Ecologically Sustainable Development (ESD) is the maintenance and improvement of biodiversity values.

Biodiversity can be evaluated by determining the number of species (flora and fauna) present within a given area. On the proposed development site, the area of highest biodiversity value is the riparian corridor that aligns the Brisbane River. This area displayed a variety of flora species that provided habitat to a suite of fauna. It is highly likely that the site assessment carried out did not record the entire assemblage of fauna species that would utilise this area.

Through the integration of ESD principles throughout all stages of this development, it is foreseeable that the site wide biodiversity assets can be enhanced. That is, the values of the riparian corridor are maintained and enhanced, and areas with minimal values or few assets, such as the areas of mown grassland, be addressed through appropriate landscaping initiatives. Suggested ways of achieving this are outlined in Section 7.5 'Mitigation Measures' of this report.



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Dur to its rarity, it is considered unlikely that the Black-necked Stork would occur on site. It is also unlikely that the Sharp-tailed Sandpiper, Pacific Golden Plover and Wood Sandpiper would utilise the site, as feeding and roosting areas commonly used by these species are not provided. The preferred habitats of Lewin's Rail, Latham's Snipe and Turquoise Parrot are also not provided on site, and these species are considered unlikely to occur.

The Grey-headed Flying Fox roosts on Indooroopilly Island near the site and is likely to use vegetation on the both the Power Station and DPI ARI sites for food resources. When in flower, the large Forest Red Gums on both the Power Station and DPI ARI sites likely provide this species, as well as other locally recorded bat species, with nectar rich blossoms. The array of Eucalypt, Melaleuca and Fig species planted on the DPI ARI site would also provide food resources to bats.

The Koala and Echidna are considered unlikely to occur on site as they require greater tracts of bushland as viable habitat.

#### Bats

As part of the scope of this report, Lambert and Rehbein were requested to examine the potential impact of the redevelopment on local bat colonies. Indooroopilly Island, approximately 1.5 kilometres west of the site, provides significant habitat to a large bat colony in the Brisbane area.

This camp shelters three species of bat, the Black Flying Fox (*Pteropus alecto*), Grey Headed Flying Fox (*Pteropus poliocephalus*) and the Little Red Flying Fox (*Pteropus scapulatus*). The Little Red occupies the camp seasonally from October to March. All these species belong in the sub-order 'Megachiroptera' that feed on fruit, blossoms and nectar and navigate by sight and smell (Queensland Museum, 1995). All of these species roost in canopy vegetation, and not in buildings.

The EPA WildNet database search undertaken for the locality also identified the Chocolate Wattled Bat (*Chalinolobus morio*) as occurring in the area. This microchiropteran species is insectivorous and utilises echo-location for navigation. It roosts in tree hollows and occasionally in roof tops and stormwater drains (Strahan, 1995).

The long-time caretaker of the property reported that he has never seen or heard bats inside the Power Station building. A detailed inspection of the building revealed no roosting groups of bats or signs of bats (such as scats, signs of feeding and smell). It appears that the structure is not used as a roost for any species of bat, and that the removal of the building will therefore not destroy bat habitat.

Potential impacts to bats as a result of the development would be mainly restricted to a loss of food resources should food trees, such as the large Forest Red Gums that presently align the riverbank, be removed. Bats are also subject to electrocution on power lines and can become entangled and die in barbed wire fencing. Indeed, the remains of one Flying Fox was noted in the barbed wire fence line of the DPI ARI site. Barbed wire fencing is not proposed for incorporation in the site redevelopment.

Another consideration with regard to bats is the use of strong lighting that will be associated with the development. This may apply especially to the proposed tennis centre that would be flood lit at night time. Lighting may attract insects to the development which may in turn attract insectivorous, microchiropteran bats to the site. Therefore, by facilitating the provision of food resources, the development may positively affect insectivorous bats if they occur in the locality.

#### 7.3.4 Ecological Function

This section will outline any ecological functions featured by the site, such as the role vegetation plays in provision of wildlife corridors, habitat, buffers and bank stabilisation to the Brisbane River.

As stated above, the most significant vegetation present on the proposed development site is that aligning the Brisbane River. This riparian vegetation is of significance for the following reasons:

- The vegetation aligning the river on both the Power Station and DPI ARI sites is the only vegetation that connects with
  other areas of vegetation in the locality, so forming a 'corridor' for wildlife to use when moving between areas.
  Wildlife using this corridor would most likely be restricted to birds, arboreal mammals such as gliders and possums,
  reptiles such as the Eastern Water Dragon and possibly small ground dwelling mammals such as the Water Rat
  (*Hydromys chrysogaster*). This corridor is unlikely to support the movement of larger mammals such as wallabies.
- The riparian vegetation displays the most habitat value present on site. As outlined in Section 7.3.1, this community displays both an upper and lower stratum, which enables a greater diversity of fauna to utilise it. The Forest Red Gums that align the upper bank would provide valuable food resources to birds and mammals including bats, possums and gliders, as well as perches for local raptor species to locate prey. As stated already, one Forest Red Gum in particular is of very high habitat value for the number of hollows it contains, one of which was observed being used by a pair of galahs. Hollows form in old growth trees and provide essential breeding, denning and roosting sites for a large range of native mammals, birds and reptiles. Clearance of many of these older trees in urban areas has resulted in decline in hollow availability, which in turn affects the ability of local wildlife populations to survive.



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#### 7.3.3 Significant Species

EPA WildNet and Queensland Museum Database searches were undertaken to identify legislatively protected species that have been recorded to occur in the site locality, and may therefore potentially occur on site. Table 2 below shows the results of these data searches. The complete results are provided in Appendix C.

Scientific Name	Common Name	Status			Source
		NCA	EPBC	Other	
Birds				-l	
Accipiter novaehollandiae	Grey Goshawk	R			EPA
Haliaeetus leucogaster	White-bellied Sea Eagle		М	J/C	EPA, QM
Anas platyrhynchos	Mallard		M	J/C	EPA
Hirundapus caudacutus	White-throated Needletail		М	J/C	EPA
Ardea alba	Great Egret		М	J/C	EPA
Ardea ibis	Cattle Egret		М	J/C	EPA
Ephippiorhynchus asiaticus	Black-necked Stork	R			EPA
Falco cenchroides	Nankeen Kestrel		М	J/C	EPA
Falco longipennis	Australian Hobby		М	J/C	EPA
Merops ornatus	Rainbow Bee-eater		М	J/C	EPA
Neophema pulchella	Turquoise Parrot	R			EPA
Pluvialis fulva	Pacific Golden Plover		М	J/C	QM
Rallus pectoralis	Lewin's rail	R			EPA
Calidris acuminata	Sharp-tailed Sandpiper		М	J/C	EPA
Gallinago hardwickii	Latham's Shipe		М	J/C	EPA
Tringa glareola	Wood Sandpiper		М	J/C	EPA
Mammals					
Phascolarctos cinereus	Koala	V, CS			QM
Pteropus poliocephalus	Grey-headed Flying Fox		V		EPA, QM
Tachyglossus aculeatus	Echidna	CS			QM

Table 2
Significant Fauna Species Identified by Data Searches

C = Species listed under the China - Australia Migratory Birds Agreement;

J = Species listed under the Japan - Australia Migratory Birds Agreement;

M = Species listed as Migratory under the Environment Protection and Biodiversity Conservation Act 1999;

R = Species listed as Rare under the Nature Conservation (Wildlife) Regulations 1994; and

CS = Species listed as Culturally Significant under the Nature Conservation (Wildlife) Regulations 1994;

EPA = Environmental Protection Agency; and

QM = Queensland Museum

Of the species listed in Table 2, only the Cattle Egret was observed on the DPI ARI site. It is likely that the Great Egret, a species associated with wetland areas, would also be present occasionally given the proximity of the river. Of the other species listed, it is considered likely that the Grey Goshawk, Nankeen Kestrel and Australian Hobby, Rainbow Bee-eater and Grey-headed Flying Fox would utilise the site for food resources. The insectivorous Rainbow Bee-eater may also occur on site. This species may nest in any sandy banks present on site.

The White-throated Needletail and White-bellied Sea Eagle may be recorded on site as fly-overs only. The Mallard Duck may be recorded in the Brisbane River.



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Scrub Ironwood is a tall shrub or tree to 18m that generally occurs in dry rainforest environments. Again, whilst there is potential that this species may be present on site, it was not recorded during the site assessment.

#### Regional Ecosystems

There are no Regional Ecosystems mapped within the proposed development area. Therefore, there are no Vegetation Management Act 1992 implications on site.

#### 7.3.2 Fauna

During the site assessment, a variety of avian species were recorded. Welcome Swallows (*Hirundo neoxena*) were the most common species recorded. On the day of the assessment this species was very active, flying around the main building constantly. It was noted that nests of this species have been built under eaves and ledges of the main building. These birds were also recorded inside the main building.

Raptors were noted hovering over the site. One Brahminy Kite (*Haliastur indus*) was recorded, as well as a falcon that was unable to be identified to species level. The WildNet datasearch has recorded the Nankeen Kestrel (*Falco cenchroides*), Australian Hobby (*Falco longipennis*) and Peregrine Falcon (*Falco peregrinus*) to occur in the locality. The wing and tail shape of the bird in flight was most representative of the Peregrine falcon. This is a Significant Species under the BCC Natural Assets Planning Scheme Policy, however the identification was not positive. It is considered highly likely that raptors would be present on site. The main building would offer many vantage points for these birds to locate prey and the areas of rank grassland that occur on site would accommodate many small mammals and reptiles on which raptors would feed. Scattered bones on the roof of the powerhouse (remains of meals) also paid testament to raptor presence.

Aside from Welcome Swallows, no other fauna was noted inside the main building. The beginnings of a large nest was however observed on top of a grate inside the building. It was difficult to tell exactly which species of bird might have built the nest, however one can assume by its size that it may be a raptor. Staff have not seen the bird responsible, although did comment that the nest has been recently constructed. It is possible that it has now been abandoned. Possible raptor nests (reported as being unused by staff) were also noted close to the roof of the building. Conversations with staff on site revealed that since guard dogs have been on the property, birds that previously roosted inside the building (including pidgeons) have departed. Staff also reported not ever having seen or heard bats inside the building. Bats will be discussed separately in Section 3.2.2 of this report.

The riparian vegetation supports a variety of bird species, mostly small wrens and honeyeaters. Red-backed wrens (*Malurus melanocephalus*) and Superb Fairy Wrens (*Malurus cyaneus*) were observed in the rank grassland on the upper banks. Most notable was the observation of a pair of galahs (*Cacatua roseicapilla*) utilising a hollow in a large Forest Red Gum on the upper bank. This tree displayed a number of hollows and is likely of high habitat value to fauna. The location of this tree (WGS84, UTM coordinates 500570, 6955514, Zone 56J) is shown in Figure 1, Appendix A. Eastern Water Dragons (*Physignathus lesuerii*) were also observed a number of times at the waters edge.

Appendix B provides a list of all fauna species identified on site during the preliminary and comprehensive site assessments.

#### DPI ARI Site

Fauna observed on the DPI ARI site was minimal. Common bird species including the Noisy Miner (*Manorina melanocephala*), Butcherbird (*Cracticus nigrogularis*) and Australian Magpie Lark (*Grallina cyanoleuca*) were recorded within the area of planted canopy trees near Fairfield Road. Also recorded in this area was an Eastern Water Dragon.

Cattle Egret (*Ardea ibis*), a migratory species that is protected under the Japan / China and Australia Agreement on Migratory Birds (JAMBA & CAMBA) was observed in the paddock areas on site, closely following grazing cattle. As indicated by its name, this species is commonly seen wherever cattle are present.



# 7.3 SITE ECOLOGICAL FEATURES

### 7.3.1 Flora

The site has been highly altered from its original condition and now supports very little native vegetation. A list of native and exotic flora species that were recorded on site during both the preliminary and detailed site assessments is provided in Appendix B.

The main vegetation community occurring on site is mown, open grassland that surrounds the Power Station main building. Unmanaged, rank grasslands occur on the periphery of open grassland areas and generally include weed species such as Rhodes Grass and Guinea Grass (*Megathyrsus maximum*). Planted landscape trees including Brushbox (*Lophostemon confertus*), Orchid Tree (*Bauhinia variegata*) and Mango (*Mangifera indica*) are also present over the site.

Major weed species identified on site include Cobbler's Pegs (*Bidens pilosa*), Siratro (*Macroptilium atropurpureum*), Mile-aminute (*Ipomoea cairica*), Glycine (*Neontonia wightii*), Corky Passion Vine (*Passiflora suberosa*), Cadaghi (*Corymbia torelliana*), Castor Oil Plant (*Ricinus communis*), Broadleaf Pepper Tree (*Schinus terebinthifolia*), Easter Cassia (*Senna pendula*), Guinea Grass and Green Cestrum (*Cestrum parqui*). Weeds are present in every vegetation community as can be expected in this disturbed environment.

### Riparian Vegetation

A narrow, riparian strip of remnant vegetation aligns the bank of the Brisbane River. The lower bank is tidally inundated and dominated by Grey Mangrove (*Avicennia marina*) and River Mangrove (*Aegiceras corniculatum*). The exotic Guinea Grass has also infiltrated some areas of the lower bank. The native Swamp Lily (*Crinum pendunculatum*) was also observed occasionally. It was noted during the assessment that the tide line is heavily polluted with litter.

The upper bank slopes steeply up to the ground level of the site. This bank appeared to be composed of unconsolidated fill in places, especially toward the western end of the site. The bank is vegetated by an upper stratum of mature canopy species that include Forest Red Gum (*Eucalyptus tereticornis*), River She-oak (*Casuarina cunninghamiana*) and Silky Oak (*Grevillea robusta*). The Forest Red Gums are considered significant for the landscape value they afford the site, the role they play in stabilising the bank, as well as the habitat value they provide to fauna (discussed later in this report).

The riparian vegetation has been degraded by a high diversity of weed species that form the understorey of this community. Dominant weeds include Guinea Grass, Balloon Vine (*Cardiospermum grandiflorum*) and Chinese Elm (*Celtis sinensis*). Weeds tend not to proliferate within the tidally influenced areas of the lower bank, however are prolific along the upper river bank.

### DPI ARI Site

The proposed entry point for the access road to the Tennyson Development is located on Fairfield Road at the location shown in Figure 1. At this entry point, the construction of the road will require the removal of a number of planted landscaping trees (natives) that presently form an open woodland over mown grasses. The species planted in this area includes Weeping Tea Tree (*Melaleuca leucodendron*), Hoop Pine (*Araucaria cunninghamii*), Bunya Pine (*Araucaria bidwilli*), Kauri Pine (*Agathis robusta*), Broad-leaved Tea Tree (*Melaleuca quinquenervia*), Grey Gum (*Eucalyptus major*) and Small leaved Fig (*Ficus obliqua*). Other species present are included in the flora inventory provided in Appendix B.

From this point, the proposed road crosses cleared, open paddock areas until it meets the boundary of the Powerhouse site. This boundary point is vegetated by planted canopy trees that include Hoop Pine and Weeping Fig (*Ficus benjamina*). Naturally occurring Forest Red Gums are also present closer to the riverbank.

### Significant Species

An EPA Herbrecs database search was undertaken to identify records of legislatively protected flora species that have been recorded in the site locality and may therefore potentially occur on site. Table 1 below shows the results of this search. The complete results are provided in Appendix C.

Table 1
Significant Flora Species Identified by Data Searches

Scientific Name	Common Name	Status
Gossia gonoclada	Scrub Ironwood	Endangered
Lilaeopsis brisbanica	-	Endangered

*Lilaeopsis brisbanica* is a small herb usually occurring alongside rivers or in swampy or marshy areas and is able to withstand partial inundation. This plant was not recorded during the site assessment. There is potential however that this species may occur.



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BCC has also designated WAV to occur along a waterway that supposedly traverses the DPI ARI site south of the Brisbane River Corridor. A review of aerial photography and the site assessment determined that although this area may be inundated in heavy rain events, it does not display the characteristics of a waterway and the designation of WAV is therefore considered inappropriate for this section of the site.

Wetland Vegetation (WEV)

This designation applies to all vegetation present in wetland areas, which are areas either permanently or occasionally water covered.

BCC has mapped a wetland corridor on the eastern boundary of the site, running east to west through the DPI ARI land and into the eastern boundary of the Tennyson Power Station site. The majority of this wetland corridor occurs on the adjacent ARI land and is actively grazed.

This wetland area largely consists of heavily grazed pasture land with a narrow (approx 5m) strip of ungrazed pasture in the middle. The dominant flora species is Rhodes Grass (*Chloris gayana*). It is likely that this area is partially inundated by runoff during high rainfall events as it is situated in a low-lying area.

Given the low diversity of flora species and the heavily disturbed state of the area identified as wetland corridor, it is considered that this area is not of significant ecological value to the site and that the WEV designation may be inappropriate.

WEV is also designated for the mangroves aligning the Brisbane River. This designation is considered appropriate.

Notably, the site is not zoned as an 'Emerging Community' and therefore no Significant Landscape Trees (SLTs) are present and required to be retained.



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# 7.2 PLANNING ISSUES

### 7.2.1 State Environmental Legislative Requirements

The following state legislation is relevant to the environmental elements of the proposed development:

Queensland Environmental Protection Act 1994

This Act places a 'General Environmental Duty' on all persons associated with the development to undertake activities with due diligence so that the receiving environment is not harmed. This Act is an umbrella for subordinate legislation that includes:

- Environmental Protection Regulation 1998 details Environmentally Relevant Activities (ERAs) that require a licence or approval to be carried out;
- Environmental Protection (Water) Policy 1997 states legally binding standards for water quality;
- o Environmental Protection (Noise) Policy 1997 states legally binding standards for noise;
- Environmental Protection (Air) Policy 1997 states legally binding standards for air quality;
- Environmental Protection (Interim Waste) Regulation 1996 details waste storage and disposal requirements;
- o Environmental Protection (Waste Management) Policy 2000 details waste management requirements; and
- Environmental Protection (Waste Management) Regulation 2000 details requirements for waste disposal, receival, waste tracking and special waste management.
- Fisheries Act 1994

In accordance with Section 123 'Protection of Marine Plants' of the Queensland *Fisheries Ac, 1994*, it is unlawful to remove, damage or destroy marine plants, which are those plants subject to tidal influence. This legislation will apply to the vegetation present in the riparian strip of vegetation that aligns the riverfront. Proposed works that will disturb marine plants are classified as operational works under the *Integrated Planning Act 1997* and require the lodgement of a development application (IDAS Form 1 part O).

- Integrated Planning Act 1997
   Development Approval is required under this Act for a Material Change of Use, Master Plan approval and for a range of potential permits, including Marine Plants and Coastal Works approvals.
- Coastal Protection and Management Act 1995
   This Act is the principle legislation that governs the assessment of development activities in a coastal management district (CMD). The section of the Brisbane River along which the site is located falls under the Darra CMD.

### 7.2.2 Local Environmental Legislative Requirements

The Brisbane City Council (BCC) Natural Assets Local Law 2003 (NALL) has designated categories of vegetation that occur on site to be protected. Clearance of this vegetation will require the completion of an '*Application to Carry Out Works on Protected Vegetation*'. These categories are applicable to both the Power Station site and DPI ARI sites. Figure 2 in Appendix A shows the locations of these NALL designations

Significant Native Vegetation (SNV)

The SNV designation is assigned to land where native vegetation remains relatively intact. This category has been assigned to the entire area of both sites. The area on site to which this mapping is appropriate is the riparian corridor. Of note however, the understorey of this community has been degraded by exotic grasses.

The planted canopy trees along Fairfield Road on the DPI ARI site may also fall into this category, although it is noted that these trees have been planted and feature species that are not native to the locality.

All other areas on site are cleared, aside from occasional landscape trees, some of which are native species. It is not considered however that the SNV layer is appropriate for these areas.

Waterway Vegetation (WAV)

This designation applies to all vegetation present in Waterway Corridors, including the Brisbane River Corridor. The designation of this category along the Brisbane River, that includes all vegetation extending twenty (20) metres back from the high water mark, is considered appropriate for the site (including the DPI ARI site). It is noted however that the riparian corridor on site spans approximately five (5) to ten (10) metres back from the high tide line.



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The site upon which the State Tennis Centre and proposed residential development is to be developed currently contains the now decommissioned Tennyson Power Station and other ancillary buildings and structures.

The area on the DPI ARI site that is proposed to be developed to accommodate the proposed access road is presently mostly paddock for animals used in Institute activities.

Figure 1 in Appendix A provides an aerial photograph of the site.

#### 7.1.3 About this Report

This report contains many references to flora and fauna species. For ease of reading, scientific names have been provided only in the first instance where a species is referred to in the text or information tables.



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## 7.1 INTRODUCTION

### 7.1.1 Overview

Lambert and Rehbein was commissioned by Mirvac Queensland Projects Pty Ltd to undertake a detailed ecological assessment of the site at 4 Softstone Street, Tennyson, formally the Tennyson Power Station. The site is proposed to be redeveloped to incorporate a State Tennis Centre and residential development. The development will be accessed by a new road that will exit Fairfield Road and traverse the Department of Primary Industry Animal Research Institute (DPI ARI) to the east of the site. There will be vegetation clearance required to accommodate the development and the new access road. Vegetation clearance may also be required along the riverfront to accommodate proposed infrastructure.

A comprehensive site visit was conducted by Lambert & Rehbein's ecologist on September 9<sup>th</sup>, 2005 during which an inventory of flora and fauna species present on site was made. Ecological functions, as well as the overall ecological health of the site was also noted. A preliminary ecological assessment of the site was also undertaken by Lambert and Rehbein on June 18<sup>th</sup>, 2004. Records made during this preliminary assessment have been incorporated into this report.

Included as Attachments to this report are Codes Assessments for the Brisbane city Council' Wetland, Waterway and Biodiversity Planning Scheme Codes, and Supporting Documentation to a Marine Plants Permit application for the development.

### 7.1.2 Site Description

At the time of lodgement it is anticipated that a reserve for sport and recreational purposes will have been granted to the Department of Local Government, Planning, Sport and Recreation over the subject site.

The real property description of the reserve is:

Lot 1 on SP 164685

County Stanley

Parish Yeerongpilly

Title Reference: 49104467.

It is expected that the following easements will be registered on the reserve at the time of application:

Queensland Electricity Transmission Corporation Limited (Powerlink)

Easement B on SP 184023 benefiting Lot 2 on SP164685 for electricity and access purposes.

Energex Limited

- Easement A on SP184022 for electricity purposes
- Easement B on SP184023 for electricity purposes
- Easement C on SP184024 for electricity purposes

Lot 566 on SP 104107, which accommodates the Department of Primary Industries and Fisheries Animal Research Institute (DPI&F site), is included in the subject application only for the purposes of the following components of the development:

- The main access road to the proposed development is from Fairfield Road;
- The pedestrian/cycleway which connects the proposed main access road to the foreshore area of the subject site;
- The pedestrian pathway connecting the main access road to the proposed overbridge to Yeerongpilly Railway Station at the Fairfield Road frontage of the site; and
- Car parking associated with the State Tennis Centre.

Other than an amended access arrangement to the Institute, no changes to the Institute activities are proposed as part of this application.

The site is bounded by the Brisbane River to the north, Softstone Street and the eastern end of King Arthur Terrace to the west, the Corinda Yeerongpilly Rail corridor and Tennyson Memorial Drive to the south and the DPI&F site to the east.





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# AFPENDIX D CODE ASSESSMENT

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION S	COMMENTS	COUNCIL USE ONLY
Retaining walls are to be designed to manage river bank stabilisation so to control erosion. Retaining walls should be permitted in Precincts 2, 3, 4 or 5 if they retain the existing approved height or ground level (as defined) in this plan of the land.	<ul> <li>not constructed within 20m horizontal distance from high water mark for other land.</li> <li>designed and constructed to withstand flood conditions.</li> </ul>	~	No retaining walls are intended to be constructed close to the river, however the pedestrian link from the proposed Softstone Street roundabout to the river walkway will require retaining due to a change in the existing levels and the constraint of nil excavation across existing electrical easements. Similarly, the disabled pedestrian ramp from the river walkway up to the plaza level of the adjacent Building D will require some retaining structures within the river corridor.	

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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
	<ul> <li>A3.2 Retaining walls proposed in locations where they are visible from the Brisbane River are:</li> <li>limited to a height of 1m.</li> <li>separated by at least 5m between any other retaining wall higher or lower on the slope.</li> <li>constructed of durable materials that compliment that character and amenity of the immediate environs with respect to their texture, shape and colour (e.g. natural stone, coloured off-form concrete).</li> <li>landscaped to obscure at least 50% of the face of any retaining wall, including at least one tree or shrub that will grown to a minimum height of 5m for every 5m of retaining wall length.</li> </ul>	x	No retaining walls are intended to be constructed close to the river, however the pedestrian link from the proposed Softstone Street roundabout to the river walkway will require retaining due to a change in the existing levels and the constraint of nil excavation across existing electrical easements. Similarly, the disabled pedestrian ramp from the river walkway up to the plaza level of the adjacent Building D will require some retaining structures within the river corridor.	
P4 Steps and ramps are designed be unobtrusive, involve the unof natural or natural toned materials and to minimise the need for cut and fill.		~	Refer to information regarding retaining walls above. No steps or ramps will be constructed to access the river.	

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## APPENDIX D CODE ASSESSMENT

PERF	ORMANCE CRITERIA	ACCE	PTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
ACCI	ESS TO WATERWAYS AND THE	E BRISB	ANE RIVER			
21	Public access to Waterways and the Brisbane River Corridor must be provided in appropriate locations and designed to minimise the visual impact on the Brisbane River's	A1.1	Where required by the <i>Brisbane River Walk Strategy</i> , proposals on land wholly or partly within the Brisbane River Conridor provide for the construction of contiguous walkways and structures, and surrender land to the Crown.	N/A	River Walk does not extend to site.	
	landscape values.	A1.2	Public access is provided in a manner consistent with the 'Public access' Element of the Brisbane River Corridor Planning Scheme Policy.	~	-	
		A1.3	Public riverside pedestrian/cycle pathways and boardwalks and other facilities, including those identified in the <i>Brisbane River Walk Strategy</i> , are designed, constructed and maintained in accordance with the Public Riverside Facilities Design and Maintenance Manual.	~		
		A1.4	Public access in Precincts 3 and 4 is located above high water mark.	N/A		

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**APPENDIX E** Marine Plants Supporting Documentation

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TENNYSON RIVERSIDE DEVELOPMENT APPLICATION

## 7.1 INTRODUCTION

This report has been developed to provide the relevant supporting documentation required under the Integrated Planning Act, 1997 and the Fisheries Act, 1994 where a development requires the disturbance of marine plants.

As part of the redevelopment of the Teenyson Poweer house site and the development of the State Tennis Centre, the State Government requires that Mirvac undertake works within the tidal zone including the removal of a number of existing buildings and other infrastructure prior to the commencement of construction activities. This activity will involve the removal and interference with marine plants.

This report deals with the Construction Stage of the development in relation to the disturbance to marine plants. A separate Application and Supporting Documentation report has been submitted that deals with the specific activities in relation to the restoration of the site prior to construction.

A comprehensive site visit was conducted by Lambert & Rehbein's ecologist on September 9th, 2005 during which an inventory of flora and fauna species present on site was made. Ecological functions, as well as the overall ecological health of the site was also noted. A preliminary ecological assessment of the site was also undertaken by Lambert and Rehbein on June 18th, 2004.

A site visit was undertaken on September 27th 2005 by Lambert & Rehbein to identify areas of disturbance to marine plants ...

### 7.1.1 Background and Project Summary

The project involves the development of a new State Tennis Centre (STC) and the Tennyson Residential Development (TRD) on the site of the former Tennyson Powerhouse located on Tennyson Memorial Avenue and Softstone Street Tennyson.

The development includes the following components:

#### State Tennis Centre

- World class tennis centre with a 7,000 seat capacity
- 22 match and training courts (grass, clay and acrylic hard court "grand slam" surfaces)
- Facilities for community tennis
- Tennis Queensland Headquarters
- Home base for Queensland Academy of Sports tennis program
- · Car parking

Residential, Retail and Commercial Development

- 6 residential apartment buildings (385 apartments)
- Retail and commercial space on the lower floor
- Gymnasium
- Swimming pool/s
- Car parking



LAMBERT & REHBEIN

NOVEMBER 2005

#### 7.1.2 Site Description

At the time of lodgement it is anticipated that a reserve for sport and recreational purposes will have been granted to the Department of Local Government, Planning, Sport and Recreation over the subject site.

The real property description of the reserve is:

Lot 1 on SP 164685

County Stanley

Parish Yeerongpilly

Title Reference: 49104467.

It is expected that the following easements will be registered on the reserve at the time of application:

Queensland Electricity Transmission Corporation Limited (Powerlink)

Easement B on SP 184023 benefiting Lot 2 on SP164685 for electricity and access purposes.

Energex Limited

- Easement A on SP184022 for electricity purposes
- Easement B on SP184023 for electricity purposes
- Easement C on SP184024 for electricity purposes

Lot 566 on SP 104107, which accommodates the Department of Primary Industries and Fisheries Animal Research Institute (DPI&F site), is included in the subject application only for the purposes of the following components of the development:

- The main access road to the proposed development is from Fairfield Road;
- The pedestrian/cycleway which connects the proposed main access road to the foreshore area of the subject site;

• The pedestrian pathway connecting the main access road to the proposed overbridge to Yeerongpilly Railway Station at the Fairfield Road frontage of the site; and

Car parking associated with the State Tennis Centre.

Other than an amended access arrangement to the Institute, no changes to the Institute activities are proposed as part of this application. The site is bounded by the Brisbane River to the north, Softstone Street and the eastern end of King Arthur Terrace to the west, the Corinda Yeerongpilly Rail corridor and Tennyson Memorial Drive to the south and the DPI&F site to the east.

The site upon which the State Tennis Centre and proposed residential development is to be developed currently contains the now decommissioned Tennyson Power Station and other ancillary buildings and structures.



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# 7.2 DETAILS OF PROPOSED ACTIVITY & DISTURBANCE

A Marine Plant Permit is required to cover proposed works that involve the removal, damage or disturbance of marine plants. The following sections of this report include a description of the riparian vegetation community aligning the Brisbane River, each of the activities that are incorporated under this application for a Marine Plant Permit, the purpose of each activity, the type of vegetation that is to be removed or disturbed and the number of plants or areas to be disturbed relative to each activity. The activities detailed in this report relate to the construction stage of the development. A separate report has been submitted for the works that involve restoration of the site prior to the start of construction.

Details on the method of works are unavailable at the time of submission of this report. Detailed design on method of works is dependent on the results of geotechnical investigations, stormwater system design and construction details that have not been completed. Where some level of design detail is known the method of works has been included or a range of options is outlined. Figure 1 identifies the location of each of the proposed disturbance activities and incorporates an indication of the extent of mangroves along this reach. Figure 2 is an aerial photograph of the site identifying the proposed activities. This aerial clearly delineates the extent of mangroves along this reach of the Birsbane River. A proposed Drainage Layout Plan, showing details of drainage lines for the entire site, is attached in Appendix A.

It should be noted that the total areas shown for disturbance of marine plants (refer Figure 1) are the areas where the works will be undertaken. It is likely that in some cases not all of the area to be disturbed is covered by marine plants or that not all of the marine plants within the designated areas will be disturbed. Every attempt will be made to retain as much marine vegetation as possible during the demolition and construction works.

### 7.2.1 Description of Brisbane River Riparian Vegetation Aligning the Site

A narrow, riparian strip of remnant vegetation aligns the bank of the Brisbane River. The lower bank is tidally inundated and dominated by Grey Mangrove (*Avicennia marina*) and River Mangrove (*Aegiceras corniculatum*). The exotic Guinea Grass has also infiltrated some areas of the lower bank. The native Swamp Lily (*Crinum pendunculatum*) was also observed occasionally. It was noted during the assessment that the tide line is heavily polluted with litter.

The upper bank slopes steeply up to the ground level of the site. This bank appeared to be composed of unconsolidated fill in places, especially toward the western end of the site. The bank is vegetated by an upper stratum of mature canopy species that include Forest Red Gum (*Eucalyptus tereticornis*), River She-oak (*Casuarina cunninghamiana*) and Silky Oak (*Grevillea robusta*). The Forest Red Gums are considered significant for the landscape value they afford the site, the role they play in stabilising the bank, as well as the habitat value they provide to fauna.

The riparian vegetation has been degraded by a high diversity of weed species that form the understorey of this community. Dominant weeds include Guinea Grass, Balloon Vine (*Cardiospermum grandiflorum*) and Chinese Elm (*Celtis sinensis*). Weeds tend not to proliferate within the tidally influenced areas of the lower bank, however are prolific along the upper river bank.

### 7.2.2 Proposed Activity 1 - Construction of Walkway

### Purpose of the Activity

This activity involves the construction of a walkway over an eroded section of the Brisbane River Bank on the northern boundary of the site. The activity aims to incorporate a public thoroughfare over bank stabilisation works.

#### Method of Works

The detailed design has not been finalised, however at this time it is assumed that a gabion revetment wall will be required along the eroded sections of the Riverbank along the property boundary to the north of Buildings E and F (refer Figure 1). Some fill may be required to be placed behind the revetment wall where the erosion has progressed close to the proposed Building F. An alternative option is to construct a raised boardwalk without a revetment wall, however, as the river bank has suffered considerable erosion in places it was deemed important to stabilise the bank.

Contractors undertaking works will be required to adhere to a site specific Construction Environmental Management Plan (CEMP). The CEMP will address the construction and demolition activities that have the potential to cause environmental harm.

### Description of Marine Plants Proposed to be Disturbed

It is proposed to remove two *Eucalyptus tereticornis* that are considered to be located an unsafe distance from the building. The area of disturbance is estimated at  $705m^2$  however it is expected that a significantly lesser area of *Avicennia marina* and *Aegiceras corniculatum* will be disturbed to allow for the proposed construction activity. The Eucalypts to be removed are estimated to be 20m in height and between 80 - 120cm diameter at breast height (DBH). WGS84 coordinates of these trees are shown in Figure 1. The trees appear to be healthy.

The area of disturbance is summarised below.





Length - the length of disturbance is approximately 105 m.

Width - the width of disturbance is 7m.

Total Area - Total area of disturbance is 705 m<sup>2</sup>.(uneven shape so area not equal to length x width)

One *E. tereticornis* is also proposed to be removed in the western most section of the riverbank, just north of Building F. This tree has fallen over and is leaning heavily, and while still alive may pose a future risk due to users of the walkway. The tree is estimated to be 16m in height with a DBH of >100cm. The WGS84 coordinates of this tree is shown in Figure 1

#### 7.2.3 Proposed Activity 2 – Utilisation of Existing Stormwater Outlets

#### Purpose of Activity

Two existing stormwater outlets will be used and one new outlet is proposed. The proposed new outlet has been outlined already and included in Proposed Activity 2. The reason for using existing outlets is to minimise disturbance to the river bank and marine plants.

#### Method of Works

It is not anticipated that works associated with the existing stormwater outlets will disturb marine plants unless the existing pipes are damaged and need to be replaced. This has not been determined at this time. The disturbance to marine plants will be due to clearance of plants around the outlets so as to allow free flow of stormwater. The area of disturbance is estimated at  $25m^2$  per outlet however it is expected that disturbance to *Avicennia marina* and *Aegiceras corniculatum* will be limited to a few individuals at each outlet.

Description of Marine Plants Proposed to be Disturbed

The area of disturbance is summarised below.

Length – the length of disturbance is 5m for each outlet.

Width - the width of disturbance is 5m for each outlet.

Total Area – Total area of disturbance is 50 m<sup>2</sup> (total for both outlets).

Future Maintenance Works

There will be a requirement for clearing mangroves adjacent to the stormwater outlets so that flow of stormwater is not impeded.

#### 7.2.4 Future Maintenance Works

There will be a requirement for clearing mangroves adjacent to the stormwater outlets so that flow of stormwater is not impeded.

#### 7.2.5 Fish Habitats to be Impacted

The fish habitats to be impacted as a result of the proposed works are limited to the tidally inundated mud banks of the river adjacent to the area of the proposed works.



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# 7.3 ON SITE MITIGATION MEASURES

The area currently receives untreated stormwater from the site and beyond. The river bank is heavily polluted with litter and is weed infested and is severely eroded in places. The development proposes to improve the current situation through the treatment of stormwater runoff, rehabilitation of the riparian zone, incorporation of erosion control works and the conduct of an initial waste clean up and ongoing maintenance works.

Further, with the minimisation of potential tidal works through the opportunistic reuse of stormwater inlets combined with the rehabilitation of the riparian corridor and dedication to public open space, Lambert and Rehbein believe the proposed works will have a net positive impact on the marine plant community associated with the project site.

The following additional management measures are proposed for inclusion:

- A range of stormwater quality improvement devices including Gross Pollutant Traps and bioretention swales will be used to treat all stormwater entering and leaving the site;
- A major clean up of litter and waste along the river bank will be undertaken;
- Weeds will be removed from the river bank area;
- Bank stabilisation measures such as revetment walls will be installed to prevent further erosion of the river bank and improve bank stability;
- Regrowth of marine plants will be encouraged in all disturbed areas;
- Revegetation and landscaping along the river bank will improve and maintain bank stability and visual appeal of the site; and
- · Dedication of the riparian corridor to public open space.

## 7.4 OFF SITE COMPENSATION MEASURES

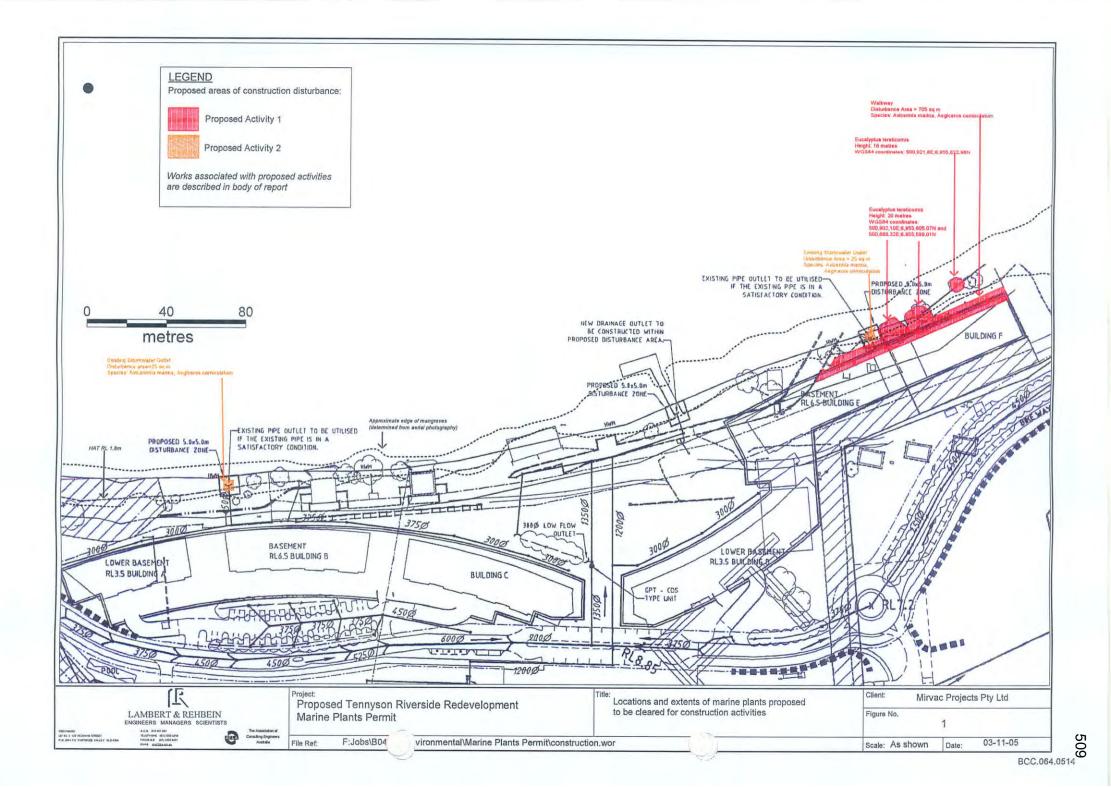
It is not proposed to undertake off site compensation measures due to the fact that there will not be any permanent loss of marine plants or fish habitats. As a direct result of the development the number and area of marine plants may increase and the on site mitigation measures will improve the fish habitats.

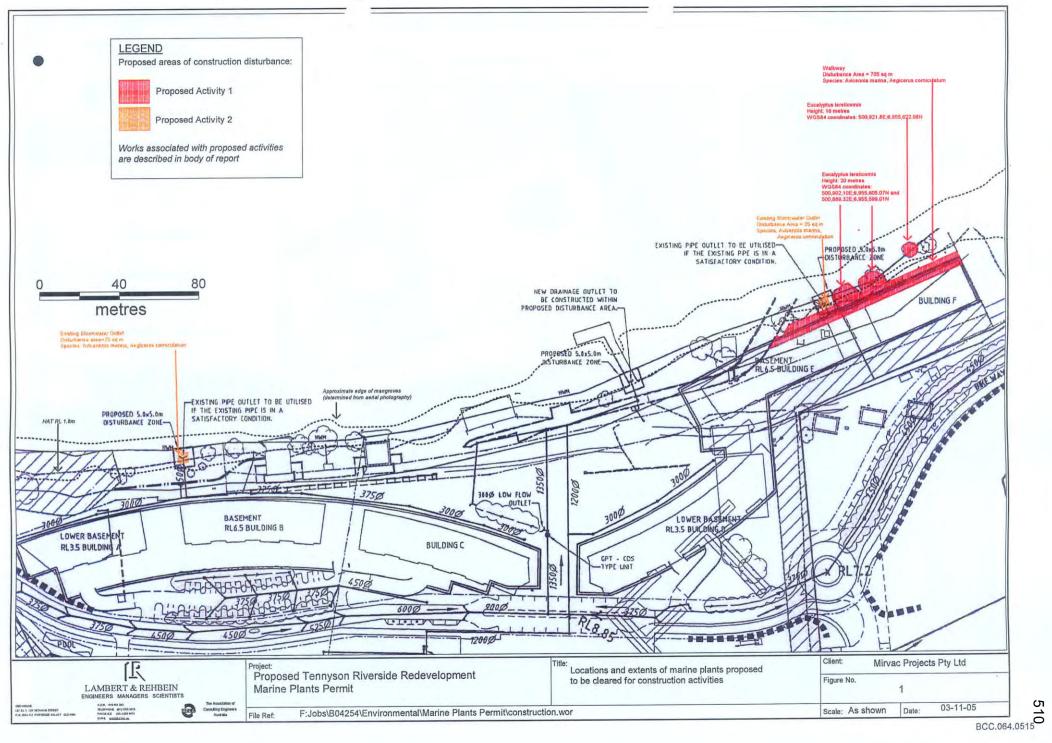




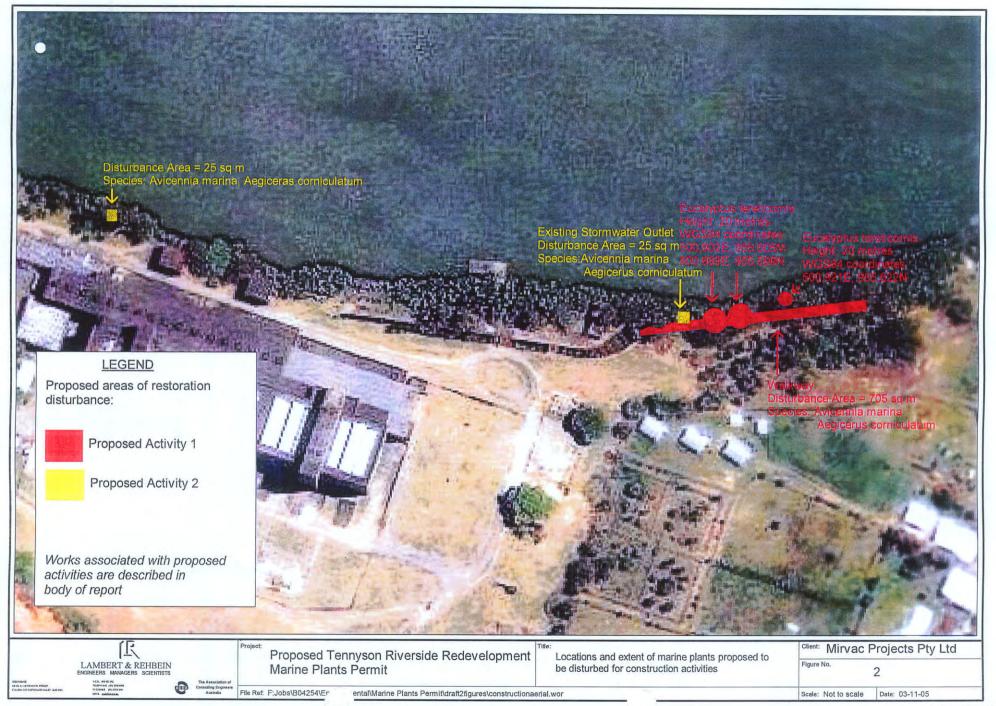
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Drainage Layout Plan

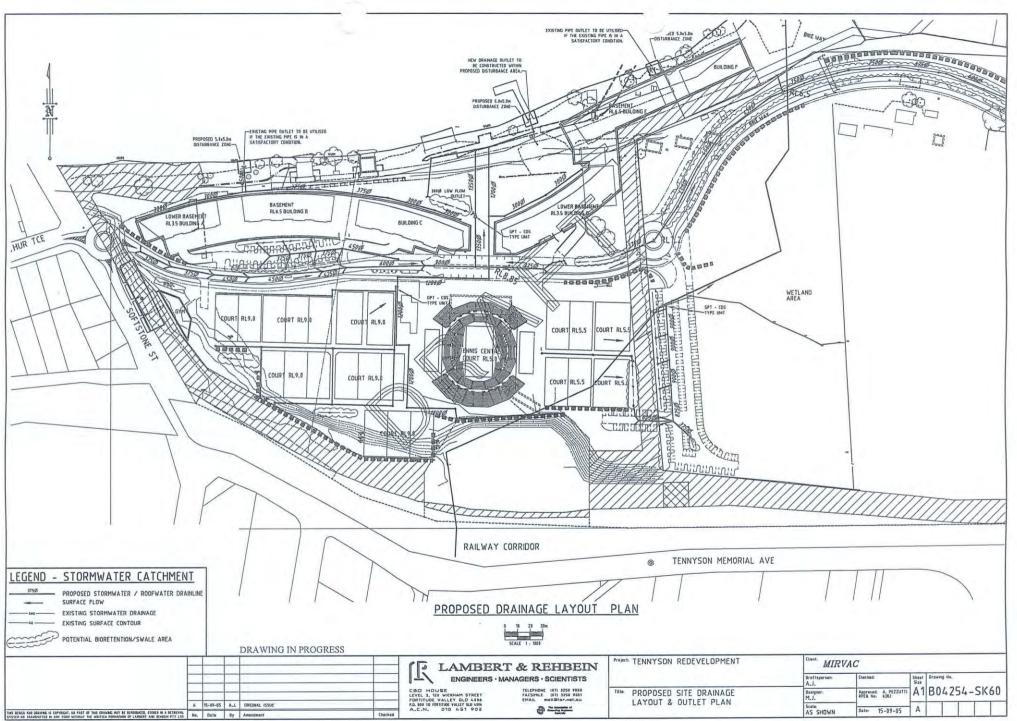




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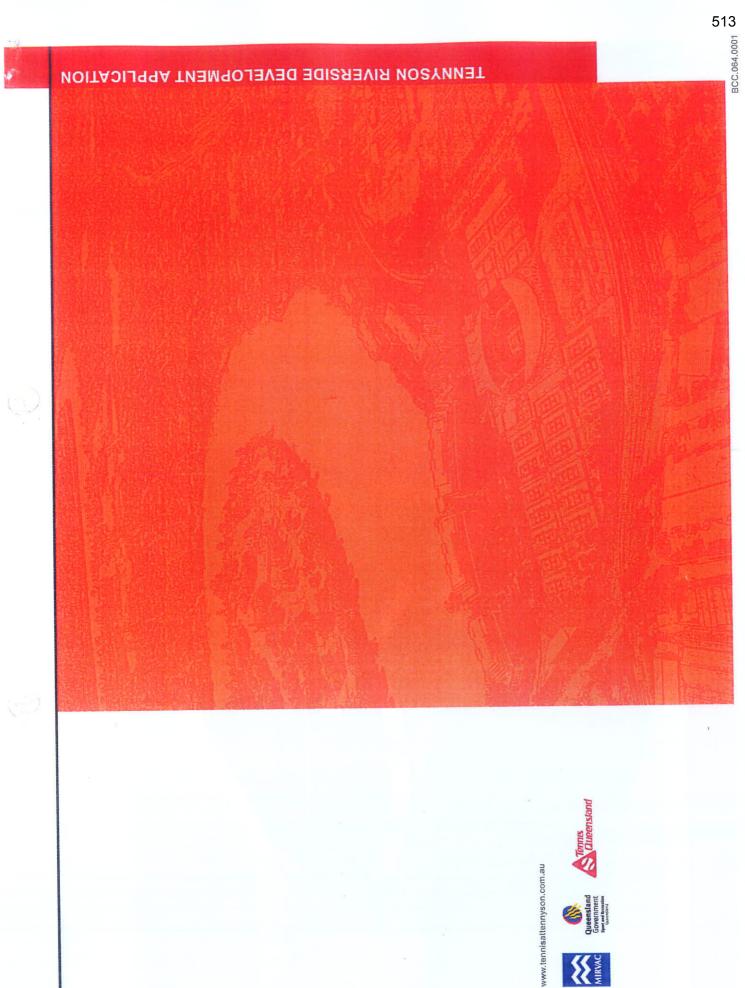


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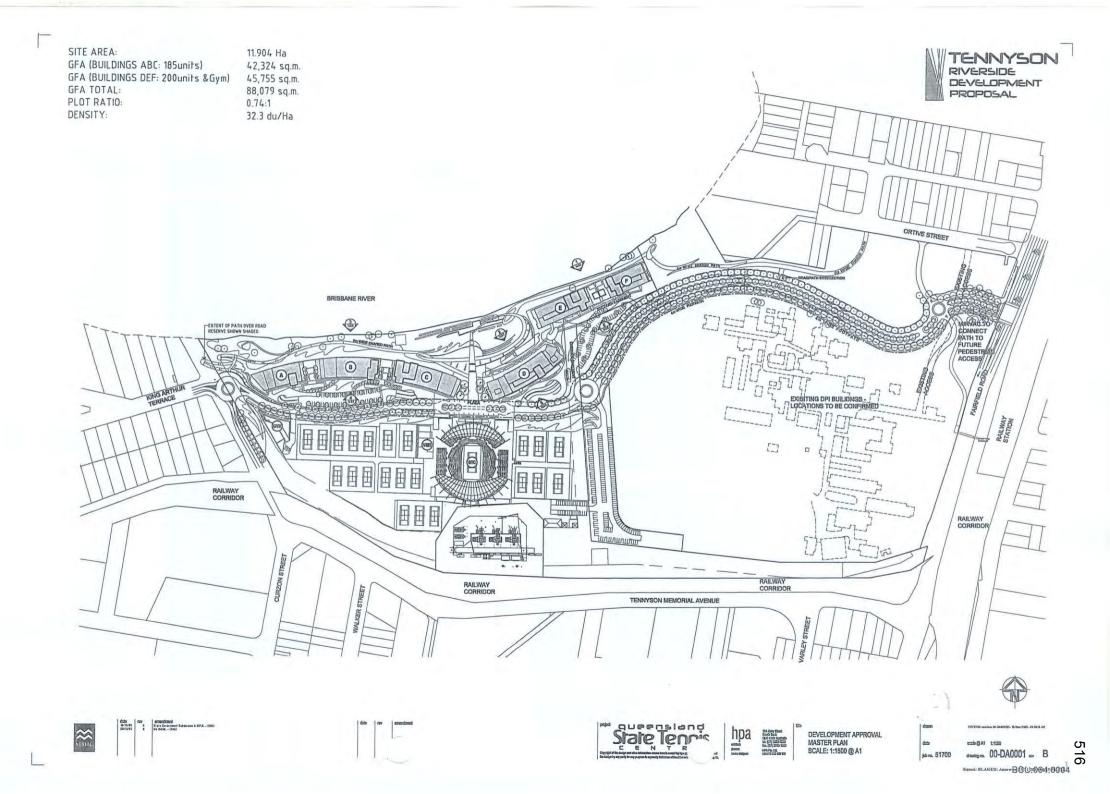
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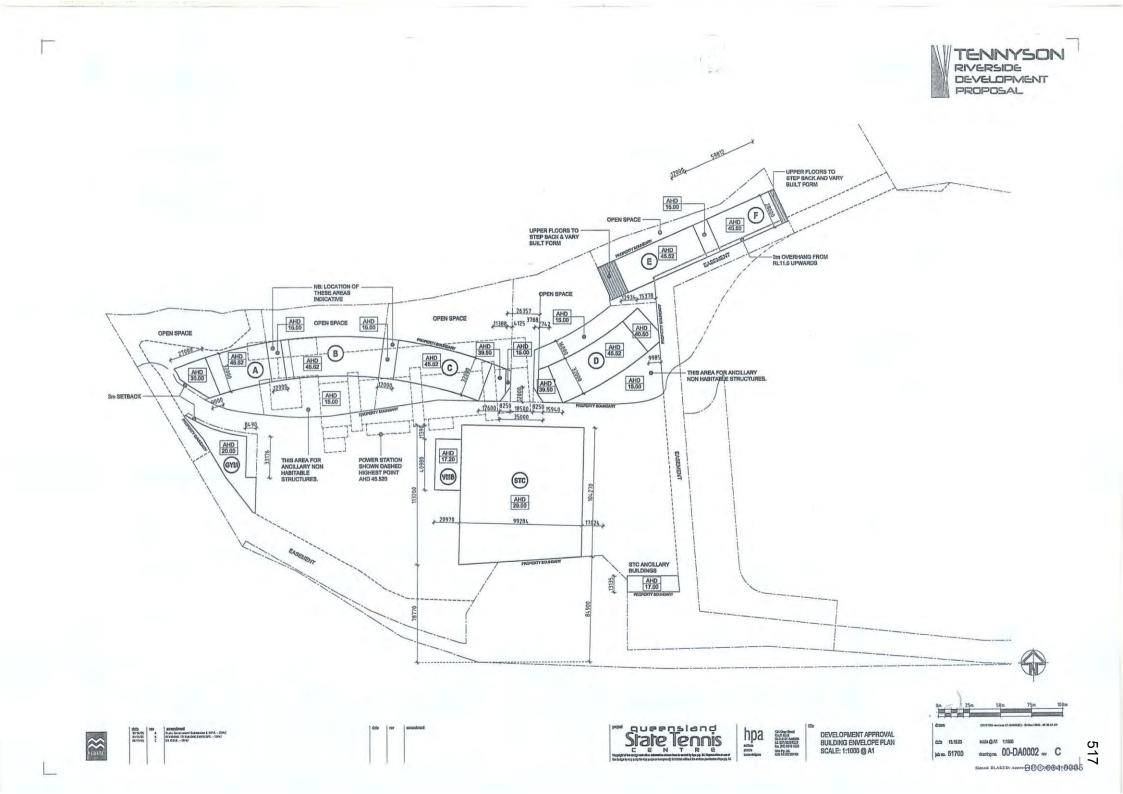
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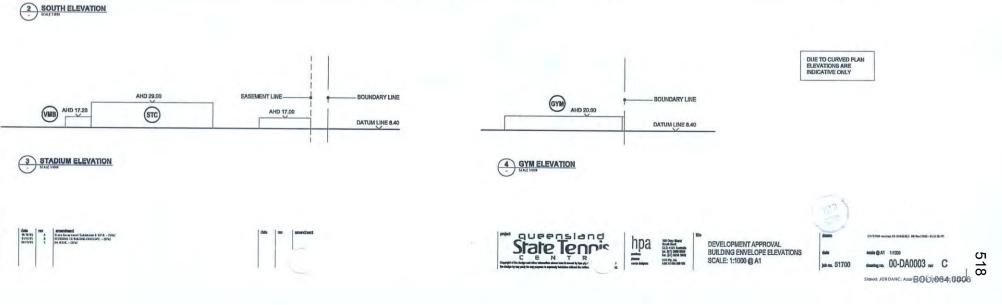
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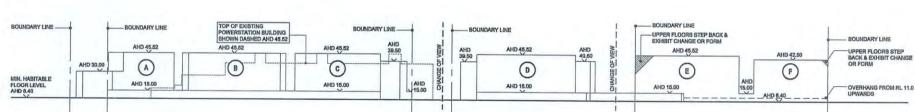
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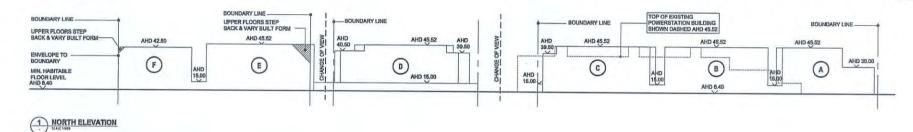
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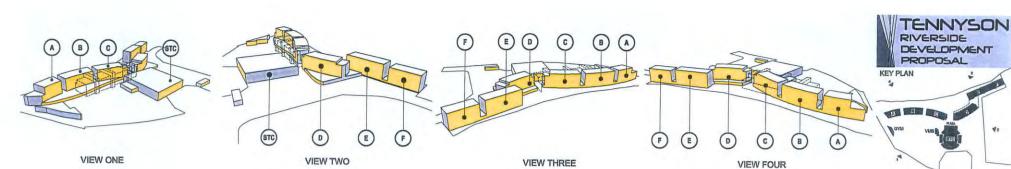




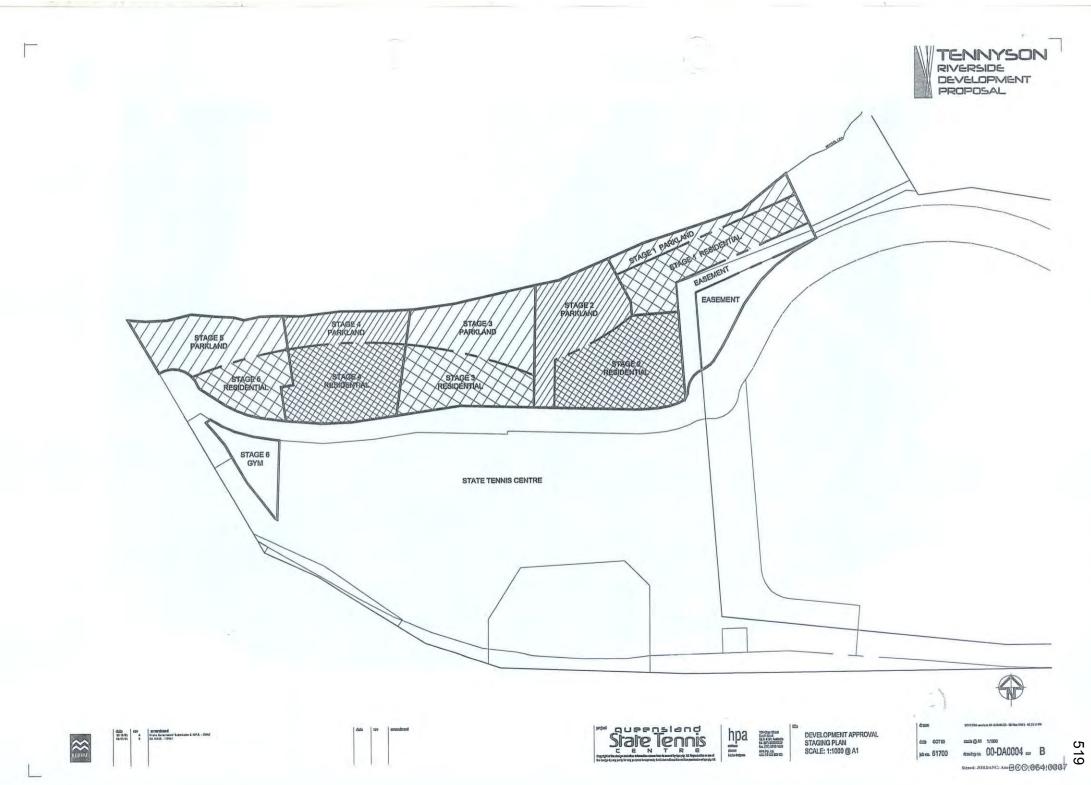








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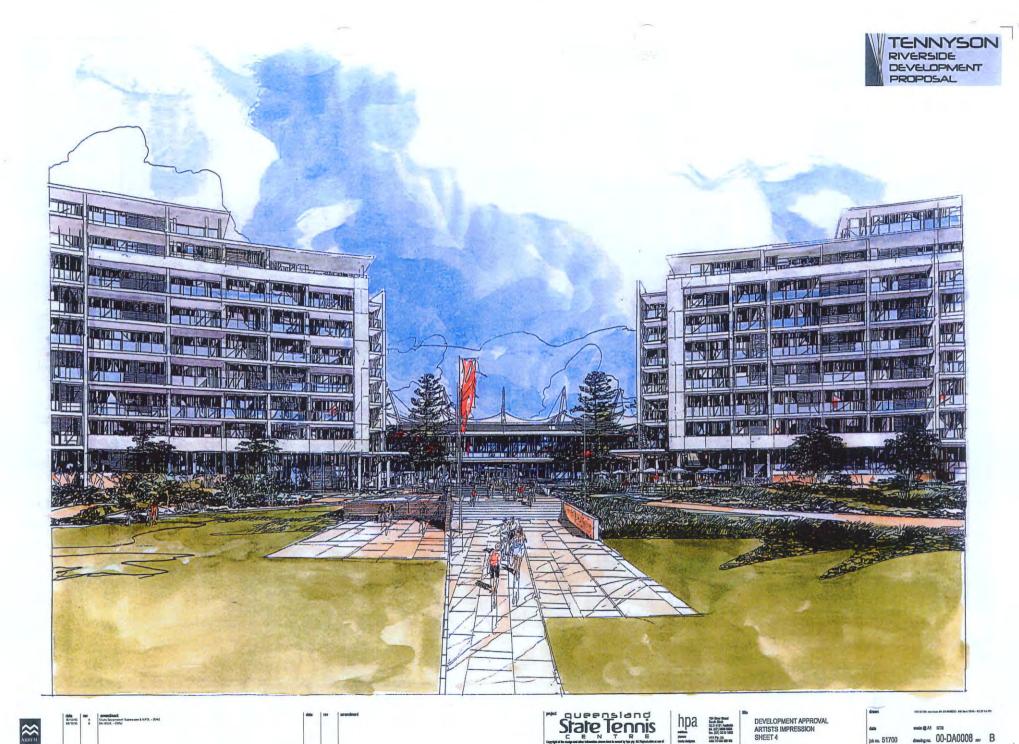












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DEVELOPMENT APPROVAL ARTISTS IMPRESSION SHEET 4



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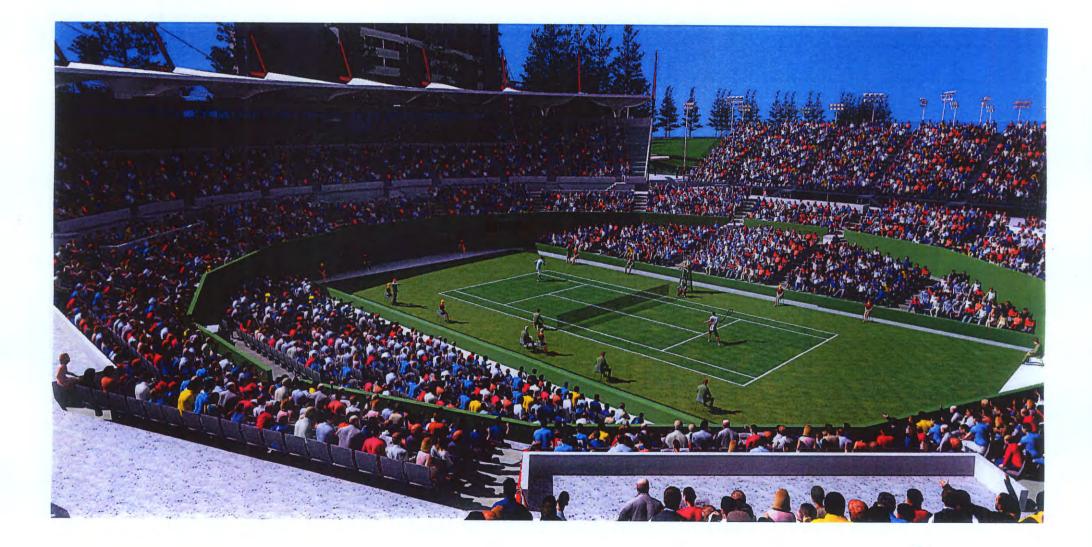














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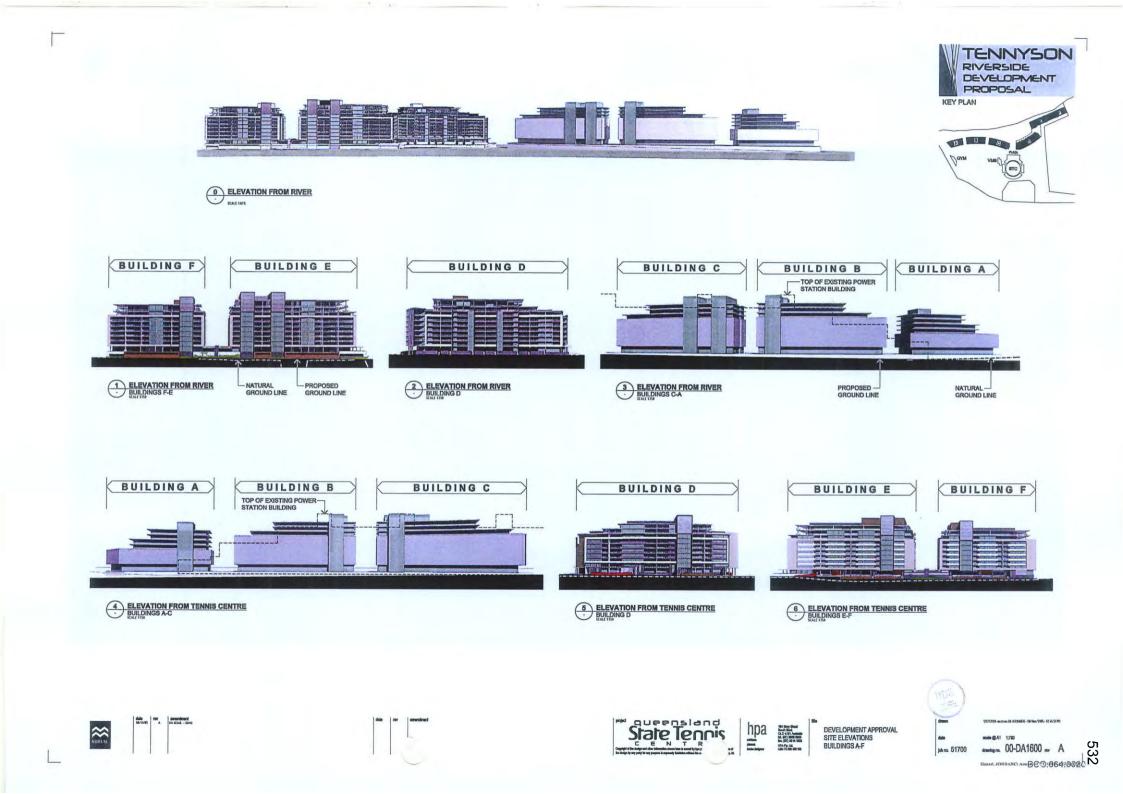


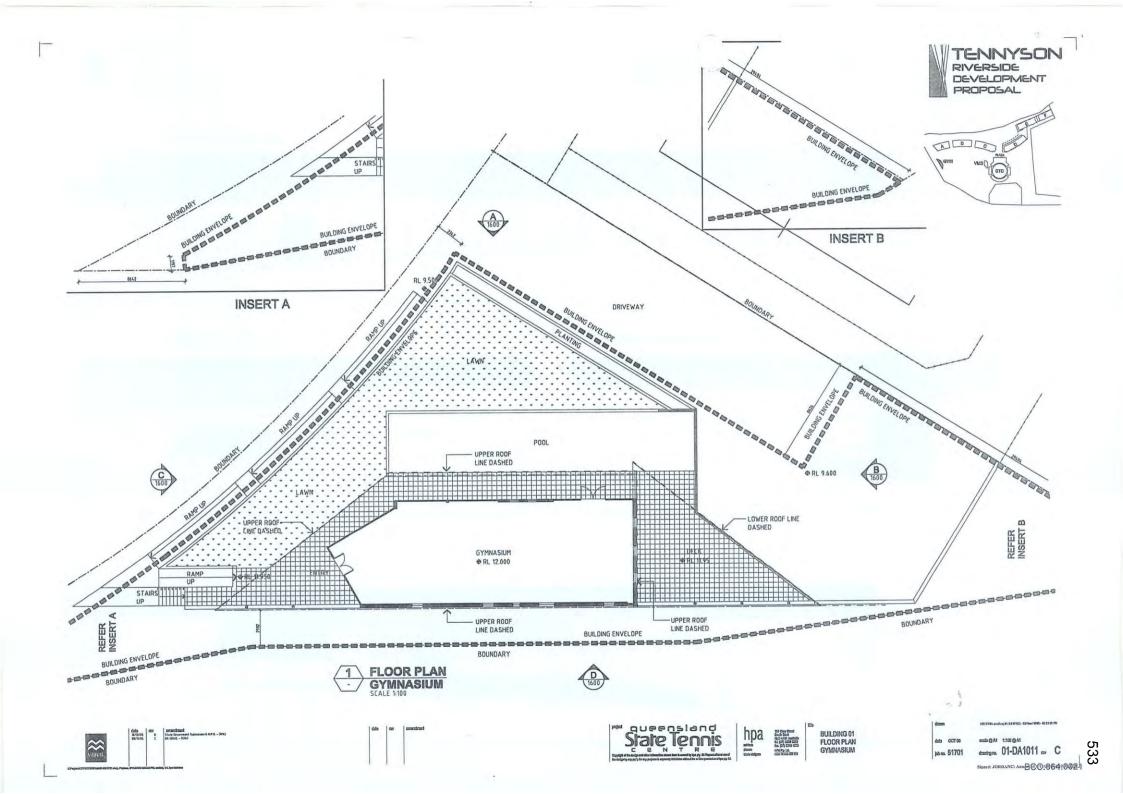


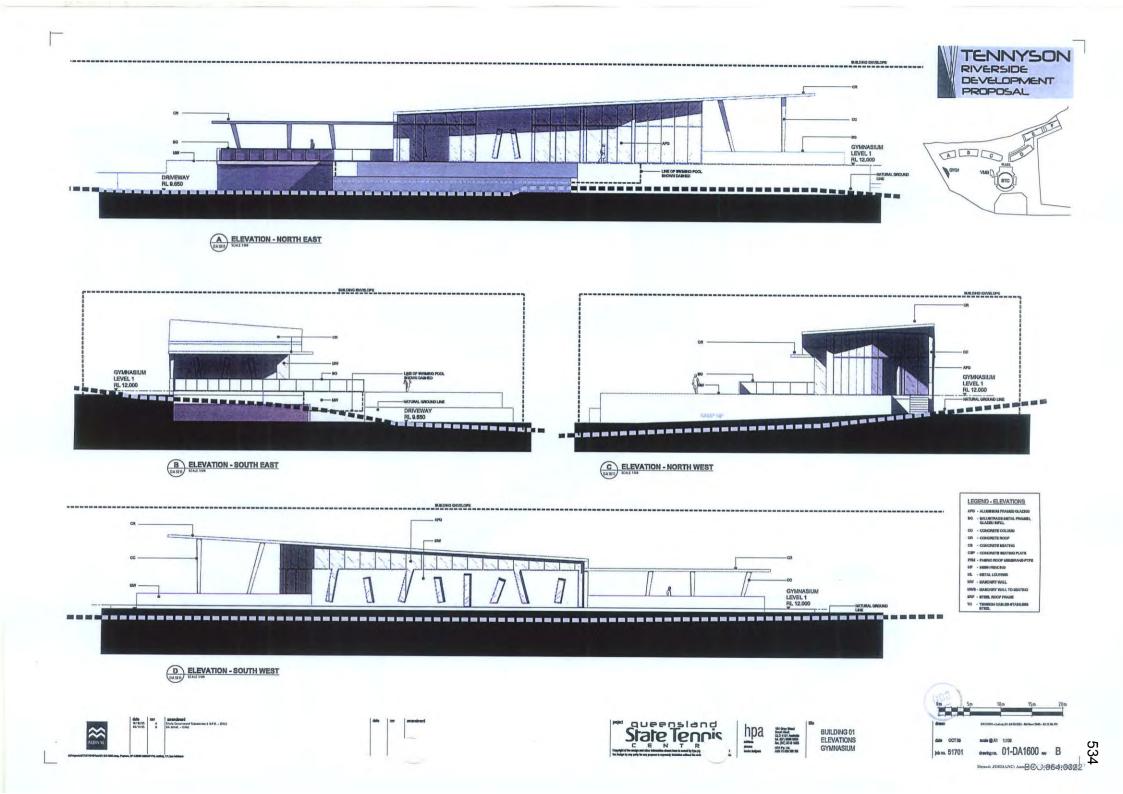
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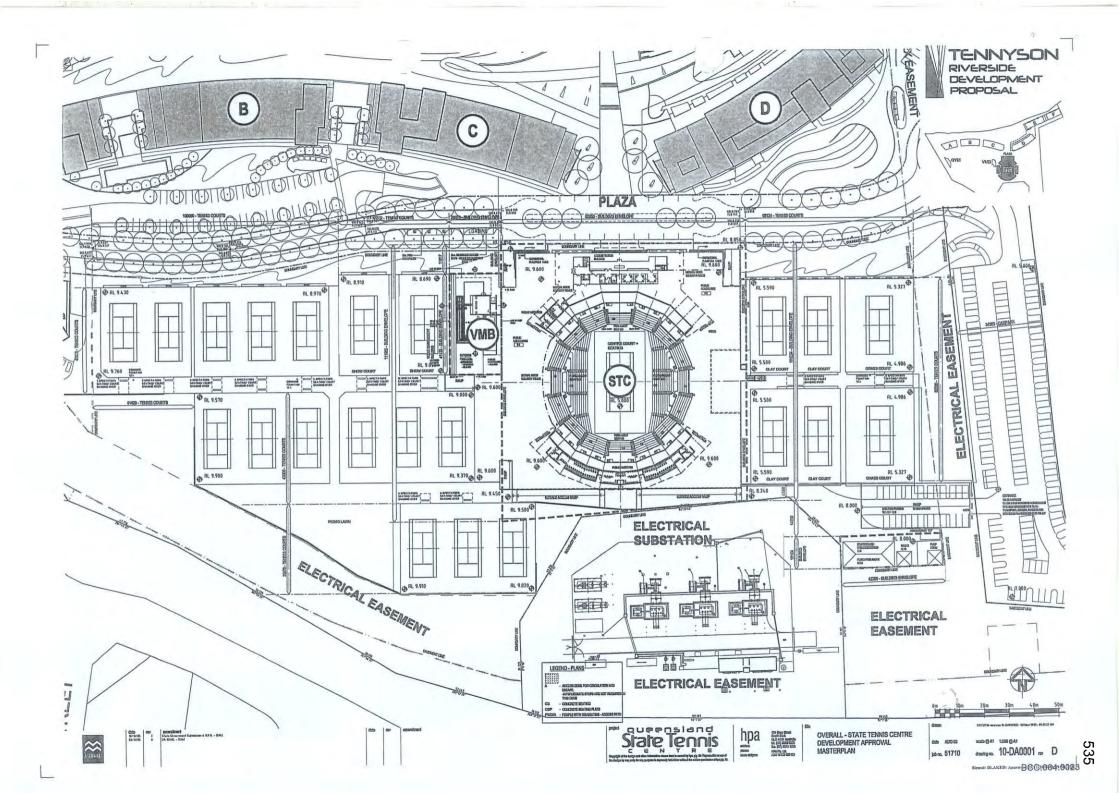


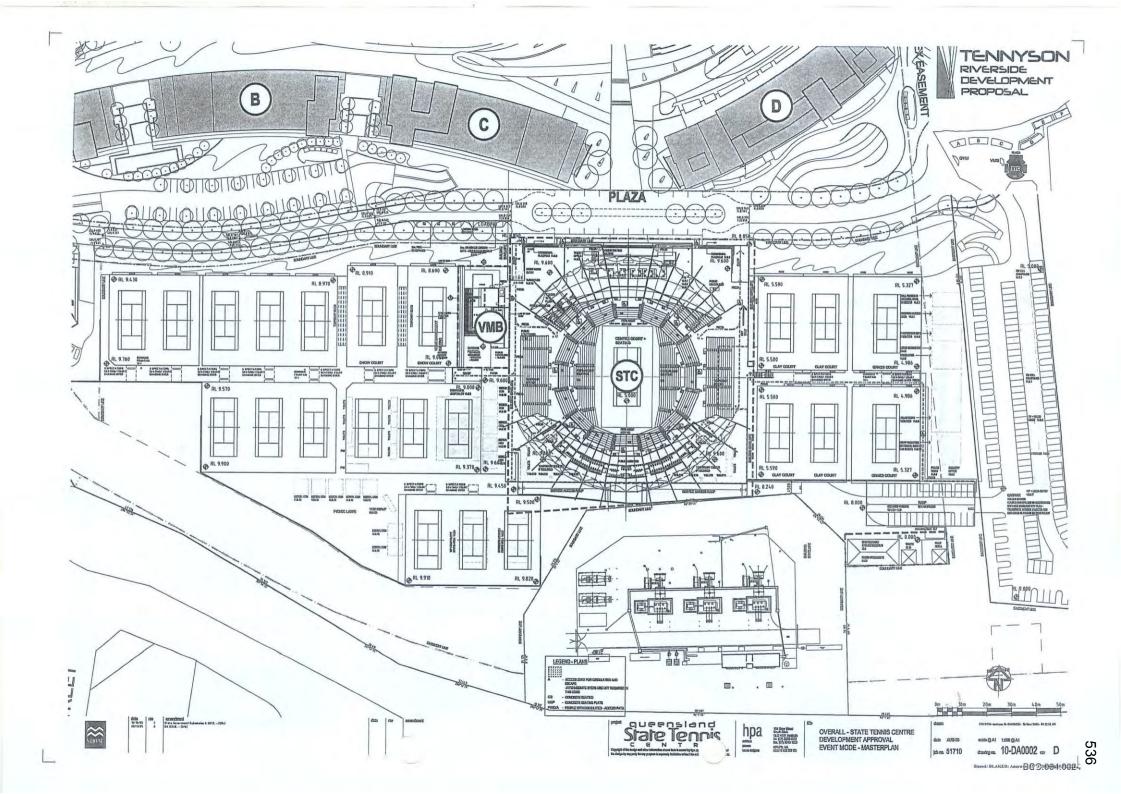


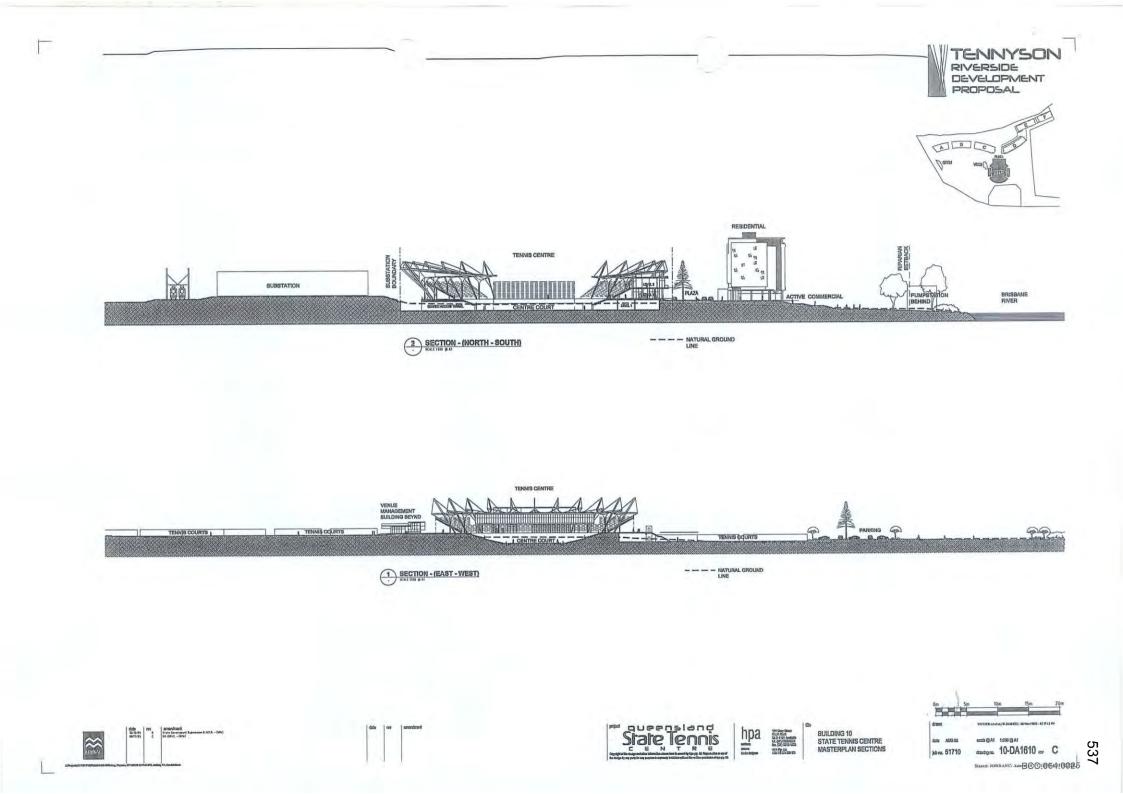


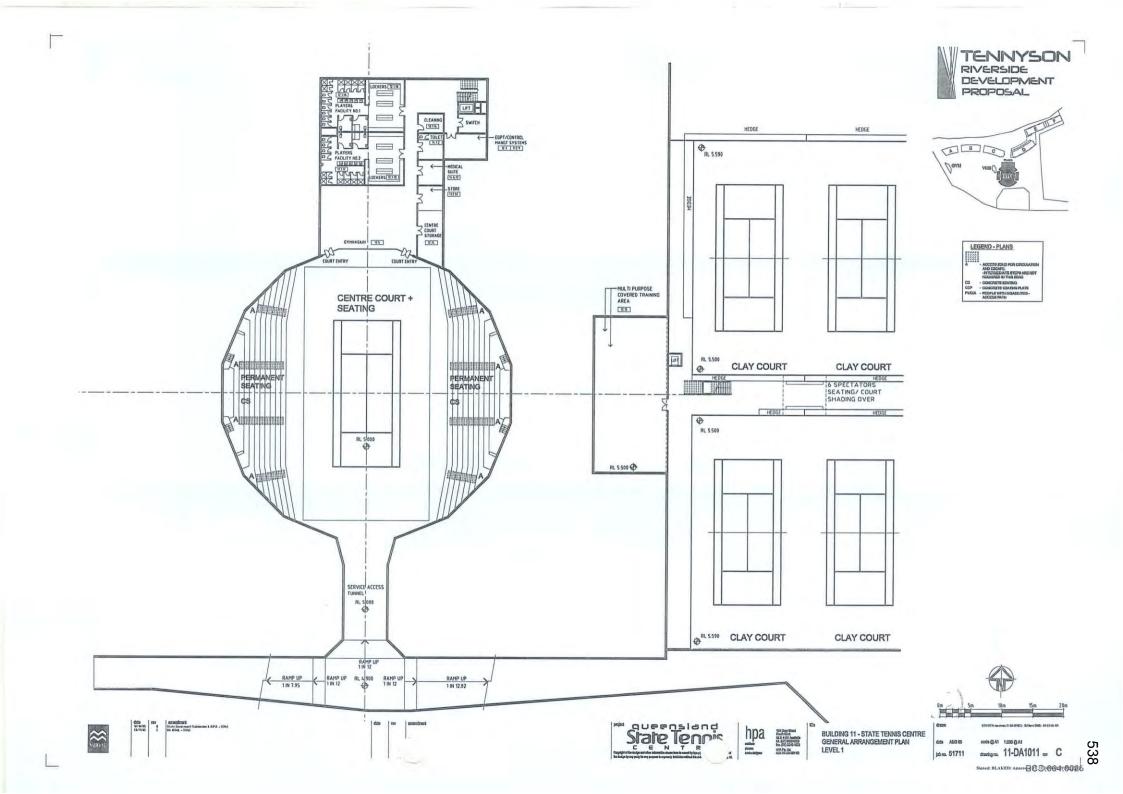


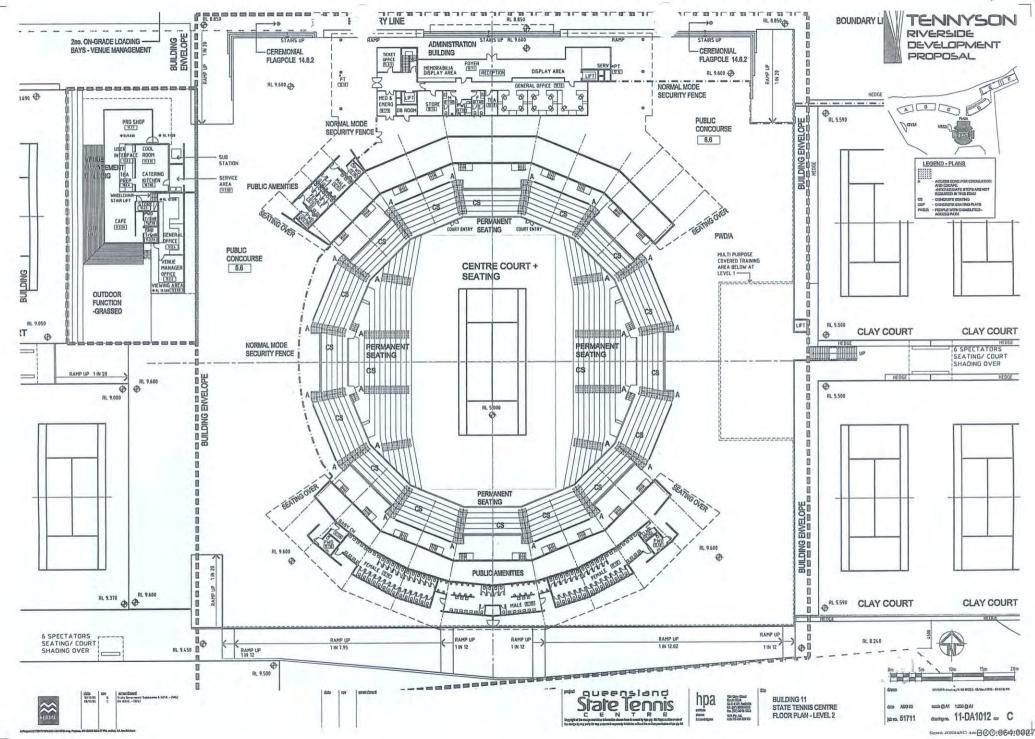




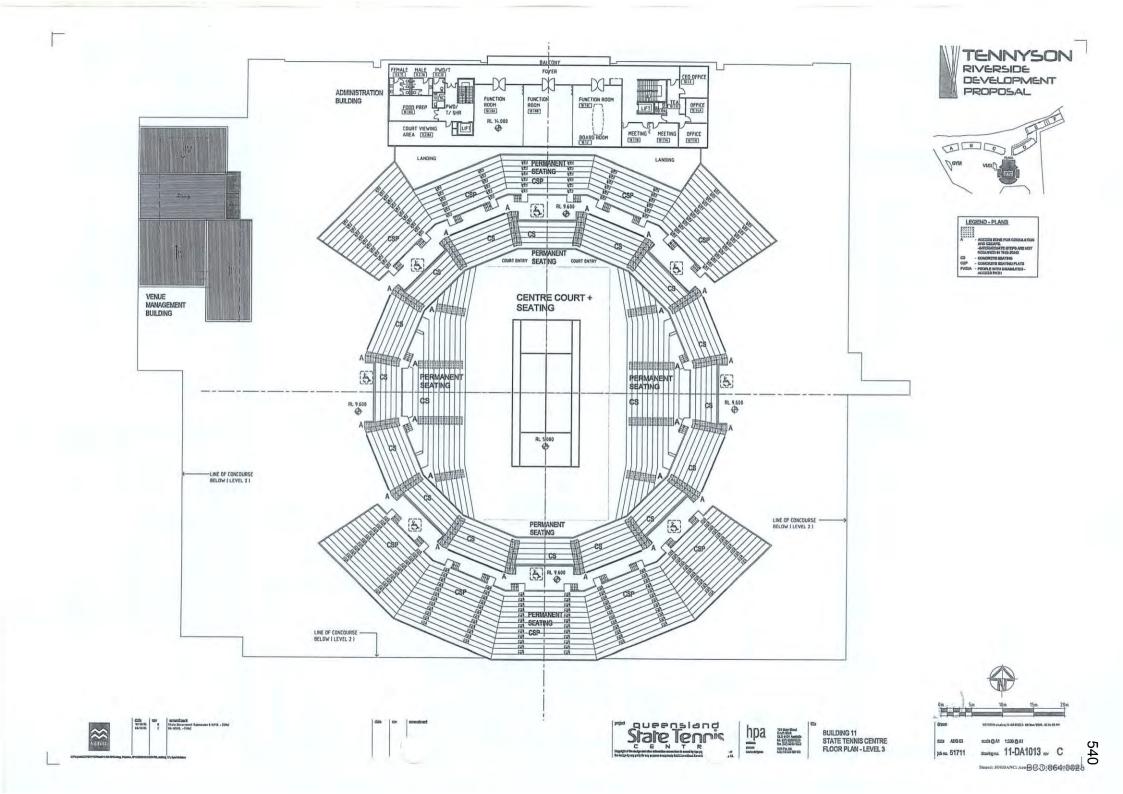


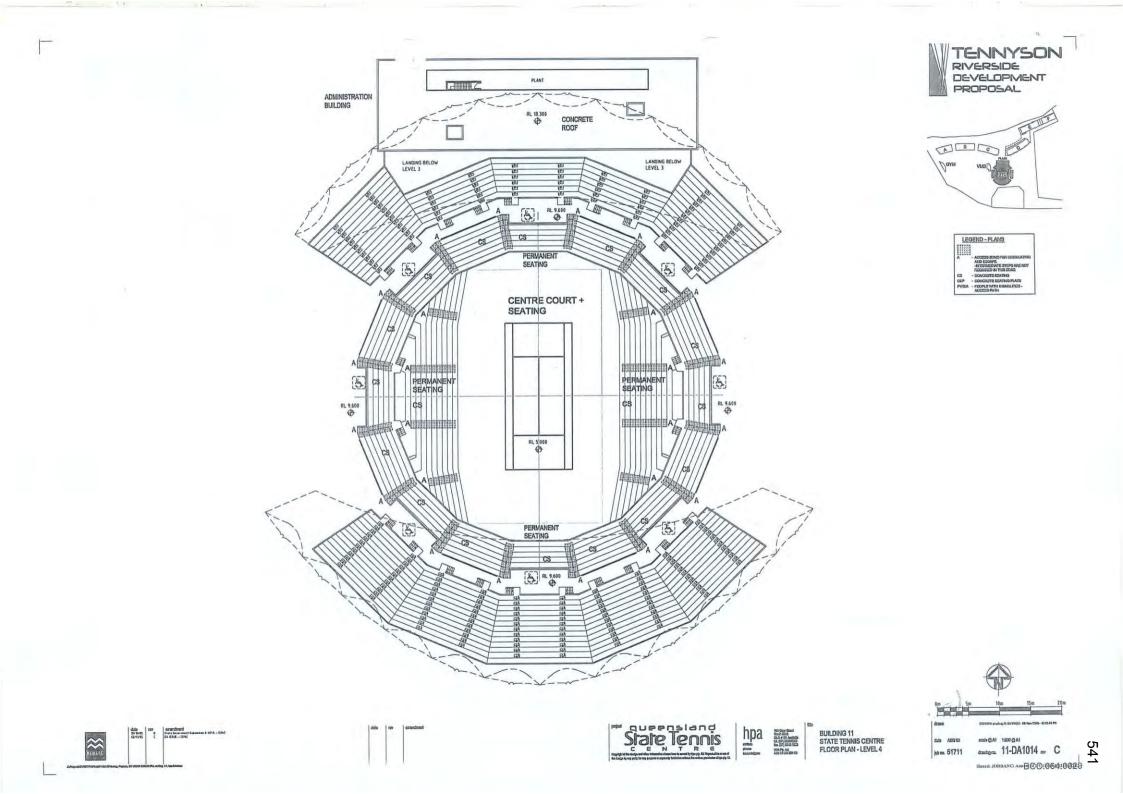


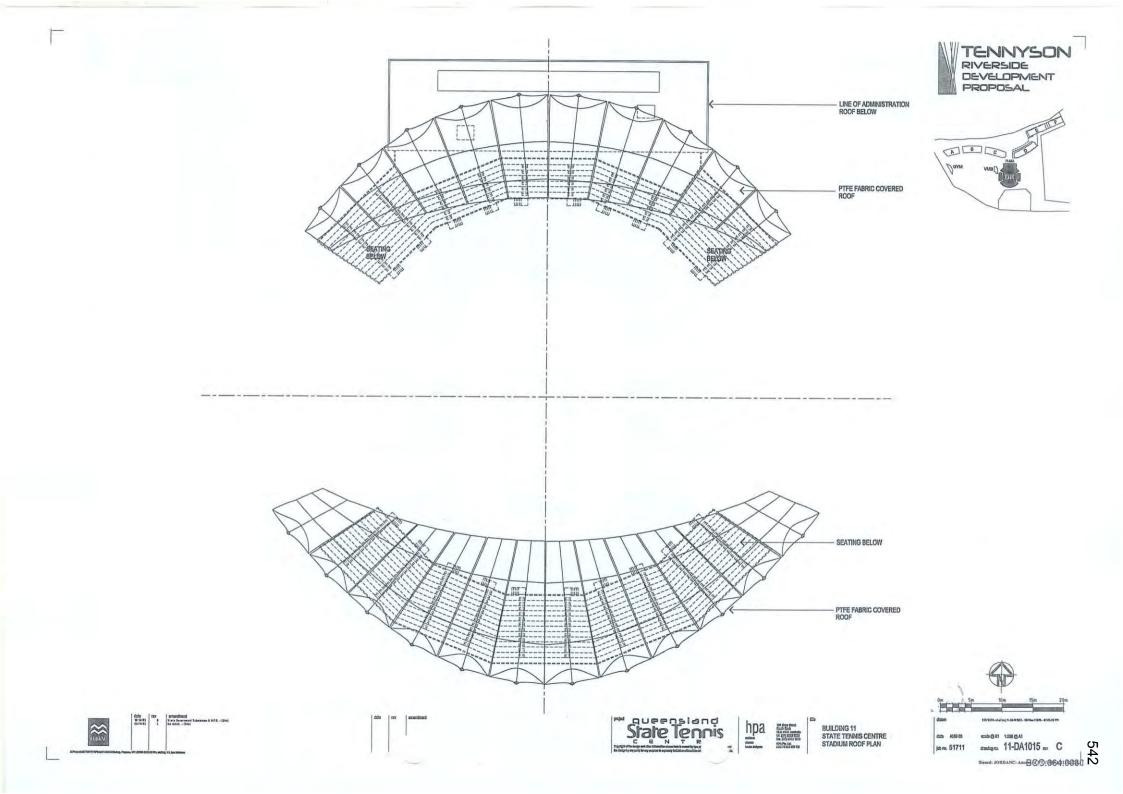


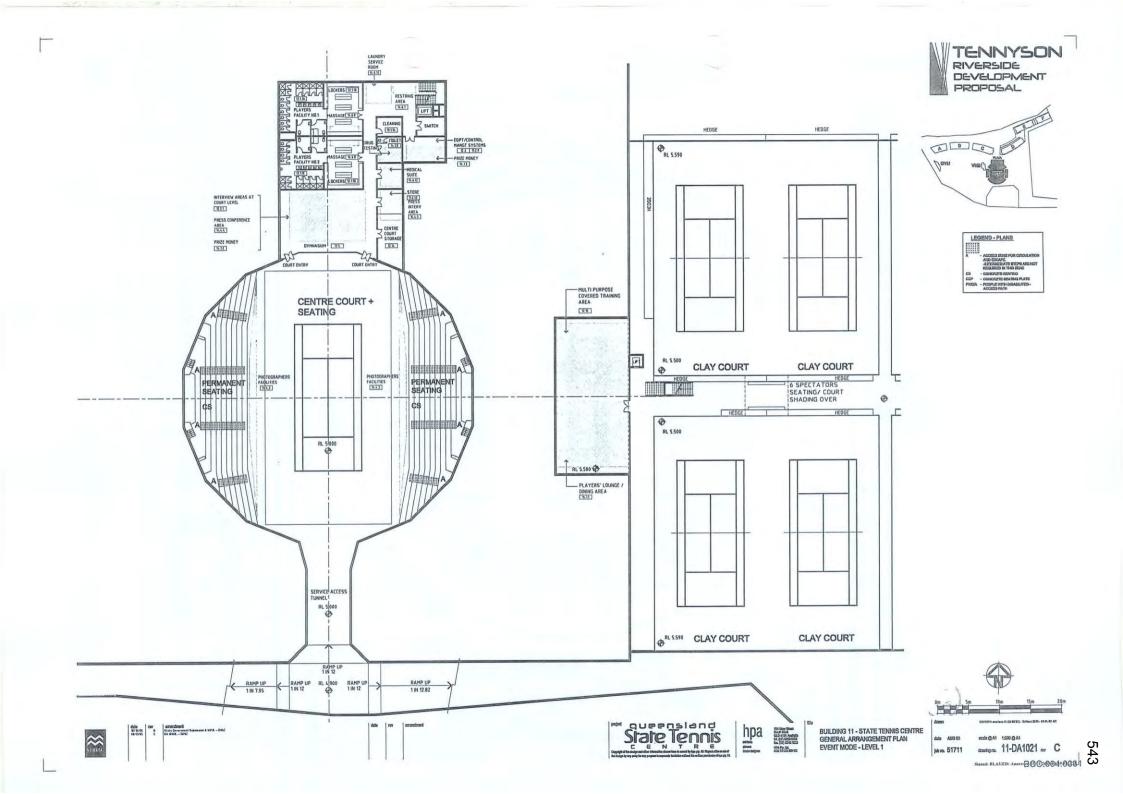


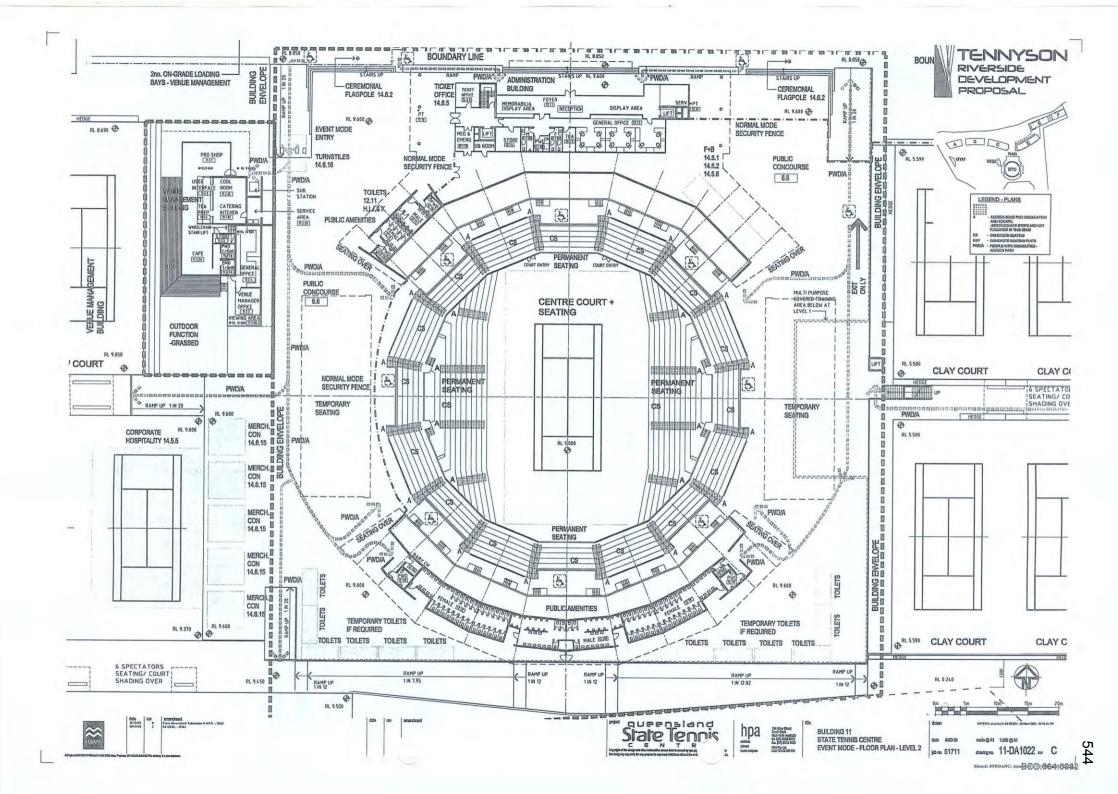
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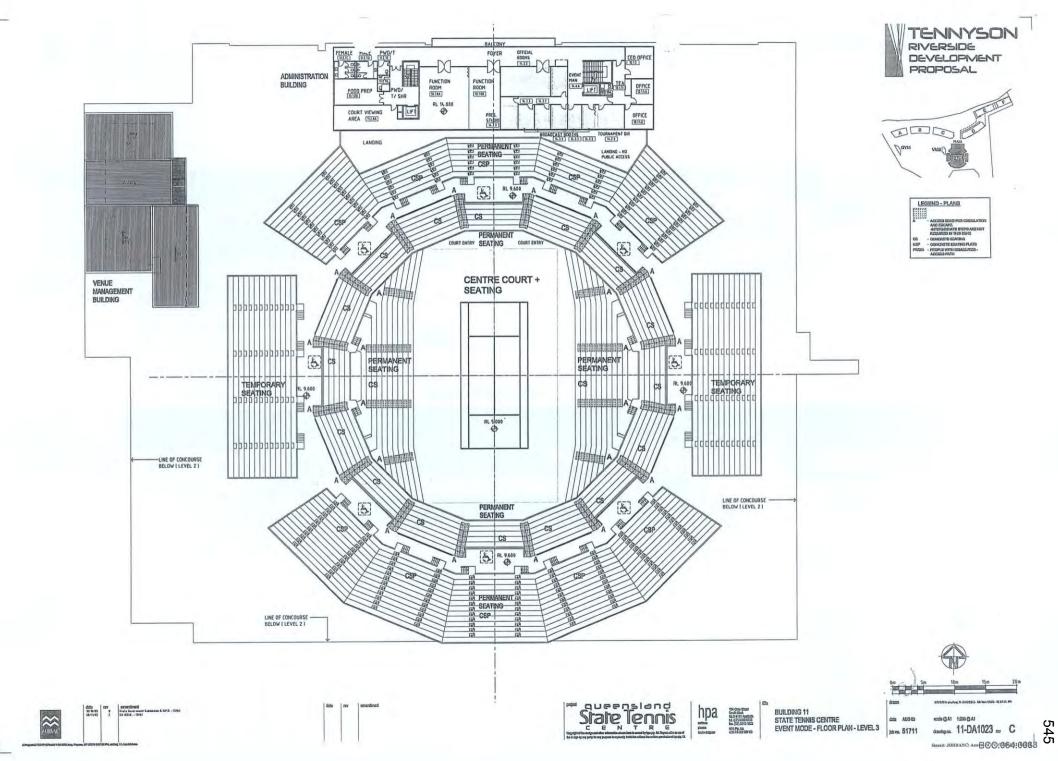










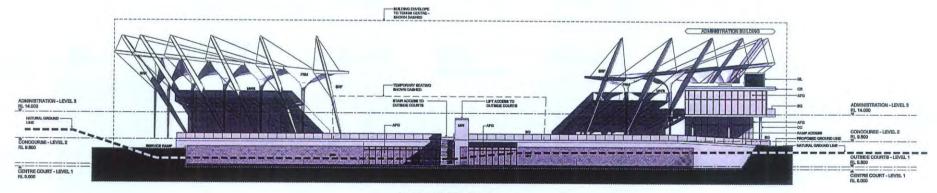


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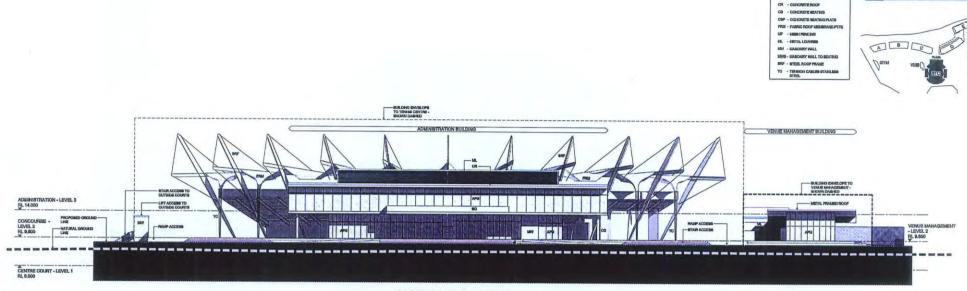




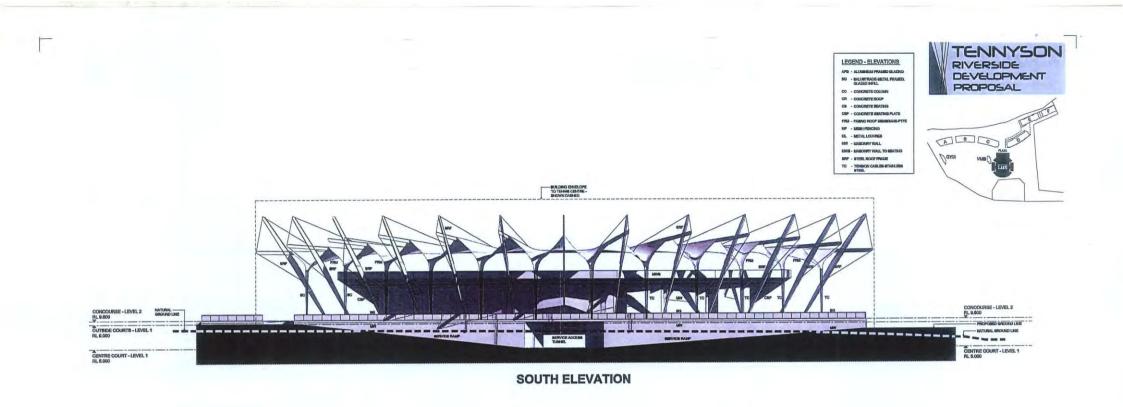
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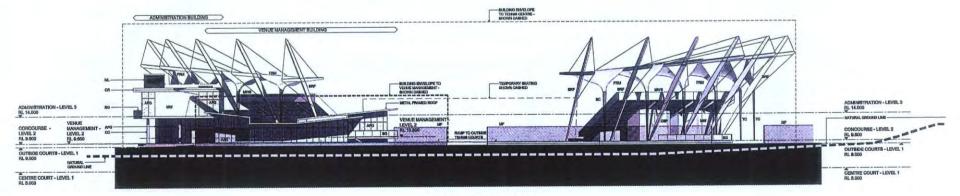


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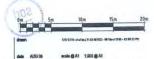












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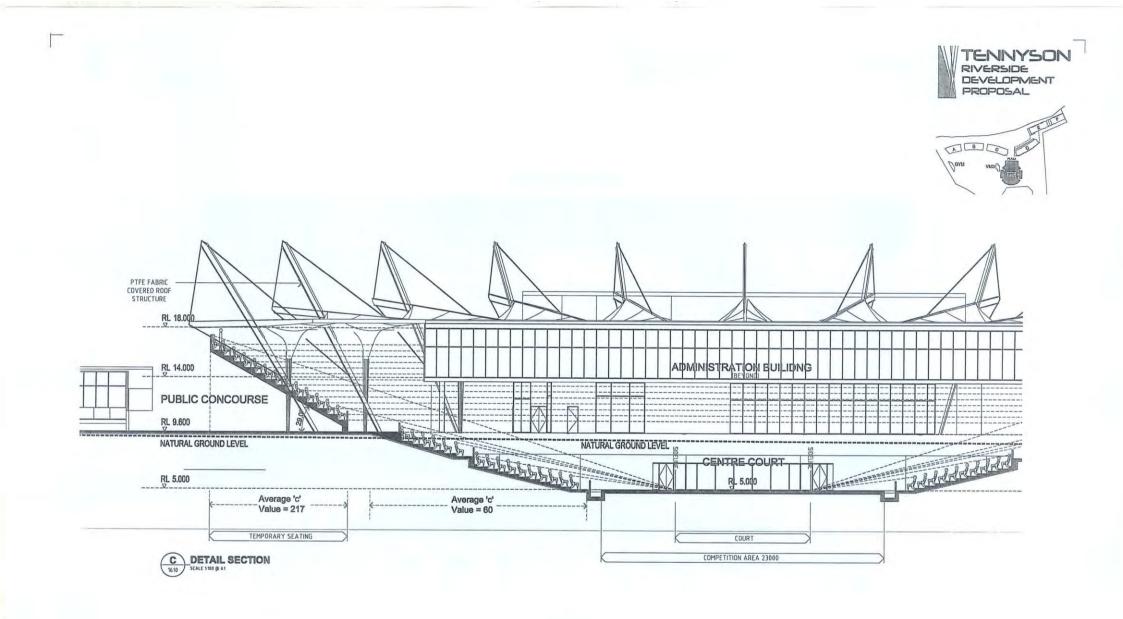
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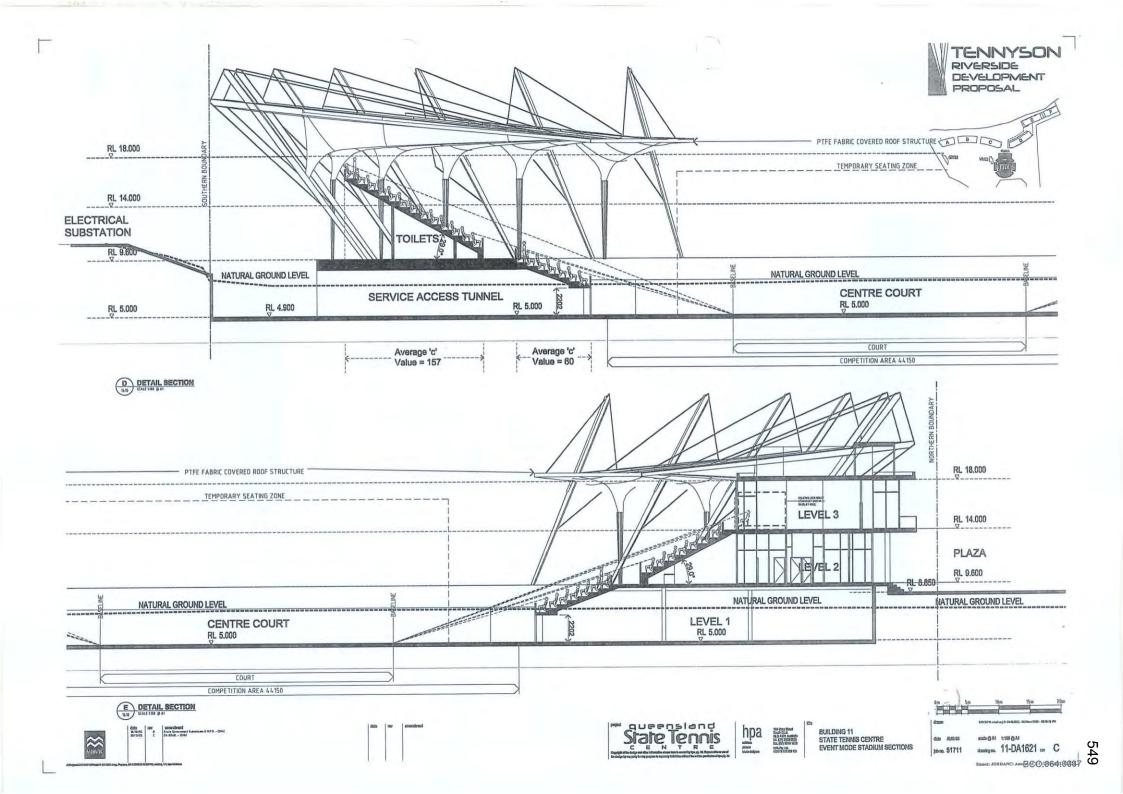


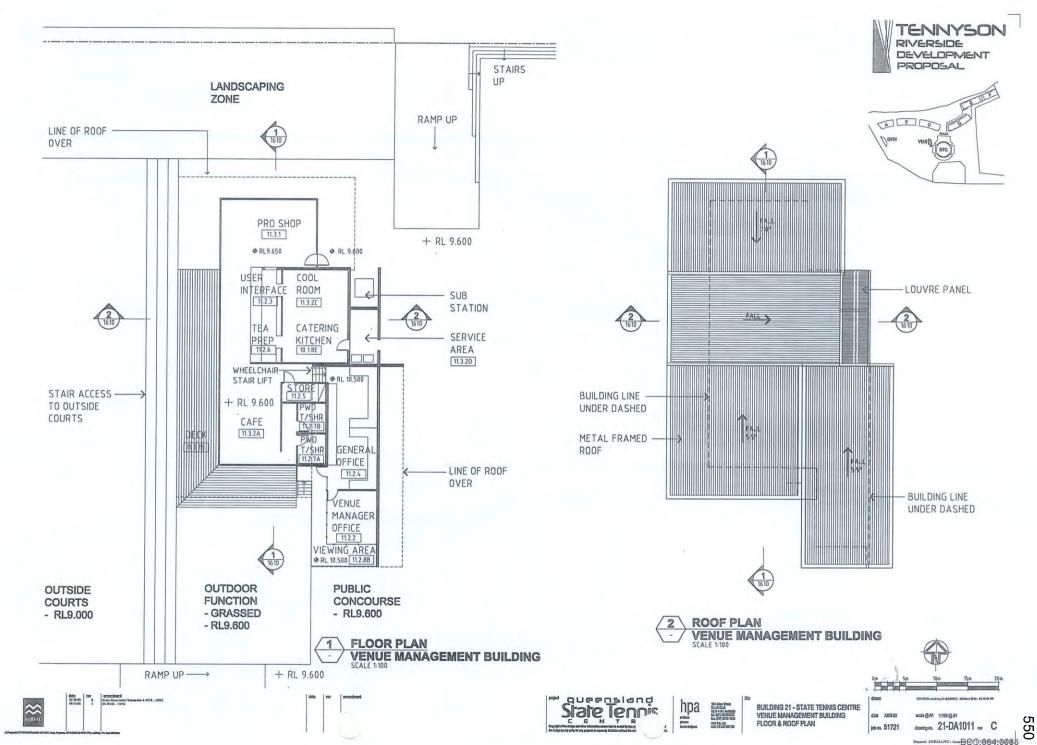


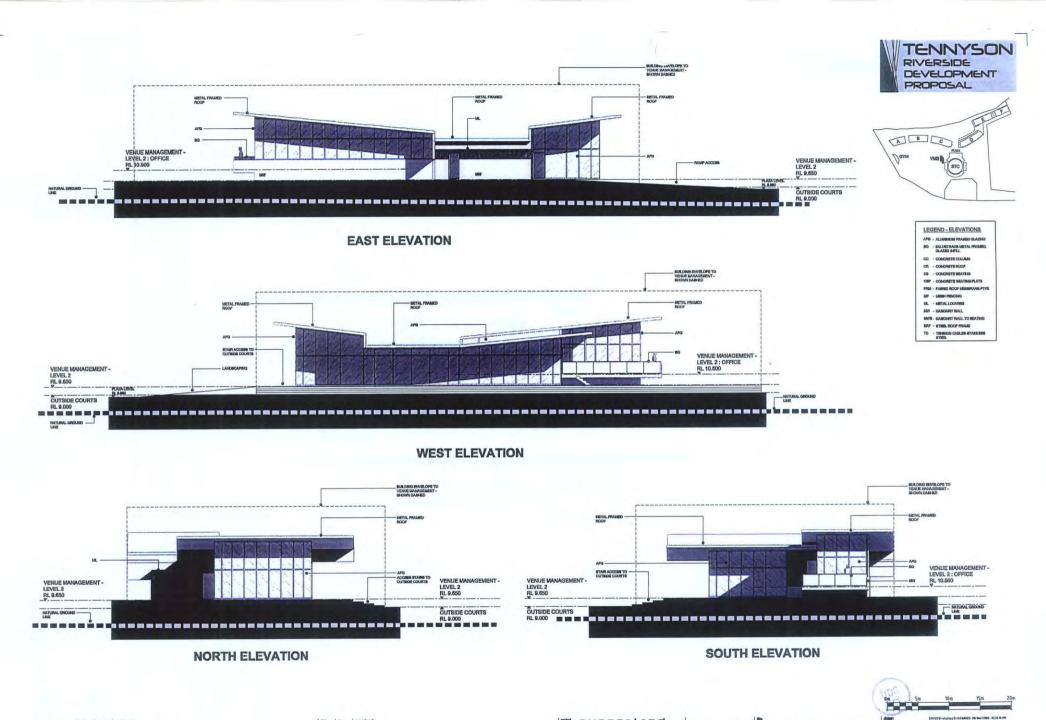


 
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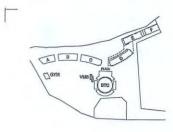
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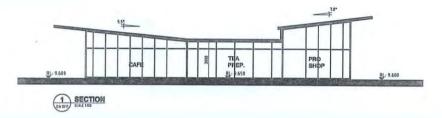
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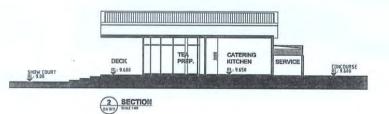
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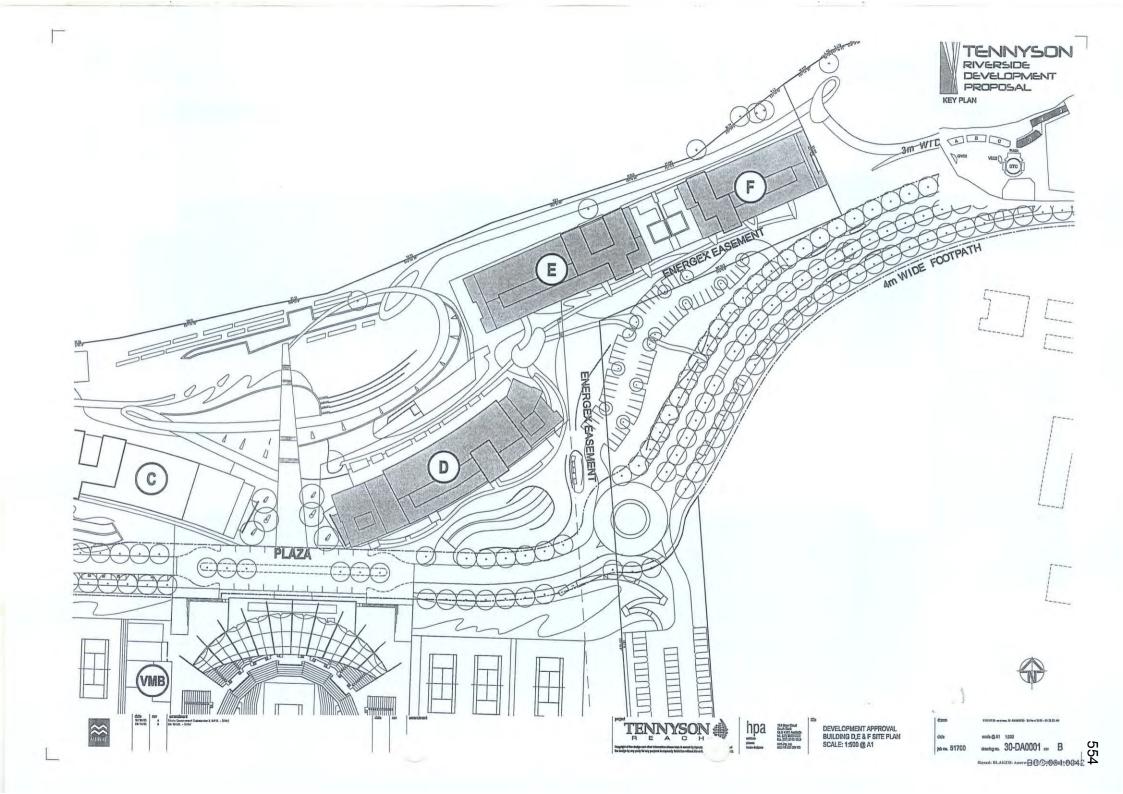
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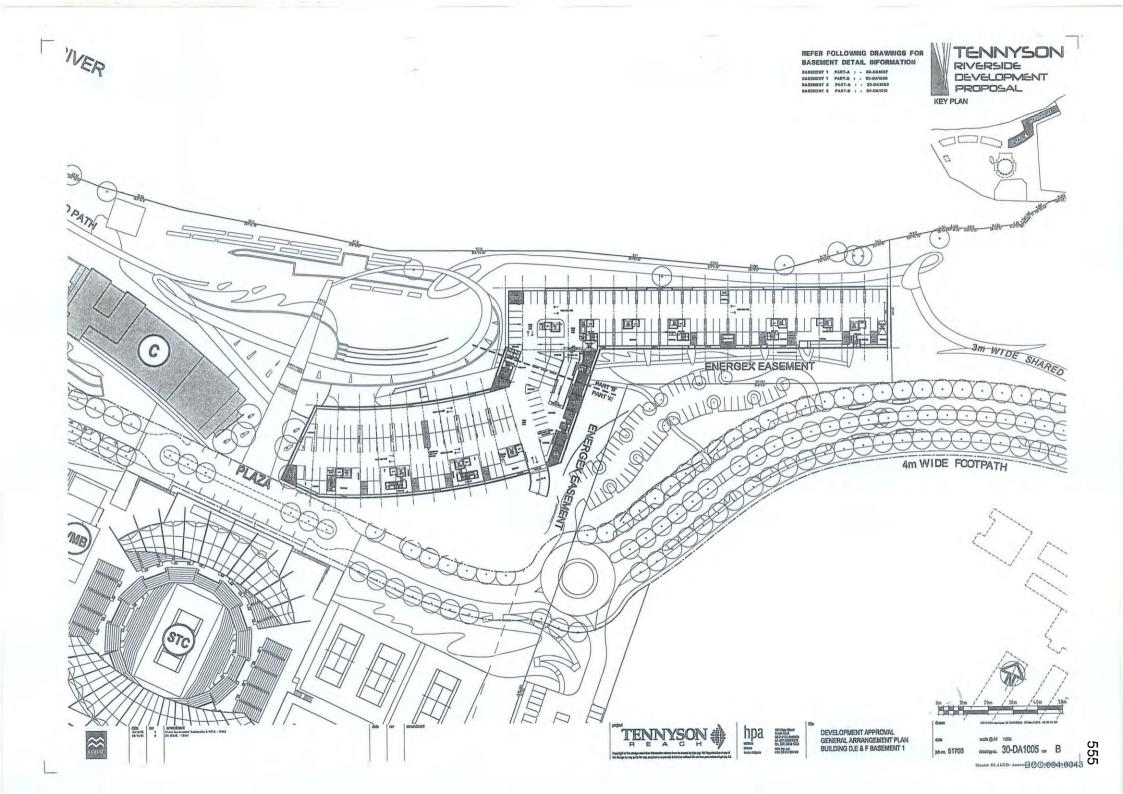
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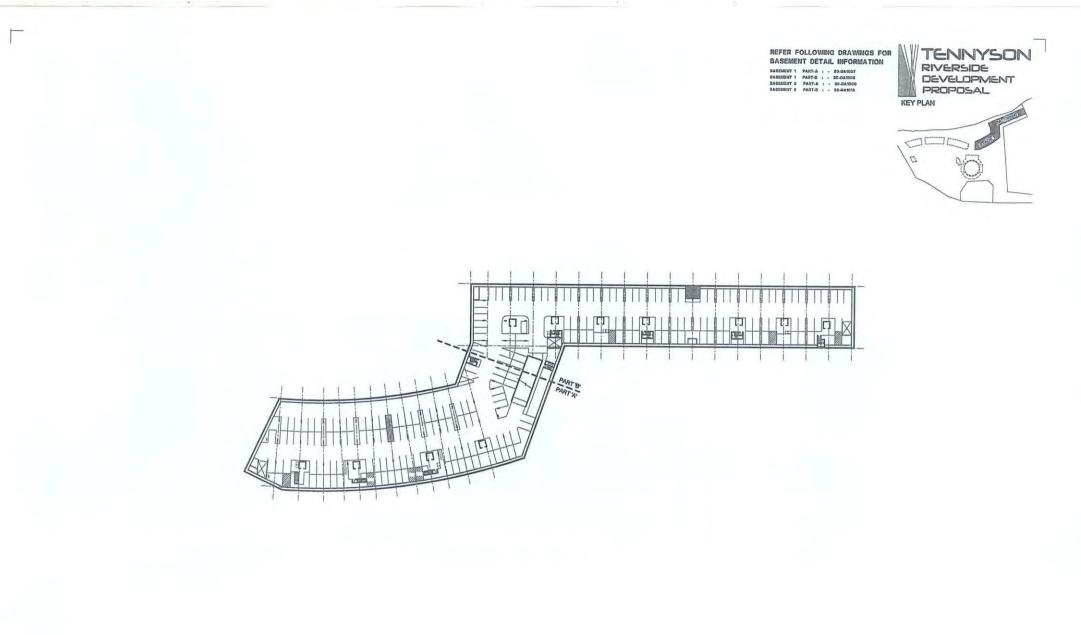
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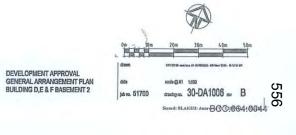
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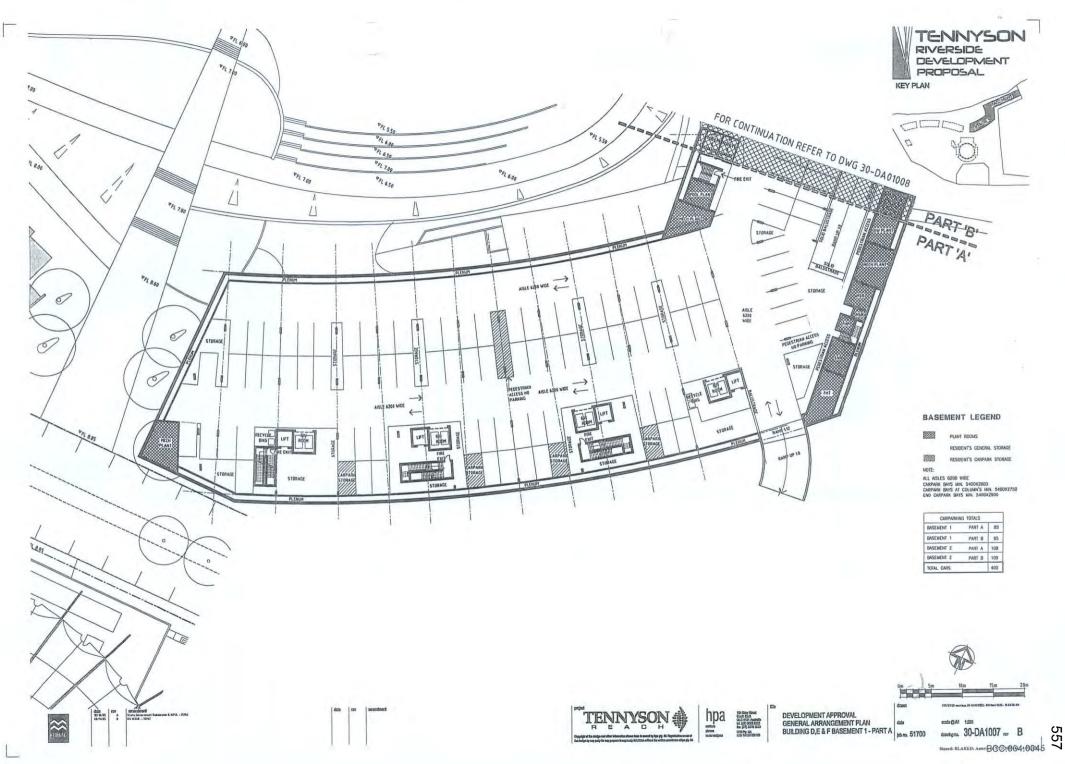
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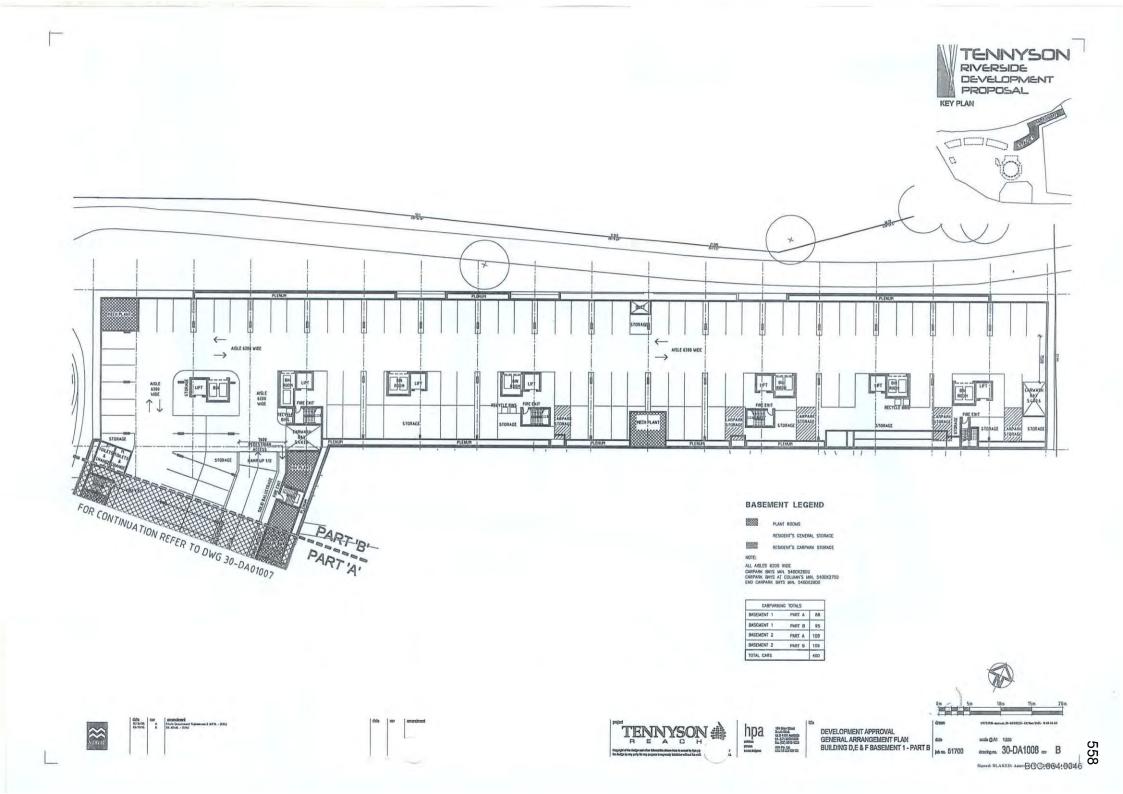
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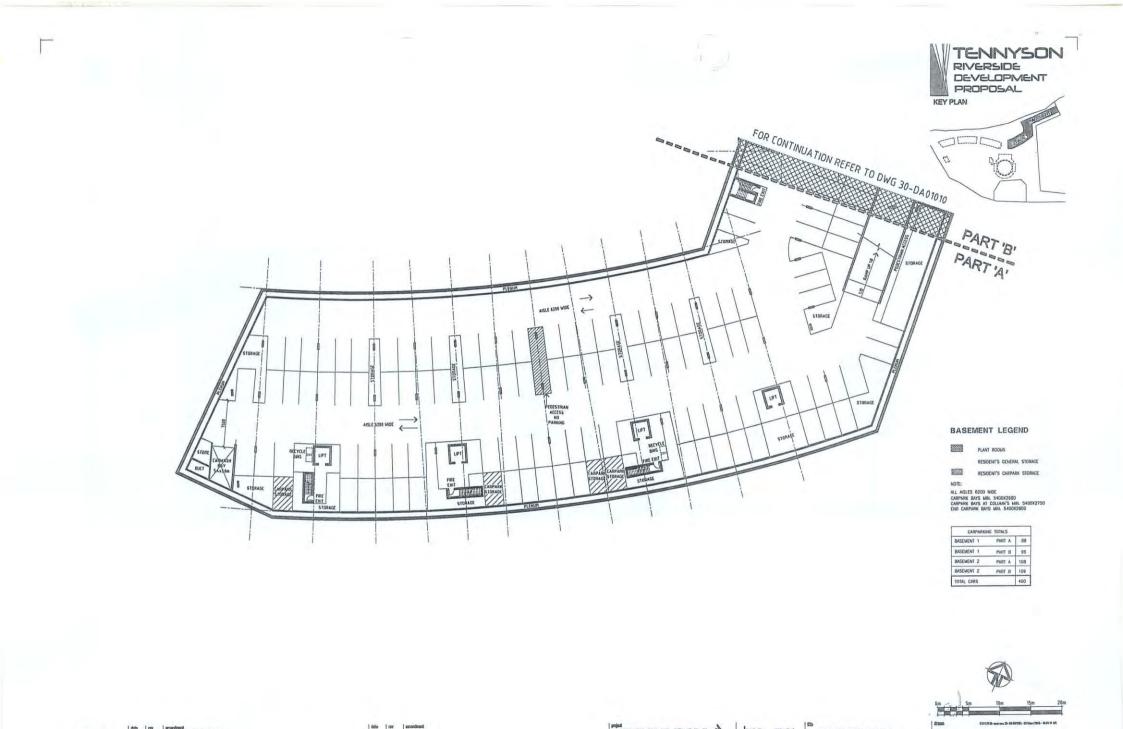
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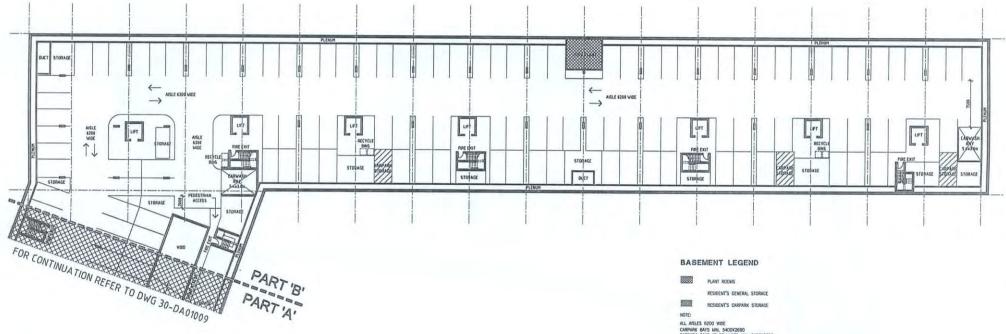
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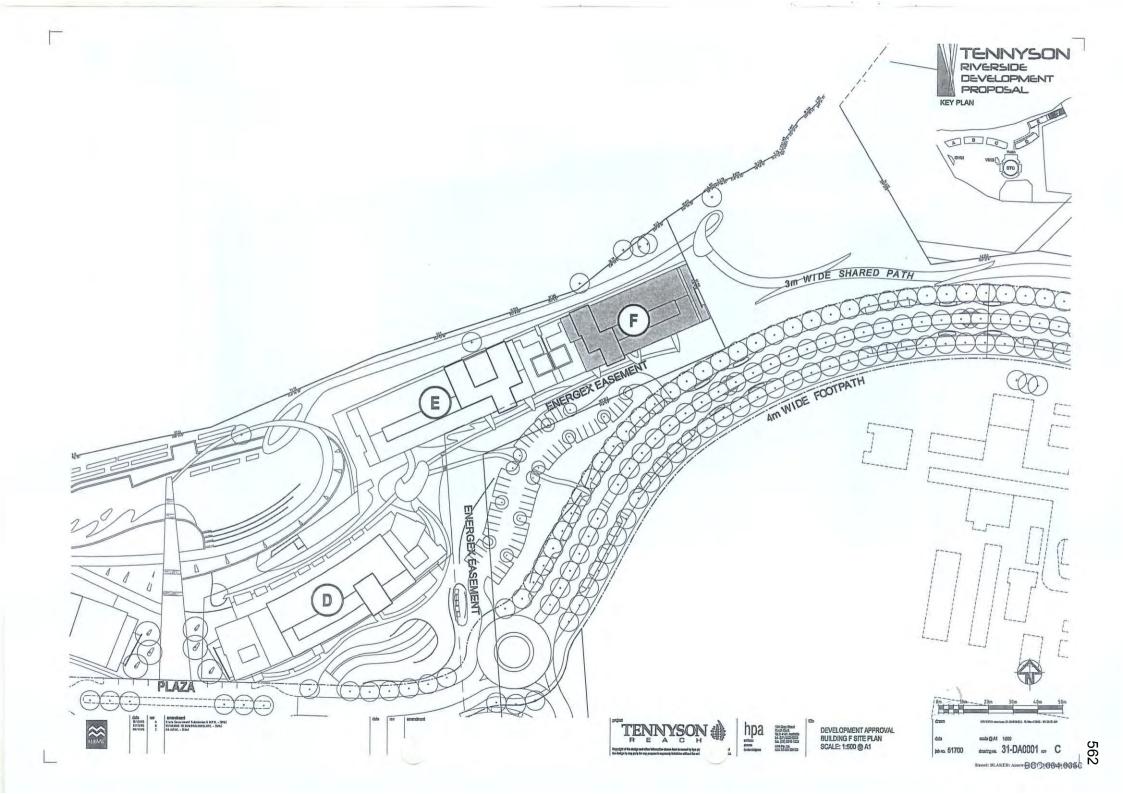
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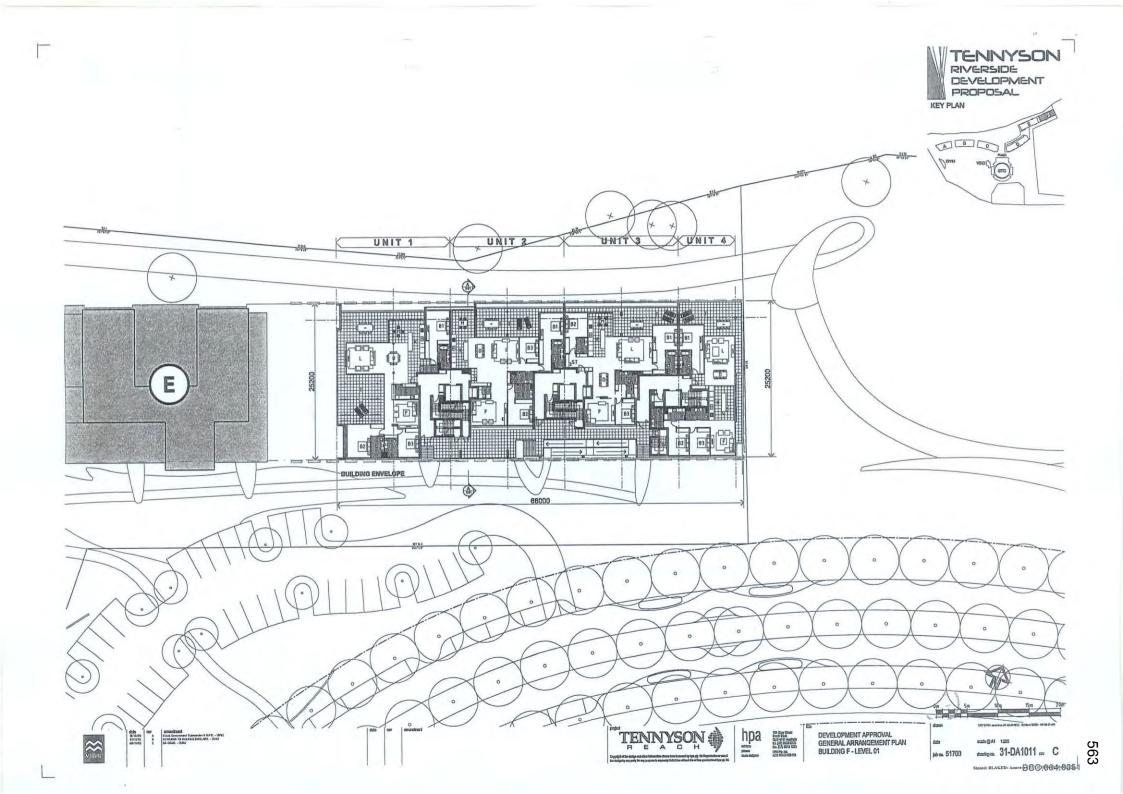




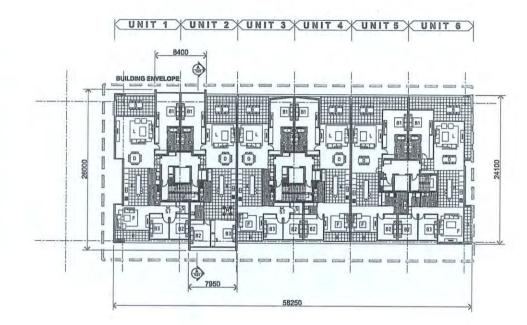
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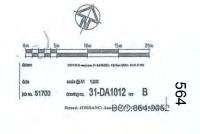
















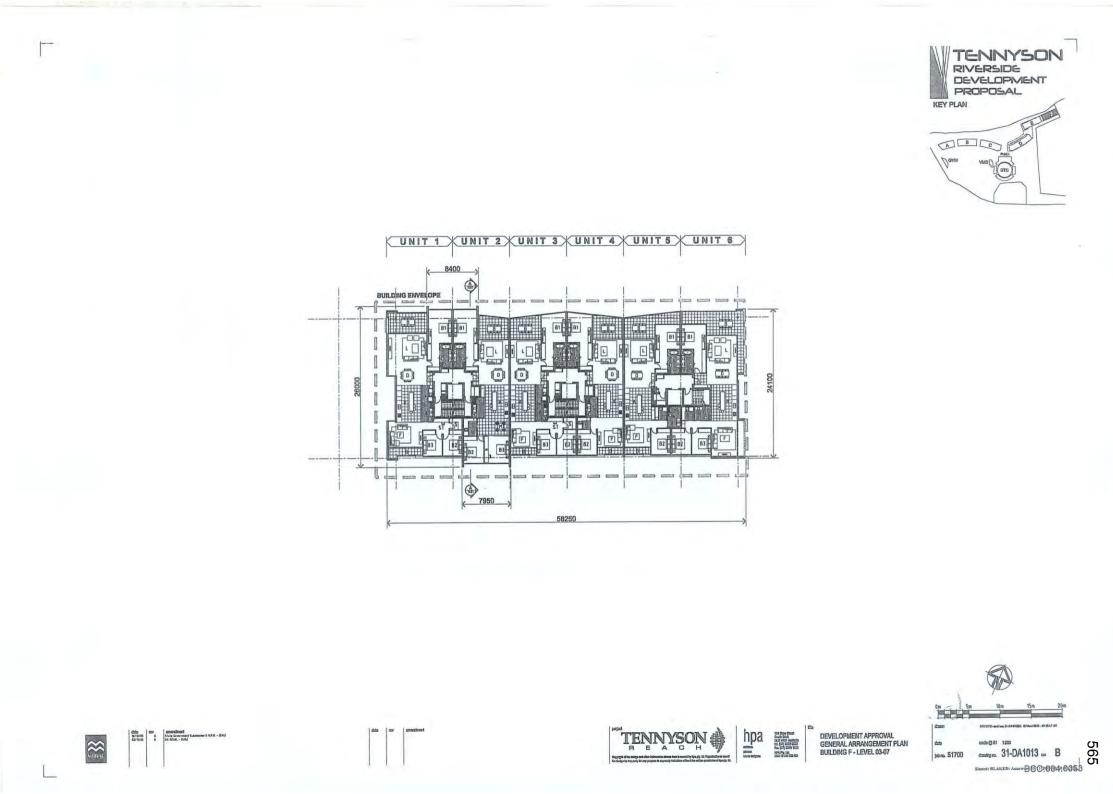


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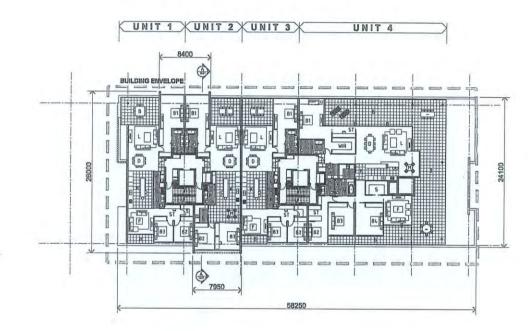












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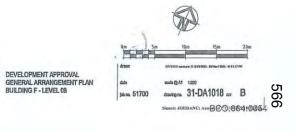
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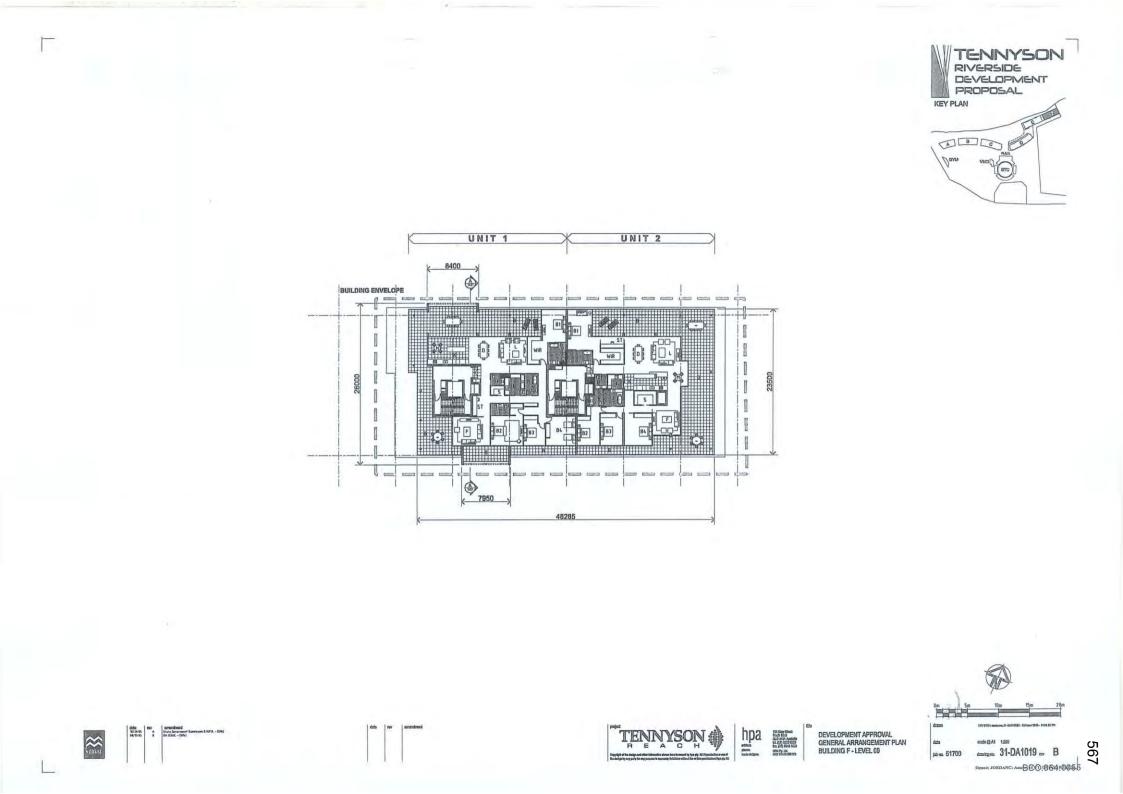
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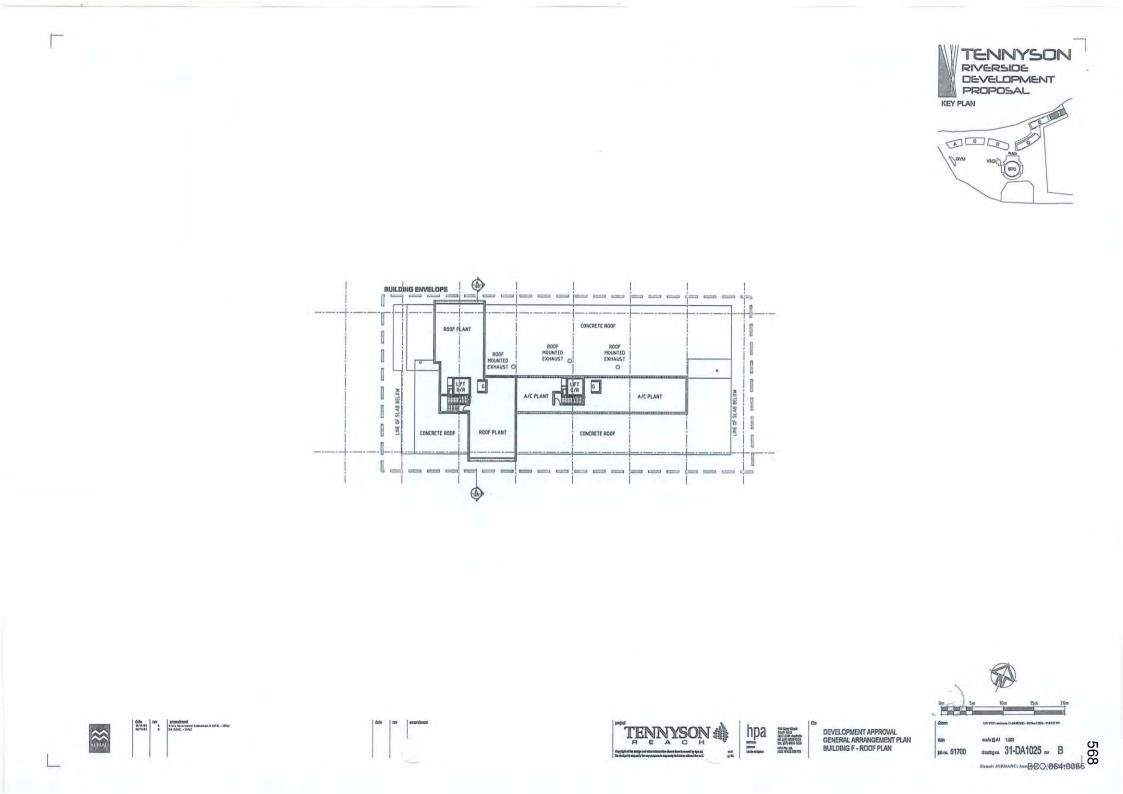
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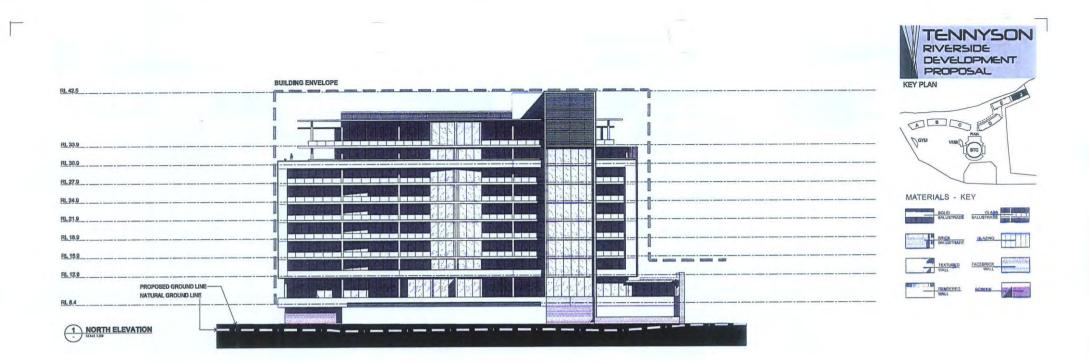
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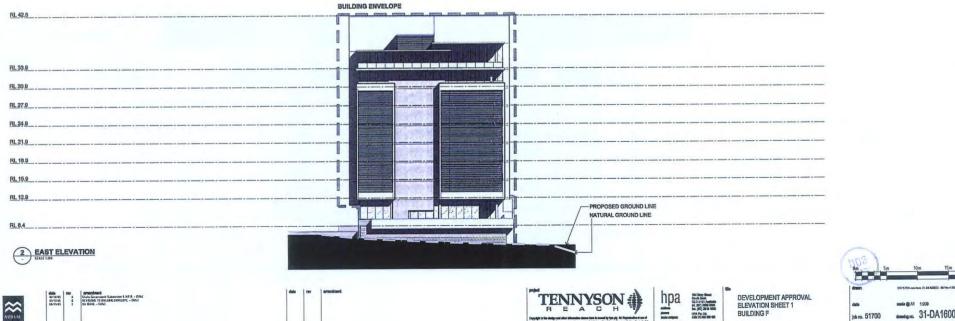
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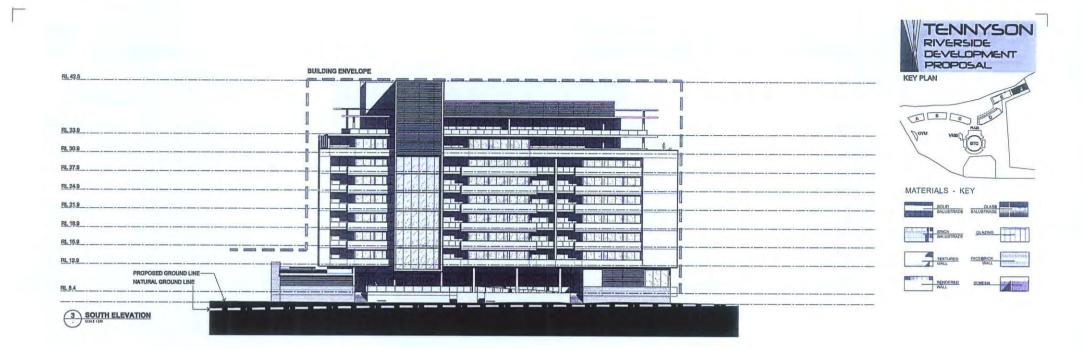


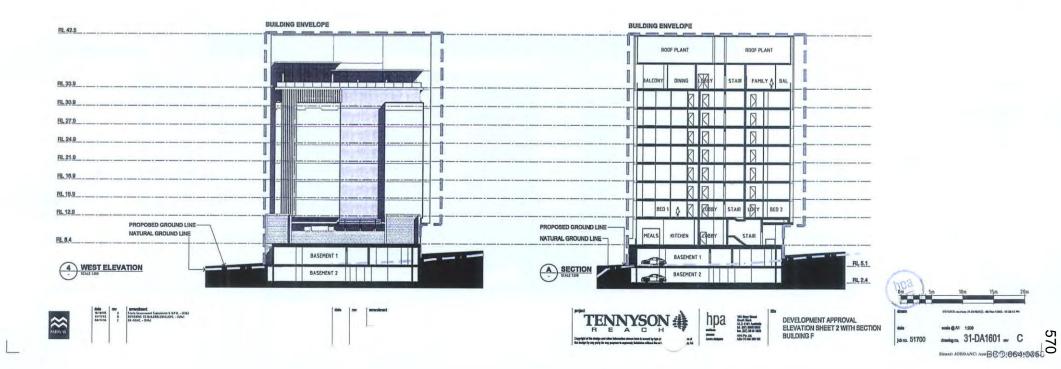




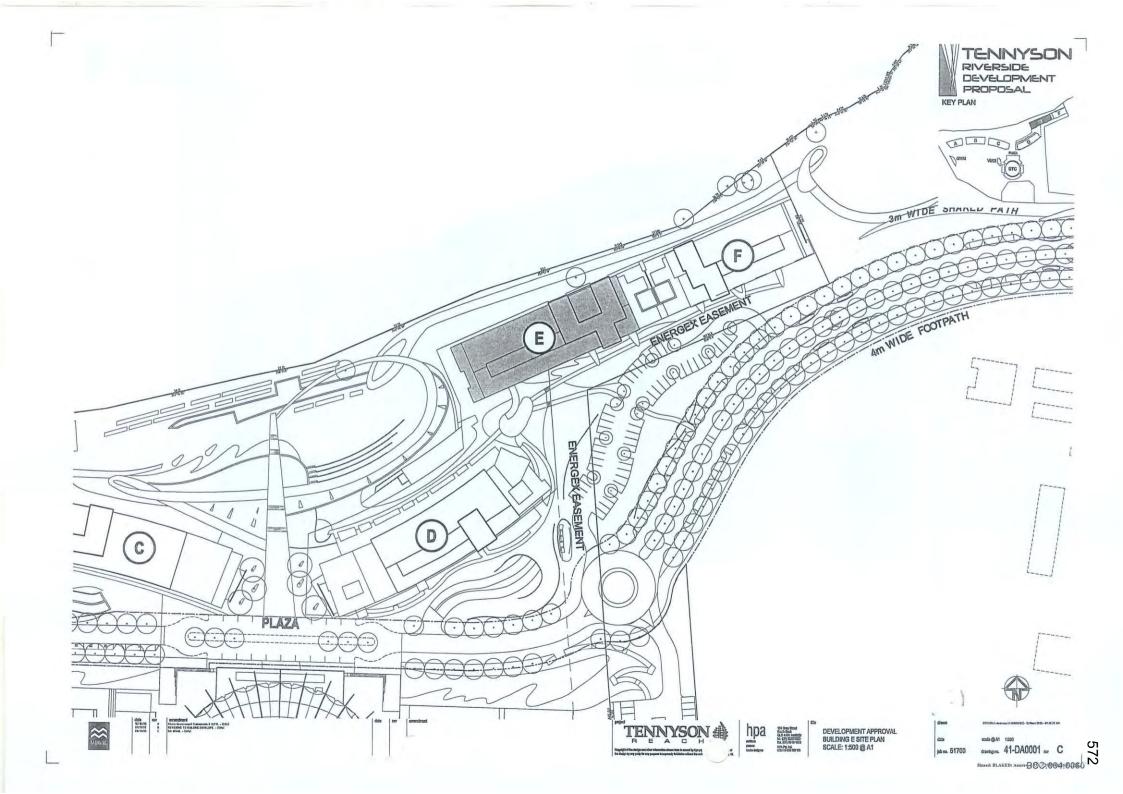


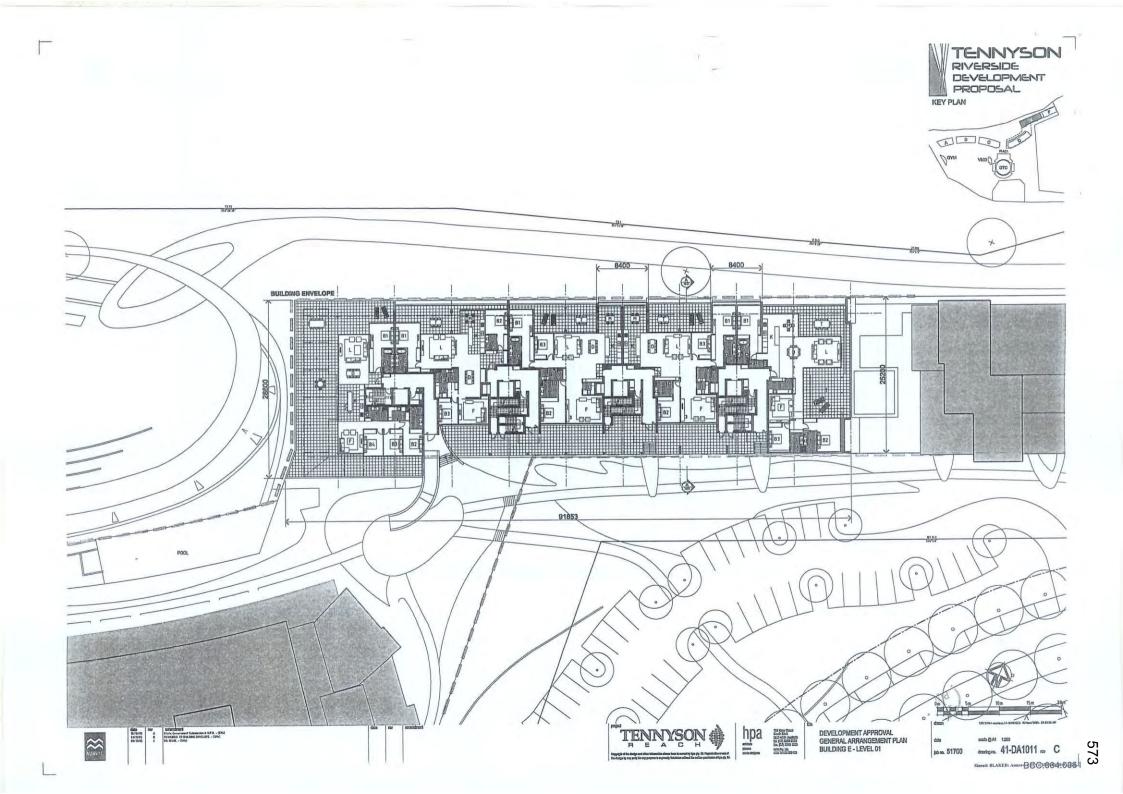




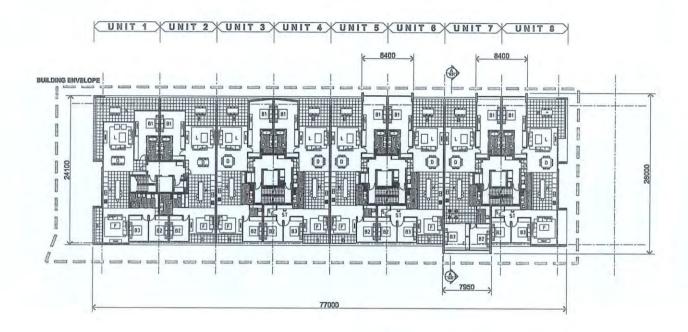












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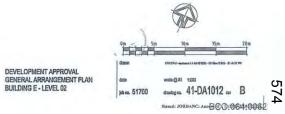
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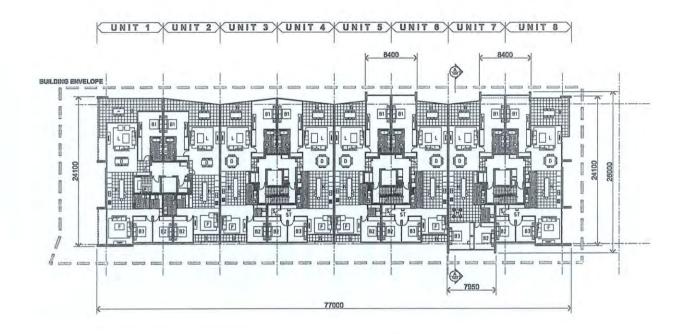


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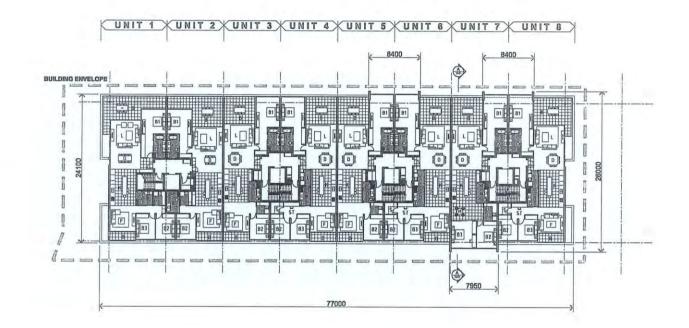
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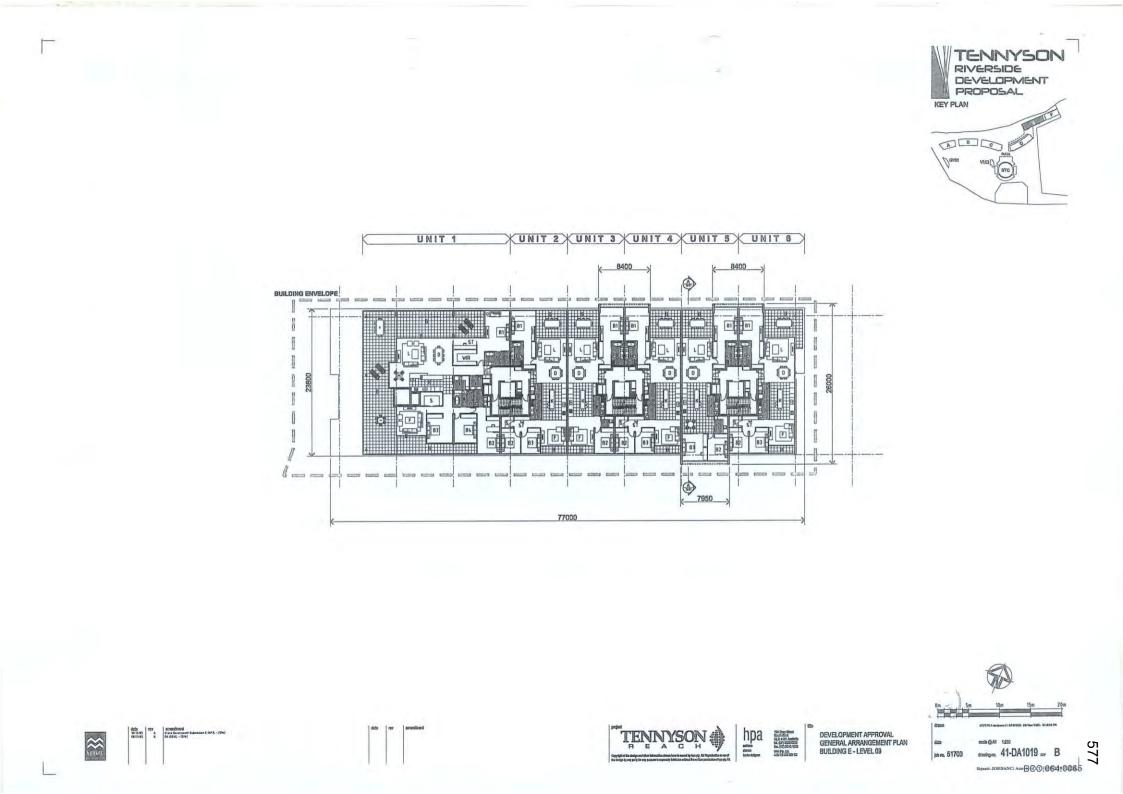
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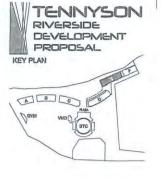
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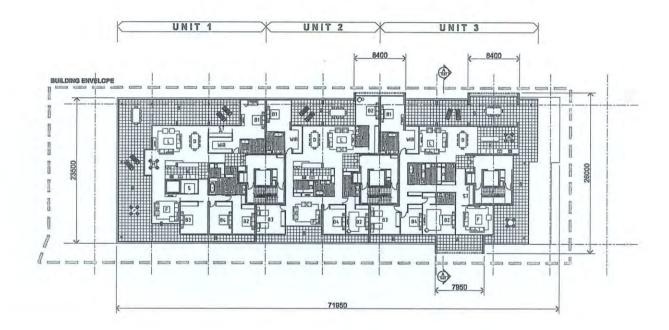
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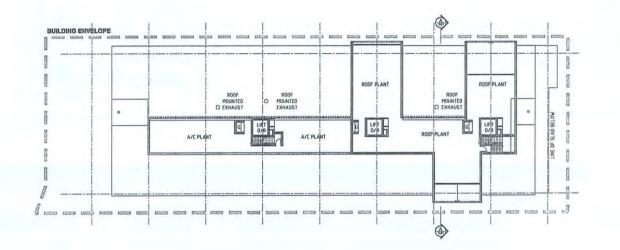






DEVELOPMENT APPROVAL GENERAL ARRANGEMENT PLAN BUILDING E - LEVEL 10





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DEVELOPMENT APPROVAL GENERAL ARRANGEMENT PLAN

BUILDING E - ROOF PLAN

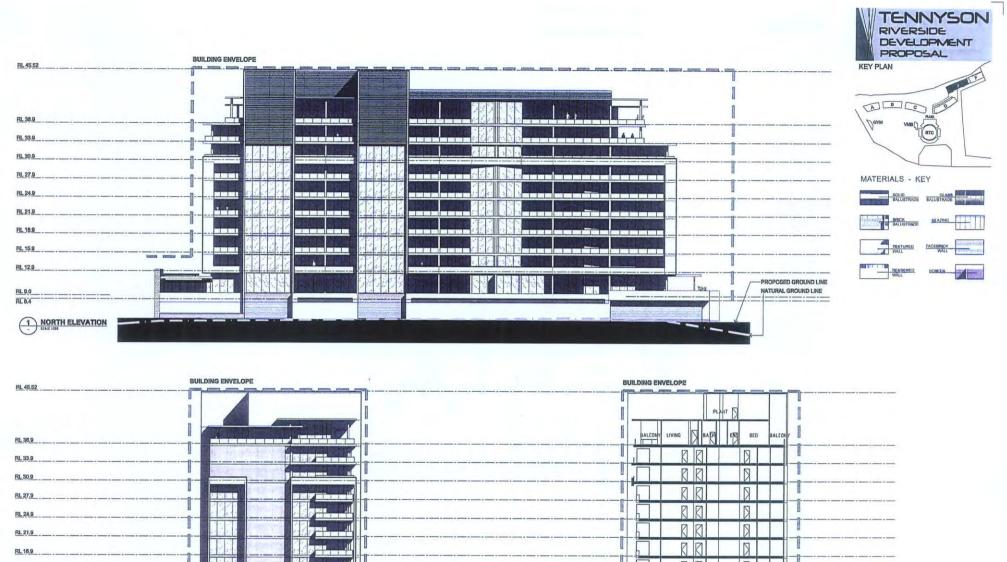
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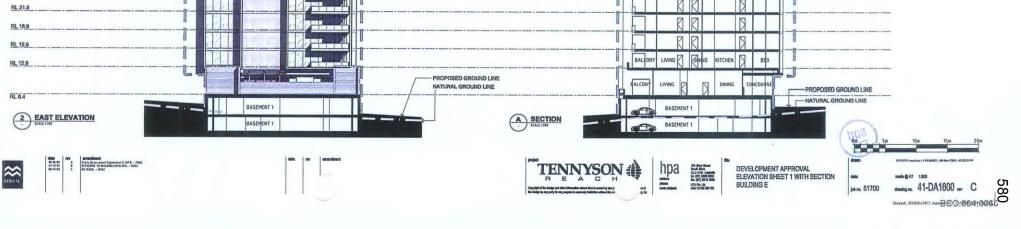
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\*NOTE - COLOURS & MATERIALS INDICATIVE ONLY



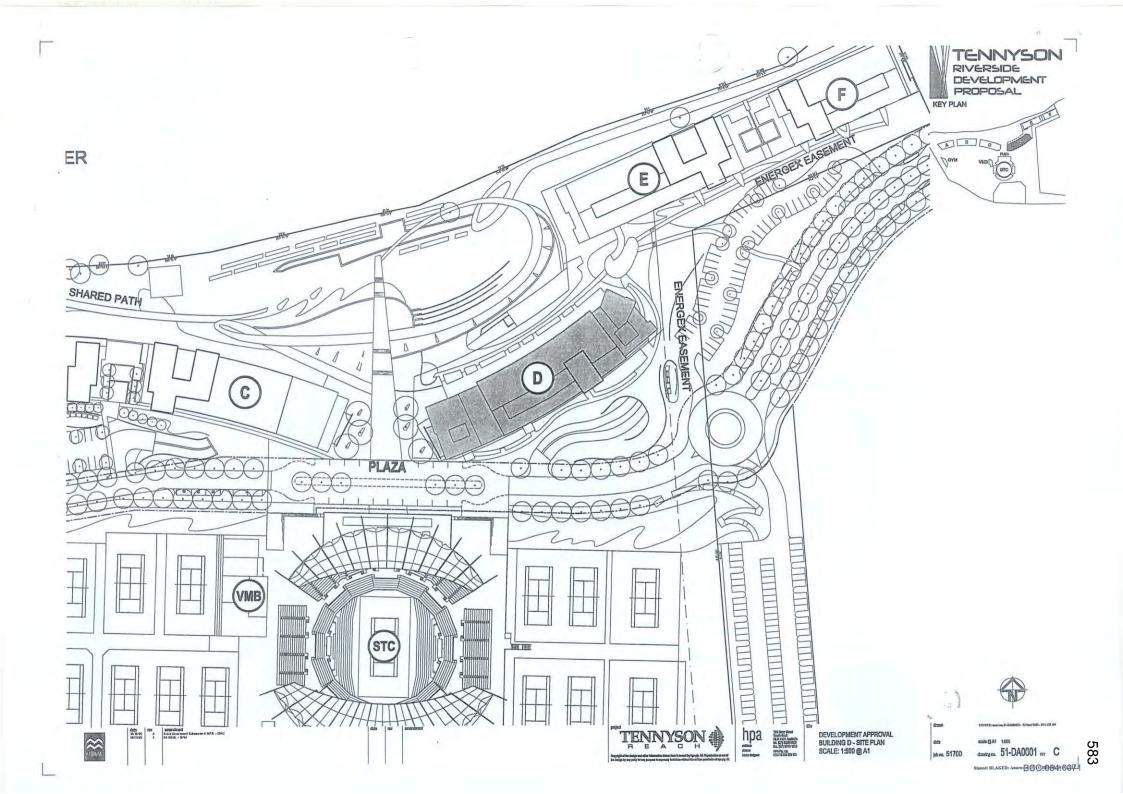


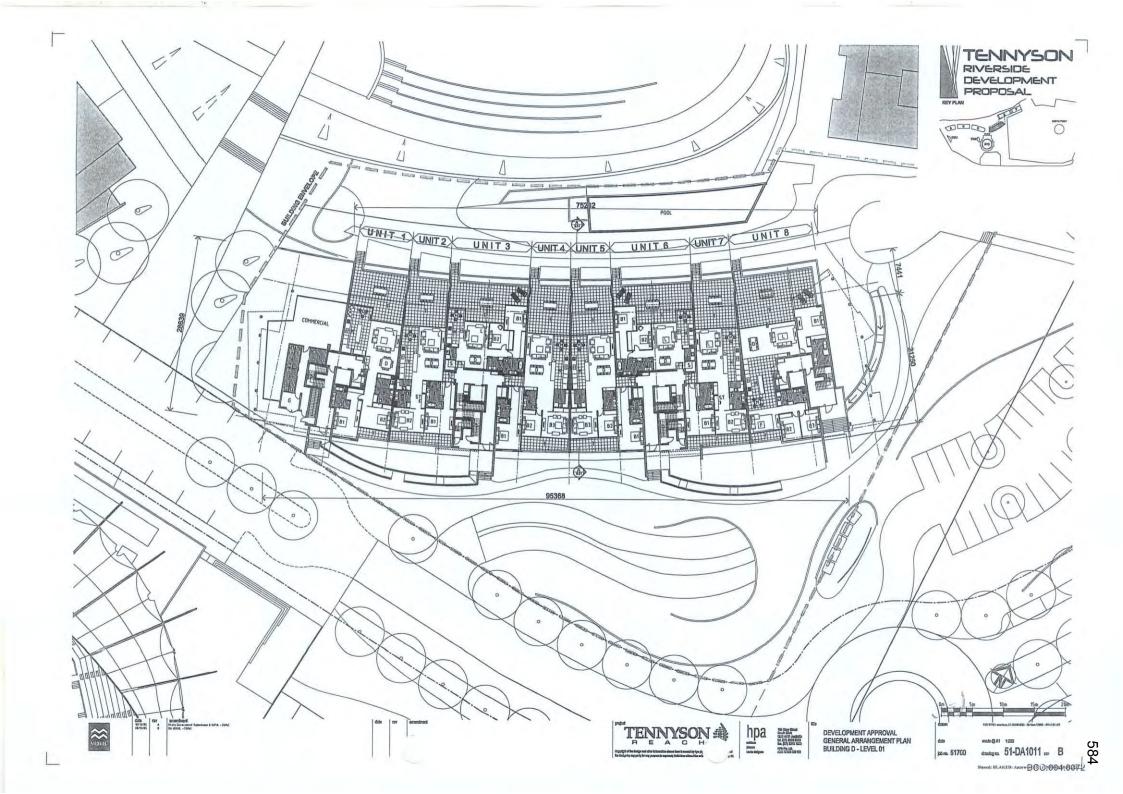


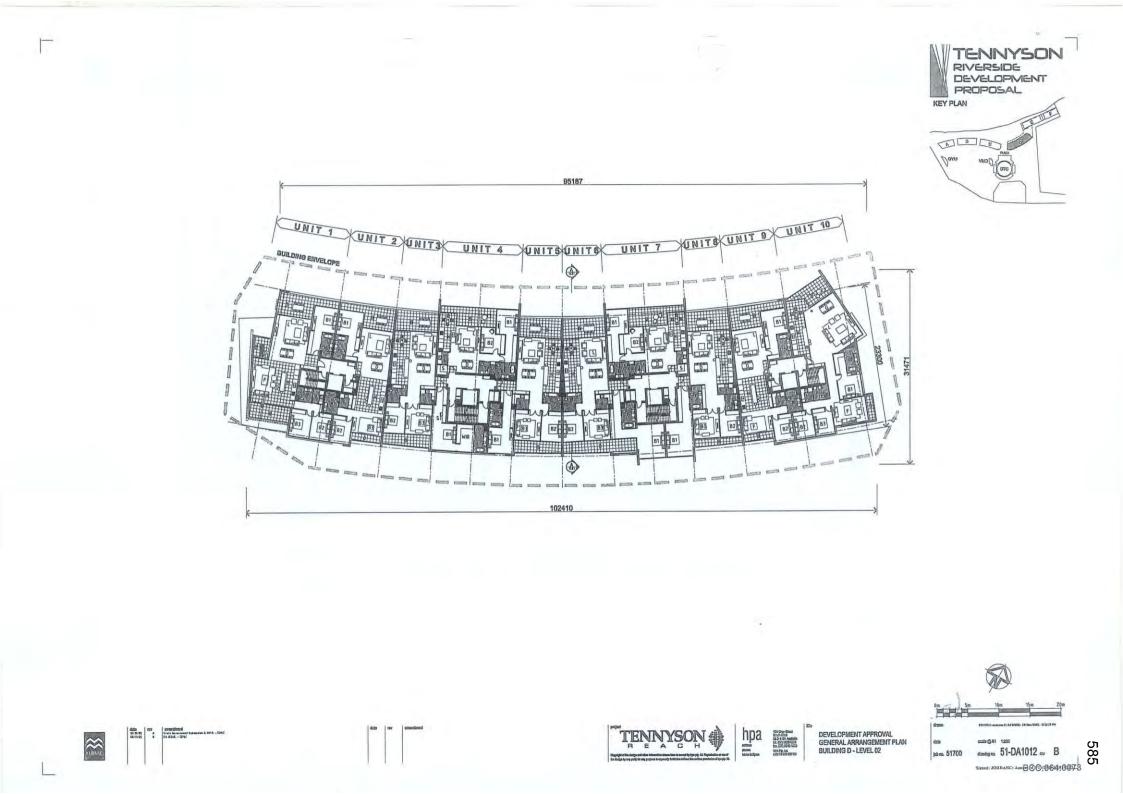
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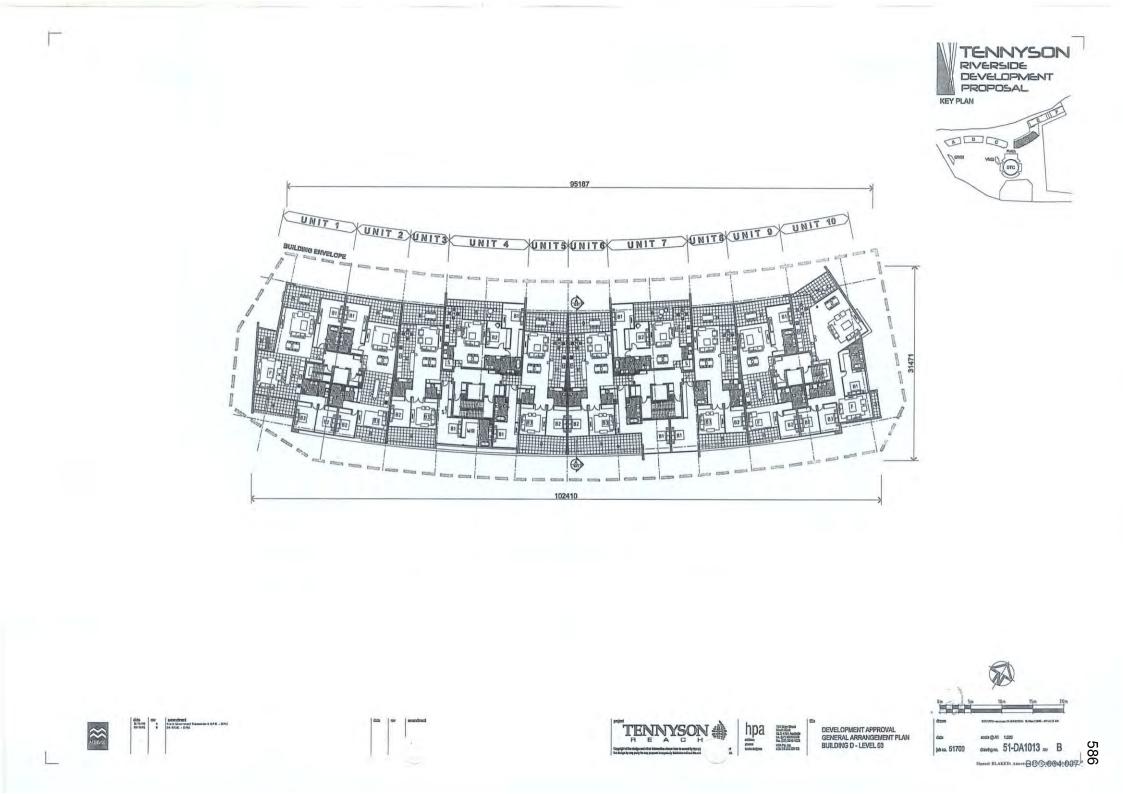
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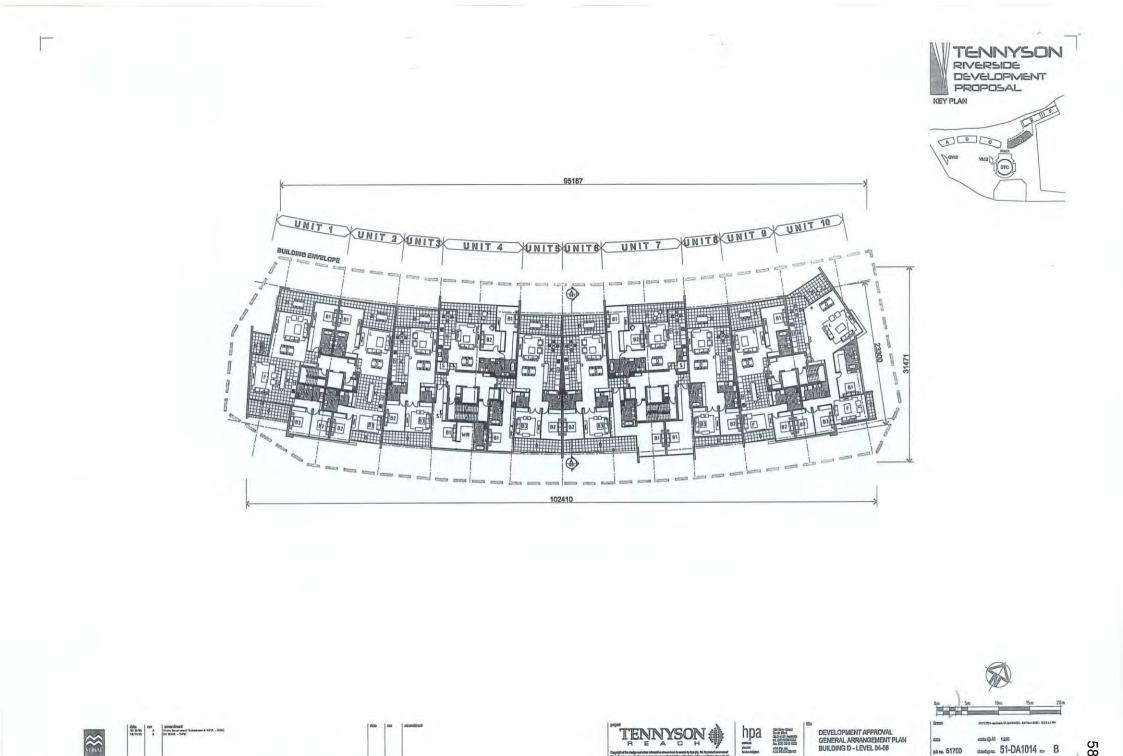




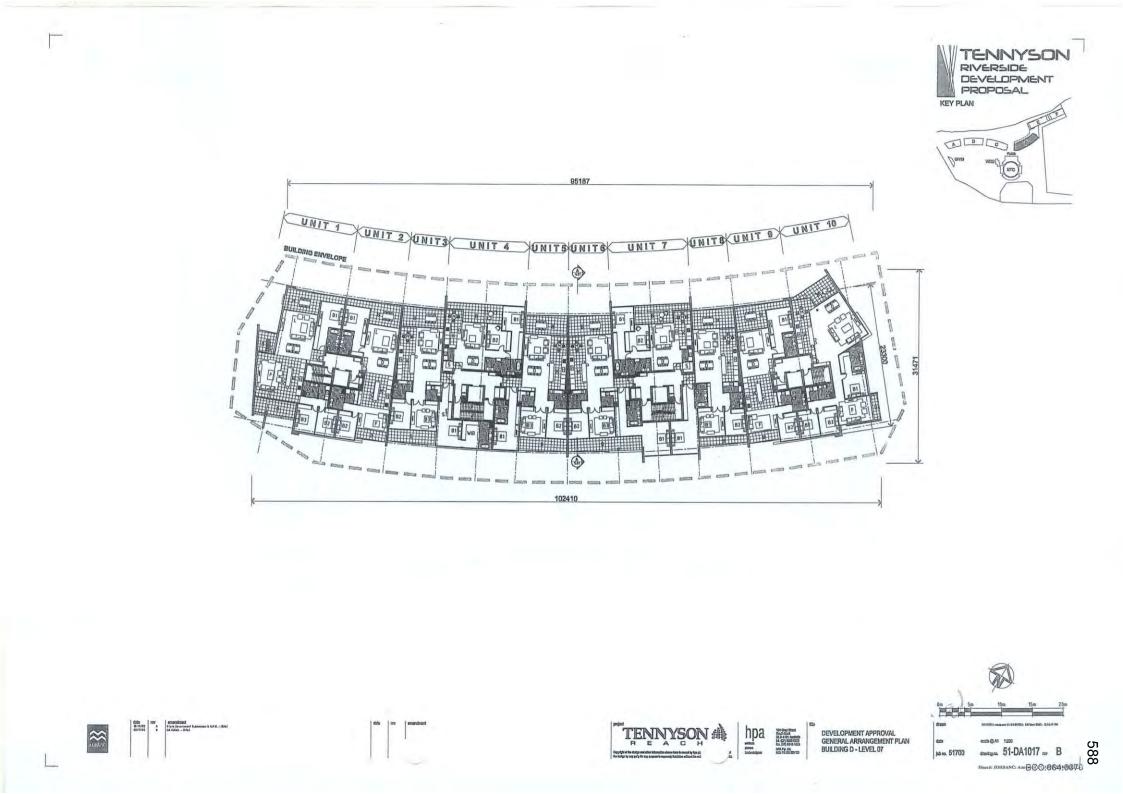


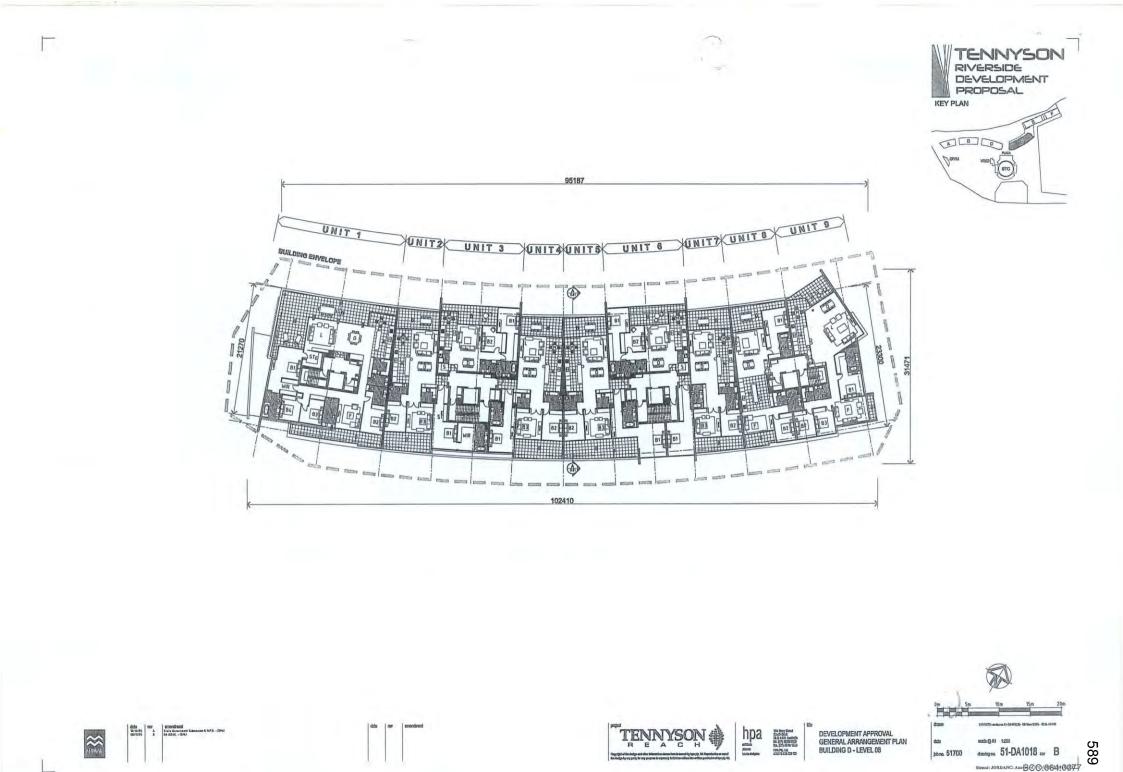




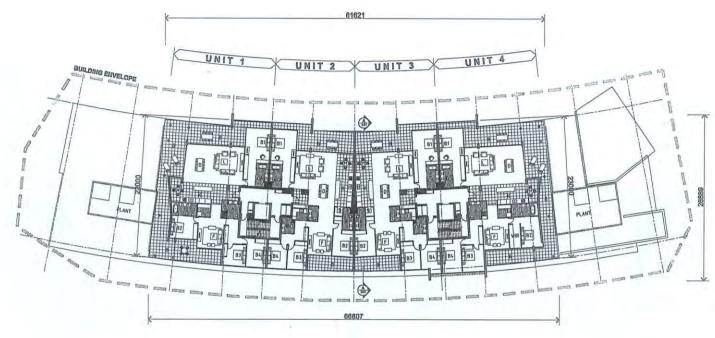


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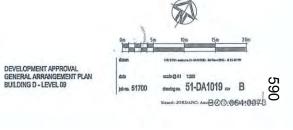




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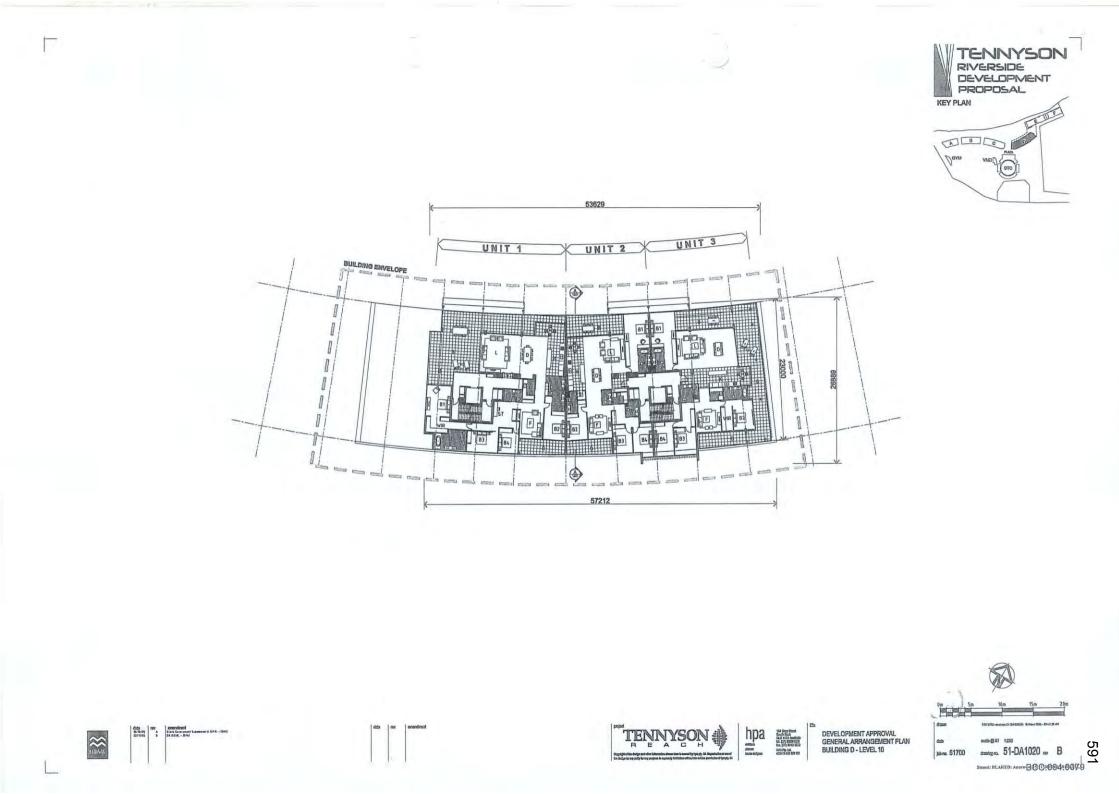
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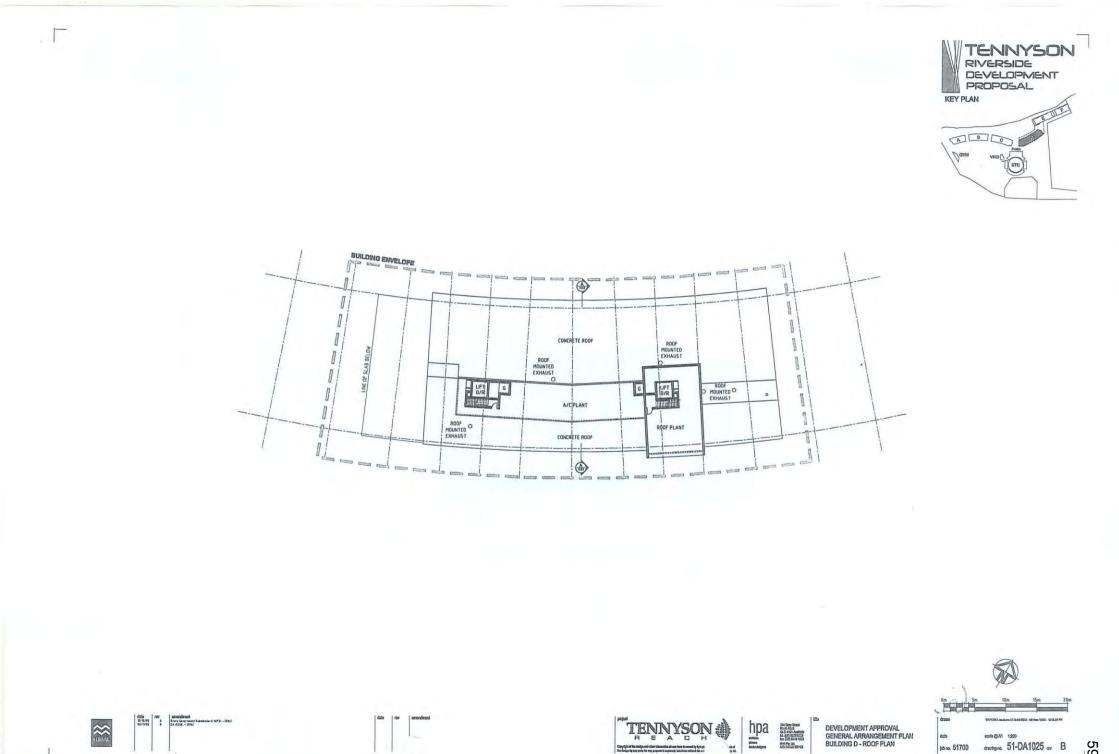
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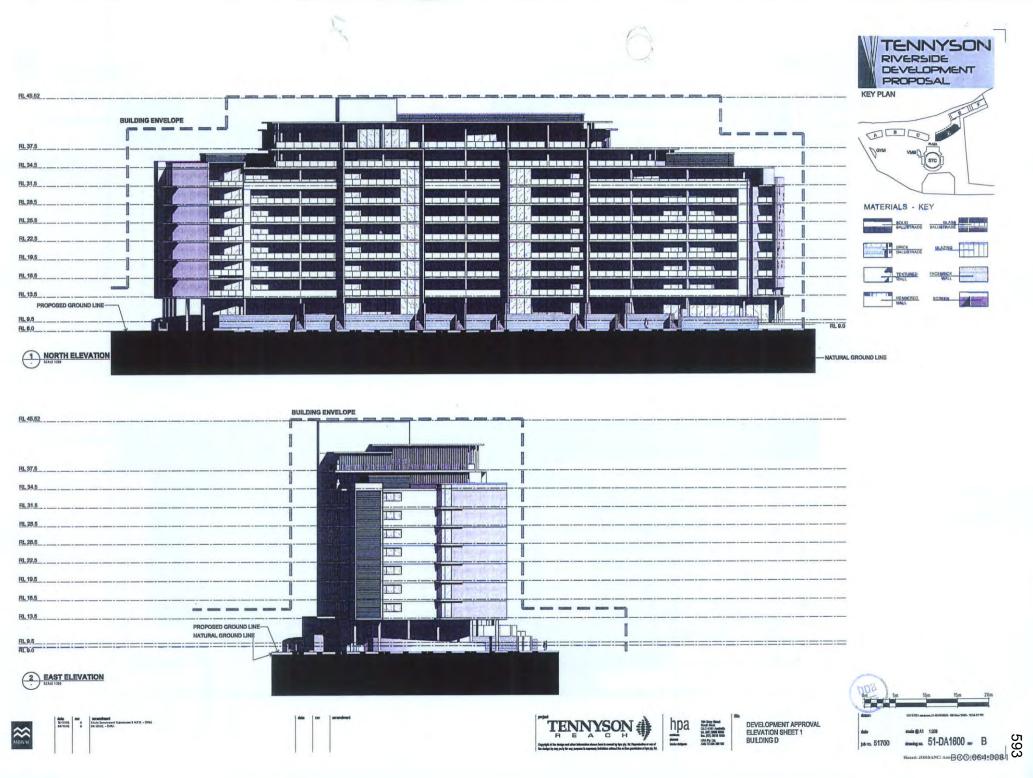
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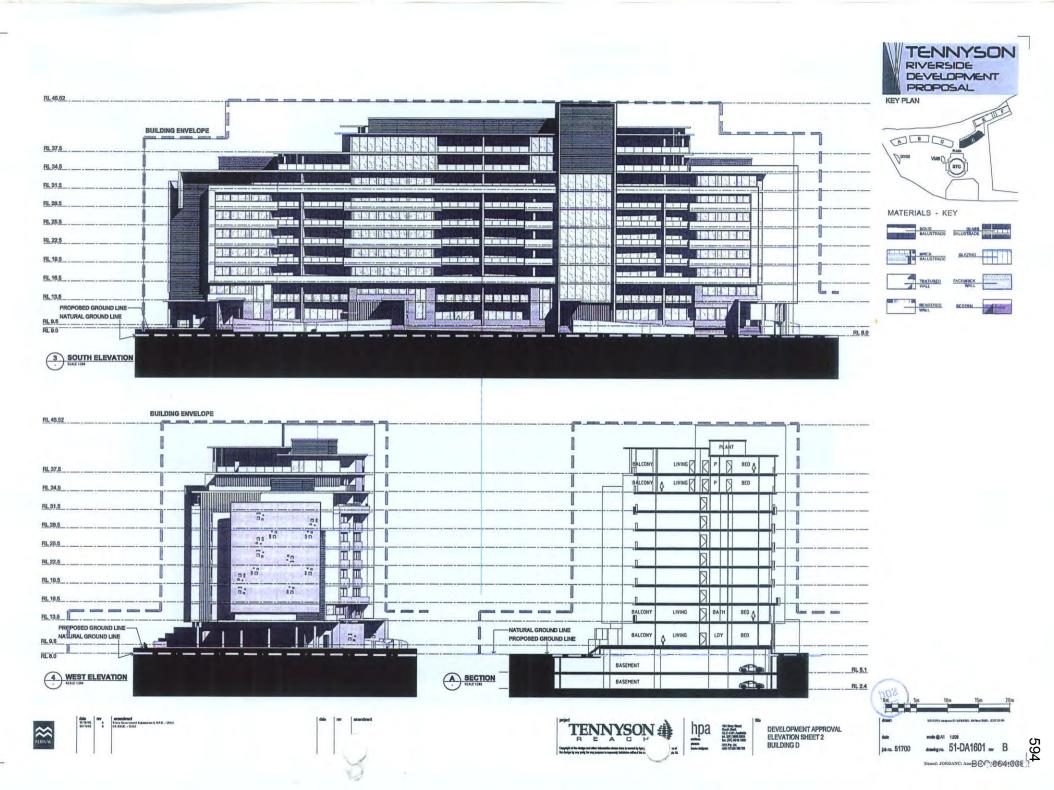




DEVELOPMENT APPROVAL GENERAL ARRANGEMENT PLAN BUILDING D - ROOF PLAN







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EMORANDUM

#### Dedicated to a better Brisbane

# **Brisbane City Council**

To:	DA South	Date:	6 January 2006		CAL SPECIALIST TEAM	
Attn:				Developm	ent Assessment ent & Regulatory Services & Community Services	
CC:				69 Ann St		
From:	m: Andrew Blake			GPO Box 1434 Brisbane Qld 4001		
Re:	Hydraulic Assessment Tennyson Riverside Development	& State	Tennis Centre	Phone: Facsimile:		
	21 Softstone St Tennyson DRS/USE/H05-933802			Email: Internet:	a www.brisbane.qld.gov.au	

(Please note that this is an internal document only and shall NOT be reproduced in any correspondence with the applicant)

1.0	INTRODUCTION		
Item No	Description	Comment	
1.1	Report by:	Andrew Blake (CD/W2-050216-933802)	
1.2	Documents Reviewed:	<ul> <li>Volume 5, Section 5.3 (Stormwater Drainage) by Lambert &amp; Rehbein dated November 2005.</li> <li>Volume 6 (Flooding &amp; Stormwater Quality Management Report) by GHD dated November 2005.</li> </ul>	
1.3	Document Summary:	The former Tennyson Power Station is to be developed into the State Tennis Centre and Riverside Residential Units. The MIKE11 hydraulic model of the Brisbane River was obtained to address the loss of flood storage. The local stormwater flows through the site via overland flow and pipe drainage have been assessed using the Rational method.	
1.4	Objective of Review:	To ensure the proposal meets the water quantity (flooding and drainage) requirements of City Plan and the Subdivision and Development Guidelines.	
1.5	Issues Identified:	<ol> <li>The proposed road must have Q100 flood immunity.</li> <li>Q50 inundation extents and overland flow easement required.</li> <li>Underground drainage easements required.</li> </ol>	
1.6	Hydraulic Status:	Additional information required.	

## 2.0 COMMENTS

# 2.1 The proposed road must have Q100 flood immunity.

The proposed road through the site does not have Q100 flood immunity. The entire road must have Q100 flood immunity as stated in the Subdivision and Development Guidelines (Part B, Section 2.2, Table B2.3.1).

# 2.2 Q50 inundation extents and overland flow easement required.

 $\overline{Q50}$  inundation extents must be provided for the proposed overland flow paths between the buildings to define the overland flow easements required.

## 2.3 Underground drainage easements required.

Underground drainage easements are required for stormwater drainage within the site.

#### 3.0 **RECOMMENDATIONS**

- 3.1 Additional information is required as stated in Comment 2.1 above.
- 3.2 Development conditions are required to address Comments 2.2 & 2.3.

Hydraulic Engineer Technical Specialist Team



FROM

SUBJECT

**Brisbane City Council** 

Development & Regulatory Services Customer & Community Services

Development Assessment Team South

Telephone Facsimile (07) 3403 5594

24 January 2006

NOTE TO

LL

Application No Project No *DRS/USE/H05-933802 DRS/PRO/P05-111547* 

**Development Assessment Team South** 

Development Application over land at 21

Softstone St, Tennyson Qld 4105.

Kevin Matthews spoke with Bob Adamson today and they have agreed that the level of the access road for the Tennis centre should only have to meet Q50 levels. Particularly in view of the fact that the level of the existing Fairfield Road is at Q50.

They also discussed that it was preferable for the access road to be structurally elevated as opposed to the road corridor being filled up, thus creating an effective dam through the low north east section of the property.

Engineering Officer Development Assessment Team South Development and Regulatory Services Customer and Community Services

Samuel Gay

Engineering Officer

Queensland Government	IMSE H05 - 933802.       Name:       Title: A/Referral Coordination Officer         G650 27.       Title: A/Referral Coordination Officer         Division: SEQWBB Planning       Telephone:         FEB 2006       Facsimile:         HON MANAGEMENT       E-Mail:         A 06 / 20566.       Internet: www.lgp.qld.gov.au
	Facsimile
To: ·	Brannock & Assoc
AM: Steven Sch Con:	wartz Brisbane CC EPA DPIF DMR
Adv:	QT DNRM Energex Powerlink
Date:	1 February 2006
Pages:(incl. this one)	26
Re: RCU 2119 - Softs	tone Street, Tennyson – INFORMATION REQUEST

Dear

Please find attached a Referral Coordination Information Request for a development application involving land at the above address.

The original will be forwarded to you in the next mail.

If you have any questions please contact me on the above number.

### Regards,

 -	A

This facsimile may contain privileged and/or confidential information intended only for the use of the eddressee, If you are not the addresse, or the person responsible for delivering it to the person addressed, you may not use, copy or deliver this to anyone else. If you received this facsimile by mistake please notify us by telephone immediately.



Our Reference: RCU 2119 Enquiries: Jodie Smith Extension: 323 71770 Address: PO Box 15031 City East Qld 4002 E-mail address: jodie.smith@dlgpsr.qld.gov.au

**Planning Services** 

Department of Local Government, Planning, Sport and Recreation

1 February 2006

Mirvac Queensland Ltd C/- Brannock and Associates Planning & Environmental Consultants GPO Box 552 BRISBANE QLD 4001

Attention:

Dear

# RE: REFERRAL COORDINATION - INFORMATION REQUEST



I refer to your letter dated 9 December 2005 and received in this office on 12 December 2005, requesting referral coordination under the *Integrated Planning Act 1997* (IPA) for the following application:

APPLICANT: APPLICATION TYPE: REFERRAL COORDINATION TRIGGERS:	Mirvac Queensland Ltd Material Change of use Preliminary approval overriding a local planning instrument , 3+ Concurrence Agencies, Schedule 7(b) (Outdoor sport and recreation facility), Schedule 8(c)(vi) (An area of inundation)
LOCATION:	21 Softstone Street Tennyson QLD, described as Lot 1 on SP 164685 and Part of Lot 566 on SP 104107
LOCAL GOVERNMENT:	Brisbane City Council

I wish to advise that after preliminary assessment of your application additional information is required to fully assess the proposal. Details of the information requested are contained in pages 3 - 25 attached to this letter.

The following agencies were consulted in the preparation of this information request:

0	Brisbane City Council Environmental Protection Agency	(Assessment Manager) (Concurrence agency) (Concurrence agency)
Ø	Department of Primary Industries and Fisheries	(Concurrence agency)
0	Department of Main Roads	(Concurrence agency)
Ø	Queensland Transport Department of Natural Resources and Mines	(Advice Agency)
0 0	Energex	(Advice Agency)
0	Powerlink	(Advice Agency)
0	Department of Local Government, Planning, Sport and Recreation	(Third Party)

The Department of Main Roads, as a concurrence agency; Powerlink, as an advice agency; and the Department of Local Government, Planning, Sport and Recreation, as a third party, require no further information.

The Act requires the applicant to provide a copy of the response to the information request to the Assessment Manager and any IDAS concurrence or advice agency. It is also recommended that copies of your information response be forwarded to the third parties listed above. Please note, under section 3.3.8 (3) of the IPA you are not required to send a copy of your information response to this Department.

Please note, you have 12 months to respond to this information request. The response must be made in one of the following three ways ----

- Provide all the information requested; or 0
- Provide part of the information requested together with a notice asking the assessment manager and each IDAS referral agency to proceed with the assessment of the 0 application; or

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- (i) Stating that the applicant does not intend to supply any of the information requested;
  - (ii) Asking the assessment manager and each IDAS referral agency to proceed with the assessment of the application.

It should be noted that in the event of an appeal against a decision on a development application, costs may be awarded against an applicant if the court considers the applicant did not give all information reasonably requested in the information request (s4.1.23(2)(g) of the IPA).

Further information or assistance may be obtained by contacting the above contact officer by telephone or e-mail.

Yours sincerely

viereum c Principal Planner SEQ-WBB Planning Division

CC:

Brisbane City Council Environmental Protection Agency Department of Primary Industries and Fisheries Department of Main Roads Queensland Transport Department of Natural Resources and Mines Energex Powerlink

The Brisbane City Council, as assessment manager for the application, raises the following matters of concern and requests the following additional information:

# INFORMATION REQUESTED

- 1) Address the Structure Planning Code to demonstrate how the proposal is integrated within the local context. The area to be included in the plan is bounded by the Brisbane River, Fairfield Road, Tennyson Memorial Drive, and Softstone Street as shown in Figure 1 of Attachment 1. It is to include any opportunities to address the site constraints evident on the Power Station site using the adjoining State-owned site as well as give consideration to the possible relocation of the substation. The adjoining State Government land should be shown as predominantly residential development at a Lowmedium Density as described in City Plan. The plan is to address:
  - a) the Structure Planning Code, in particular details outlined in Section 3 Purpose, and Section 6 The Structure Plan, where relating to residential development;
  - b) Stephens District Local Plan Development Principle 2.3 regarding opportunities for open space along the river frontage, and Precinct Intent 3.11 regarding specific considerations for development on the Tennyson Power Station site;
  - c) the key outcomes identified in the Brisbane River Corridor Planning Scheme Policy;
  - d) pedestrian connectivity to community facilities/services; and
  - e) integration of public transport, pedestrian and cycle links to existing networks.
- Demonstrate building locations with a minimum setback of 20m horizontal distance from the high water mark. Alternatively, provide further justification that the performance criteria expressed in P1 of the *Biodiversity Code*, P1 of the Wetland Code, and P1 of s4.6 of the Waterway Code are achieved.
- Provide a Vegetation Retention Plan (VRP). The VRP is to detail all vegetation to be retained and that to be removed and include the following information:
  - a) show species descriptions including full and accurate nomenclature; height; spread; and Diameter at Breast Height (DBH), and considered as part of the site layout; and
  - b) accurate survey information (up to 500mm) of all vegetation greater than 200DBH. The applicant is to certify that vegetation survey information is accurate to 500mm;
  - c) the vegetation survey is to include all areas external to the site (specifically street trees & vegetation on adjacent road reserves) that is likely to be impacted by the provision of the site infrastructure;
  - d) provision of indicative cut and fill plan to demonstrate trees nominated for retention can be retained;
  - e) indicative locations for all services including sewer, water, stormwater, electricity and communication.
- 4) Provide an ecological assessment report in accordance with the NAPSP. This should specifically target the riparian corridor (including mangrove areas) for raptors, bats and mammals, and the power station building for bats. A minimum of 3 nights and days would be required to establish the suite of species present.
- 5) Provide a feasibility evaluation for the retention (or part-retention) and adaptive use of the Tennyson Power Station building. Include all relevant analysis, sketch designs, etc. illustrating that this option was fully explored prior to deciding to demolish the Power Station.

- 6) Provide a visual analysis or photomontage to enable assessment of how the residential buildings will be viewed from various locations around the area, including viewpoints on the river. The viewpoints should include:
  - a) the corner of Softstone Street and King Arthur Terrace, looking east along the riverfront;
  - b) Yeronga Street Park, at water's edge looking south west towards the site;
  - c) centre of the navigable channel of the Brisbane River in front of Yeronga Street Park looking south west towards the site;
  - d) Paragon Street Park, at the southern boundary looking south west towards the site;
  - e) the centre of the navigable channel of the Brisbane River in front of Paragon Street Park:
  - f) Fairfield Road, opposite Paragon Street looking west south west across the Animal Research Institute:
  - g) the south western corner of Sir John Chandler Park looking south west toward approximate location of proposed amphitheatre park;
  - h) the third tee area of the 'Gold Course' of Indoorcopilly Golf Club, looking east towards the site; and
  - i) the centre of the navigable channel of the Brisbane River in front of the Third tee area of the Gold Course of Indooroopilly Golf Club, looking east towards the site.
  - 7) Provide a sectional analysis demonstrating the relative scale between pedestrians on the foreshore and building F. An indent in the riverbank occurs in front of building F creating a 'pinch point'. The break between buildings E and F does not correlate to the area adjacent to the pinch point.
  - 8) Demonstrate that providing ramped, equitable access has been investigated and provide further justification for the use of steps as the main thoroughfare to the public parkland from the tennis centre forecourt.
  - 9) Provide shadow diagrams for all buildings proposed for the site, including the Tennis Centre. This should be displayed in plan and elevation format and address the shadow lines at various times of day.
  - 10) Provide a revised landscape plan that includes:
    - a) a proposed plant schedule for the development. Note that heat island mapping has indicated that the site is relatively warmer than average. Council considers it appropriate to concentrate efforts to mitigate the heat island effect by extensive use of shade trees throughout the site in numbers that exceed the generally specified 'acceptable solutions'.
    - b) preliminary finished levels and grades;
    - c) demonstration of compliance with the Landscape Code with regard to car park areas. In particular, P6 and P12 of the code;
    - d) demonstration of compliance with the Waterway Code Riparian Landscape -P2/A2. The creation of terraces and extensive earthworks is to be minimised and the existing vegetation should be plotted on the plans and considered as part of the design;
    - e) landscape planting of Yellow laburnum trees along Tennyson Memorial Drive in a formalised avenue;

- demonstration of provision for greater public accessibility to the proposed foreshore parkland between proposed buildings A, B and C using landscaped, accessible zones between the structures; and
- g) details of any proposed public art.
- 11) Clarify if any ancillary structures or spaces, exclusive of vehicle movement, have been integrated within the site for Tennis Centre visitors. This would include shaded areas outside the Centre Court structure. Outside the Centre Court structure there does not appear to be any covered or shady areas for people to rest between matches.
- 12) Clarify the delineation of public and private space on the site, with particular regard to the pedestrian circulation between the spine road and the riverfront parkland.
- 13) Provide a report addressing the following issues during construction and post development:
  - a) traffic management and access through the site during a major event at the tennis centre;
  - b) crowd management and access to the tennis centre; and
  - c) public access to the riverfront parkland including specific detail for pedestrian and cyclist access.
- 14) Clarify details of the proposed road and parkland contribution to Council. The site is currently listed on the Environmental Management Register. Council will not accept contaminated land as it is unsuitable for parkland as stated in s6.6 of *Planning Scheme Policy 1 Contribution for Parkland and Recreational Facilities.* Site remediation may include excavation and consolidation of contaminated material into parts of the site that may come under Council ownership, for example road reserves and parkland.
- 15) Provide more detail design drawings regarding the bicycle and pedestrian facilities. In particular, the following are to be included:
  - a) bicycle lanes provided at both road access intersections in accordance with Austroads Part 14;
  - b) end of trip facilities in accordance with the Transport, Access, Parking and Servicing Code. Visitor bicycle parking facilities should be provided in public areas to encourage access to events by bicycle. These facilities are to be designed in accordance with Austroads Part 14, s10.3;
  - provision of a separated facility of 4m for pedestrians and 6m for cyclists along the river frontage of the site between Softstone Street and Ortive Street;
  - d) width of shared path along the spine road;
  - e) pedestrian crossing provision across Softstone Street; and
  - f) directional signage for cyclists and pedestrians throughout the site.
- 16) Demonstrate how proposed design of the access points to the public parkland and pedestrian thoroughfares do not discourage public usage.
- 17) Provide further details of waste recycling provisions for residential, public and commercial uses.
- 18) Provide further information regarding the potential air quality impacts from adjacent industrial uses to the residential component of the proposed development. This should include air quality impacts from the adjoining Animal Research Institute if that use is to remain past the scheduled completion date for Stage 1 residential buildings.



- 19) Justify the assumptions made regarding existing noise impacts on the site. The Acoustic Report states that the site is currently heavily impacted on by road traffic and commercial and industrial noise.
- 20) Demonstrate that consultation with both Brisbane Transport and Queensland Transport has influenced the early stages of development of the Event Transport Management Plan. There does not appear to have been significant consideration of future public transport planning with respect to service or infrastructure changes that might be introduced, such as bus bays in Fairfield Road near the new intersection or use of the Tennyson Rail Station.
- 21) Provide an outline plan, using the process indicated in the flowchart at Attachment 2, demonstrating how the Parking Plan might be realised. The proposed Parking Plan for Tier 1' and 'Tier 2' events is supported in principle. Council has a "Traffic Area Establishment Guideline" which provides direction in this regard. In particular, the guideline's Attachment 2 is a flowchart outlining the process that should be followed and is attached for your information.
- 22) Provide further design details of the road, signalised intersection and roundabout with regard to discouraging through traffic. Note that the proposed temporary removable speed control bollards are not considered appropriate on a public road.
- 23) Demonstrate waste vehicle manoeuvring (vertical and horizontal aspects) and gradients in the bulk bin loading areas to demonstrate compliance with the Transport, Access, Parking and Servicing Planning Scheme Policy.
- 24) Demonstrate that outside television broadcast vehicles are able to safely manoeuvre onsite in the same manner as service vehicles.
- 25) Provide a contour plan identifying the extent of batters, at 1 in 4, where fill may be required to construct the access road between Fairfield Road and the Tennis Centre. Also demonstrate how the ponding areas are proposed to drain and how the access road might allow for overland flow. Note the minimum level must accommodate the Q50 flood level and is calculated at 6.7m.
- 26) Demonstrate how the proposal complies with Development Principle 2.5 of the Stephens District Local Plan regarding considerations for residential development on this site. Alternatively, the applicant may wish to address this principle through the structure planning process requested at point 1 of this information request, incorporating potential uses on the adjoining Animal Research Institute site.
- 27) P13/A13.1-2 of the Tennyson Riverside Development Supplementary Residential Code places no significant restrictions on balcony screening, potentially leading to fully enclosed balconies. The issue can be addressed in a revised code or alternatively, provide further justification regarding this issue.
- 28) A21.1 of the Tennyson Riverside Development Supplementary Residential Code contains a blanket car parking space allocation of 2 spaces per dwelling. Provide details of dwelling size mix and, if necessary, a revised calculation of parking requirements based on the mix.
- 29) Provide a Rehabilitation Concept Plan for the waterway corridor area based on any amendments resulting from redesign after the above issues have been addressed.

For further information in relation to this request please contact Steven Schwartz on telephone

A copy of the response to the information request can be forwarded to:

Development Assessment Team South Brisbane City Council PO Box 1434 BRISBANE QLD 4001

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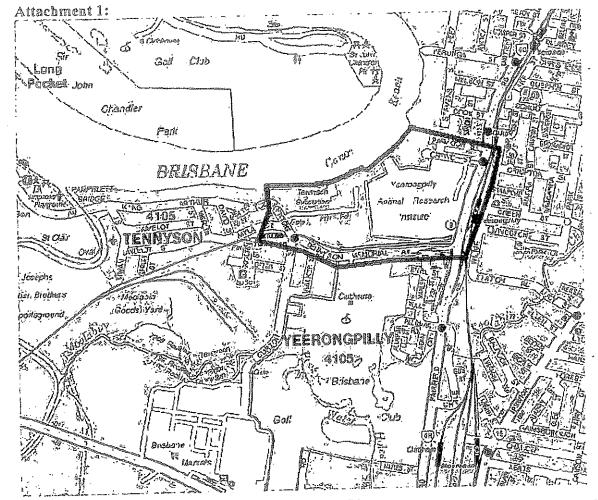
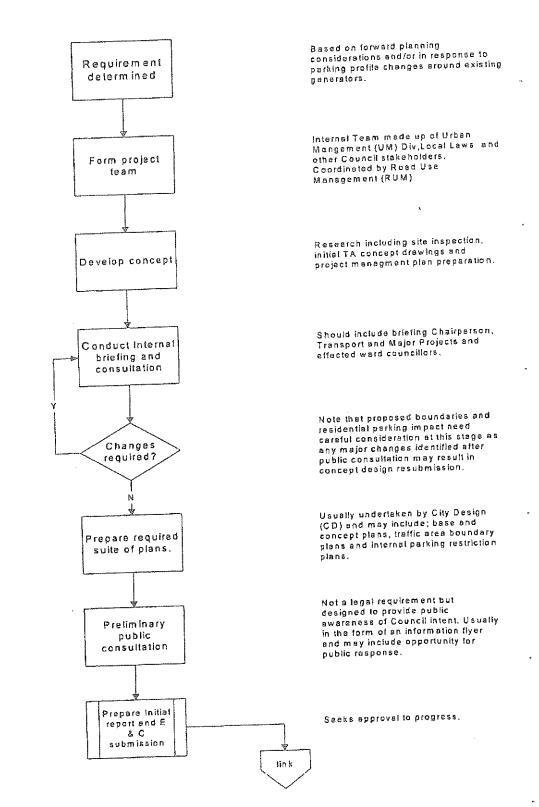
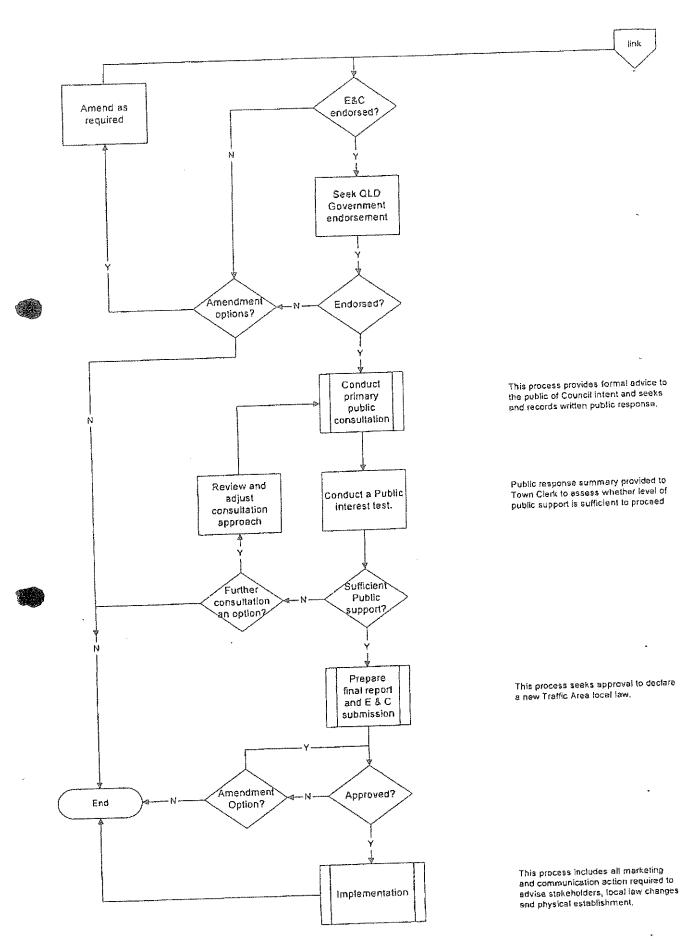


Figure 1: Indicative boundary of proposed Structure Plan

# PROCESS FOR ESTABLISHING A TRAFFIC AREA (TA)





# MATTERS OF INTEREST TO ENVIRONMENTAL PROTECTION AGENCY

The Environmental Protection Agency as a concurrence agency for the application raises the following matters of concern and requests the following additional information:

## INFORMATION REQUESTED

Coastal Management - Coastal Protection and Management Act 1995

- Please submit two copies of a suitably scaled drawing showing: 1.
  - the Real Property boundaries of the subject land.
  - the position of Mean High Water Spring (MHWS) tide and the extent of the erosion prone area which extends landwards for a distance of forty metres from the plan position of MHWS.
  - the location and dimensions of:
    - a) any existing structures in the erosion prone area, and
    - b) proposed works, including stormwater drainage works discharging into the
    - Brisbane River. Proposed works falling within the erosion prone area are to be related by dimensions to MHWS and any adjacent Real Property Boundaries.

Contaminated Land - Environmental Protection Act 1994 [EPAct]

Provide sufficient information provided in accordance with the Environmental Protection Act 1994 and the Draft Guidelines for the Assessment and Management of 2. Contaminated Land in Queensland (DEH, 1998) to enable a Suitability Statement to be issued for Lot 566 on SP104107 and Lot 1 on SP164685, specifying that the land is suitable for the intended use.

### ADVICE

The EPA Contaminated Land Unit may recommend refusal or preliminary approval if all the information required is not provided.

A Third Party Reviewer (TPR) must be appointed under the EPA's Terms of Reference -Use of a Third Party Reviewer for Assessment and Management of Site Contamination dated 28 August 2003 (TOR).

The information requested under clause 1 above must be reviewed and consented to by the TPR before submitting to the EPA.

A TPR acceptable to the EPA must be engaged at all times until remediation works are completed and certified according to the TOR.

For further information in relation to this request please contact on telephone

Three copies of the response to the information request should be forwarded to :

Environmental Protection Agency Southern Regional Office (Brisbane) [FIr. 15 288 Edward Street, Brisbane] GPO Box 2771 BRISBANE QLD 4001 Attn.: Project Manager, Mark Paton.



MATTERS OF INTEREST TO DEPARTMENT OF PRIMARY INDUSTRIES AND FISHERIES

The Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency for the application raises the following matters of concern and requests the following additional information:

#### ADVICE

DPI&F's interest with this proposal is the management and protection of the fisheries value of any aquatic features within, or adjacent to, the development site, as well as the capacity of the proposal to impact upon fisheries productivity, fish habitat and fish migration paths.

Please note that DPI&F has also received a second application lodged by the applicant for other areas within, or adjacent to, the development. The applicant has requested that these areas, which include removal of the existing jetty, be dealt with separately.

## INFORMATION REQUESTED

 Confirmation that the component of the application for the walkway and/or bank stabilisation works is for the removal of any vegetation landward of, or overhanging the area landward of, the level of Highest Astronomical Tide (HAT), and three (3) Eucalyptus trees below the level of HAT.

It is noted that the plan suggests the 705 square metre requested area in this location for walkway and/or bank stabilisation works is landward of the landward edge of the marine plant (mangrove) community and the level of HAT, except for the three Eucalyptus trees.

- 2. Provide typical cross-sections across the line of the proposed walkway/bank stabilisation works showing the existing and future situation. These cross-sections should extend from above the level of the proposed structures to a level within the marine plant community on the foreshore that will not be disturbed, as well as details of the current and proposed levels, structures, vegetation and location of the levels of HAT, and Mean High Water Spring Tide (MHWS).
- Confirmation that the machinery access point for reconstruction of the existing stormwater pipe outlet can be accommodated within the 5 metre by 5 metre requested area, should reconstruction of the outlet be required.
- 4. Confirmation that the marine plant disturbance areas noted on the plans (but not highlighted as Activity 1 or Activity 2) are not part of this application and, along with other relevant areas will, or can be, considered within the second application currently lodged with DPI&F.

Please also note on the CIR that an inspection of the proposed works area is an integral part of the assessment of this application, and that an officer from DPI&F will contact the applicant in the near future to arrange an inspection of the works area. The site should be pegged to assist DPI&F to better understand the proposed activities during the inspection.

Please be advised that the basis of DPI&F's comments lies within the jurisdiction of the *Fisheries Act 1994*, and that a site inspection was not undertaken for the purposes of these comments.

For further information in re	elation to this request	please contact	on telephone

A copy of the response to the information request can be forwarded to:

Department of Primary Industries and Fisheries PO Box 5165 Sunshine Coast Mail Centre NAMBOUR QLD 4560 e

# MATTERS OF INTEREST TO QUEENSLAND TRANSPORT

The Queensland Transport as a concurrence agency for the application raises the following matters of concern and requests the following additional information:

#### ADVICE

Provision of Public Passenger Transport

The proposed development is likely to create significant demand for the provision of public passenger transport. This demand is expected to be generated from both the residential and tennis centre components of the development. The information supplied as part of the application also recognises the need for public transport to be considered in the assessment of the proposal. It is important that both the multi-dwelling unit residents and tennis centre patrons have safe and convenient access to public passenger transport.

It is expected that the Yeerongpilly Train Station will act as the primary public transport node servicing the proposed development. However, the development should also connect with the other public transport infrastructure in the vicinity of the site. This infrastructure includes the Tennyson train station, bus stops on Tennyson Avenue and King Arthur Terrace and the proposed bus set down facility in Softstone Street.

#### INFORMATION REQUESTED

- In order to assess the development's impact on the provision of public passenger transport the following information is required:
  - Plans identifying the location and design of any special event on-site bus set down areas for the state tennis centre.
  - b) Plans detailing how the development provides for safe pedestrian links to the existing public transport stops and stations, including the Tennyson and Yeerongpilly train stations and bus stops on Tennyson Avenue and King Arthur Terrace. These plans should identify the proposed pedestrian routes to these facilities from the main pedestrian entrances to both the state tennis centre and residential development components.
  - c) Plans detailing the design of the proposed 'Softstone Street Bus Set Down Areas' (as identified in Tennyson Riverside Development Application – Volume 4 Transport and Transport & Traffic (November 2005), section 4.10.7). These plans should demonstrate that the facility is designed appropriately to meet the generated need and desired standard of service expected for the proposed development. The Draft TransLink Network Plan (p52-57) and Australian Standard AS2890.1 provide further information in regard to QT's requirements for the design of public transport facilities and bus set down facilities.
  - d) Plans detailing the design of the proposed 3-leg roundabout at the intersection of Softstone Street and King Arthur Terrace. These plans should demonstrate that the roundabout is designed to adequately cater for the existing and future bus traffic travelling along Softstone Street and King Arthur Terrace. QT's IDAS Information Sheet No.3 can provide further information in regard to QT's requirements for road works on public transport routes (refer attachment 1).

#### ADVICE

#### Cycle Network Integration

The development is located on a possible inter regional cycle route and is likely to generate a significant number of cycle trips. The development should safely connect to the existing cycle network.

The state tennis centre is also likely to become a significant cycle destination. Appropriate end-of-trip facilities should be provided for cyclists using the tennis centre.

#### INFORMATION REQUESTED

- In order to assess the development's impact on the cycle network and the provision of cycle facilities the following information is required:
  - Plans detailing how the proposed cycle paths link into the adjacent road and cycle networks.
  - b) Plans demonstrating that the tennis centre component of the development provides end-of-trip facilities (such as bike lockers/secure racks and showers/changing rooms), to an appropriate standard and capacity, in accordance with Austroads Part 14.

#### ADVICE

# Rail Safety and Operational Integrity (Trespass)

The interface of "*Major Tennis Facility*" uses immediately adjacent to the rail corridor may present an increased risk of trespass and human related safety issues, as well as potential interruptions to services through encroachment onto the rail corridor by future occupants. The development should not encourage or create a higher risk of unauthorised pedestrian access or create a demand for any pedestrian access point through the rail corridor.

## INFORMATION REQUESTED

- 3. In order to assess this, a description, plan and supporting photographic evidence showing the following is required:
  - a) location, height and description of any existing fence along the common boundary with the rail corridor
  - b) location of any components of the development that may require specific security fencing along the common boundary with the rail corridor
  - c) location, height and construction details of any special fencing proposed for aesthetic reasons along the common boundary with the rail corridor
  - d) in relation to any fencing required, evidence that the fencing proposed will not impede overland flow from railway land

NOTE: the minimum standards for boundary security fencing should be in accordance with the following Queensland Rail - Civil Engineering Standard Security Fence drawing numbers:

- 2544 1800mm Security Fence; (refer attachment 2)
- 2545B 1800mm Timber Fence; (refer attachment 3) or
- 2546 Standard Steel Panel Fence. (refer attachment 4)

For further information in relation to this request please contact

A copy of the response to the information request can be forwarded to:

A/Principal Manager (Land Use) Queensland Transport GPO Box 213 BRISBANE QLD 4001

BCC.058,976§



A self-assessable code for undertaking road works on local government roads will apply to roads identified by QT as having scheduled public passenger services.

## Purpose of the code

The construction of traffic control devices (e.g. roundabouts and speed humps) and road works such as inappropriately designed road curves and lane widths on roads can severely restrict the size and type of vehicle that can use that road. When the road is used as part of a route for a scheduled public passenger service, such as a bus, traffic control devices or other road works may force buses to use an alternative route. This may impact on travel times, connections to other scheduled transport services and accessibility for passengers.

A self-assessable code for undertaking road works on local government roads will ensure that public passenger transport services remain efficient, safe, comfortable and accessible.

#### Applicable legislation

Operational works that are road works on local government roads are made self-assessable by Schedule 8 part 2, table 4, item 5 of the Integrated Planning Act 1997 (IPA). The code for such works is a 'code for IDAS'. The code has been created under the Transport Planning and Coordination Regulation 2005, in accordance with sections 8C and 38(2)(a) of the Transport Planning and Coordination Act 1994 (TPCA).

#### Application of the code

The code for road works on local government roads applies to local government roads that have been identified under s8C(2) of the TPCA as a route or future route for a scheduled public passenger service.

Section 8E of the TPCA also allows the chief executive to make guidelines about the self-assessable code that must be considered when carrying out assessable development. No guidelines about the self-assessable code have been prepared to date.

Local government has been advised of the roads that are affected by the code; this information is also available on <u>QT's</u> IDAS website.

The code does not require road works to be carried out on identified roads, but establishes the minimum requirements to be met should the various types of road works mentioned in the code be undertaken.

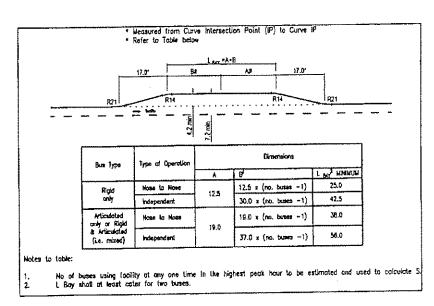
The code is complied with if the various development standards contained in Part 2 of the code are complied with.

#### Contents of the code

The code contains specific road design requirements or refers to standards in Main Roads' 'Road Planning and Design Manual'. The code details prescriptive standards for:

- Lane widths-minimum lane widths apply depending on the circumstances. The prescribed standard is influenced by existing road features including speed limits, the number of lanes, the presence of bicycle lanes, and road curvature
- Road profiles---road crossfall and horizontal alignment as detailed in the Road Planning and Design Manual
- Road turns and curves-provisions for turning paths as detailed in the Road Planning and Design Manual
- Intersection curves-leading and trailing curve transitions as detailed in the Road Planning and Design Manual .
- Indented bus bays---full dimensioning of an indented bus bay, including lengths and radii of entry and exit tapers, . minimum widths and lengths. Only applies to sub arterial and higher order roads in certain circumstances

- Roundabouts—provisions to ensure sufficient vehicle sweep path, minimum radii, allowance for right-turns, and no mountable apron on the centre island in certain circumstances
- Road & flat top humps—sets maximum heights, lengths and gradients for different types of humps
- Mid-block islands—provides minimum lane widths.



#### Example diagram from self-assessable code

#### Enforcement of the code

Section 4.3.2 of IPA states that a person must comply with applicable codes when carrying out self-assessable development. Enforcement of the code will be through existing provisions in IPA.

If you are experiencing difficulties complying with the code, please contact us to discuss your particular circumstances.

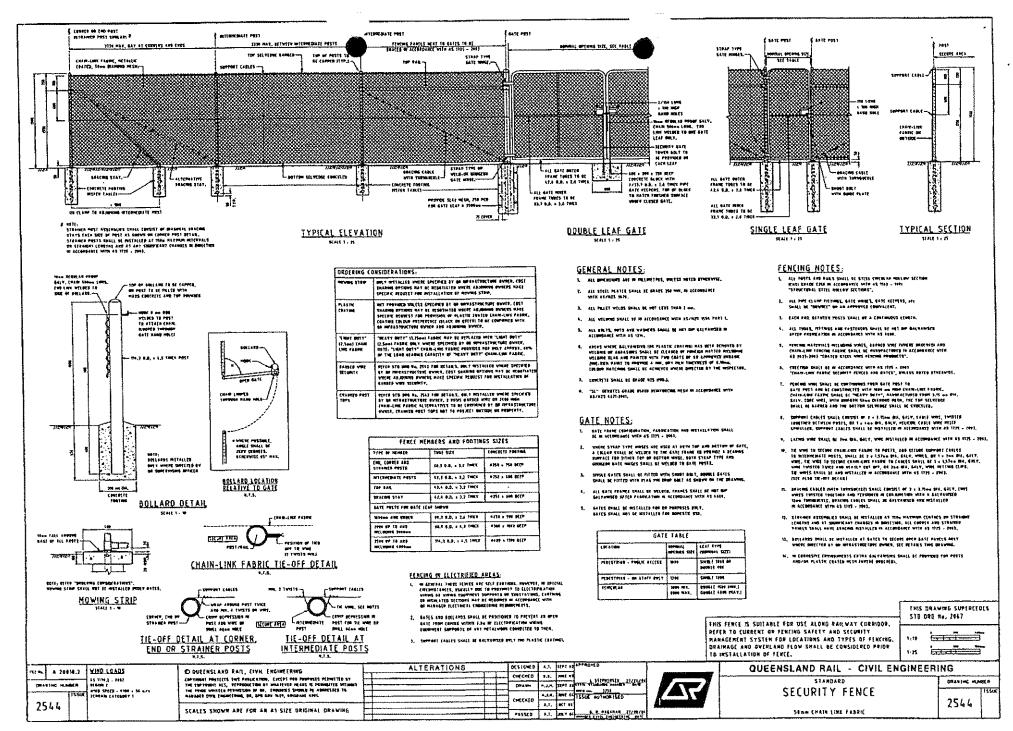
#### For more information

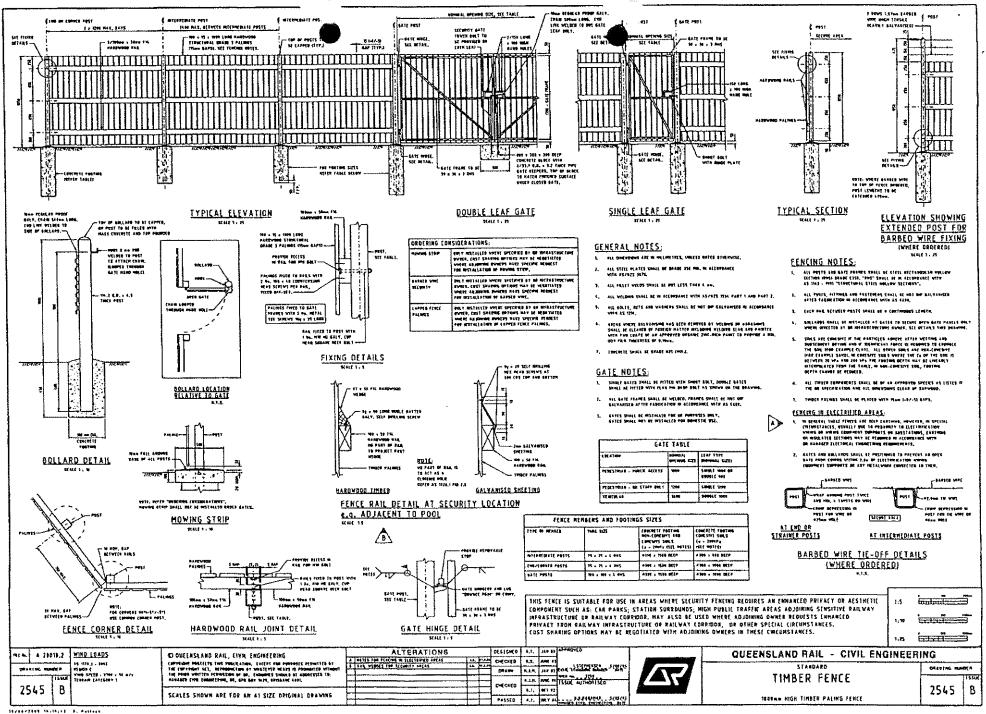
If you require any additional information regarding the self-assessable code for undertaking road works on local government roads, please contact:

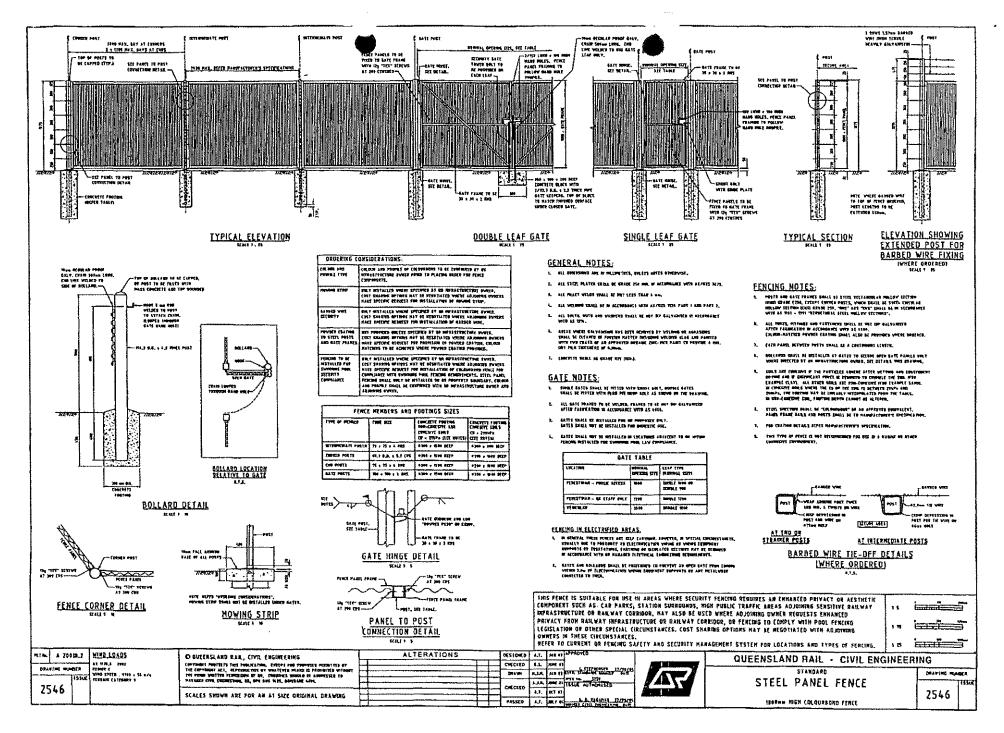
Email: IDASenguiries@transport.gld.gov.au Website: http://www.transport.gld.gov.au/idas Phone: 07 3117 5512 Facsimile: 07 3117 5502 Principal Manager (Land Use) Transport Planning Branch Queensland Transport











# MATTERS OF INTEREST TO DEPARTMENT OF NATURAL RESOURCES AND MINES

The Department of Natural Resources and Mines (NR&M) as an advice agency for the application provides the following advice and requests the following additional information:

#### INFORMATION REQUESTED

# SPP2/02: Planning and Managing Development Involving Acid Sulfate Soils

It is noted that two level basement carparks are proposed for the residential towers. It is therefore likely that State Planning Policy 2/02 Planning and Managing Development Involving Acid Sulfate Soils will apply to this development.

Provide an ASS investigation and management plan consistent with SPP 2/02 and associated documents<sup>1</sup>.

ASS investigations and management plan should address the proposed basement excavations, other bulk earthworks, and possible excavations for contaminated land remediation works.

#### ADVICE

#### Aboriginal Cultural Heritage

Under section 23 of the Aboriginal Cultural Heritage Act 2003 a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are \$750,000 for a corporation and \$75,000 for an individual.

A person will comply with the duty of care in relation to Aboriginal cultural heritage if the person is acting in compliance with cultural heritage duty of care guidelines gazetted under the Aboriginal Cultural Heritage Act 2003, attached, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under Part 7 of the Aboriginal cultural heritage legislation.

Duty of care guidelines highlight the need to search the Cultural Heritage Database and the Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, Department of Natural Resources, Mines and Energy. Application forms to undertake a free search of the Cultural Heritage Register and the Database as well as further advice in relation to this matter, may be obtained by contacting the Cultural Heritage Coordination Unit, NR&M on (07) 323 83838.

State Planning Policy 2/02 and the SPP 2/02 Guideline is available from

www.ipa.qld.gov.au/codes/codespolicies.asp. The associated technical documents (listed below) are available from www.nrm.qld.gov.au/land/ass/products.html

Ahern CR, Ahern MR and Powell B (1998). Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils (ASS) in Queensland. Department of Natural Resources, Indooroopilly.

Ahern CR, McElnea AE and Sullivan LA (2004). Acid Sulfate Soils Laboratory Methods Guidelines. In Queensland Acid Sulfate Soils Technical Manual. Department of Natural Resources and Mines, Indooroopilly.

Dear SE, Moore NG, Dobos SK, Watling KM and Ahern CR (2002). Soil Management Guidelines. In Queensland Acid Sulfate Soils Technical Manual. Department of Natural Resources and Mines, Indooroopilly.

Dear SE, Moore NG, Watling KM, Fahl D and Dobos SK (2004). Legislation and Policy Guide. In Queensland Acid Sulfate Soils Technical Manual. Department of Natural Resources and Mines, Indooroopilly.

#### State Land Issues

State Land Asset Management (SLAM) has assessed the application and confirm that it is in accordance with the agreed terms between this department and the developer. SLAM has previously provided resource entitlement to the development application on this basis.

The tenure arrangements meet with NR&M's requirements with no visible tenure impacts on the adjoining parcel of Lot 566 on SP104107.

With respect to the area of public riverside parkland, NR&M expects Brisbane City Council (BCC) to come to an arrangement with the developer for the maintenance and acceptance of the parkland as a reserve for park and recreation with BCC as trustees.

For further information in relation to this request please contact

A copy of the response to the information request can be forwarded to:

Senior Officer (Planning and Environment) Department of Natural Resources and Mines PO Box 864 IPSWICH QLD 4305

#### MATTERS OF INTEREST TO ENERGEX

Energex as an advice agency for the application holds no objection in principle to the proposal subject to the following:

#### ADVIČE

Please note, the proximity of outdoor activities raises significant concern in respect to public safety issues, particularly regarding projectiles, either intended or accidental, landing on the existing outdoor switchgear and the future expanded substation components. Such occurrences have the potential to disrupt and compromise the operations of this vital community infrastructure. In order to increase visual amenity and visual separation, and to promote a safe environment in the interface between the two uses, we would recommend that a landscaped buffer and screening be provided along the boundary of our site. Any buffering or screening required will be at the developer's expense.

- We would recommend that any proposed development of your site for multi-unit dwellings include a detailed assessment of existing background noise levels and appropriate design solutions.
- There appears to be no clear access to our substation. We require 24 hour access to our site.

In regard to the proposed construction works within the ENERGEX easement the following should be noted:

- No civil works are to occur within 3 metres of the cable centreline unless otherwise approved by Senior Project Engineer – Underground. Trenches in excess of 5 metres in depth must have a minimum horizontal separation, from the trench to cable centreline, at least equal to the trench depth. Natural ground levels on the easement should not be disturbed without ENERGEX approval.
- Where large excavations are taking place in the vicinity of our cables, there should be no greater than a 45 degree batter to the cables (i.e. if excavating to a 5m depth – need to maintain a 5m horizontal clearance to the edge of the cable trench).
- Final ground levels should slope gently to the edge of the easement, surrounding area or kerb such that pooling of water on the easement is avoided and levels over the cables are not significantly increased/decreased from nominal 900mm cover.
- Stockpiling of spoil on the easement is prohibited.
- Any proposed underground services are to be kept out of ENERGEX easements and where services are to traverse the easements they are to be as near as possible to right angles to the cables, and crossings are to be clearly marked.
- Any excavation for services across ENERGEX transmission cables should be no deeper than the barrier boards protecting these cables. Under no circumstances should barrier boards be removed and the backfill around the cables disturbed.
- Any excavation under ENERGEX cables should be referred to Senior Project Engineer Underground to determine if cables need to be supported during excavation. ENERGEX will be required to fill back around the cables on completion of the works.

 When directional drilling across ENERGEX cables, a trench should be dug beside the cable to sight the location of the drilling head as it passes over/under the cables. There should be a minimum 500mm separation between the drilling head and cables.

In addition could you please be aware of the following conditions relating to works undertaken on ENERGEX feeder easements.

- Any further proposal for works or development on the easement including those involving changes in ground level and retaining wall designs around cables must have prior approval from ENERGEX. Please submit the relevant civil design to Senior Project Engineer - Underground for approval.
- Access to the easement and access along the easement is available to ENERGEX
  personnel and heavy equipment at all times. ENERGEX will require the
  developer/owner to supply and install gates where fencing prohibits access to and along
  the easement area. To enable travel along the easement at anytime the gates must be
  series locked with an ENERGEX padlock. Both the padlock and a design drawing of an
  acceptable gate will be provided by ENERGEX.
- Any costs or damages incurred by ENERGEX as a result of the works on the easement are to be met by the property developer/owner.
- Landscaping on the easement is generally not permitted.
- Please note that we advise that a 'dial-before-you-dig' search be carried out prior to undertaking works on site to ensure that all required safety clearances are maintained.

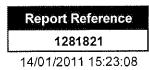
Should you require any further information on the above matter, please telephone on the above matter, please telephone

A copy of the response to the information request can be forwarded to:

Energex Limited GPO Box 1461 BRISBANE QLD 4001



# Brisbane City Council FloodWise Property Report

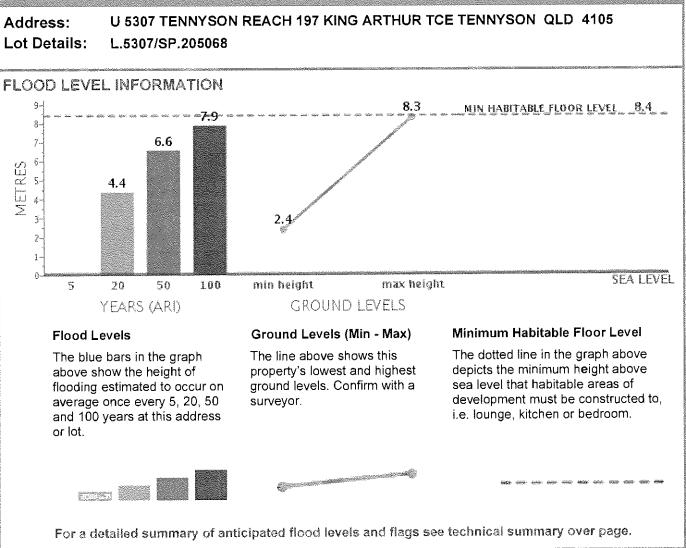


#### Dedicated to a better Brisbane

The FloodWise Property Report is a free report to inform Brisbane residents and professionals about flood risks for a specified lot or property so they may better prepare for flooding and to plan and build in accordance with Council requirements.

To find out more about how the contents of this report may affect your ability to build or renovate, as well as Council advice on how to protect your property and family by being FloodWise, visit www.brisbane.qld.gov.au, a Customer Service Centre or call (07) 3403 8888.

## PROPERTY DETAILS:



### HIGHEST SOURCE OF FLOODING

RIVER The highest source of flooding affecting this property originates from a river. For more information about flooding in your area you can view and download Council's Flood Flag Maps by visiting www.brisbane.qld.gov.au/floodmap

# **Technical Summary**

Use this summary to supply information about this property to surveyors, builders, certifiers, architects and engineers who may request this FloodWise Property Report. This summary has been designed to be easily read if scanned or faxed.

## **Property Details**

Address: U 5307 TENNYSON REACH 197 KING ARTHUR TCE TENNYSON QLD 4105

## Lot Details: L.5307/SP.205068

## Flooding Information

Minimum Ground Level (AHD)	2.4 m
Maximum Ground Level (AHD)	8.3 m
Highest Defined Flood Level (DFL)	7.9 m
Highest Flooding Source	RIVER
Minimum Habitable Floor Level (AHD)	8.4 m

# Predicted Peak Flooding Levels (ARI)

Years	Level (AHD)	Source
5	N/A	
20	4.4 m	RIVER
50	6.6 m	RIVER
100 or DFL	7.9 m	RIVER

# Disclaimer

- 1 Defined flood levels are determined from the information available to Council at the date of issue. The defined flood level for a particular property may change if more detailed information becomes available, or changes are made in the method of calculating flood levels.
- 2 For these reasons, Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.

# **Useful** Definitions

**Australian Height Datum (AHD)** – The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Average Recurrence Interval (ARI) – The probability of experiencing a flood of a particular magnitude. ARI can be interpreted in terms of years (frequency). ARI levels quoted in this report are measured in height above sea level (AHD).

Defined Flood Level (DFL) – The flood level associated with a defined flood event. Commonly, the standard used is the 100 year ARI. For further information refer to the House Code in Brisbane City Plan 2000, specifically Table 1: House Flood Immunity Levels for residential property.

Maximum and Minimum Ground Level – Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

**Minimum Habitable Floor Level** – The minimum level above sea level at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

**City Plan 2000** – City Plan 2000 sets out what you can build and where new development should go. Council assesses proposed new development against the City Plan 2000.

# Find Out More

Whether you are building, buying, renting or preparing your property for flooding, obtaining a FloodWise Property Report is the first step in determining your property's flood risk. Council's 'Be FloodWise' series of publications can assist you to plan ahead, respond to and recover from flooding. They are available online at: http://www.brisbane.qld.gov.au/floodwise or by phoning Brisbane City Council on (07) 3403 8888.

The 'Be FloodWise' publications include:

# Preparing for Flooding

Assess your flood risk, prepare for and respond to, flood events.

Be FloodWise - A guide for residents

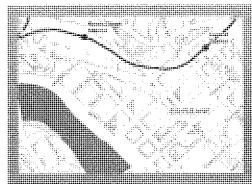
# **Buying / Renting**

Assess the flood risk of a property before making a decision to rent or buy. Buying and renting fact sheet

### Building or Renovating

Renovations around your home or business can impact on your flooding exposure. Ensure your house meets City Plan 2000 flood immunity Building and renovating fact sheet

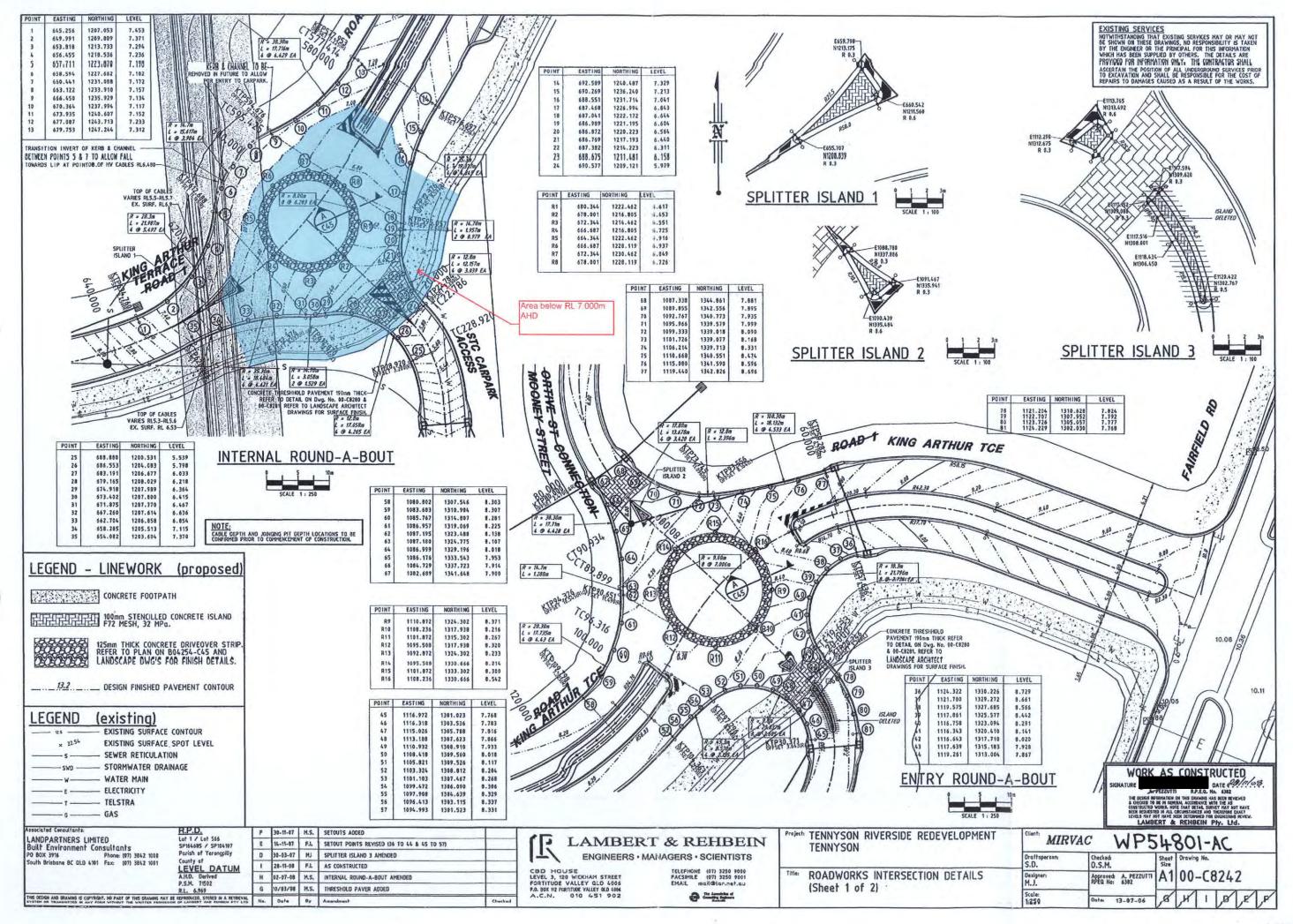
If you are planning to renovate or build, Council recommends you engage a Registered Professional Engineer of Queensland to undertake a thorough assessment of all flood risks specific to the property.

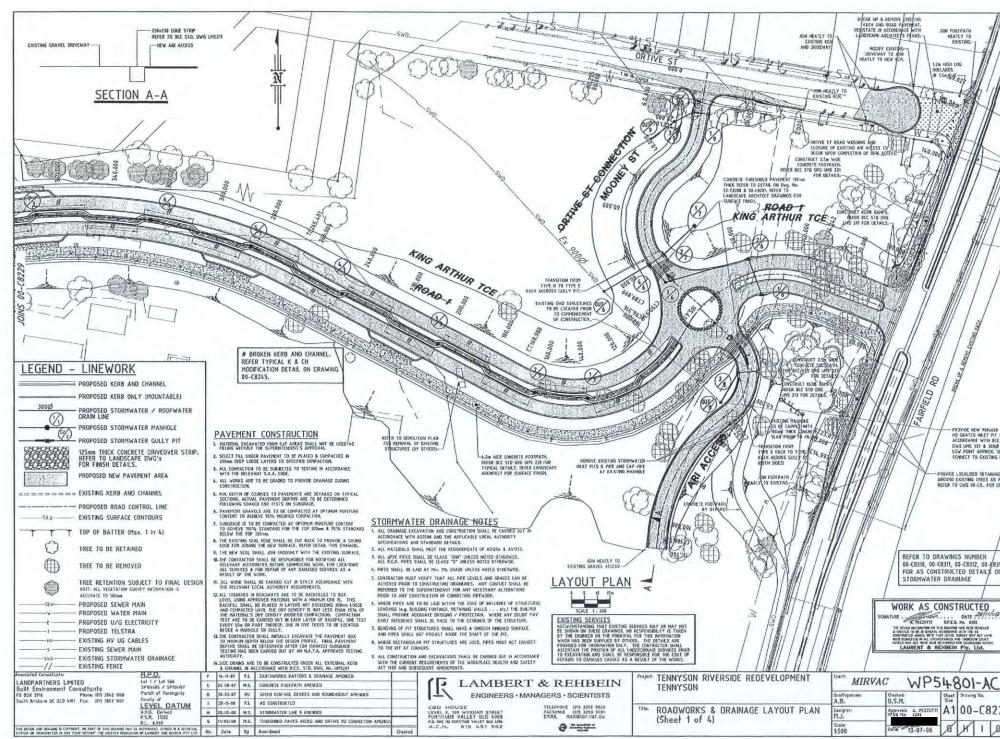


# Get a Free Flood Flag Map

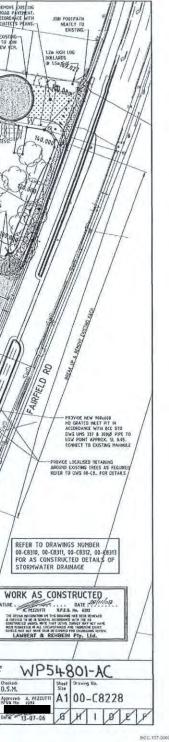
and out more about providend flooping in your suburb on musity riownloading a free Flood Flag Map. Tho map shows overland flow paths and where flooding may occ rom creaters rivers and short toes on a suburb scale.

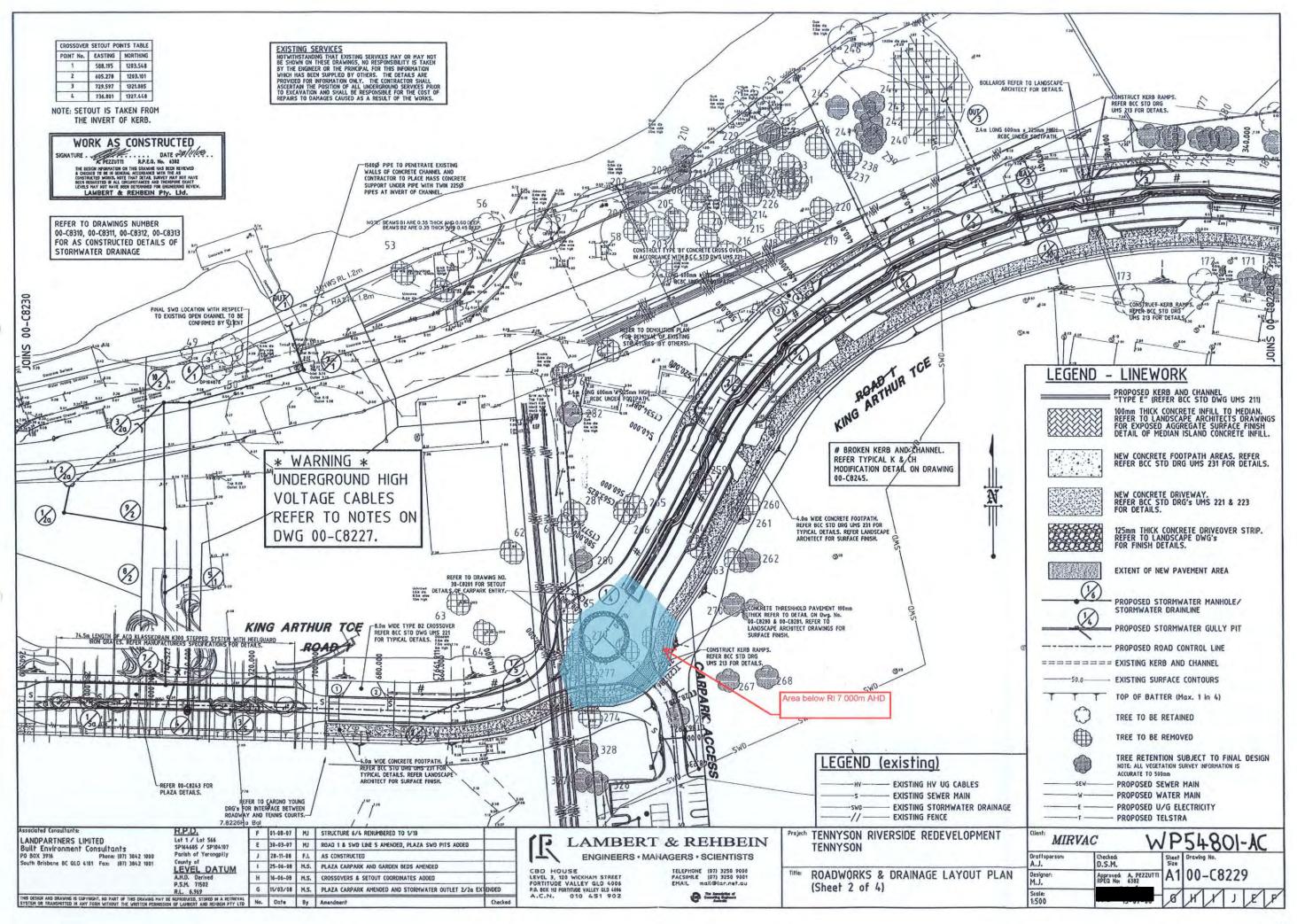
from creeks, rivers and storm bdes on a suburb so For more information visit www.brisbane.qld.gov.au floodmap or visit a Council Customer Service Cantra

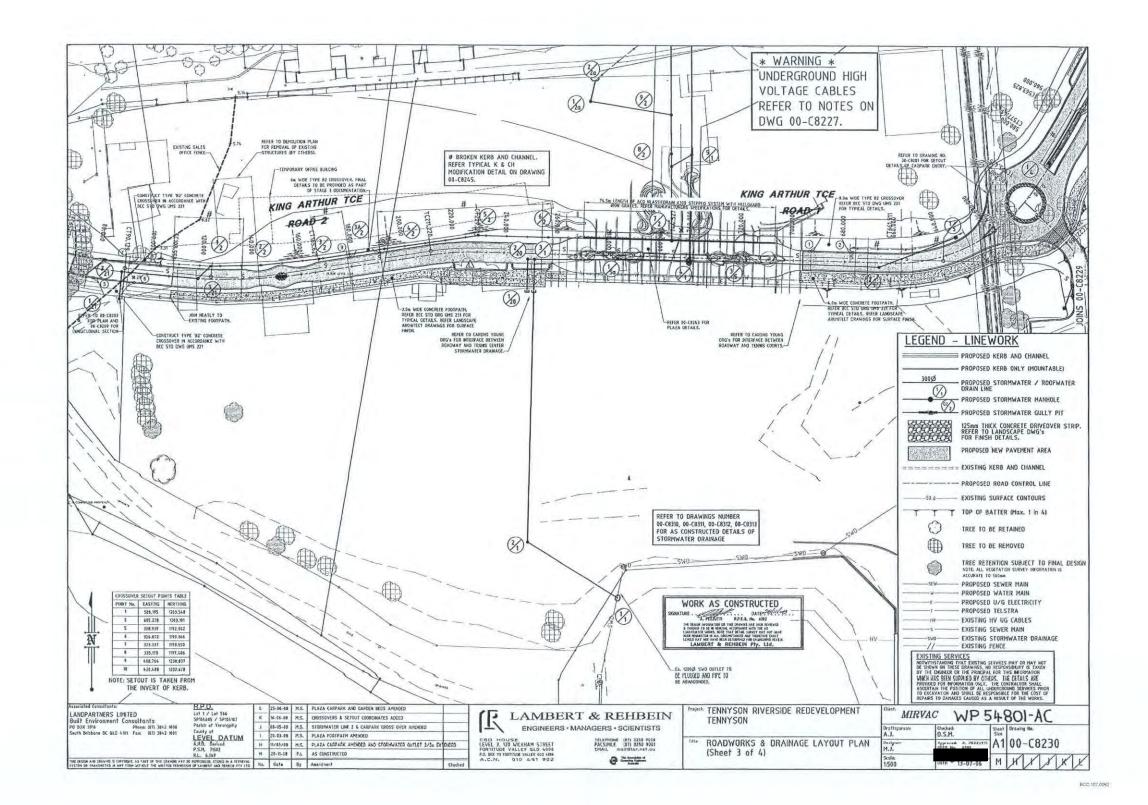


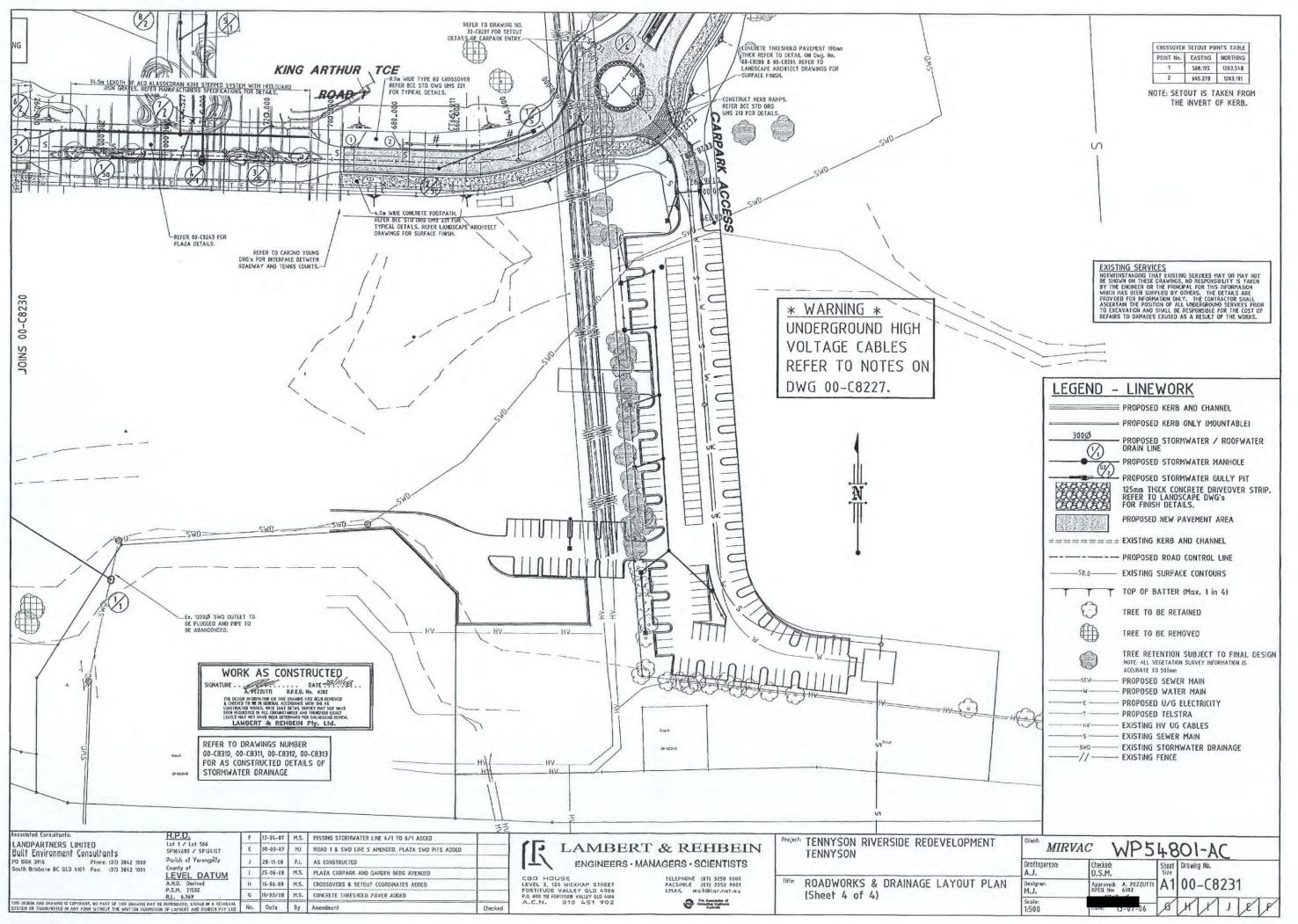


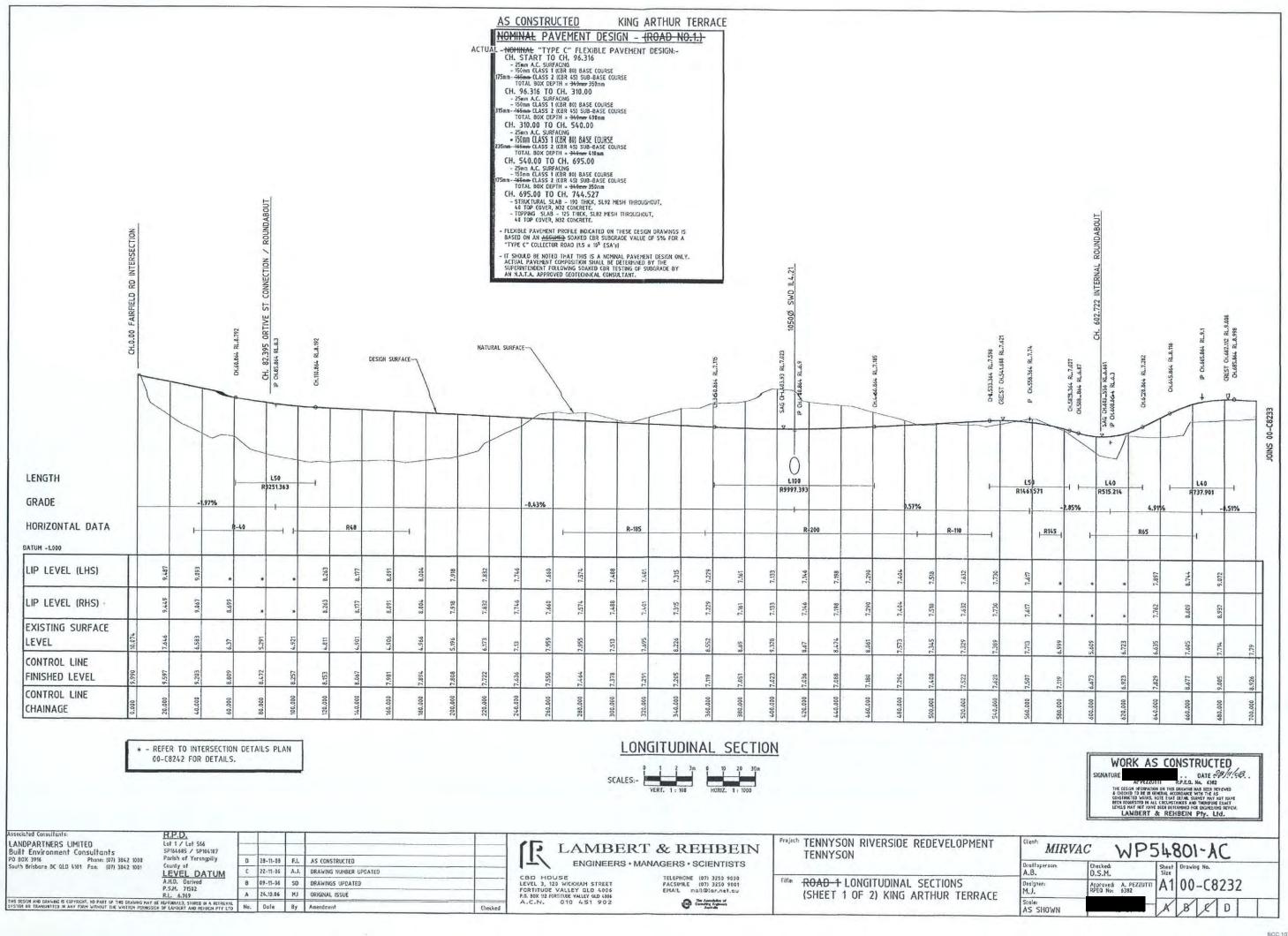














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Brisbane City Council

Development & Regulatory Services Customer & Community Services

Development Assessment Team South

7 September 2006

FROM	Urban Planner Development Assessment Team South	Telephone Facsimile	07 3403 6628 07 3403 5379
SUBJECT	Development Application over land at 21 Softstone St, Tennyson Qld 4105.	,	

Application No Project No DRS/USE/H05-933802 DRS/PRO/P05-111547

Meeting to discuss early draft of conditions package

Steven Schwartz

Steve Schwartz	
	Matt Wallace
Kev Matthews	
	Peter (Public Works)

### Engineering

- Headworks conditions to note method of calculation
- Use of porta-loos to be conditioned in Event Management Plan (Check whether overlay in plans for approval is sufficiently detailed to show use of portable toilets)
- Extent of footpath on Softstone St to proposed bus stop only
- Condition to inform residents of pending closure of Ortive St
- Agreement with DPI site to conduct works (note construction parking issue)
- Update SK65 to show revised bus stop detail
- Maintenance shed is below FL height. Condition to use racks above FL to store hazardous materials (note to discuss with Bijal – done, should be in standard advice section)
- Condition to construct footpath to Fairfield railway from a to b
- Overland flow easements limited to major flow paths and services (app to provide sketch)
- Conflict to be resolved between engineer drainage to river condition and landscape retention of water condition (note that Cr comment suggests landscape solution to retain water on site should prevail)
- Contaminated land in easement energex suggests they go over the top with extra conduits
- Upgrade to Palomar Rd sewer to be conditioned

### Landscaping

- LCP for preliminary approval query level of detail. Applicant prefers more detail at op works
- Path in road reserve Matt to seek a letter of intent from DNR regarding plans to sell to adjoining owners. Is a pocket park suitable? Who signs off on the road? Why doesn't the path connect directly with the existing footpath from King Arthur Tce?
- Plant species Scott to review proposed list and set condition to refer to it. Add reference to BCC plant list to broaden scope
- Plant list to exclude any bat attracting species
- Scott to reword condition for 10m centres to allow flexibility
- Clarify use of Centres Design Manual in conditions. App argues some of it is onerous but it has been conditioned to ensure we can maintain it easily. Look at using Riverside facilities design guidelines where possible.
- Pedestrian prioritised path from visitor car park to E and F.
- Communal open space requirement to be calculated over whole MUD site
- 6m spacing requirement can't be achieved due to street lighting among other things Scott to review/revise

Dedicated to a Better Brisbane

(from Mirvae)

# Tennyson Riverside Development Draft Conditions - Feedback 7 Sept 2006

\*

Condition	Comment	Action
Description	Does not reference Indoor Sport and	
of proposal	Recreation	
and		
Purpose		
(page 1)		
Drawings	Do these relate to Preliminary Approval	· · · · · · · · · · ·
and Docs	Only?	
(page 2)		
Cond. 1	Stephens District Local Plan doesn't have	
	levels of assessment - is supplementary table	
	ok - that is what was applied for	
	Development Guidelines - shouldn't this	
	reference the application instead?	
	A number of the Codes are not satisfied in	
	total by this application - and therefore	
	cannot be complied with by subsequent	
	development permits. Eg High Density Code -	
	varied by Supplementary Code.	
2(b)	Some references need deletion	
3	What does this mean - need to discuss 🕠 .	
4	Whilst agreed in principle - this is in all the	
	Development Permits - and so why necessary	
	in Preliminary Approval. If so, timing should	
	reference each stage	
5	Given that this is Prelim Approval and	
	buildings not designed - this condition should	
	reference compliance with building envelope	
	plans	
7	Level of detail is typical of that required by	
	development permit - not prelim approval -	
	all the required details for the whole site	
	cannot be determined prior to any site works	
	commencing	
Ň	(iii)- point 2 - switchbacks cannot achieve	
	equitable access without encroaching into	
	road reserve due to topographical and	
	easement constraints	
	-90% native species to Brisbane - can it be	
	typical to Brisbane?	
	- species nominated may cause problems	
	- Centre Design Manual for CBD - this is	
	referenced repeatedly - are all its standards	
	applicable to this site?	
8	Wouldn't this be a condition of the	
	Development Permit for buildings A, B and	
	C?	
	· · · · · · · · · · · · · · · · · · ·	······
		······

[	Clarify 50m2 requirement	
11	Isn't this condition covered by the acoustic	
* *	requirements of cond 9?	
13	Can the timing reference each respective	
	stage?	
18(b)	Centres Design Manual - what does this apply	1
10(0)	to?	
19	Will approved drawings and docs for this	
17	component of the approval be listed above	
	condition 17?	
22	Hours of operation for tennis centre - Mirvac	
~	to advise	
24	24 hour access thru site is inappropriate -	
	tennis centre stadium and courts will be	
	secured	
27	As per condition 2	
28	Reference TTM report received Aug 2006	
	and/or 26 spaces required.	
	Clarify associated support facs	
32 and 33	As per discussion with Sam - stadium has	
	5,500 capacity - temporary overflow of 1,500	
	will rely on portable facilities	
39	This is a repeat of 36	
40(1)	Clarify applicability of Design Manual to	
	private realm	
	<ul> <li>Detailed artworks cannot be determined in</li> </ul>	
	accordance with this timing - why in	
	landscape plan?	
40(ii)	Stadium Courtyard space - needs to be	
	largely open and unencumbered for people	
	and equipment in major events - impact of	
	large canopy trees on functionality of space.	
	-Roofwater collection devices instead of	
	tanks?	
41	Why reference artwork?	······································
42(c)	What does this refer to?	
43	Clarify input	······
44	Timing covered by condition 22	
60	Stadium complies with required levels of	With a second
	immunity but floor levels do not comply with	
	specified floor levels due to sunken centre	
	court/lower level	
68	Clarify extent of footpath required along	
-	Softstone and Fairfield Rds	
69	N/A to this component	
77(b)	Clarify reference to Centre Design Manual?	······
<b>X</b> <sup></sup> /	,	
81	Mirvac to advise	<u> </u>
		<u> </u>
83	As per 24	
~~		
88	No land to be dedicated to Council for this	
	component	

-

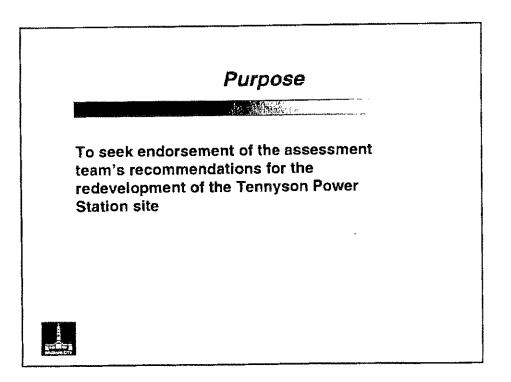
00			
89	No parkland proposed		
	(iii) dot point 5 - given this wont be		
	maintained - is 3.5m necessary?		
****	<ul> <li>can reference to 90% be changed as</li> </ul>		
	above?		
	ference to Design Manual?		
90	-reference to Design Manual?	···	4
	As per 43		-
97(b)	Can easements be over nominated overland		
	flow paths - not all areas under Q100		
99	including the courts etc?		
77	Retaining wall at rear of site cannot comply with this Code	+? cut be cotifier by	RPED ???
100			-
104(a)	As per 2(b)		-
104(a) 112	Ancillary building wont comply What is amendment in red?		
	As above		1
113			
140	Approved plans?		
118	As per 2(b)		
119	Reference that shutters/glazing		
	/louvers/sunshading etc is to be only		
	permitted where consistent with plans 41		
	DA1030Rev A, 41DA1040Rev A and 41DA1041 Rev A		
120		· · · · · · · · · · · · · · · · · · ·	
120	As per 119 above and change parking numbers		
	At-grade visitor parking to be available to		
	users of park and tennis centre		
	(g) needs amendment		
123,124	Is this relevant to this component?		
and 125	is this recevance to this component:		
127	Appropriateness of monetary contribution		
	given extent of land dedication and		
	embellishment		
130	Reword as per 119		
133	Reflect staged dedication		
134	Can this standard reference the Public		
	Riverside Facilities Design and Maintenance		
	Manual?		
135	Comments as per previous landscape		
	conditions		
138	Covered by 136		
147	As per 97(b)	·····	
151	(c) and (d) need amending - LRV and	····	
	amended parking numbers		
162	Query re extent of footpath	· · · · · · · · · · · · · · · · · · ·	
163	Wording to reflect riverside facilities manual		
170	N/A		
171	Include approved plans	· · · · · · · · · · · · · · · · · · ·	
176	Amend as per 119		
177	Amend as per 120		
182	Comment as per 127	· · · · · · · · · · · · · · · · · · ·	

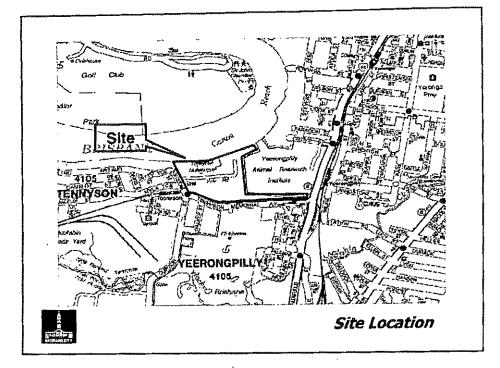
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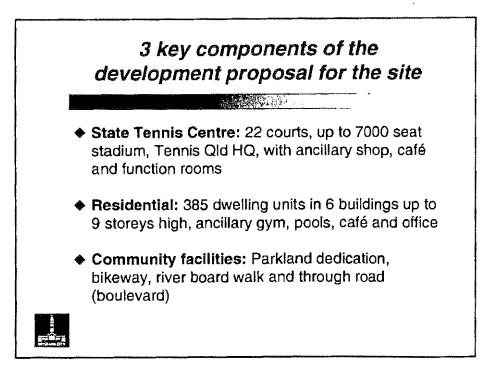
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185		······································
	As above	
187	As per previous landscape conditions	
190	Covered by 188	
198	As per 97(b)	
202	Amend (c) and (d)	
212	As per previous comments-clarify extent of footpath	
213	Comments as per previous conditions re reference to Manual	
220	Restaurant - approval - reference to a plan?	
221	DA cant control timing of refuse trucks	
222	Maybe allow in daytime - include operating times? Tenancy will be part of body corp	
Following conditions	Why are all these engineering conditions necessary?	
for	liecessal y:	
commercial		
tenancy		[]

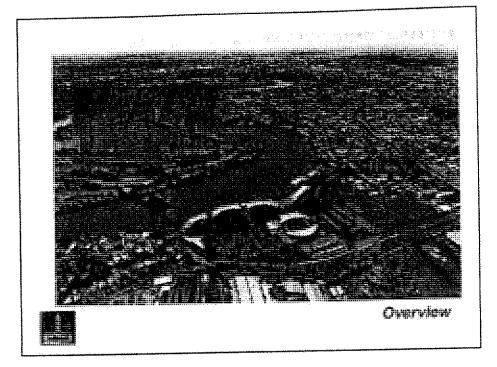
# Planning Guidance Committee

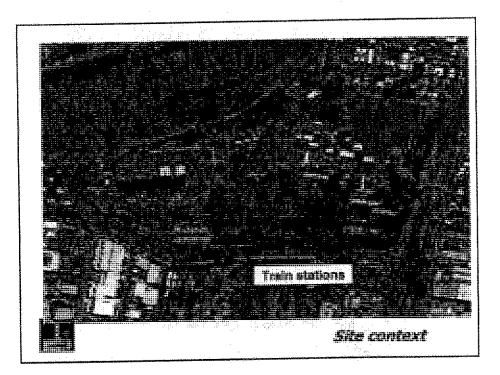


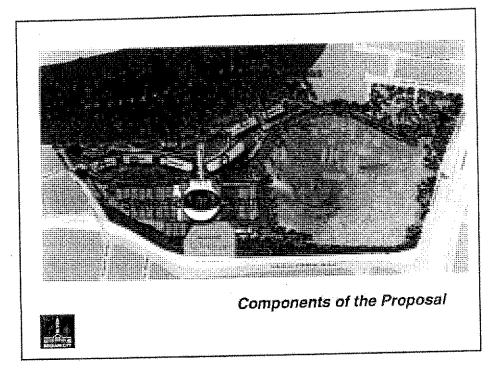


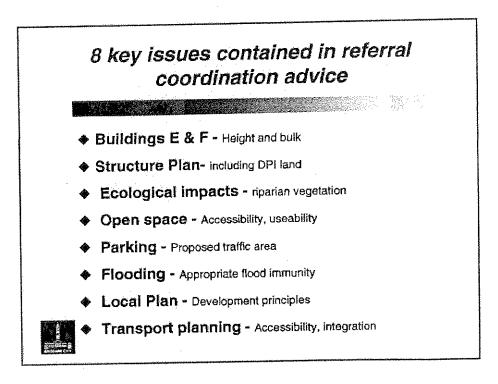


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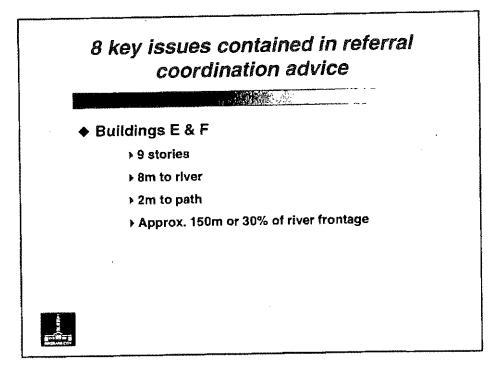


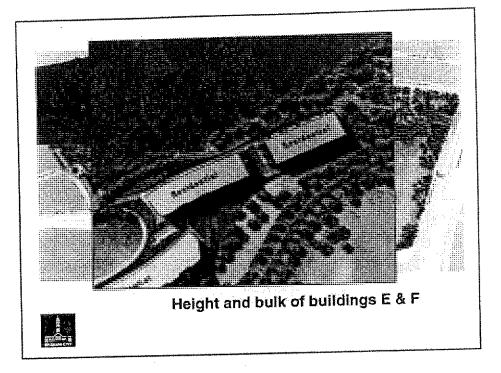


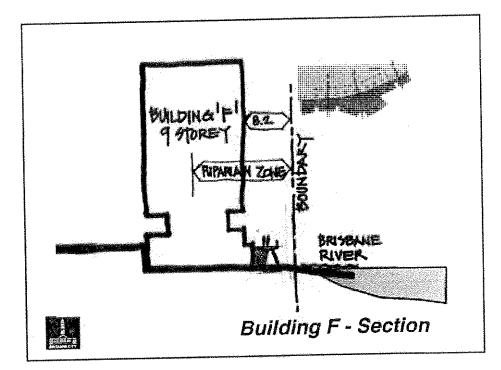
# 8 key issues contained in referral coordination advice

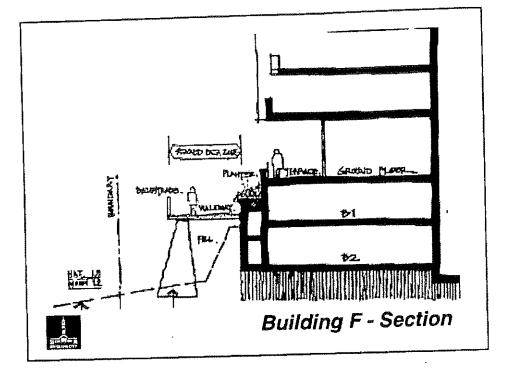
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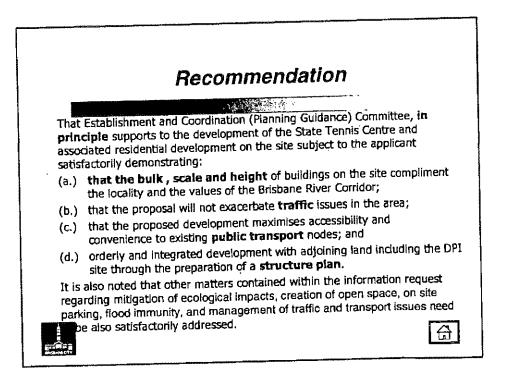
- ◆ Buildings E & F Height and bulk
- Structure Plan- including DPI land
- Ecological impacts riparian vegetation
- Open space Accessibility, useability
- Parking Proposed traffic area
- Flooding Appropriate flood immunity
- Local Plan Development principles
- Transport planning Accessibility, integration

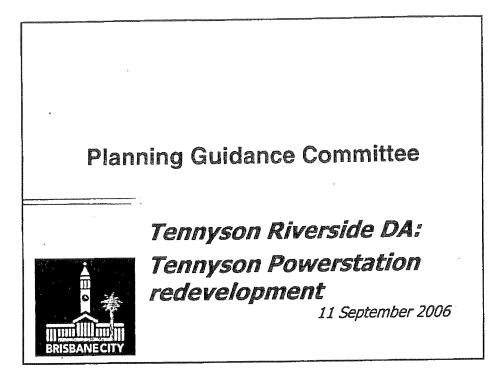


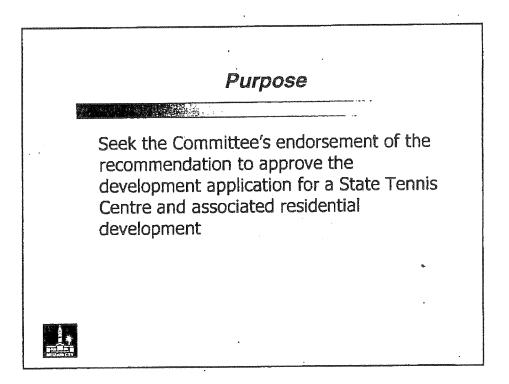


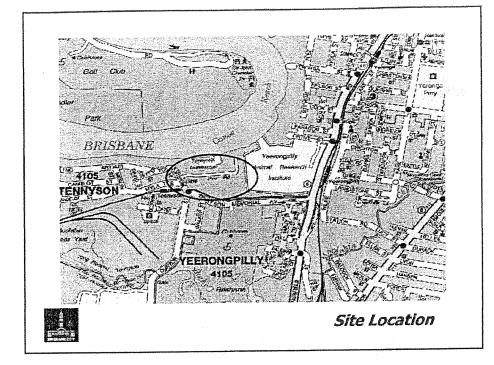


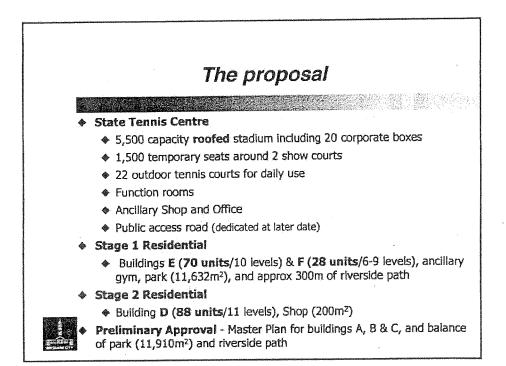


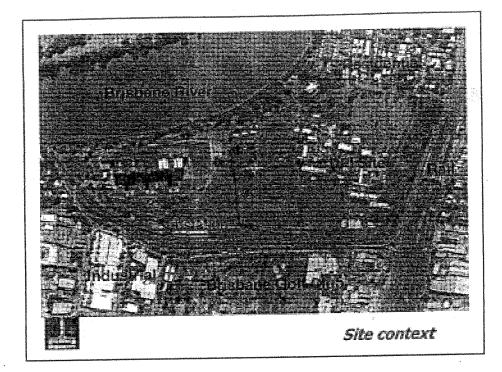


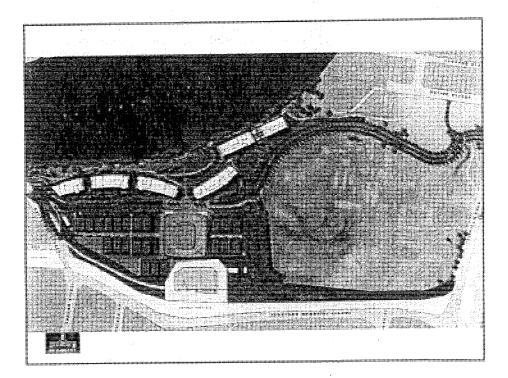


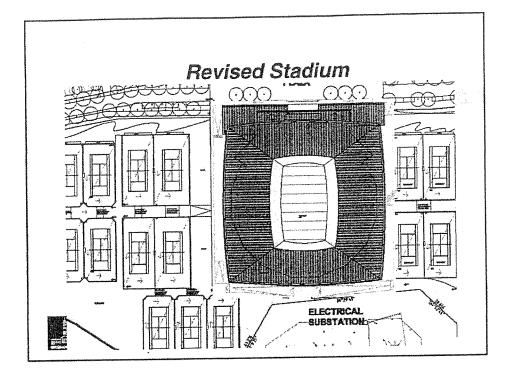


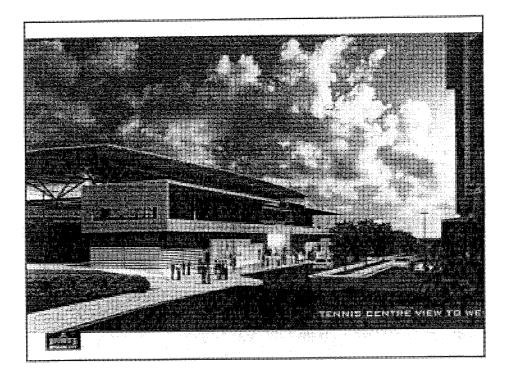


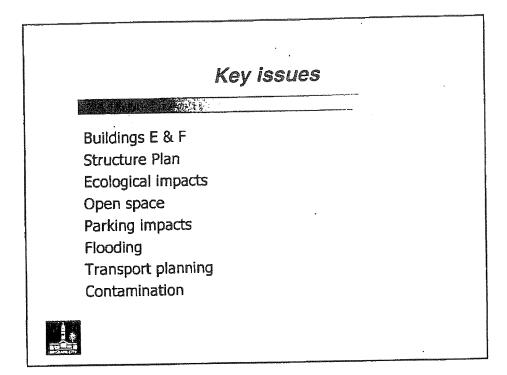


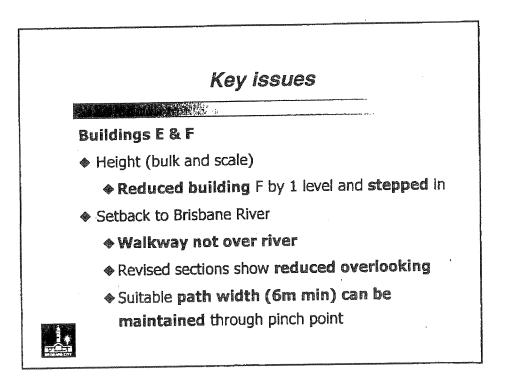


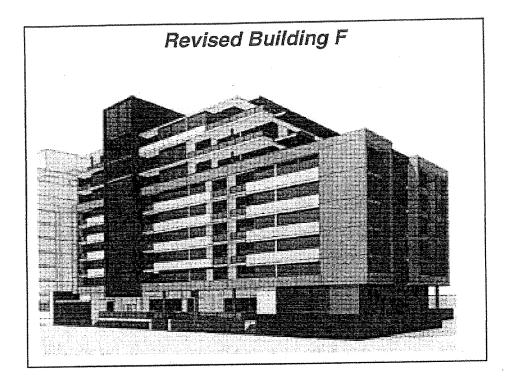


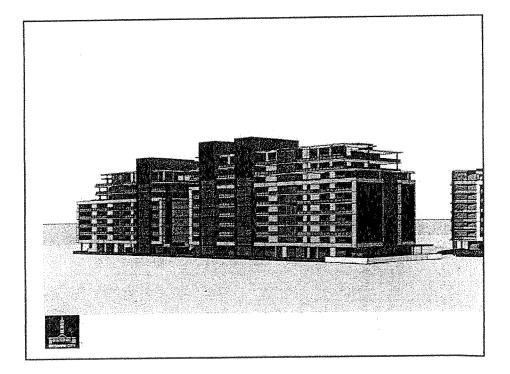


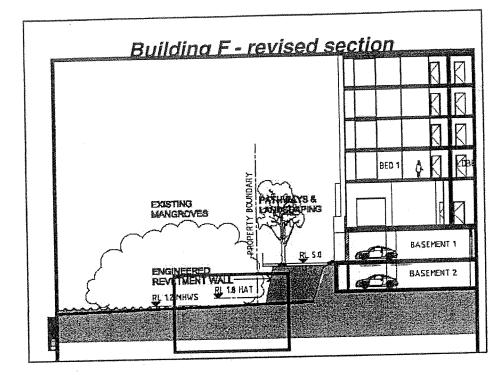




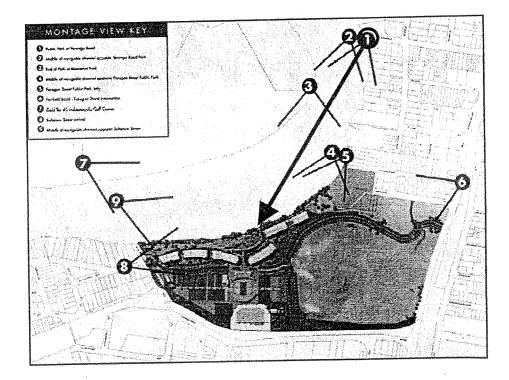




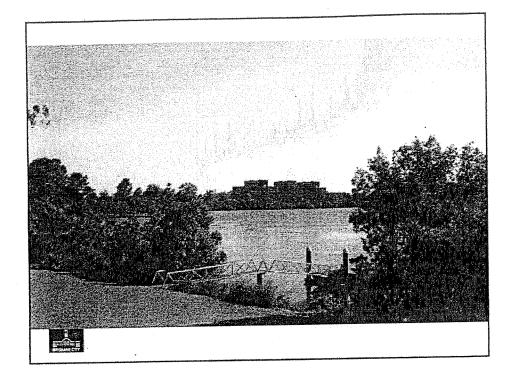


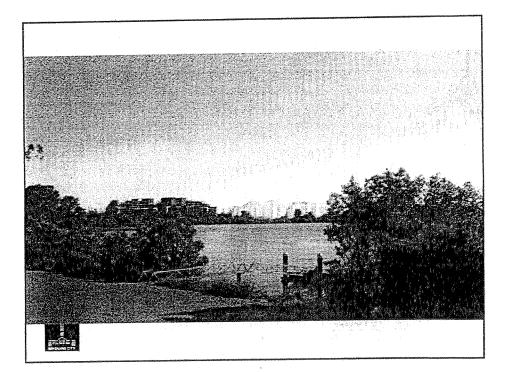


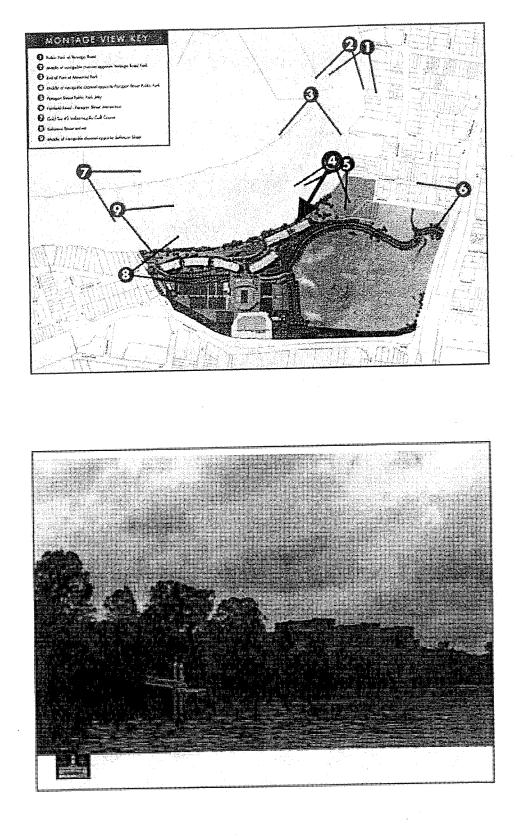
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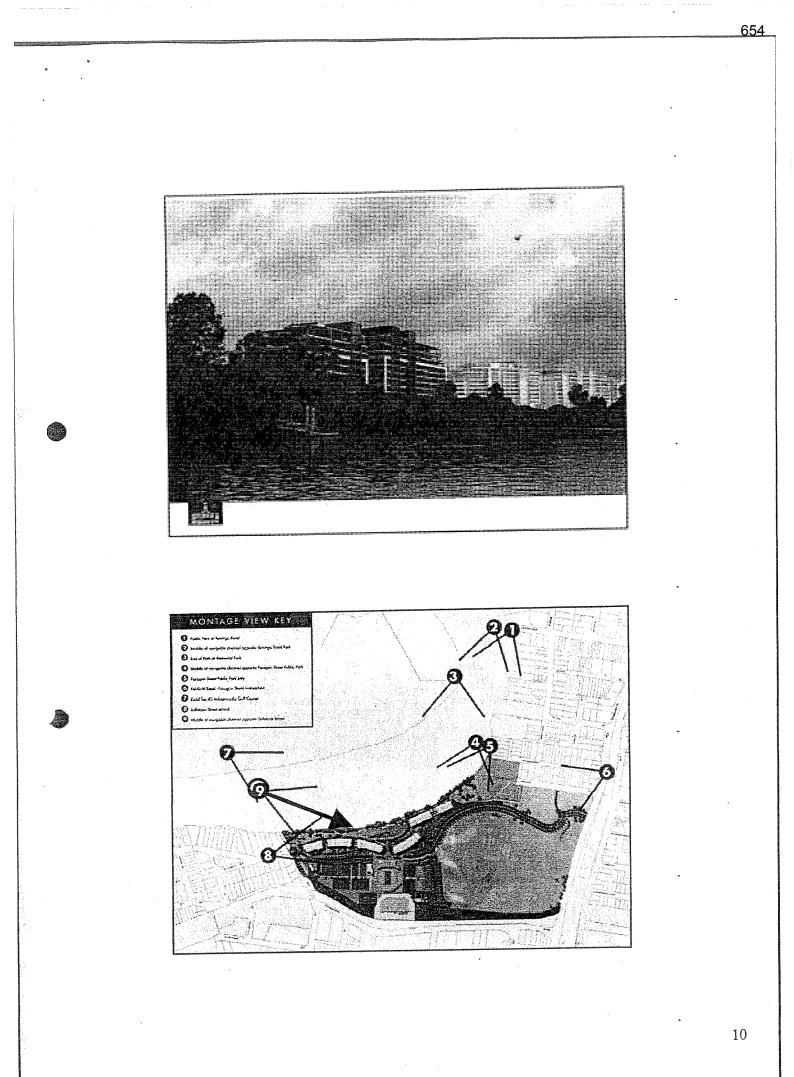


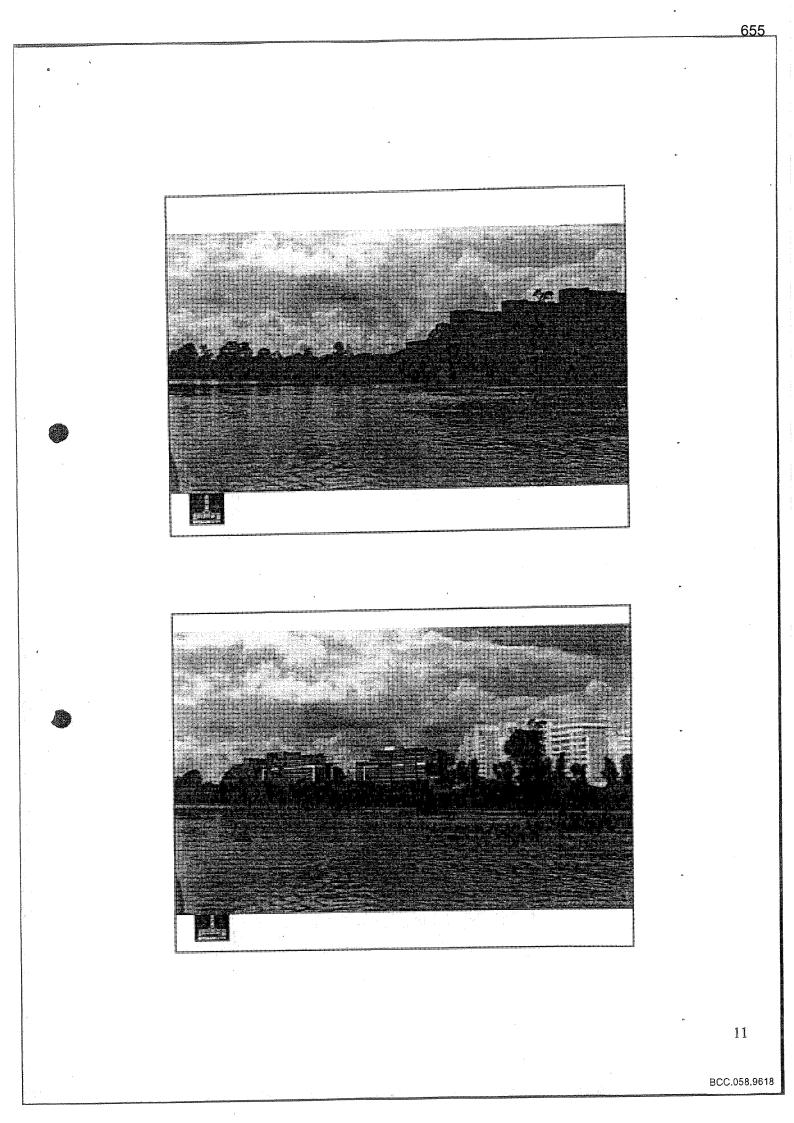
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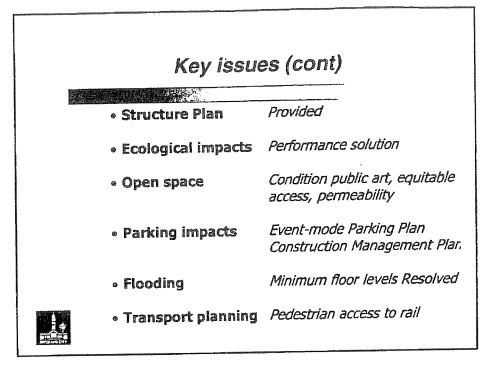


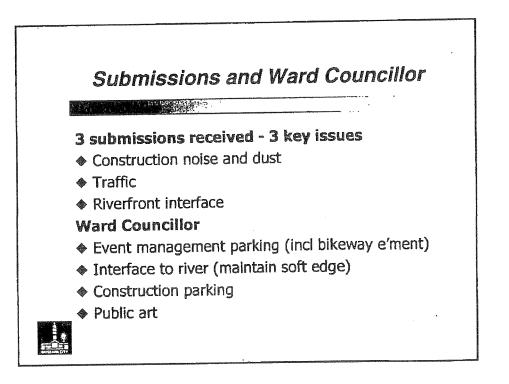




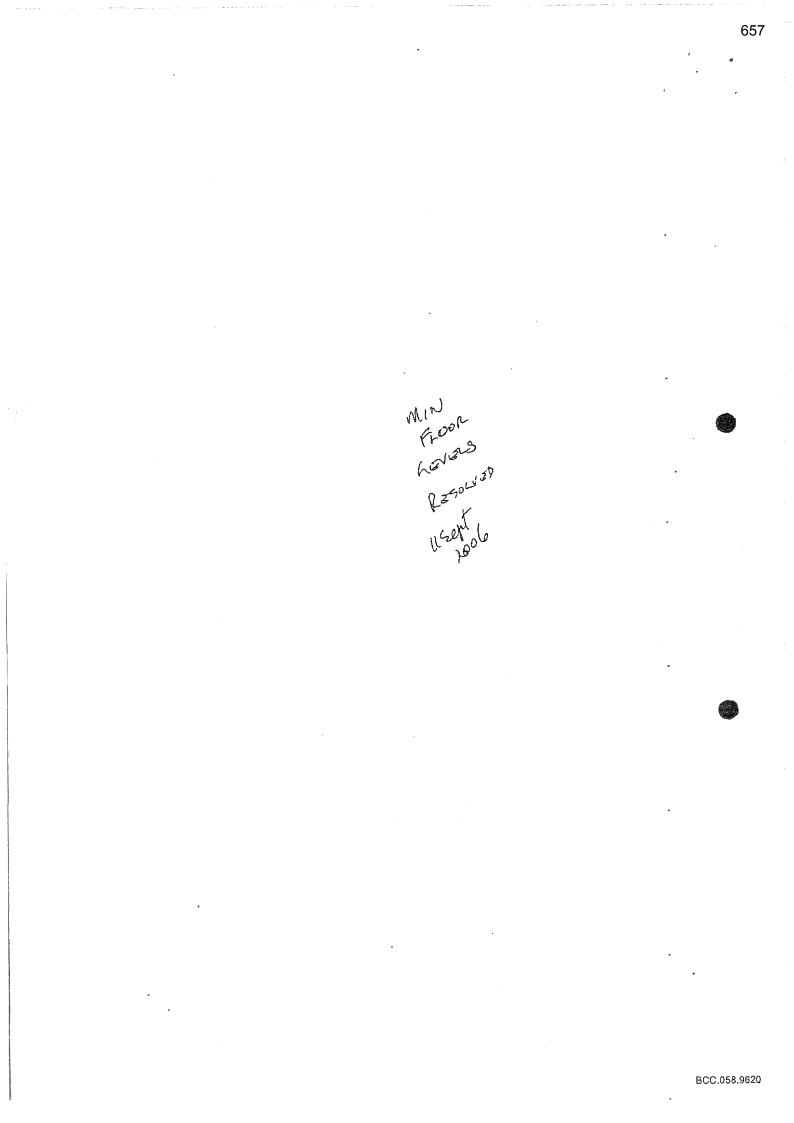


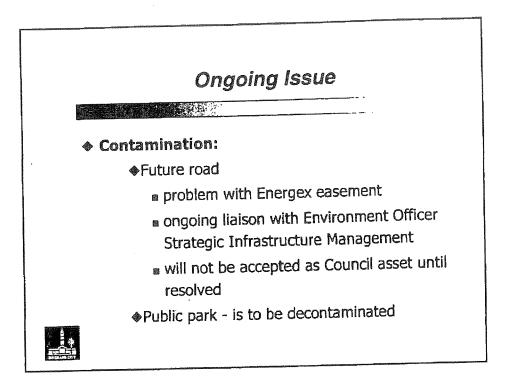


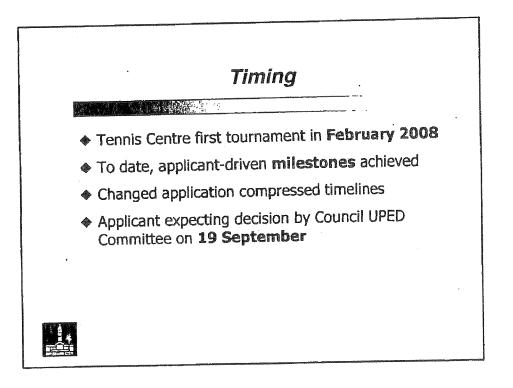




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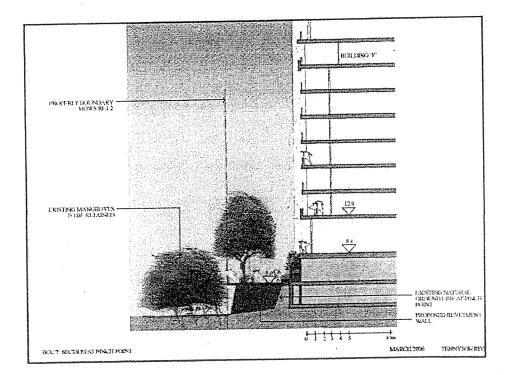


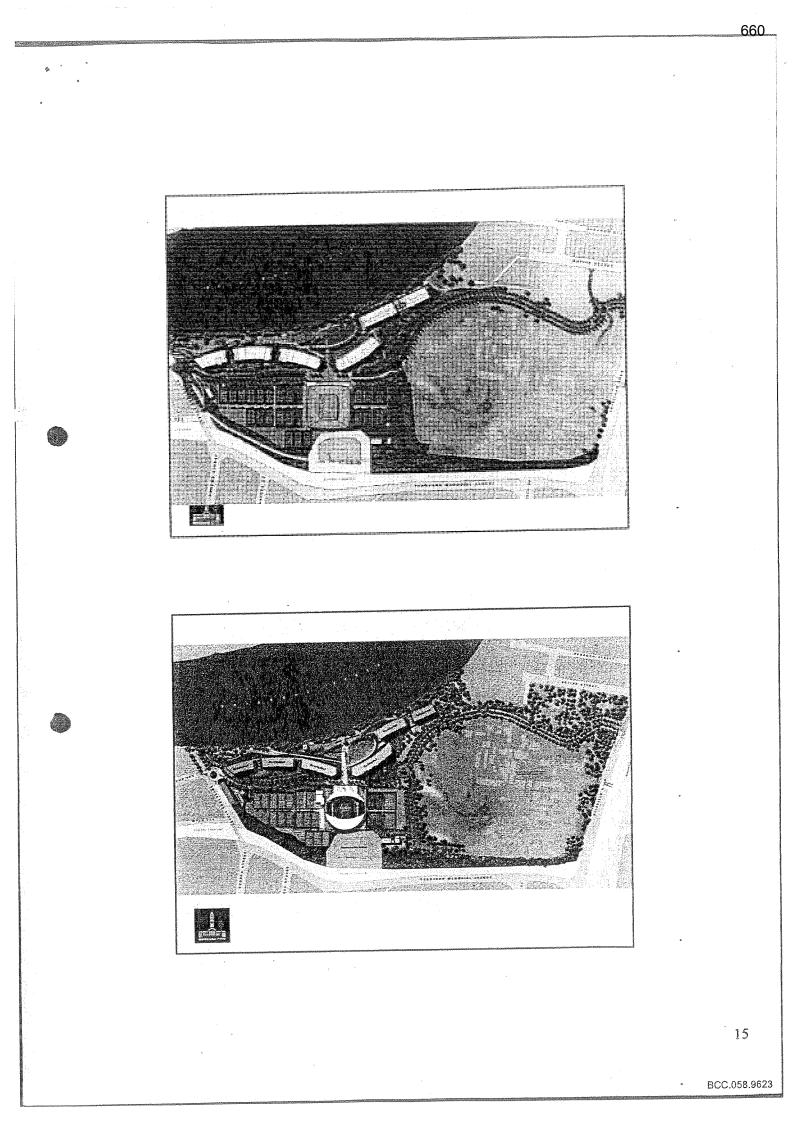


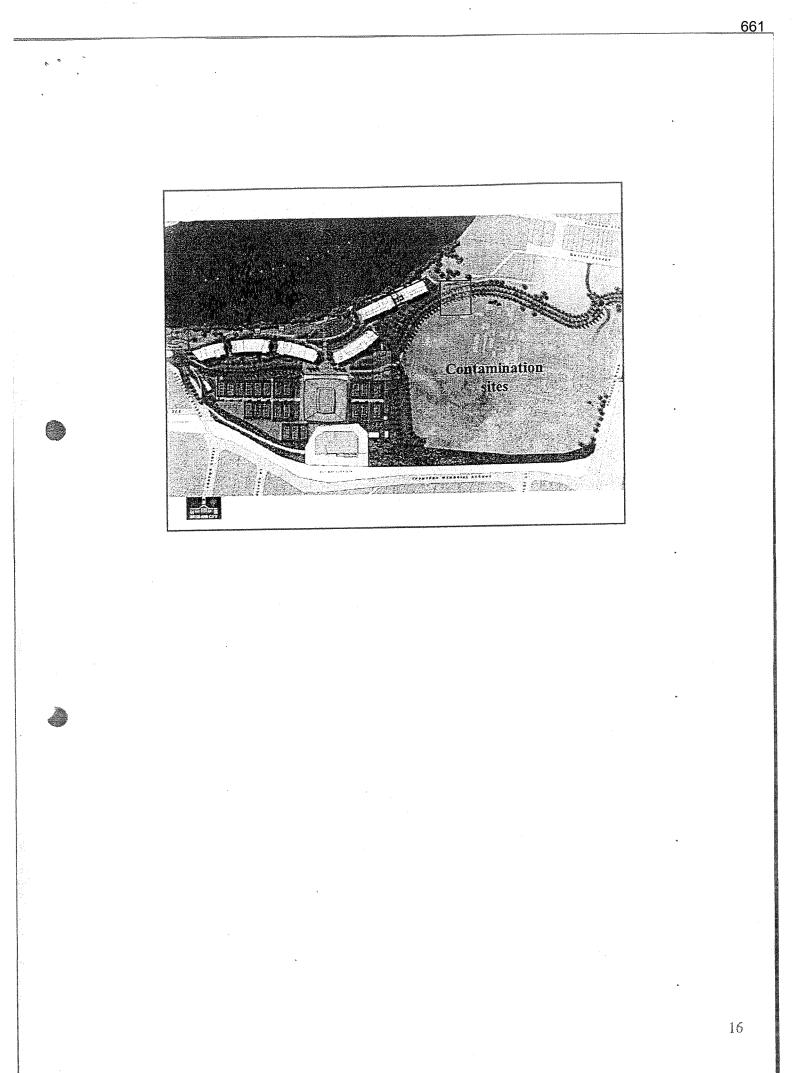
# Recommendation:

That the Planning Guidance Committee endorse approval of the application for the State Tennis Centre and associated residential development subject to reasonable and relevant conditions including:

- Contaminated land issues to be resolved to Council satisfaction
  - Minimum path widths for walking and bike paths
  - Path to follow riverfront and be designed to Public Riverside Facilities Design & Maintenance Manual
  - Child play area to be relocated to increase passive surveillance
  - Public art
  - Equitable access from main plaza to park
  - Parking for construction workers not to be off-site







# E & C PLANNING GUIDANCE AGENDA FOR MEETING TO BE HELD IN LORD MAYORS CONFERENCE ROOM MONDAY 11<sup>th</sup> September 2006 AT approximately 1.00pm

TIME	ITEM	
	ITEM 1 ADDRESS DESCRIPTION WARD PRESENTER	31 Little Cribb Street, Milton Centre Activities (Office) – 12 storey commercial building Toowong (Cr Magub)
	ITEM 2 ADDRESS DESCRIPTION WARD PRESENTER	4 Woodsiana Street, Robertson Office less than 250sqm Wishart (Cr Quirk)
	ITEM 3 ADDRESS DESCRIPTION WARD PRESENTER	8 Jerome Street, Coorparoo New House in a Demolition Control Precinct East Brisbane (Cr Bermingham)
	ITEM 4 ADDRESS DESCRIPTION WARD PRESENTER EXTENSION	21 – 27 Softstone Street, Tennyson Indoor & Outdoor Sport and Recreation (State Tennis Centre), Multi Unit Dwelling (393 units in 6 buildings) & park Dutton Park (Cr Helen Abrahams) Rory Kelly

Establishment, Coordination Committee - 11 September 200 Maye Depart May PRESONT Lad Les-Ch alas nanda UN APPEDUR Merila: YES. General Gussions a naid all ageat Ou flome ' A 5000 in prip . relace how proposed by hope hann - Anlear & - Just lean allocated pub leing allocated to for Allonart. Commenty Harray to go agensi + Jangt & þ maddon leeff knows . required is a fators I mall sfely - at A 150% going mangerland reciew. all thancheliff to proved to work . all cafety roling with getty Inners wine as landy as possible - as 6 loter has cleaniding for responsedont . Nor 144+146 allotofora Rd - da H i and 2000 use 513 land adjunt art. Ortolon 2007 is me an dite. Day lette wart & lengit for rehears Count thank la readying it for sole to ame a to market . Man Banner on Stron Juni - apploand for fren Frag has been secon a - noted but not proceeding Unlaise bollotions - unfortunate Nor 2 comil ques proverdas are innoh agatha confector lat at mano 12 - Carlos estatuilly of model. thing & e Ma 674 implaitions fo - Goot pr pr SGAP Monono

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# RECOMMENDATION TO URBAN PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Development Application under the Integrated Planning Act 1997:- Indoor Sport and Recreation, Shop, Office, Convention Centre, Restaurant (Café), Multi-Unit Dwelling, Park and Operational Work for Disturbance of Marine Plants at 21 Softstone Street, Tennyson – Mirvac Queensland Ltd DRS/USE/H05-933802

1. The Urban Planner, Development Assessment Team South, reports that a development application has been submitted by Brannock and Associates on behalf of Mirvac Queensland Ltd as follows:

1)	Development Aspects:	Making a Material Change of Use (Preliminary Approval overriding the planning scheme under section 3.1.6 of the IPA); Making a Material Change of Use (Development Permit); Operational Works (Development Permit
2)	General Description:	Indoor Sport and Recreation, Outdoor Sport and Recreation, Shop, Office, Convention Centre, - Restaurant (Café), Multi-Unit Dwelling, Park and Operational Work for Marine Disturbance
3)	Land Ownership:	Department of Local Government Planning Sport and Recreation;
4)	Address of the Site:	21 Softstone Street, Tennyson;
5)	Described as:	Lot 566 on SP104107 and Lot 1 on SP164685, Parish of Yeerongpilly;
6)	Containing an area of:	285,300 square metres;

The proposal involves the following elements:

### State Tennis Centre

- 5,500 capacity roofed stadium including 20 corporate boxes
- 1,500 temporary seats around 2 show courts
- 22 outdoor tennis courts for daily use
- Function rooms
- Ancillary Shop and Office
- Public access road (dedicated at later date)

### Preliminary Approval

• Master Plan and Supplementary Code for buildings A, B & C, (191 units) and balance of park (approx 11,750m<sup>2</sup>) and riverside path connection to Softstone Street to be dedicated to Council

668

## Stage 1 Residential

- Multi-unit Dwelling
- Building E (70 units and 10 levels)
- Building F (44 units and 6-9 levels)
- Ancillary gym
- Park (approx 7,000m<sup>2</sup>) including approx 300m of riverside path to be dedicated to Council

## Stage 2 Residential

- Multi-unit Dwelling Building D (88 units and 11 levels)
- Shop  $(100m^2)$

•

The Urban Planner advises that the application was lodged as an Impact assessable application under Brisbane City Plan 2000 and as such public notification was required. Thirteen submissions were received and the concerns of the submitters have been considered. The submissions and representations are summarised as follows:

Issues	Response
1.Provision for widening of the railway overbridge on Softstone Street not considered to allow for increased traffic which will be generated by the development	Railway overbridges are a State Government responsibility.
2. Upgrading of Ortive St in terms of electricity and stormwater.	No upgrading is proposed or is required to electricity in the street. There are no stormwater impacts as the proposed development is lower.
3. No provision for adequate screening and security measures of proposed parkland adjacent to residential use	Screening has been included in a condition requiring that the applicant submit a Landscape Plan
4. Proposal has not demonstrated compliance with the DEOs	The proposal incorporates a State Tennis facility, housing and associated uses and is cognisant of the impacts on the environment. The approval has been conditioned appropriately
5. Impacts of increased noise of the proposed use on adjacent residential area	Conditioned – noise report
<ul><li>6. Upgrading of Ortive St in terms of increased traffic movement within Ortive street,</li></ul>	Traffic movements are redirected away from Ortive Street
7. Proposal will devalue property values	This is not a City Plan issue
8. Proposal will generate traffic which exceeds reasonable expectations for a residential area	Traffic movements are directed to use Farifield Rd with upgrades to signalised intersections required as conditions of the approval.

2. Continuing, the Urban Planner advises that the subject application required Referral Coordination with referral to the following Concurrence Agencies:

Environmental Protection Agency (Contaminated Land Unit), Department of Primary Industries and Fishing, Queensland Transport and Department of Main Roads; and

the following Advice Agencies:

Department of Natural Resources and Mines, Energex and Powerlink.

3. The Urban Planner recommends that the application be approved subject to reasonable and relevant conditions.

## 4. **RECOMMENDATION:**

- I. That it be and is hereby resolved that whereas:
  - (a) A development application was properly made on the 16 November 2005 pursuant to Section 3.2.1 of the *Integrated Planning Act 1997*, described as follows:

i)Development Aspects:	Making a Material Change of Use (Preliminary Approval overriding the planning scheme under section 3.1.6 of the IPA); Making a Material Change of Use (Development Permit); Operational Works (Development Permit)
ii)General Description:	Indoor Sport and Recreation, Outdoor Sport and Recreation, Shop, Office, Convention Centre, - Restaurant (Café), Multi-Unit Dwelling, Park and Operational Work for Marine Disturbance;
iii)Land Ownership:	Mirvac Queensland Ltd;
iv)Address of the Site:	21 Softstone St, Tennyson;
v)Described as:	Lot 566 on SP104107 and Lot 1 on SP164685, Parish of Yeerongpilly;
vi)Containing an area of:	285,300 square metres;

(b) Pursuant to Section 3.5.4 of the Integrated Planning Act 1997, the proposal has been assessed against the applicable codes, Chapter 3 Section 2.5.2 Impact Assessment.

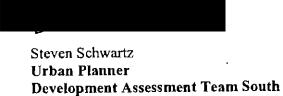
The Council –

(c) Upon consideration of the application, the relevant codes under Brisbane City Plan 2000 and those matters set forth in Section 3.5.4 (2) of the Integrated Planning Act 1997 relevant to the application, considers that:

1) The subject site is suitable for the proposed use;

- 2) The proposal would not detrimentally affect the amenity of the neighbourhood;
- 3) The amenity of the future residents on the site can be achieved to an acceptable standard;
- 4) The proposal will not have a detrimental impact on the surrounding road network;
- (d) Accordingly considers that were the following reasonable and relevant conditions imposed on the development, it would be appropriate that the proposed development be carried out on the subject land:
  - Dedication "in fee simple on trust" to Brisbane City Council for Public Purposes for parkland and community facilities including a riverside walkway and bicycle access through the site.
  - Contaminated land to be remediated prior to dedication to Council
  - Event Transport Management Plan to be provided at Operational Works stage
  - Submission of a Rehabilitation Plan which focusses on the riverbank areas;
  - Best practice sustainability principles to be incorporated
  - Noise quality requirements for all residential units;
  - Landscaping to improve the appearance of the development;
  - Building bulk and appearance are not modified by enclosure of any deck or balcony areas;
  - On-site car parking and safe ingress and egress;
  - Construction car parking to be on site;
  - Inclusion of public art;
  - External building materials and finishes are of a high standard; and
  - Headworks contributions for water and sewerage infrastructure.
- II. Whereas the Council determines as in 4. I. hereof, **THE COUNCIL APPROVES THE DEVELOPMENT APPLICATION** referred to above, subject to the conditions in the attached Development Approval Package;
  - (a) Notify the applicant of the decision;
  - (b) Notify the Dutton Park Ward Councillor of this decision;
  - (c) That the Environmental Protection Agency, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period;
  - (d) That the Department of Main Roads, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period;

- (e) That the Department of Primary Industries, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period;
- (f) That Queensland Transport, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (g) That the Department of Natural Resources and Mines, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period;
- (h) That Powerlink, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period;
- (i) That Energex, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period;
- (e) That the Manager of City Planning be advised of the decision; and
- (f) That the submitters be advised of the decision at the expiration of the applicant's negotiated decision period.





Team Leader Development Assessment Team South

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# REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION

## SUBMISSION BY STEVEN SCHWARTZ

#### **1** INTRODUCTION

SITE: Address of Site: 21 Softstone St, Tennyson Qld 4105 Real Property Description: Let 56 on SP164007 and Lot 1 on SP164685, Parish	<ul> <li>APPLICATION:</li> <li>Aspects of development:</li> <li>Material Change of Use - Preliminary Approval overriding the planning scheme under section 3.1.6 of the IPA for a major tennis facility (the</li> </ul>
Real Property Description: Lot 566 on SP104107 and Lot 1 on SP164685, Parish of Yeerongpilly Area of Site: 285,300m <sup>2</sup> Area Classification: Community Use Area CU8 - Utility Installation Name of Owner: Department Of Local Government Planning Sport And Recreation Name of Ward: Dutton Park	<ul> <li>3.1.6 of the IPA for a major tennis facility (the State Tennis Centre) and associated ancillary uses, Multi-unit Dwellings (393 units in 6 buildings), Shop, Restaurant, and Park;</li> <li>Material Change of Use - Development Permit for Indoor Sport and Recreation (State Tennis Centre - stadium) and Outdoor Sport and Recreation (State Tennis Centre - open air courts) associated uses including Office, Restaurant, and Convention Centre (function rooms); and</li> <li>Development Permit for Material Change of Use for Multi-unit Dwellings (202 units in 3 huildings), Shop, Restaurant (café), and Park; and</li> <li>Development Permit for Operational Works for Disturbance to Marine Plants;</li> <li>Description/Purpose of Proposal: Indoor Sport And Recreation, Shop, Office, Convention Centre, Restaurant (Cafe), Multi-Unit Dwelling, Park, Operational Work For Disturbance Of Marine Plants</li> </ul>
•	Application No.: DRS/USE/H05-933802 Project No.: DRS/PRO/P05-111547 Lodgement Date: 16 November 2005

The Council has received a development application under the Integrated Planning Act 1997 as detailed above.

## 1. BACKGROUND/HISTORY

The site is the location of the former Tennyson Power Station that has been disused for a number of years. The application was lodged on the 16<sup>th</sup> of November 2005 after a series of prelodgement meetings. The application was changed on the 1<sup>st</sup> of August 2006 to include a roof over the proposed stadium.

- 20%

1

The demolition of the existing Power Station building did not require Council planning approval.

## 2. THE PROPOSAL

The proposal consists the following elements:

#### State Tennis Centre

- 5,500 capacity roofed stadium including 20 corporate boxes
- 1,500 temporary seats around 2 show courts
- 22 outdoor tennis courts for daily use
- Function rooms
- Ancillary Shop and Office
- Public access road (dedicated at later date)

#### **Preliminary Approval**

 Master Plan and Supplementary Code for buildings A, B & C, (191 units) and balance of park (about 11,750m<sup>2</sup>) and riverside path connection to Softstone Street to be dedicated to Council

#### Stage 1 Residential

- Multi-unit Dwelling Building E (70 units/10 levels)
  - Building F (44 units/6-9 levels)
  - Ancillary gym
- Park (about 7,000m<sup>2</sup>) including approx 300m of riverside path to be dedicated to Council

#### Stage 2 Residential

- Multi-unit Dwelling Building D (88 units/11 levels)
- Shop  $(100m^2)$

# 3. AREA CLASSIFICATION AND LAND USE IN THE LOCALITY

- 3.1. The site is located in Community Use (CU8 Utility Installation) Area Classification, is currently vacant land containing the buildings associated with its previous use as a power station facility.
- 3.2. The site is bounded by the Brisbane River along its northern boundary and is surrounded by the following uses:
- to the east by the Department of Primary Industry's Animal Research Institute site and Residential uses around Ortive Street; and
- to the west by a residential area
- to the south across Tennyson Memorial Avenue by the Brisbane Golf Club and Light Industry uses.
- The Tennyson railway line traverses the whole of the southern boundary of the site with a lot containing a power transformer situated centrally. This lot will remain CU8 – Utility Installation.

## 4. THE INTEGRATED PLANNING ACT 1997

- 4.1. The application required 'referral coordination' under section 3.3.5 of the *Integrated Planning Act 1997* as the development was:
- prescribed under Schedule 7, Part (b) of the Integrated Planning Regulation 1998;
- involved three (3) or more concurrence agencies (see section 3.3.5 of the Act);
   and
- was an application for preliminary approval to override the planning scheme (section 3.1.6 and section 6.1.35C of the Act).
- 4.2 The application was referred to the following Concurrence Agencies: Environmental Protection Agency (Contaminated Land Unit), Department of Primary Industries and Fishing, Queensland Transport and Department of Main Roads; and the following Advice Agencies: Department of Natural Resources and Mines, Energex and Powerlink.
- 4.3 Conditions issued by the Referral Agencies have been included in the attached approval package.

# 5. PLANNING SCHEME AND PLANNING SCHEME POLICIES

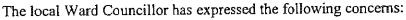
- 6.1. The application required impact assessment, was publicly notified correctly under the *Integrated Planning Act 1997* and determined by Full Council
- 6.2. The subject site is within the areas designated Community Use Area within the Strategic Plan. The proposed use is consistent with this designation.
- 6.3. Stephens District Local Area Plan The local plan envisages residential redevelopment of the former PowerStation site that also provides public access to the Brisbane River.

# 6. SUBMISSIONS, REPRESENTATIONS AND PUBLIC CONSULTATION

The Notice of Compliance has been submitted and three submissions have been received. These submissions are summarised below:

Issues	Response
1. Provision for widening of the railway overbridge on Softstone Street not considered to allow for increased traffic which will be generated by the development	Railway overbridges are a State Government responsibility.
<ul><li>2. Upgrading of Ortive St in terms of electricity and stormwater.</li></ul>	No upgrading is proposed or is required to upgrade electricity in the street. There are no stormwater impacts as the proposed development is lower.
3. No provision for adequate screening and	Screening has been included in a condition

security measures of proposed parkland adjacent to residential use	requiring that the applicant submit a Landscape Plan
4. Proposal has not demonstrated compliance with the DEOs	The proposal incorporates a State Tennis facility, housing and associated uses and is cognisant of the impacts on the environment. The approval has been conditioned appropriately
5. Impacts of increased noise of the proposed use on adjacent residential area	Conditioned – noise report
6. Upgrading of Ortive St in terms of increased traffic movement within Ortive street,	Traffic movements are redirected away from Ortive Street
7. Proposal will devalue property values	This is not a City Plan issue
8. Proposal will generate traffic which exceeds reasonable expectations for a residential area	Traffic movements are directed to use Fairfield Rd with upgrades to signalised intersections required as conditions of the approval.



- Maintaining bicycle access through the site during event mode;
- Event management parking;
- Maintaining the vegetation buffer between the buildings and the river;
- Parking impacts during construction; and
- Provision of public art.

## 7. ADVICE FROM REFERRAL AGENCIES

7.1. The application was referred to the following Concurrence Agencies: Environmental Protection Agency (Contaminated Land Unit), Department of Primary Industries and Fishing, Queensland Transport and Department of Main Roads; and the following Advice Agencies:

Department of Natural Resources, Mines and Water, Energex and Powerlink.

7.2 Conditions issued by the Referral Agencies have been included in the attached approval package.

## 8. ISSUES RELEVANT TO THE APPLICATION

8.1. Height (bulk and scale) and Setbacks - Buildings E & F

The proposal provided an unacceptable visual impact on the Brisbane River and proposed public park and walkway. The height of building F was reduced to nine stories and the upper two levels have been stepped back. The proposed buildings intrude into the Brisbane River Corridor (20 metre zone) by up to 14 metres. Existing mangroves and riverbank vegetation will be retained to provide a visual screen and manage ecological impacts. No riverbank vegetation is to be removed.

#### 8.2. Contaminated Land

The site contains contaminated fill, asbestos and fly ash from the previous power station use. All contaminated areas are to be remediated. All land to be dedicated

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to Brisbane City Council for parkland and community facilities will be remediated to a level such that it will be removed from the EMR register.

#### 8.3. Ecological Impacts

The proposed development site is within the Brisbane River corridor and contains areas of sensitive riverine vegetation. A small number of trees are to be removed and consent has been obtained from Department of Primary Industries and Fisheries. All other vegetation is to be retained and the area rehabilitated. Submission of a Rehabilitation Plan has been conditioned as part of the approval.

#### 8.4 Open Space

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The quality, useability and access to proposed open space areas has been conditioned. The dedication of part of the site to Brisbane City Council for parkland and community facilities is a condition of the approval. A bikeway is proposed which traverses the whole of the site and a six metre wide shared path complying with the dimensions prescribed in Public Riverside Facilities Design Manual has been conditioned.

#### 8.4. Parking Impacts

A Construction Management Plan is to be provided at Operational Works stage to ensure parking is primarily contained on site. An Event Management Traffic Control Plan will ensure the coordination of public transport, a temporary traffic area, and cyclist and pedestrian access to mitigate parking impacts within local residential areas.

#### 8.5 Flooding

The site is affected by flooding and there are potential impacts on roadways and the proposed residential area. The approval has been conditioned to manage overland flow impacts with swales, bunding and setting minimum habitable floor levels.

#### 8.6 Transport Planning

To ensure coordination of public transport and provide for swift movement of patrons into and out of the Tennis Centre an Event Management Traffic Control Plan is imposed as a condition of the approval.

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## 9. CONCLUSION

The proposal was assessed against the relevant provisions of the Integrated Planning Act 1997 and the City Plan 2000, and is consistent with the Strategic Plan.

The application is recommended to be approved in accordance with the amended drawings and documents and subject to relevant and reasonably required conditions

## **10. RECOMMENDATION**

After considering the proposal, the relevant provisions of the *Integrated Planning Act* 1997, the *Planning Scheme*, and the submissions received, I recommend that the application be approved subject to reasonable and relevant conditions as set out in the attached approval package.

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Steven Schwartz Urban Planner Development Assessment Team South Development and Regulatory Services Customer and Community Service DECISION OF THE BRISBANE CITY COUNCIL'S

## URBAN PLANNING AND ECONOMIC DEVELOPMENT Committee's Recommendation of 19 SEPTEMBER 2006

## PRESENTED TO COUNCIL: 19 SEPTEMBER 2006; and ADOPTED

DEVELOPMENT APPLICATION - INDOOR SPORT AND RECREATION, SHOP, OFFICE, CONVENTION CENTRE, RESTAURANT (CAFÉ), MULTI-UNIT DWELLING, PARK AND OPERATIONAL WORK FOR DISTURBANCE OF MARINE PLANTS AT 21 SOFTSTONE STREET, TENNYSON – MIRVAC QUEENSLAND LIMITED DRS/USE/H05-933802

1. The Team Leader, Development Assessment Team South, reports that a development application has been submitted by Brannock and Associates on behalf of Mirvac Queensland Ltd, as follows:

Development Aspects	Making a Material Change of Use (Preliminary
	Approval overriding the planning scheme under
	section 3.1.6 of the IPA); Making a Material Change
	of Use (Development Permit); Operational Works
	(Development Permit)
General Description	Indoor Sport and Recreation, Outdoor Sport and
	Recreation, Shop, Office, Convention Centre,-
	Restaurant (Café), Multi-Unit Dwelling, Park and
• •	Operational Work for Marine Disturbance
Land Ownership	Department of Local Government Planning Sport and
- , <b>*</b> · ·	Recreation
Address of the Site	21 Softstone Street, Tennyson
Described as	Lot 566 on SP104107 and Lot 1 on SP164685,
	Parish of Yeerongpilly
Containing an area of	285,300 square metres

#### 2. The proposal involves the following elements:

#### State Tennis Centre

- 5500 capacity roofed stadium including 20 corporate boxes
- 1500 temporary seats around two show courts
- 22 outdoor tennis courts for daily use
- function rooms
- ancillary Shop and Office
- public access road (dedicated at later date)

#### Preliminary Approval

The Master Plan and Supplementary Code for buildings A, B & C (191 units) and balance of park (approx 11,750 square metres) and riverside path connection to Softstone Street is to be dedicated to Council

## Stage 1 Residential

- Multi-unit Dwelling
  - (a) Building E (70 units and 10 levels)

(b) Building F (44 units and six to nine levels)

(c) Ancillary gym

Park (approx 7000 square metres) including approx 300 metres of riverside path to be dedicated to Council

Stage 2 Residential

Multi-unit Dwelling - Building D (88 units and 11 levels)

Shop (100 square metres).

3.

The Team Leader advises that the application was lodged as an impact assessable application under *Brisbane City Plan 2000* and as such public notification was required. Thirteen submissions were received and the concerns of the submitters have been considered. The submissions and representations are summarised as follows:

Issues	Response .
1. Provision for widening of the railway overbridge on Softstone Street not considered to allow for increased traffic which will be generated by the development	Railway overbridges are a State Government responsibility
2. Upgrading of Ortive Street in terms of electricity and stormwater	No upgrading is proposed or is required to electricity in the street. There are no stormwater impacts as the proposed development is lower
3. No provision for adequate screening and security measures of proposed parkland adjacent to residential use	Screening has been included in a condition requiring that the applicant submit a Landscape Plan
4. Proposal has not demonstrated compliance with the Desired Environmental Outcomes	The proposal incorporates a State Tennis facility, housing and associated uses and is cognisant of the impacts on the environment. The approval has been conditioned appropriately
5. Impacts of increased noise of the proposed use on adjacent residential area	Conditioned noise report
6. Upgrading of Ortive Street in terms of increased traffic movement within Ortive Street	Traffic movements are redirected away from Ortive Street
7. Proposal will devalue property values	This is not a City Plan issue
8. Proposal will generate traffic which exceeds reasonable expectations for a residential area	Traffic movements are directed to use Farifield Road with upgrades to signalised intersections required as conditions of the approval

Continuing, the Team Leader advises that the subject application required Referral Coordination with referral to the following:

Concurrence Agencies

4.

- Environmental Protection Agency (Contaminated Land Unit)
- Department of Primary Industries and Fishing
- Queensland Transport
- Department of Main Roads

Advice Agencies

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Department of Natural Resources and Mines

- Energex

- Powerlink.
- 5. The Urban Planner recommends that the application be approved subject to reasonable and relevant conditions and the Committee agrees.

## 6. **RECOMMENDATION:**

- (i) That it be and is hereby resolved that whereas-
  - (a) A development application was properly made on the 16 November 2005 pursuant to Section 3.2.1 of the *Integrated Planning Act 1997*, described as follows:

Development	Making a Material Change of Use (Preliminary
Aspects	Approval overriding the planning scheme under
ropera	section 3.1.6 of the IPA); Making a Material Change
	of Use (Development Permit); Operational Works
	(Development Permit)
General Description	Indoor Sport and Recreation, Outdoor Sport and
	Recreation, Shop, Office, Convention Centre,
	Restaurant (Café), Multi-Unit Dwelling, Park and
	Operational Work for Marine Disturbance
Land Ownership	Department of Local Government Planning Sport and
	Recreation
Address of the Site	21 Softstone Street, Tennyson
Described as	Lot 566 on SP104107 and Lot 1 on SP164685,
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Parish of Yeerongpilly
Containing an area	285,300 square metres
of	

(b) Pursuant to Section 3.5.4 of the Integrated Planning Act 1997, the proposal has been assessed against the applicable codes, Chapter 3 Section 2.5.2 Impact Assessment;

The Council -

- (A) Upon consideration of the application, the relevant codes under Brisbane City Plan 2000 and those matters set forth in Section 3.5.4 (2) of the Integrated Planning Act 1997 relevant to the application, considers that:
  - (1) The subject site is suitable for the proposed use.
  - (2) The proposal would not detrimentally affect the amenity of the neighbourhood.
  - (3) The amenity of the future residents on the site can be achieved to an acceptable standard.
  - (4) The proposal will not have a detrimental impact on the surrounding road network.
- (B) Accordingly considers that were the following reasonable and relevant conditions imposed on the development, it would be appropriate that the proposed development be carried out on the subject land:
  - dedication "in fee simple on trust" to Brisbane City Council for Public

- Purposes for parkland and community facilities including a riverside walkway and bicycle access through the site
- contaminated land to be remediated prior to dedication to Council
- event Transport Management Plan to be provided at Operational Works stage
- submission of a Rehabilitation Plan which focuses on the riverbank
- areas

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- best practice sustainability principles to be incorporated
- noise quality requirements for all residential units
- landscaping to improve the appearance of the development
- building bulk and appearance are not modified by enclosure of any deck or balcony areas
- on-site car parking and safe ingress and egress
- construction car parking to be on site
- inclusion of public art
- external building materials and finishes are of a high standard
- headworks contributions for water and sewerage infrastructure.

(ii) Whereas the Council determines as in (i) hereof, THE COUNCIL APPROVES THE DEVELOPMENT APPLICATION referred to above, subject to the conditions in the Development Approval Package submitted at "A", and according will:

- (a) notify the applicant of this decision
- (b) notify the Dutton Park Ward Councillor of this decision
- (c) advise the Environmental Protection Agency, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (d) advise the Department of Main Roads, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (e) advise the Department of Primary Industries, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (f) advise the Queensland Transport, as a concurrence agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (g) advise the Department of Natural Resources and Mines, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (h) advise Powerlink, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (i) advise Energex, as an advice agency, be advised of the decision at the expiration of the applicants negotiated decision period
- (i) advise the Manager of City Planning be advised of the decision
- (k) advise the submitters be advised of the decision at the expiration of the applicant's negotiated decision period.

## MINUTES OF PROCEEDINGS



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#### THE 4204th MEETING OF THE BRISBANE CITY COUNCIL, HELD AT THE CITY HALL, BRISBANE, ON TUESDAY 19 SEPTEMBER 2006 AT 2PM.

Dedicated to a better Brisbane

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#### MINUTES OF PROCEEDINGS



#### THE 4204th MEETING OF THE BRISBANE CITY COUNCIL, HELD AT THE CITY HALL, BRISBANE, ON TUESDAY 19 SEPTEMBER 2006 AT 2PM.

Dedicated to a better Brisbane

#### PRESENT:

The Right Honourable the LORD MAYOR (Councillor Campbell NEWMAN) – Liberal Party The Chairperson of Council, Councillor Kevin BIANCHI – Labor Party

Labor Party Councillors David HINCHLIFFE, Majority Leader & Deputy Mayor; Helen ABRAHAMS Ann BENNISON, (Deputy Chairperson of Council); Catherine BERMINGHAM Les BRYANT John CAMPBELL Peter CUMMING Felicity FARMER Kim FLESSER Steve GRIFFITHS Faith HOPKINS Maureen HAYES Gail MacPHERSON Victoria NEWTON Kerry REA Shayne SUTTON

Liberal Party Councillors Carol CASHMAN, (The Leader of the Opposition); Margaret de WIT Geraldine KNAPP Judy MAGUB Jane PRENTICE Graham QUIRK Adrian SCHRINNER Norm WYNDHAM

#### **OPENING OF MEETING:**

The Chairperson (Councillor K L BIANCHI) opened the meeting with prayer, and then proceeded with the business set out in the Agenda.

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## MOTION OF CONDOLENCE - FORMER ALDERMAN CLIFFORD GREENFIELD:

- 2 -

#### 202/2006-07

Mr Chairman, before proceeding with the formal business of the day, I would like to pay tribute to Clifford John Greenfield, a former Alderman of Brisbane, who passed away on 3 September 2006. Clifford Greenfield had a distinguished career as an Alderman of Brisbane. He was elected Alderman of the Brisbane City Council for the Ward of Mount Gravatt in 1958 until the redistribution of wards in 1961. In 1961 he was elected as Alderman for the Ward of Salisbury until 1973, when the 1972 City of Brisbane Act amendments reduced the number of wards in Brisbane at the time from 28 to 21.

During his career as an elected official, he served on the following Council committees: a member of the Health Committee, 1958 to 1961; Chairman of the Health Committee, 1961 to 1973; Chairman of the Planning and Building Committee, 1972 to 1973. Further, he was a member of the Serpentine Reclamation Project Committee, 1965 to 1973; the Stones Corner Fountain Committee, 1968 to 1973; the Construction and/or repair of Stables Ordinance Review Committee, 1972 to 1973—and I hope that someone can shed some light on that one—and the Sunday Entertainment Committee to review Chapter 5, Part 2 of the Council's Ordinances, 1972 to 1973.

Along with his extensive community involvement he was a member of the Transport Planning Study Group that recommended freeways for Brisbane and the replacement of trams with bus services. From time to time he acted as Deputy Mayor and Mayor during the absence of Lord Mayor Alderman Clem Jones and Deputy Mayor Alderman Brian Walsh. Of particular note is that during the Second World War, he enlisted in the AIF—I understand that he enlisted twice—and he saw frontline service with the 2/9<sup>th</sup> Infantry Battalion in New Guinea and was wounded in the battles at Buna and Sanananda Point.

Mr Chairman, any student of military history would know that these were some of the most bloody military engagements that the Australian Army has ever been involved in. Not many people came out unscathed from those fights.

Accordingly, in view of Cliff Greenfield's service to past, present and future residents of Brisbane, the LORD MAYOR moved, seconded by DEPUTY MAYOR:

That the Council extend its sincerest and deepest sympathies to the family and friends of the late Clifford Greenfield, and pay tribute to him for his dedicated service to the City and the people of Brisbane

Chairperson:

LORD MAYOR:

#### Thank you, LORD MAYOR. DEPUTY MAYOR?

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#### DEPUTY MAYOR:

Yes, Mr Chairman, I echo the sentiments of the LORD MAYOR who expressed condolences on behalf of all Council in relation to the sad passing of Cliff Greenfield—as he was known in this Chamber: Alderman Greenfield. He had a distinguished career. I have had the opportunity to consult his Leader of the time, the then Alderman and Lord Mayor, Clem Jones, about his recollections of Cliff Greenfield. Clem says that Cliff was truly a remarkable fellow. He sustained, as the LORD MAYOR mentioned, a very serious injury in the war.

He was in two battles – Buna and Sanananda. There is a memorial to Sanananda, I believe, in New Farm Park. The LORD MAYOR is absolutely right; these were bloody, calamitous encounters. The Australian troops acquitted themselves remarkably well. It was a testimony to the fortitude of Cliff Greenfield that he survived that. He was, in fact, shot in the head, and he had a metal plate that he carried around in his cranium for the rest of his life.

In these days of high security, it would have been hard enough for him to actually walk through City Hall, let alone manage to survive to be elected to this august Chamber. But that never stopped Cliff, or impeded him in carrying out his duties as he saw them—to his family, his friends, but most importantly of all today, we recognise the duty that he carried out to his community.

Cliff was extremely dedicated and performed very well, according to Clem, as Chairman for Planning. So I have a special note of gratitude to Alderman Greenfield for the contribution that he made in the very early days of Council planning to this city. He was well respected by all for his, quoting Clem: *total and absolute loyalty*. As those of you who know Clem know that there is no greater boast that anyone could make and no greater quality that Clem could give to anyone than that he or she gave total and absolute loyalty. I am sure he will say that about others who were part of his Administration over the years. One thing Clem remembers—

A Councillor interjecting.	
DEPUTY MAYOR:	No. One thing that Clem remembers about Cliff is that nothing ever upset him, which is why he made him the Chairman for Planning. Because, Mr Chairman, you have to have that quality as well in order to be Chairman for that important portfolio.
	Clem can remember sharing many a drink with Cliff, and in particular sharing some oysters, which were a special passion of Cliff Greenfield. So, to his family and his friends, we say, hail fellow, well met; he was a great contributor to this place and to his community; he will never be forgotten.
Chairperson:	Further speakers? Councillor BRYANT,

Councillor BRYANT:

Thank you, Mr Chairman. I would like to contribute a few words as well, given that Cliff Greenfield was the Alderman who represented the area that both you, Mr Chairman, and I now have the privilege of representing. It encompassed quite a considerable part of the city in those years gone by. In fact, Cliff Greenfield was a bit of an icon in our area, and there are many past and current elected representatives since he retired who have often gone to his door seeking strategic advice in relation to how they should conduct themselves within their various constituencies.

I was here in this Council as an employee when he was here also, from 1963 until his retirement. Cliff was always a man of great dignity, with a fair amount of compassion when it came to those people who were less fortunate in our community—where he was always prepared to take the side of the battlers within our community. But even more so I remember the issues that confronted him as the local Alderman prior to the major redistribution that bronght about a change of the boundaries in Brisbane and therefore took away much of what he represented in those later years of his time as an Alderman.

One of the things that I remember vividly was Cliff's being confronted at a public meeting once about that road called Blunder Road, which was the major arterial in and out of those back suburbs of the southwestern sector of Brisbane, when he argued very strongly that, whilst it was a dedicated corridor, it was virtually only a dirt track. He was the one who pnt in place the eventual formation of Blunder Road as it stands, not in its current configuration but certainly in the direction that it took, and saw the bituminising of Blunder Road many years ago.

I can say that, from the community perspective of the many residents in our area who Cliff represented over many years, he was very well respected, very well thought of, and very politically astute. In those days, Aldermen of the city did not have it as well as we have it today, with the many things that we take for granted in the way that we execute our duties and the tools that we have at our disposal. They were certainly not available to those people within the era on which we are now reflecting.

I can remember that Cliff used to always go crook because the only way he could get into Inala in the early days was by taxi, because there was no formal route from the east to the west into our snburbs. As such, Mr Chairman, I would like to offer also my sympathies to the family of Cliff Greenfield, and I know that there are many people within both your ward and mine who would think of him kindly in those days gone by and the service that he rendered towards that community that he represented.

As there were no further speakers, the Chairperson restated the motion of condolence for Clifford Greenfield, which resulted in its being declared carried unanimously.

#### MOTION OF CONDOLENCE - FORMER ALDERMAN WILLIAM BURTON:

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LORD MAYOR:

#### 203/2006-07

Mr Chairman, sadly I would also like to pay tribute today to William Burton, another former Alderman of Brisbane, who passed away recently. William Burton had a distinguished career as an Alderman of the City of Brisbane. He was elected as Alderman for the Brisbane City Council Ward of Greenslopes in 1964. In 1973 he was elected to the Ward of Annerley, and retired at the 1976 Council elections.

During his career as an elected official, he served on the following Council committees: Works for two terms, 1964 to 1966 and 1970 to 1972; Transit and Electricity for two terms, 1967 to 1969 and 1973 to 1976, and Planning and Building, 1974 to 1976. He was also involved with the City Hall Cultural Committee, 1973 to 1976; Ordinance and Legislation Review Committee, 1973 to 1976; Social Welfare, which was a subcommittee of the Lady Mayoress' Social and Welfare Committee, from 1973 to 1976. Along with his extensive committee involvement, he was an external appointee to the Metropolitan Fire Brigade Board from 1969 to 1976; the Annerley Library Board from 1965 to 1965; the Libraries Association from 1964 to 1966; the Building Code Review Committee from 1973 to 1976; and quite notably, the Queensland Council of Social Services (QCOSS) from 1974 to 1976.

Accordingly, in view of William Burton's service to past, present and future residents of Brisbane, the LORD MAYOR moved, seconded by DEPUTY MAYOR:-

That the Council extend its sincerest and deepest sympathies to the family and friends of the late William Burton, and pay tribute to him for his dedicated service to the City and the people of Brisbane.

Chairperson:Thank you, LORD MAYOR.Chairperson:DEPUTY MAYOR. Do you want to speak to the motion?DEPUTY MAYOR:Mr Chairman, yes, it is a sad occasion when we pay tribute and say<br/>farewell to two of the distinguished former members of this Chamber.<br/>I would especially like to thank Councillor BRYANT for his comments<br/>earlier in relation to Cliff Greenfield, and note, of course, that as<br/>Councillor REA reminded us, C J Greenfield Park was named after<br/>Cliff.

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Mr Chairman, in relation to Bill Burton, as I said, we spoke to Clem Jones who was deeply saddened at the passing of both of these gentlemen, and Clem remembered that Bill was what he described as a true-blue Labor man. Now, I do not know whether true blue is an appropriate expression for a Labor man, but he certainly was a true believer, and he was of the old style Labor men. I have spoken briefly to Councillor Maureen HAYES whose father, Wally Bourke, served with both Bill Burton and Cliff, and they were distinguished individuals among the cream of the working class who rose from among their communities to represent them in this place.

Bill never lost sight of his origins within both the Labor movement and within the working classes of this city, at a time when classes were really important in the identity of the community. I think that is something that has well and truly receded significantly into the past. But he served with distinction for 12 years on the many committees to which the LORD MAYOR has referred, including the Transit and Electricity Committee for two terms—in the good old days, LORD MAYOR, when we ran the power of this city, and I wish we could all return to those glorious days that Bill Burton enjoyed when the Council was generating electricity and funds to carry out infrastructure development for the city.

Clem cited in particular the passion with which Bill supported the Labor Party policy at the time of sewering the city, which was a real equity issue for the working families of the city. He never deviated, as I said, from his beliefs, both in his political and personal life. Clem recalls that he was always available for his residents, his constituents. Councillor CAMPBELL reminds me that in those days Councillors or Aldermen did not have ward offices; they did not have secretaries; their wives because almost all of them were male—were long-suffering and hardworking secretaries to the Aldermen of the day, and their offices were located in City Hall.

We have moved beyond that. I would like to think that we are able to represent our growing and expanding constituencies, but there is something about the tradition of representation that is represented in the likes of Bill Burton and Cliff Greenfield that we will never truly see again. We will remember them.

Are there any further speakers? Councillor CAMPBELL.

Thank you, Mr Chairperson. I would like to mention briefly and support the resolution regarding Bill Burton. I did not know Cliff Greenfield, but I had met Bill Burton on a couple of occasions, and Mr Chairperson, certainly I got to know a few of the stories, because in actual fact he came from the Cannon Hill-Morningside Branch, which is my branch of the Labor Party.

Chairperson: Councillor CAMPBELL:

There are a few old-timers in my branch who told me the story about how he was selected and asked to go and fight, in 1964, a very difficult seat, and basically they did not expect him to win because in those days Greenslopes was considered to be pretty hard for Labor. It is interesting to note that not only did he win a very hard-fought election campaign in 1964, but he remained there until he retired in 1976. Obviously he had a few connections, because he got one of the seats following the dramatic reduction in the number of seats that occurred for the 1973 elections, and was able to win the seat in 1973 in Annerley.

I know certainly what Councillor HINCHLIFFE said about the working class traditions. Bill came from a very working class area in the Cannon Hill-Morningside area, and took a lot of the branch members from that area over to help him in campaigning. He kept a lot of those connections with those branch members, even when he became firmly ensconced over in the Greenslopes area.

So, Mr Chairperson, I think I would just like to pay my respects and my condolences to his family and friends. Thank you.

As there were no further speakers, the Chairperson restated the motion of condolence for William Burton, which resulted in its being declared carried unanimonsly.

#### **MINUTES:**

#### 204/2006-07

The Minutes of the 4203rd Meeting of the Council, held on Tuesday, 12 September 2006, copies of which had been forwarded to each Councillor, were presented, taken as read and confirmed on the motion of Councillor L D BRYANT, seconded by Councillor F FARMER.

#### **PUBLIC PARTICIPATION:**

Chairperson:

Mr Paul Bardwell:

Councillors, I would now like to call upon Mr Paul Bardwell, who will address Council on the Inner City Ferry Service. Orderly, would you please proceed with Mr Bardwell?

Whenever you are ready.

LORD MAYOR, Councillors: just under 12 months ago I was privileged to address this body to save the Inner City Ferry Service from extinction. So, on behalf of the Save the Brisbane Ferry Group, you may remember that we packed out this place; we were hanging from the rafters. So, thank you once again for the privilege of coming before you to revisit this matter; in particular, a survey that is on the horizon. I am talking about Inner City Ferry Service, not the Cross River ferries.

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About the middle of last year, the Chairman of Transport, Councillor QUIRK, took to Civic Cabinet a proposal to close the Inner City Ferry Service on the basis that it was not economical. The Save the Brisbane Ferry Group disagreed with Councillor QUIRK; plus we started to get a bit edgy about another factor at work—in particular, relocating the boats used for our service to implement the Norman Park and Apollo Road services. These services had been decommissioned by the previous Administration, and the patronage at that time was a lot lower than our Inner City Ferry Service.

However, you, as full Council, for a number of reasons asked the Civic Cabinet to review this decision and a reprieve was granted. Thank you. The devil is always in the detail with the decision, and the service was to continue until December this year, subject to certain conditions, and a further survey was to be commissioned to determine the patrouage. For the service to continue after this time, the individual ferry terminal usage had to increase, and there had to be a greater cost recovery.

During the extended trial period, some improvements were to be implemented to try to increase the patronage, with some of these measures including to increase the awareness of the ferry service to the residents living in the various terminal catchment areas. I have done a report card on this; sorry Council, in this part, you fail. Improve signage of terminals and timetables: the report card would say, five out of 10; you have just managed to pass. To generate further revenues for the ferry service, it was proposed to look at selling advertising on the ferries. I remind you that a few years back, the ANZ bank had an advertisement on the side of the ferries that was in keeping with the laid back chug-alongs: Retire sooner; talk to us. Your report card: sorry, guys, fail. Promote the tourist attraction: well, on the report card, I will say, three to four out of 10. Renaming the ferry terminals to increase their profile—the River Plaza to be known as the Maritime Museum, North Quay as the Casino Terminal, again, to lift the profile-report card: sorry guys.

We consider it would be grossly unfair to commission this survey and decide on the future of the service without having put all of these various agreed measures in place. But anyway, the real heart of the matter is that these old chug-alongs are more than just public transport; they are Brisbane icons. They reflect Brisbane's laid back lifestyle.

The number one landmark in the middle of our city is our river. Since 1825, us—the newcomers—have been going up and down it, across it; we have thrown bridges across it: cars, trucks, trains and trams— there is another touchy story but we will move on—and pedestrians. Now, under this Administration, we are going to go under it. What is next? I do not know. It is all about maximising the river. But leave these old chug-alongs alone; they were there first.

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	But we are of the opinion that the future of these old chug-alongs should not be decided purely on an economic basis. If you as a Council want to reinstate the Apollo Road and Norman Park services, feel free to do so—you have our blessing—but not at the cost of the Inner City Ferry Service. But if you eventually end up giving this ferry service the chop, you will be akin to the Deen Brothers of Demolition Incorporated, leaving nothing behind but memories.
Chairperson:	Thank you. LORD MAYOR?
LORD MAYOR:	Mr Bardwell, through you Mr Chairman, thanks very much for coming in today and giving us that update and the report card. Obviously there is work to be done there. One thing I just comment on, though: there is no nexus between the Apollo Road and Norman Park ferry service and your ferry service—none whatsoever. So I just set your mind at ease there today. They are totally independent decisions. Indeed, Apollo Road and Norman Park have already been funded in this financial year's budget. I hope that at least sets your mind at rest on that issue.
Chairperson:	Thank you, LORD MAYOR; thanks, Mr Bardwell.
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QUESTION TIME:	
Chairperson:	Councillors, are there any questions of the LORD MAYOR or a Chairperson of any of the Standing Committees? Councillor HOPKINS.
	Question 1
Councillor HOPKINS:	Thank you, Mr Chair. My question is to the Chair of the Public Transport Committee. Councillor NEWTON, given that bus patronage is expected to grow again this year at approximately 10 per cent how will your announcement last week to add 19 new compressed natural gas buses to the fleet help with ensuring increased patronage growth is catered for with increased bus capacity?
Chairperson:	Councillor NEWTON.
Councillor NEWTON:	Yes, Mr Chairperson, and thank you for that question, Councillor HOPKINS. Certainly, Mr Chairperson, it was an exciting week last week when we introduced a massive investment in public transport. It was a wonderful occasion, an historic occasion, I believe, in terms of an increase in funding for public transport. Unfortunately Councillor KNAPP does not seem to support this particular investment in public transport, because every time I talk about it she seems to be complaining and complaining. I am very disappointed, because I really wish that Councillor KNAPP –
Councillors interjecting.	
Chairperson:	Order!

Councillor NEWTON:

—would come onboard. As we know, Mr Chairperson, there has been some massive growth in south-east Queensland, some massive growth in south-east Queensland. A rapid population explosion is happening, no doubt in part thanks to the policies set in place by the State Government, but also by the Brisbane City Council, to help foster that growth. I think all of us can acknowledge the work done by previous Lord Mayor, Jim Soorley, in that regard. Previous to that, the city was stagnating, and growth was not happening in this city.

So, the partnership of the State Government and the Brisbane City Council has created an enormous amount of growth in the region to the degree that it is touted as being the fastest growing region in Australia, Mr Chairperson.

So, as I mentioned last week, some historic announcements were made in 2003 and, in particular, finally the State Government coming together with the Brisbane City Council and other private providers around South East Queensland to improve public transport, through having a single agency known as TransLink, Mr Chairperson. That has encouraged a huge investment.

We have seen policies put in place thanks to former Chairperson Councillor HAYES, including things such as the integrated ticketing, as well as the State Government's significant investment. You have heard me stand here a number of times this year and say that the State Government will be spending at least \$128 million on the bns services in the Brisbane city area. That is an amazing investment, Mr Chairperson. In addition to that, they have made investments through things like the South-East Busway, the Inner Northern Busway that is under way and partly completed. Other busways are on the cards, Mr Chairperson, but of course we think that the biggest impact has been on the BUZ [Bus Upgrade Zone] routes.

The BUZ routes, Mr Chairperson, are the routes unfortunately where many people are being left behind. That is why last week we announced an additional \$12 million—\$12 million—which takes Council's investment this year to \$60 million, a fantastic jump that will deliver 19 brand new air-conditioned compressed natural gas buses, the same as the new ones coming into the fleet.

Now, I know there were sceptics last week who questioned if this could not be done. There were doubters. You would almost say there was a *can't do* attitude in the Chamber last week—not by the Labor Councillors, Mr Chairperson, but the Liberal Councillors opposite, unfortunately. I am here to say, Mr Chairperson, that we will be able to deliver the 62 rigids, plus the 19 rigids that we confirmed this week, by 9 July 2007. That is great news, Mr Chairperson.

This is not great news for me, Mr Chairperson; this is great news for the people of Brisbane. This is great news for those people being left behind. It is a start, Mr Chairperson, and I will be continuing to work on behalf of those people who want to catch public transport in this city and make it work.

Further questions? Councillor MAGUB.

#### Question 2

[4204th (Ordinary) Meeting - 19 September 2006]

BCC.070.0370

Chairperson:

Councillor MAGUB:	Thank you, Mr Chairman; my question is to Councillor Graham QUIRK. Councillor QUIRK, over the past few weeks, it has been hard to tell whether the Labor Councillors are keen to help you and the LORD MAYOR deal with traffic congestion, or whether they simply want to play politics with this important issue. Can you tell us what Labor's position is on the Hale Street Bridge?
Councillor QUIRK:	Thank you very much, Mr Chairman, and to Councillor MAGUB. Well, Councillor MAGUB, Labor's position on the Hale Street Link is one of the great questions of our time. In fact, in the early stages—
Councillors interjecting.	
Chairperson:	Order!
Councillor QUIRK:	—I thought, Mr Chairman, that Labor was showing good signs of supporting the project. Now—they allowed us to advance this project through to feasibility stage, and they then said yes to the project, subject to the Merivale-Cordelia Street consultation being carried out on the couplet arrangements. Then, Mr Chairman, from that point onwards, things seemed to just get a bit wonky when it came to Labor's position.
	Subsequent to that what we have seen, Mr Chairman, is a Labor Party that has gradually been changing position, being in a mode of procrastination, in a mode of creating delays in this project, and in a mode of undermining.
	Mr Chairman, I would just say that if Councillor ABRAHAMS had some difficulties with the project from a local perspective, I could understand that. However, I would say that one would expect with respect to an aspiring Lord Mayoral candidate in the form of Councillor HINCHLIFFE, as Leader of the Labor majority in this place, that there would be a need for a little bit of decisiveness, and that clearly is not the position.
	Mr Chairman, I just refer to a transcript here from ABC radio where Madonna King very recently interviewed Councillor HINCHLIFFE; when she asked, So, how will Labor Councillors vote on this? Are they for the Hale Street Bridge or are they against it? Councillor HINCHLIFFE's reply was, I know you'd like to simplify it. Well, Mr Chairman—
Councillors interjecting.	
Councillor QUIRK:	—this whole business that we are in, Mr Chairman, is about making decisions, about having positions. I am reminded when I consider Councillor HINCHLIFFE's position of that great saying from Oscar Wilde, Mr Chairman: <i>the man who sees both sides of the question is a man who sees absolutely nothing at all.</i>
	Mr Chairman, that can very much be attributed to Councillor HINCHLIFFE—
Councillors interjecting.	
Chairperson:	Order!
Councillor QUIRK:	-and his Labor colleagues' position-
Councillors interjecting.	

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BCC.070.0371

[4204th (Ordinary) Meeting - 19 September 2006]

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Chairperson:	Order!
Councillor QUIRK:	—when it comes to the Hale Street Bridge. I just do not get all the indecision, Mr Chairman, on this, because very clearly there is a strong body of support out there for this facility.
	We know, Mr Chairman, that it is a project-
Councillors interjecting.	
Councillor QUIRK:	Well, I will tell you how I know it perhaps later in this meeting, Councillor FLESSER. But, Mr Chairman, there is a strong level of support for it, but what is more important is that this is very important infrastructure for our city. I just invite Labor Councillors today to come onboard with it, in the words of Councillor NEWTON, come onboard and get in and support and back what was a very fundamental and core commitment from the LORD MAYOR at the last election.
Councillors interjecting.	
Chairperson:	Order!
Councillor QUIRK:	So, if your written word is worth anything
A Councillor interjecting.	
Chairperson:	Order!
Councillor QUIRK:	—in relation to supporting the LORD MAYOR's program, now is the time to back it, now is the time to stand up and to stop waffling around in this wonderland of nowhere, where you have currently positioned yourselves in relation to this project.
	So, Councillor MAGUB, when you ask what is Labor's position on the Hale Street Bridge I am sorry but I just cannot answer you, because the reality is there is no clear position; there is no clear understanding of where they are at. They seem to be in this location where they will just wait back and feel the breeze.
	Mr Chairman, that is not the way forward in leadership of this city, and people of Brisbane expect and deserve a little more clarity and a little more leadership in this matter.
Chairperson:	Further questions? Councillor BERMINGHAM.
	Question 3
Councillor BERMINGHAM:	Thank you, Mr Chairperson. My question is to the Chair of Public Transport Committee, Councillor NEWTON. Councillor NEWTON, could you please explain to Council what actions you have taken regarding the Inner City Ferry Service Trial since becoming Public Transport Chairperson?
Chairperson:	Councillor NEWTON.
Councillor NEWTON:	Thanks very much, Mr Chairperson, and thanks for that question, Councillor BERMINGHAM, because I know that both you and Councillor ABRAHAMS are very passionate advocates for this service in the city, and I appreciate your question this afternoon.

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A Councillor interjecting.

Councillor NEV	N1	UN:
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Well, they are passionate about everything; that is so true. Everybody's passionate, okay. I am glad we have that sorted out. But I am pleased to first acknowledge Paul Bardwell for coming along this afternoon and providing us with an update on the Inner City Ferry Service. I think he is certainly one of our most eloquent speakers in the Chamber, as part of our visitors' program to the Chamber, and it has helped to continue to keep people up to speed and highlight the very importance to the community of these particular services. So, I would like to thank him also for coming back again today and speaking again.

I know, Mr Chairperson, that this service is very, very well loved by the local residents, because I was-

Councillor KNAPP interjecting.

Thank you. Councillor NEWTON.

Councillor NEWTON:

Unfortunately again, Councillor KNAPP does not seem to support public transport, so I would be interested to talk-

Councillors interjecting.

Chairperson:

Chairperson:

Chairperson:

#### Order!

-a little bit this afternoon about what is well used.

Councillors interjecting.

Councillor NEWTON:

Councillor NEWTON:

Order!

Because I have been reading through the reports, and I thought the first thing I should do is actually go out and look firsthand at the service. So, I was invited by Councillor BERMINGHAM and Councillor ABRAHAMS last Thursday to go out and meet with some of the residents at Kangaroo Point and see firsthand exactly what that service is. I also had a very enjoyable morning going out on the ferry on the river and catching up with the local residents and hearing their views about the service, because they are very passionate. In fact, they were very confused as to why the Brisbane City Council would propose to axe such a service. They were very confused, and they were very confused that Councillor QUIRK would take such a proposal to the Brisbane City Council to get rid of public transport at a time when we should be fostering and growing it.

We have heard already the report card this afternoon, Mr Chairperson, and I think unfortunately the Council has failed miserably. I have been the Chairperson for only a few weeks now. The previous Chairperson responsible, of course, was Councillor QUIRK, and I think unfortunately Councillor QUIRK has received a big F in terms of implementing the recommendations of this report card, because, Mr Chairperson, Paul spoke about a number of things this afternoon, including raising awareness to residents. He gave us an F. Signage at the terminals: five out of 10. Looking at further revenue opportunities: an F. Three to four for promoting it as a tourist attraction; renaming the terminals, et cetera, et cetera.

No wonder, Mr Chairperson, that this service was set up to fail, I believe. This trial was set up to fail because it was not taken seriously.

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So, let us look at the patronage, because I noticed in the reports that previously there were roughly 500 passengers a day, and I was pleased to see the figures over the past few months where it has been anywhere between, at the very low point, 600 a day, and at a high point, nearly 1300 a day. That is a fantastic growth, Mr Chairperson, and I am really pleased.

But let us look at some lower patronage services. For example, the PPTs [personalised public transport]- the private transport—

Councillor interjecting: Councillor NEWTON: Does Geraldine have one of those?

A point of order, Mr Chairman.

Point of order.

I do not know if Councillor KNAPP has one of those just yet, but this is the maxi-taxi service. I think these provide a great service in an area where they are needed, and I think it has to be kept in mind with that context. So, let us look, Mr Chairperson. The Carindale service gets an average of 30 persons per day in the last quarter.

Councillor de WIT: Chairperson: Councillor de WIT: Councillor NEWTON:

Chairperson: Chairperson: I have been asked about what I have been doing since then, so I have been looking at comparisons with other types of transport. I think it is very valid in this instance. Let us look at the Bald Hills service which has been operating for a while. It gets an average of 19 persons per day. I am not arguing with Councillor CASHMAN; I think it provides an important role.

I thought the question was about the Inner City Ferry Service, not PPT.

Mr Chairperson, I just have to look at transport in a whole context. I think more needs to be done, and more can be done with the Inner City Ferry Service, and I look forward to taking some recommendations to Civic Cabinet on Monday so we can support a continuation in growth in patronage on the Inner City Ferry Service.

Further questions?

Councillor SCHRINNER.

#### **Question 4**

Councillor SCHRINNER:

My question is to Chairman QUIRK. Councillor QUIRK, I note the forthcoming closure of the Captain Cook Bridge and the absolute traffic chaos in South Brisbane when major events are held at South Bank or the Convention Centre. Can you tell us why, with such an appalling road network in South Brisbane and a lack of river crossings, Councillor ABRAHAMS is against the Hale Street Bridge? Can you also tell us what plans Councillor ABRAHAMS has to deal with the traffic congestion that will be caused by the extra 15,000 to 20,000 residents who will move into West End over the next 10 years?

Mr Chairman, I thank Councillor SCHRINNER for the question. It is

important that again we reiterate that the Hale Street link is a muchneeded piece of infrastructure in this city. It is much needed because we know that going forward, as Councillor SCHRINNER identified in the question, that there will be significant growth in population in the South

In fact, we know, Mr Chairman, that the residential population in that locality is likely to double in that time. We are talking about an increase of some 15,000 to 20,000 local population. Now, will there be a growth in public transport? Yes, there will be. Will there be a growth in patronage? Yes, there will be. But will that growth be sufficient to sustain what is required in terms of accessing that particular part of our city? The answer is a very clear no. That is why, Mr Chairman, on this side of the Chamber we are so committed to this piece of infrastructure and why we believe it is needed not only by the residents there but also by the residents of all of the city. You only have to consider the South

Brisbane, West End, precinct over the next 15 to 20 years.

Bank, the Brisbane Convention and Exhibition Centre-

Chairperson:

Councillor QUIRK.

Thanks very much, Mr Chairman.

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Councillors interjecting.

Councillor QUIRK:

Councillor QUIRK:

Chairperson:

Order!

Order!

I did not know it was such an exciting question!

Councillors interjecting.

Chairperson:

Councillor QUIRK:

Councillors interjecting. Chairperson: Councillor QUIRK:

#### Order!

—the Performing Arts complex, the Queensland Museum, the Queensland Library, the Queensland Theatre Company—a whole range of local facilities, Mr Chairman, which are a city-wide precinct facility, to accept I believe the necessity of this bridge.

When it is put into the context that the area lost two lanes in 2002 for a good cause and for good reason when the South-East Transit Busway system was established, Mr Chairman, what we are doing with the Hale Street link is playing catch-up in terms of accessibility to that locality.

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Now, I would have thought that they are very good and positive reasons why we ought to be building this piece of infrastructure. I would say to Councillor ABRAHAMS that, while I understand that there are local people there who do not want this facility to go ahead, while I understand that there are some who simply do not believe, probably, in much road infrastructure or any road infrastructure improvements at all—

Councillors interjecting.

Chairperson: Councillor QUIRK: Order!

---I simply say that, in the long-term interests of your local community, this facility is necessary.

I would just ask the question: how do you, as a local Councillor, propose to get people in and out of your suburb in the long term, given the sorts of growth that this particular Council has approved going forward in terms of local plans? And Mr Chairman, I would just throw that out there, I have not heard any answers back at this stage as to what alternative proposals there are for providing the needed access to that suburb going forward.

Let us just look at a few statistics. It was interesting to hear the question from Councillor SCHRINNER who said that the Captain Cook Bridge is closing this particular weekend—and that is true. Mr Chairman, some 147,000 vehicles currently use the Captain Cook Bridge per day; 107,000 use the Storey Bridge. We know that when a significant accident occurs on either of these two major roadways the whole city grinds to a halt because a lot more pressure goes on every other arterial system in the city. It is a highlight of the fact that this city is in desperate need for more river crossings. So, when you look at the William Jolly Bridge that takes 38,000 vehicles per day, the Victoria Bridge—because it has a limited capacity—carries 11,000 per day, Mr Chairman, the need is clearly there for our city.

Now, I know that a couple of weekends ago over there we saw a pretty solid Green vote in the electorate of South Brisbane. There were a couple of booths there where the Greens achieved 33 per cent, 31 per cent, and 24 per cent on another—

Order!

---so I can sort of understand that there might be some underlying worries and concerns.

Councillors interjecting.

Councillors interjecting.

Councillor QUIRK:

Chairperson:

Chairperson:

Chairperson:

#### Order!

But, Mr Chairman, I just say this: even over there, it is my view that there is a silent majority with very strong support for this infrastructure, and we certainly know across the city that there is an extremely—

Thank you, Councillor QUIRK. ----strong level of support for it.

Councillor QUIRK:

Councillor QUIRK:

Chairperson:	Thank you, Councillor QUIRK. Councillor FARMER.
	Question 5
Councillor FARMER:	Thank you, Mr Chairperson. I would like to address my question to Councillor HINCHLIFFE, Chair of Urban Planning and Economic Development Committee. Councillor HINCHLIFFE, in your capacity overseeing the Brisbane Long Term Infrastructure Plan, can you advise whether the plan incorporates all of the original election promises made by the LORD MAYOR and if Labor Councillors have changed or stopped any of these core election promises from being incorporated in the plan as the LORD MAYOR alleges?
Chairperson:	Thank you, DEPUTY MAYOR.
DEPUTY MAYOR:	Yes, Mr Chairman, what a timely question from Councillor FARMER. How felicitous that—
Councillors interjecting.	
Chairperson:	Order!
DEPUTY MAYOR:	it should follow Councillor QUIRK's response.
	Mr Chairman, as we all know, the LORD MAYOR was elected on a TransApex agenda policy of five tunnels. In that policy he said those tolls would be \$2 for each tunnel; they would be paid back over 35 years; they would be built within 10 years; and with no other level of government providing funding assistance, Council—to quote those famous words that will live on in the annals of Brisbane City Council history: We could go it alone, at a cost of no more than \$16 per ratepayer per year.
	Now, what has happened to that core election promise? Has Labor stopped it? Have we obstructed it? Have we delayed it?
Councillors interjecting.	
Chairperson:	Order!
DEPUTY MAYOR:	The LORD MAYOR says yes.
LORD MAYOR interjecting.	
Chairperson:	LORD MAYOR!
DEPUTY MAYOR:	Number one: North-South Bypass Tunnel. It is proceeding with bipartisan support.
Councillors interjecting.	· · · · · · · · · · · · · · · · · · ·
DEPUTY MAYOR:	Not—six months late.
Chairperson:	LORD MAYOR!
DEPUTY MAYOR:	Mr Chairman, the Labor Councillors on this side did not delay that project one day. But the trouble is the—
Councillors interjecting.	
DEPUTY MAYOR:	
Chairperson:	Order!

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