



The Hon. Cameron Dick MP
Treasurer
Minister for Infrastructure and Planning

Our Ref: MBN20/1285

Mr Andrew Chesterman
Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Email: andrew.chesterman@redland.qld.gov.au

Dear Mr Chesterman

I refer to my letter of 11 September 2020 in which I informed Redland City Council (the council) that I have made Temporary Local Planning Instrument (TLPI) No. 02 of 2020 – Quandamooka Land Aspirations Area (the TLPI).

To ensure the Queensland Yoolooburrabee Aboriginal Corporation (QYAC) aspirations for the Quandamooka Land Aspirations Area are facilitated under the *Redland City Plan 2018* (the planning scheme) for the long term, in accordance with section 26(3) of the *Planning Act 2016* (the Planning Act), I notify the council that I am considering exercising my powers under section 26 of the Planning Act to require the council to take the actions set out in the enclosed Notice. This Notice includes the reasons for taking the action.

I anticipate that the council would commence the necessary planning scheme amendment within six months of the date the TLPI takes effect and to have made the amendment within two years of the date the TLPI takes effect.

In accordance with section 26(3) of the Planning Act, I advise that the council may, on or before Monday 28 September 2020, make a submission to me about the council taking the action.

After I have considered any submission made by the council in response to the Notice, I will consider what further actions I may take in accordance with section 26(4) of the Planning Act.

If you have any questions, please contact my office on (07) 3719 7200 or email treasurer@ministerial.qld.gov.au.

Yours sincerely

CAMERON DICK MP
Treasurer
Minister for Infrastructure and Planning

11 September 2020

Enc

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Redland City Council
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NOTICE TO THE REDLAND CITY COUNCIL UNDER SECTION 26(3) OF THE *PLANNING ACT 2016*

In accordance with section 26(3) of the *Planning Act 2016* (the Planning Act), I give notice to the Redland City Council (the council):

- (a) of the action that I consider the council should take
- (b) of the reasons for taking the action and
- (c) that the council, may within the reasonable period stated in this notice, make a submission to me about the council taking the action.

THE ACTION THAT THE PLANNING MINISTER CONSIDERS COUNCIL SHOULD TAKE

Temporary Local Planning Instrument No. 2 of 2020 – Quandamooka Land Aspirations Area (the TLPI) is attached to this notice and forms part of it.

In accordance with section 27 of the Planning Act, I made the TLPI.

I consider, in accordance with section 26 of the Planning Act, that the council should amend the *Redland City Plan 2018* (the planning scheme) in accordance with the process prescribed by section 18 of the Planning Act to reflect the TLPI and thereby ensure that:

- current mapping in the planning scheme is amended so that each Quandamooka Land Aspirations Area site listed in Attachment A of the TLPI is included in the zone (or zones) that is identified in Attachment B of the TLPI for that site
- development on each Quandamooka Land Aspirations Area site is prescribed a category of development and assessment that is the same as prescribed for that site in the TLPI, that is:
 - **code assessable development**, for development that is accepted development for the current zone in the planning scheme, including where it is accepted development because it is compliant with requirements (accepted subject to requirements)
 - **as per the planning scheme**, for development that is assessable development for the current zone in the planning scheme
 - **accepted development**, for operational work that is the clearing of native vegetation to establish an Asset Protection Buffer.
- the assessment benchmarks for each Quandamooka Land Aspirations Area site is the same as prescribed for that site in the TLPI, that is:
 - the current assessment benchmarks listed in each zone in the planning scheme relevant to each Quandamooka Land Aspirations Area and
 - the Quandamooka Land Aspirations Bushfire Management Code (as contained at Attachment C of the TLPI).
- the definitions of the terms 'APZ', 'Asset Protection Buffer', 'Quandamooka Land Aspirations Area', 'Suitably Qualified Person' and 'Minjerribah Township Fire Management Strategy' are incorporated into the planning scheme.
- the above amendments are given effect to and, reflected in, all relevant provisions of the planning scheme.

To facilitate the making of the above amendments to the planning scheme, I consider that the council should give notice of its proposed amendments to the planning scheme under section 18(2) of the Planning Act to the Chief Executive administering the Planning Act, within six months of the date that the TLPI took effect and the amendments to the planning scheme should be made within two years of the date that the TLPI took effect.

REASONS FOR TAKING THE ACTION

Background

I have made Temporary Local Planning Instrument (TLPI) No. 2 of 2020 – Quandamooka Land Aspirations Area (the TLPI).

The effect of the TLPI is that it applies categories of development and assessment and assessment benchmarks to the Quandamooka Land Aspirations Areas sites that are consistent with the Queensland Yoolooburrabee Aboriginal Corporation (QYAC) aspirations.

I determined that making the TLPI was, among other things, necessary to protect, or give effect to, a state interest.

The TLPI has effect for two years after the effective day, unless repealed sooner. During the time the TLPI has effect, it may suspend or otherwise affect the operation of another planning instrument. In this instance, the TLPI suspends or affects the operation of the planning scheme. However, the TLPI does not amend the planning scheme.

Accordingly, as a longer-term measure for when the TLPI ceases to have effect, I consider that the council should take action to amend its planning scheme.

Findings on material questions of fact and evidence or other material on which those findings were based

Section 26 of the Planning Act applies to existing planning instruments made by a local government. Under section 26(2) of the Planning Act, I may give a notice to the local government if I consider the local government should take action to protect, or give effect to, a state interest.

A "state interest" means an interest that I consider -

- (a) affects an economic or environmental interest of the state or a part of the state or
- (b) affects the interest of ensuring the Act's purpose is achieved.

Under section 8(2) of the Planning Act, the State Planning Policy (SPP) dated July 2017 and the *South East Queensland Regional Plan 2017 (ShapingSEQ)* are state planning instruments which are made by the Planning Minister to "*protect or give effect to state interests*".

I consider that the following state interests as set out in the SPP are relevant to the action I consider the council should take:

- (a) Part E: state interest policies and assessment benchmarks, Planning for liveable communities and housing, Liveable communities, page 23, relevantly states:

"High quality urban design and effective place making improves community health and wellbeing, facilitates social cohesion, and creates resilient, sustainable and affordable

communities that support Queensland's economic prosperity."

- (b) Part E: state interest policies and assessment benchmarks, Planning for economic growth, Construction and development, page 31, relevantly states:

"A planning scheme needs to address the community's expectations and needs by providing for development to occur in appropriate places and in a suitable form."

- (c) Part E: state interest policies and assessment benchmarks, Planning for economic growth, Construction and development, page 31, also relevantly states:

"Strategic planning needs to be supported by efficient assessment processes and infrastructure planning to ensure that sustainable development opportunities can be realised."

- (d) Part E: state interest policies and assessment benchmarks, Planning for the environment and heritage, Cultural heritage, page 42, relevantly states:

"Consultation with, and involvement of, Traditional Owners in planning processes is particularly important to protect and promote Aboriginal and Torres Strait Islander knowledge, culture and tradition, and to enable the local community to identify and conserve Aboriginal and Torres Strait Islander cultural heritage."

- (e) Part E: state interest policies and assessment benchmarks, Planning for safety and resilience to hazards, Natural hazards, risk and resilience, page 42, relevantly states:

"The state's interest in natural hazards, risk and resilience seeks to ensure natural hazards are properly considered in all levels of the planning system. This includes avoiding or mitigating the risks associated with natural hazards to an acceptable or tolerable level, increasing community resilience, and decreasing the burden for emergency management."

I consider that the following state interests as set out in *ShapingSEQ* are relevant to the action I consider the council should take:

- (a) Goal 1 Grow includes Element 5 - Growing rural towns and villages. This element states that 'rural towns and villages provide for sustainable growth and community development in a way that reinforces local identity' (page 40).
- (b) Goal 4 Sustain includes Element 1 - Aboriginal and Torres Strait Islander peoples. This element states that there is a need to 'engage Traditional Owners to enable their cultural knowledge and connection to land and seascapes to be included in planning for communities and the sustainable management of cultural and natural resources' (page 82).
- (c) Goal 4 Sustain includes Element 10 - Safety. This element states that 'communities are designed and equipped to be safe, hazard-resilient places' (page 84). A stated strategy is to 'use disaster risk management planning and adaptation strategies (such as the Queensland Strategy for Disaster Resilience), and avoidance of exposure to high-risk areas to minimise South East Queensland's vulnerability to development constraints and natural hazards' (page 84).

The Quandamooka Land Aspirations Area is located within the council local government area.

The planning scheme identifies land on North Stradbroke Island (Minjerribah) as largely national park, with small clusters of residential and commercial zonings.

The planning scheme currently identifies the land included in the Quandamooka Land Aspirations Area under a variety of zonings which do not facilitate the QYAC aspirations for residential and commercial development.

Individual site assessments of the subject lots which comprise the Quandamooka Land Aspirations Area have been undertaken in relation to the planning scheme and the Planning Regulation 2017.

The Minjerribah (North Stradbroke Island) Township Fire Management Strategy (TFMS) prepared by Ten Rivers consultants in September 2018 is relevant to the management of bushfire risk in the locality. The TFMS focuses on cultural burning and the protection of life and property. The TFMS and its ongoing implementation is a joint initiative of the Southern Areas Fire Management Group, which include the Department of Natural Resources, Mines and Energy and the Department of Environment and Science.

My department has received advice from QFES including individual site assessments. I am informed that QFES has recommended that additional requirements in the form of:

- an Asset Protection Zone (called an Asset Protection Buffer in the proposed TLPI) be established within the development site prior to the development commencing; or
- an Asset Protection Zone (APZ) be established external to the development site in accordance with the Minjerribah Township Fire Management Strategy prior to the development commencing,

and then maintained for the duration of the development.

I have also been informed as to proposed arrangements for the ongoing management of the APZs.

By letter dated 16 January 2017, the council has advised that it would not amend the planning scheme unless given specific direction to do so.

By letter dated 8 March 2018, the council has stated that all responsibility for undertaking further planning and initiating any potential amendments to the statutory planning framework should rest wholly with the state government.

Reasons

Based on the background above, and my findings on the material questions of fact, I have decided that the council should take action to protect, or give effect to, a state interest, by amending its planning scheme in the manner set out above for the following reasons.

The purpose of the Planning Act is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability.

Ecological sustainability is then defined as:

'Ecological sustainability is a balance that integrates—

- (a) *the protection of ecological processes and natural systems at local, regional, state, and wider levels and*
- (b) *economic development and*
- (c) *the maintenance of the cultural, economic, physical and social wellbeing of people and communities.'*

Based on the material with which I have been briefed I consider the council should amend its planning scheme in the manner set out above to protect, or give effect to, a state interest, including ensuring that the Planning Act's purpose is achieved, for the following reasons:

1. I am satisfied that valuing, protecting and promoting Aboriginal and Torres Strait Islander knowledge, culture and tradition advances the purpose of the Planning Act and also encourages investment, economic resilience and economic diversity.
2. I am satisfied that the current planning scheme zones present an immediate and ongoing impediment to achieving the QYAC aspirations, inhibiting the rights of Traditional Owners to develop residential and commercial uses on the land subject to the TLPI.
3. I am satisfied that the planning scheme amendments set out above will protect and, give effect to, state interests, and advance the purpose of the Planning Act, by facilitating appropriate development consistent with the aspirations of QYAC in the Quandamooka Land Aspirations Area and future economic, social and cultural opportunities for the Quandamooka people.
4. I am satisfied that the outcomes of the planning scheme amendments set out above will contribute to SPP and *ShapingSEQ* outcomes for housing diversity, cultural heritage and natural hazards, risk and resilience.
5. I am satisfied that amendments are needed to the planning scheme to ensure that development in bushfire prone natural hazard areas in the Quandamooka Land Aspirations Area is to be undertaken in a safe and sustainable manner to manage risk of bushfire.

I am satisfied the planning scheme amendments set out above will protect and, give effect to, state interests by:

1. valuing, protecting and promoting Aboriginal and Torres Strait Islander knowledge, culture and tradition
2. facilitating development consistent with the aspirations of QYAC in the Quandamooka Land Aspirations Area which promotes economic, social and cultural opportunities for the Quandamooka people
3. ensuring that development is protected from the natural hazard of bushfire
4. providing additional assessment benchmarks which support the land use aspirations of the QYAC to build dwellings and undertake commercial development.

I have had regard to the department's assessment of the planning scheme against relevant state interests as articulated in *ShapingSEQ* and the SPP. In particular, I am satisfied with the department's conclusions that:

- i. the proposed planning scheme amendments would protect, or give effect to, the following SPP state interests:
 1. *Planning for liveable communities and housing – liveable communities* as the planning

scheme amendments set out above support the areas community identity, providing a mix of land uses that meet the cultural, social and economic needs of the community, improving local wellbeing and quality of life.

2. *Planning for economic growth – construction and development* as the planning scheme amendments set out above work to ensure land uses are consistent with the purpose of the zone, facilitating a range of residential and commercial development opportunities which take into account existing and anticipated needs and the physical constraints of the land.
 3. *Planning for the environment and heritage – cultural heritage* as the planning scheme amendments set out above recognise the Traditional Owners' connection to the land and the significance of their cultural heritage values and the need to conserve these values for the community and future generations.
 4. *Planning for safety and resilience to hazards – natural hazards, risk and resilience* as the planning scheme amendments set out above take account of the risk of bushfire and establish regulatory provisions to ensure such risks are appropriately avoided or mitigated to ensure the safety of people and property. All sites subject to this notice have been assessed by QFES.
- ii. the assessment benchmarks set out above to be included as part of the planning scheme amendments support the *Planning for safety and resilience to hazards – emissions and hazardous activities* state interest in the SPP through the introduction of an asset protection buffer or APZ and the Quandamooka Land Aspirations Bushfire Management Code as an assessment benchmark.
- iii. the proposed planning scheme amendments would advance the following elements of *ShapingSEQ*:
1. *Goal 1: Growing rural towns and villages* – as the planning scheme amendments set out above facilitate new residential and commercial opportunities to Traditional Owners, allowing for sustainable growth and reinforcing the connection to the land and cultural identity.
 2. *Goal 4: Aboriginal and Torres Strait Islander peoples* – as the planning scheme amendments set out above align with the intent or aspirations of the Traditional Owners, while improving the safety, well-being and prosperity of new and existing Traditional Owners that have a connection to the Quandamooka Land Aspirations Area.
 3. *Goal 4: Safety* – as the planning scheme amendments set out above incorporate disaster risk management planning to minimise identified bushfire risk.

Having regard to these matters I consider the council should take action to amend its planning scheme in the manner set out above to protect, or give effect to, state interests.

SUBMISSION TO THE PLANNING MINISTER

In accordance with s26(3)(c) of the Planning Act, the council may make a submission to me about the council taking the action as detailed above.

The submission should be addressed to the Honourable Cameron Dick MP, Treasurer, Minister for Infrastructure and Planning, PO Box 15009 City East, Queensland, 4002 or treasurer@ministerial.qld.gov.au and be provided on or before 5pm on Monday 28 September 2020.

Under section 26(4) of the Planning Act, after I consider all submissions made as required under this notice, I must decide:

- (a) to direct the council to take the action stated in the notice or
- (b) to direct the council to take other action or
- (c) not to direct the council to take any action.

Dated this 11 day of September 2020



CAMERON DICK MP
Treasurer
Minister for Infrastructure and Planning

**APPENDIX A - Temporary Local Planning Instrument No. 02 of 2020 –
Quandamooka Land Aspirations Area**

DRAFT

TEMPORARY LOCAL PLANNING INSTRUMENT NO. 02 OF 2020

QUANDAMOOKA LAND ASPIRATIONS AREA

Redland City Plan 2018

1. SHORT TITLE

1.1 This Temporary Local Planning Instrument (TLPI) may be cited as Temporary Local Planning Instrument 02/2020 – Quandamooka Land Aspirations Area.

2. OVERVIEW

2.1 This TLPI applies to the Quandamooka Land Aspirations Area land identified on a map at **Attachment A**. This land is also described in **Attachment B** by lot descriptions.

2.2 The current zoning of the Quandamooka Land Aspirations Area does not facilitate development consistent with the aspirations of the Quandamooka People.

2.3 Accordingly, this TLPI provides an interim policy response to facilitate development on land within the Quandamooka Land Aspirations Area on North Stradbroke Island (Minjerribah).

2.4 This TLPI recognises the cultural, economic and social wellbeing of the Quandamooka People who are the traditional native title owners of the land and waters that make up North Stradbroke Island (Minjerribah).

2.5 The TLPI facilitates development on land within the Quandamooka Land Aspirations Area in accordance with the zones identified in the TLPI.

2.6 The TLPI has effect as if the land in the Quandamooka Land Aspirations Area was in the zone identified in **Attachment B** for the purposes of the *Redland City Plan 2018* (the Redland City Plan). The TLPI identifies development and assessment categories and additional assessment benchmarks which apply to the zones identified in the TLPI.

2.7 The additional assessment benchmarks are necessary to provide for the safety of people and property and to manage the development of land within the Quandamooka Land Aspirations Area.

3. PURPOSE OF THE TLPI

3.1 The purpose of the TLPI is to:

- i. facilitate development on land within the Quandamooka Land Aspirations Area in accordance with the zones identified in the TLPI and
- ii. ensure development within the Quandamooka Land Aspirations Area has regard to and considers natural hazards and risks, including risk of bushfire.

3.2 To achieve this purpose, the TLPI:

- i. suspends parts of the Redland City Plan, set out in Section 6 of this TLPI

- ii. applies to the Quandamooka Land Aspirations Area land identified on a map at **Attachment A**
- iii. assigns a zoning from the Redland City Plan to land in the Quandamooka Land Aspirations Area (**Attachment B**)
- iv. categorises development in the identified zones, specifies the categories of assessment required for assessable development and sets out the assessment benchmarks for development (**Attachment B**).

4. DURATION OF TLPI

4.1 This TLPI has effect for a period of two years from the effective date or such longer period as may be permitted by law or unless otherwise repealed sooner.

4.2 In accordance with section 9(3)(a) of the *Planning Act 2016*, the effective date for the TLPI is the day on which public notice of the TLPI is published in the Queensland Government gazette.

5. TERMS USED IN THIS TLPI

5.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by –

- i. the Redland City Plan or
- ii. the *Planning Act 2016* where the term is not defined in the Redland City Plan.

5.2 To the extent of any inconsistency between the TLPI and the Redland City Plan, the TLPI prevails.

6. EFFECT OF THIS TLPI

6.1. This TLPI is a local categorising instrument under the *Planning Act 2016* which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing development.

6.2. This TLPI suspends the following sections of the Redland City Plan to the extent those sections apply to the Quandamooka Land Aspirations Area:

- i. Part 6 Zones, Preliminary, section 6.1(2)
- ii. Schedule 2, SC2.3 Zone Maps, City Wide Zoning Map – ZM-001, North Stradbroke Island Zoning Map - ZM-005

6.3. Instead, this TLPI applies the zones in **Attachment B** to the Quandamooka Land Aspirations Area as if the land has that zoning under the Redland City Plan.

6.4. Development in the Quandamooka Land Aspirations Area is subject to:

- i. the categories of development, categories of assessment, and assessment benchmarks for the applicable zoning in **Attachment B**, as if the land were in that zone in the Redland City Plan but as modified by **Attachment B** and
- ii. the Quandamooka Land Aspirations Bushfire Management Code at **Attachment C**.

7. DEFINITIONS

Term	Definition
APZ	The APZ is the "Asset Protection Zone" in the Minjerribah Township Fire Management Strategy.
Asset Protection Buffer	The Asset Protection Buffer for certain lots subject to this TLPI is identified in Attachment A .
Quandamooka Land Aspirations Area	The area identified on the map in Attachment A having the lot descriptions set out in Attachment B .
Suitably Qualified Person	<p>A Suitably Qualified Person means a person who has both qualifications and experience relevant to bushfire management.</p> <p><i>Note: Rural Fire Service Queensland may provide advice as to who is a Suitably Qualified Person</i></p>
Minjerribah Township Fire Management Strategy	The Minjerribah Township Fire Management Strategy version 4, prepared by Ten Rivers, as amended from time to time.

Attachment A - Maps of Quandamooka Land Aspirations Area and Asset Protection Buffers


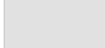
Refer to Attachment A – Maps of Quandamooka Land Aspirations Area and Asset Protection Buffers

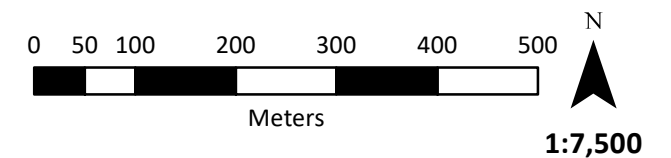
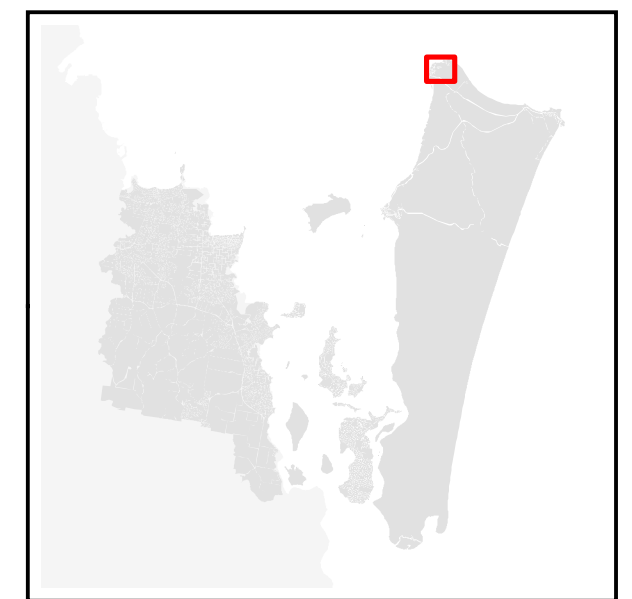
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018**

**ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 1**



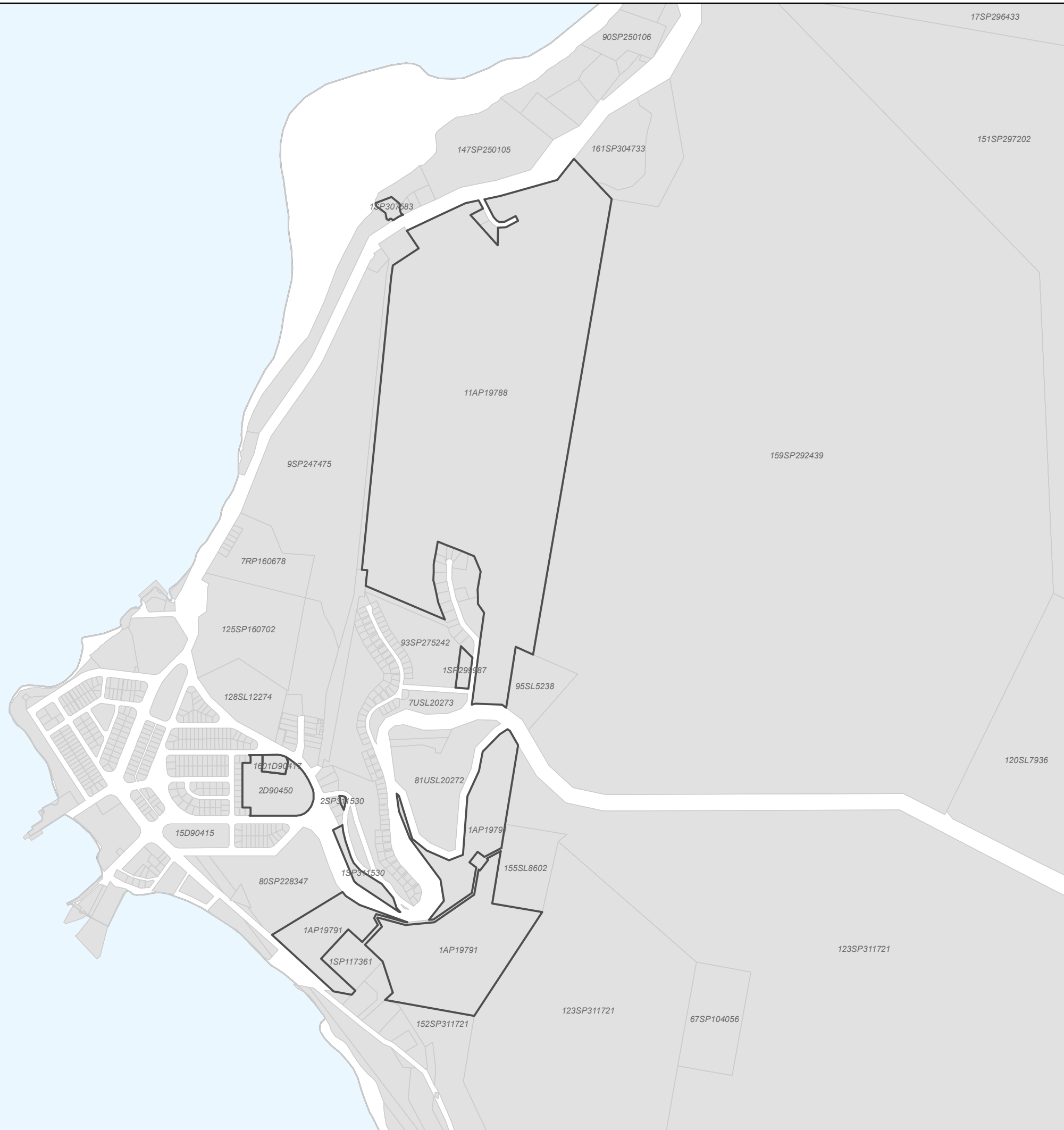
Legend

-  Quandamooka Land Aspirations Area
-  Property Boundaries


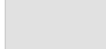


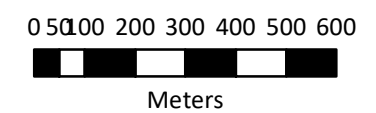
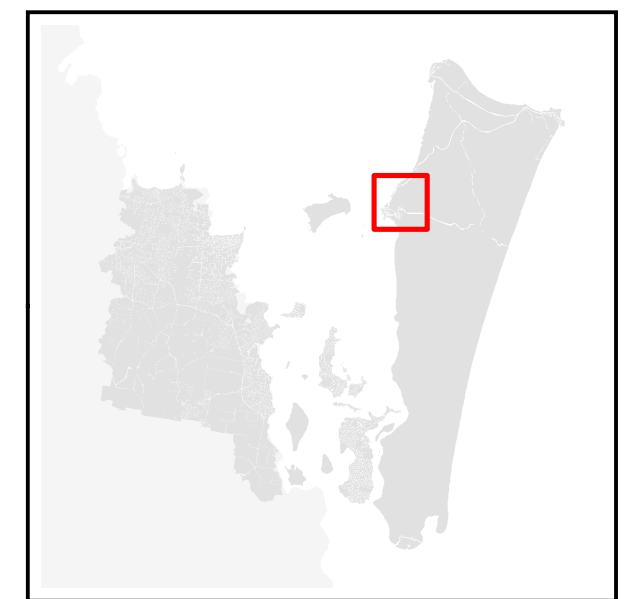
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018**

**ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 2**



Legend

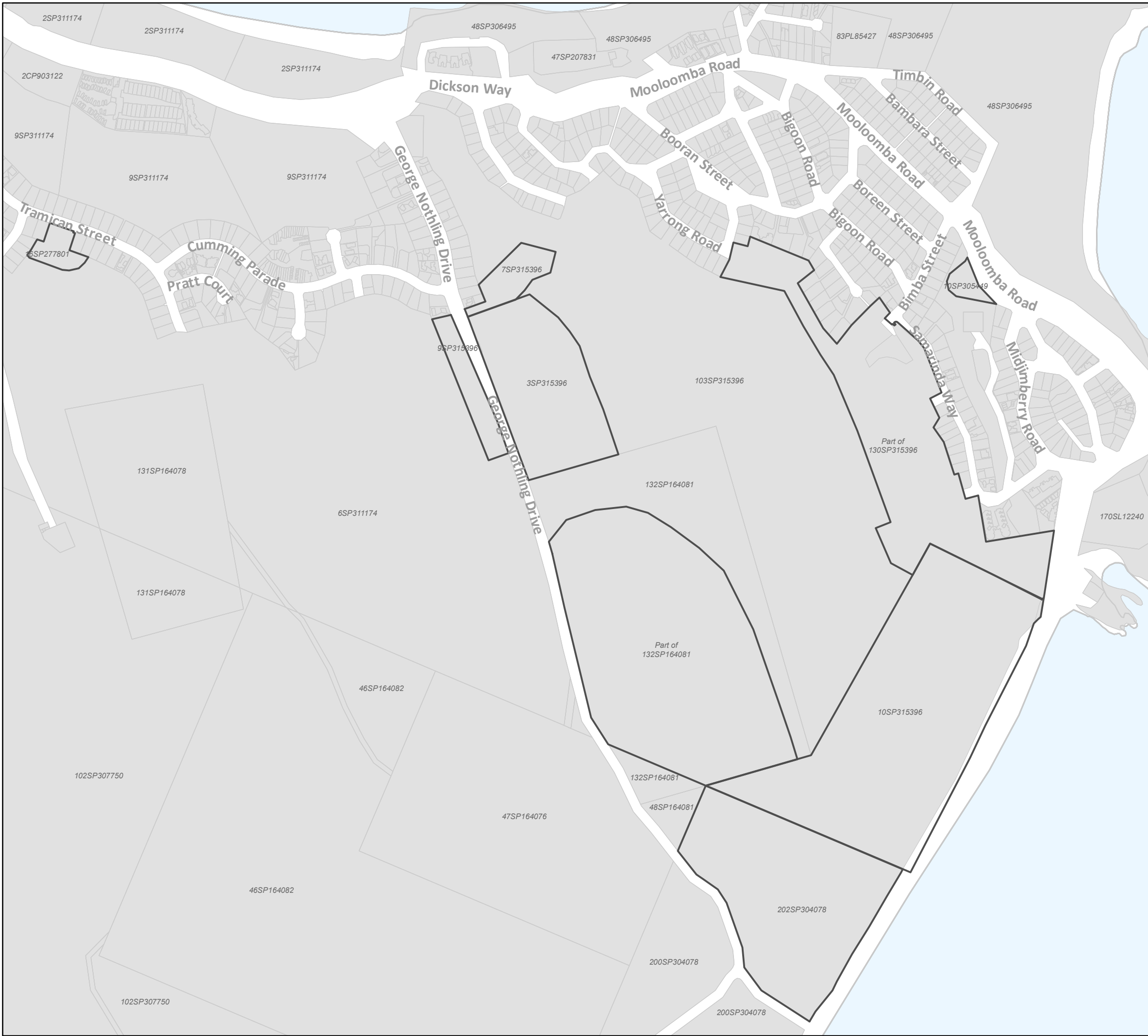
-  Quandamooka Land Aspirations Area
-  Property Boundaries




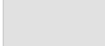
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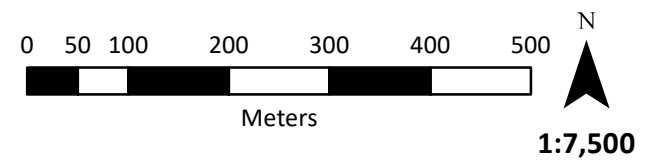
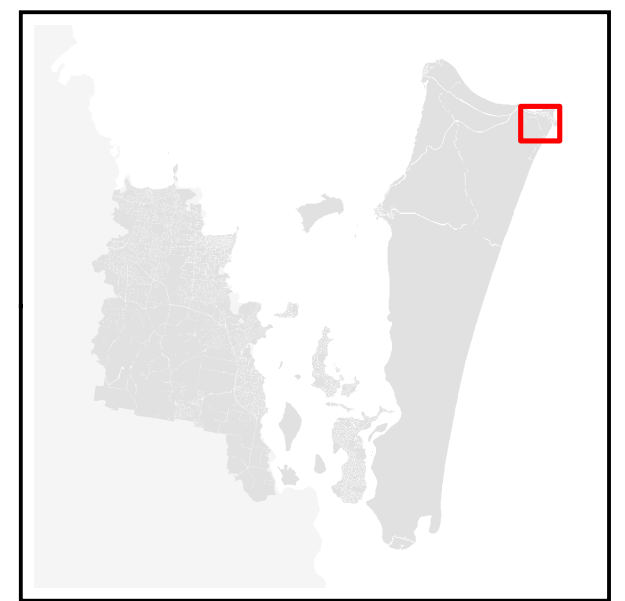
**TEMPORARY LOCAL
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NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018**

**ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 3**

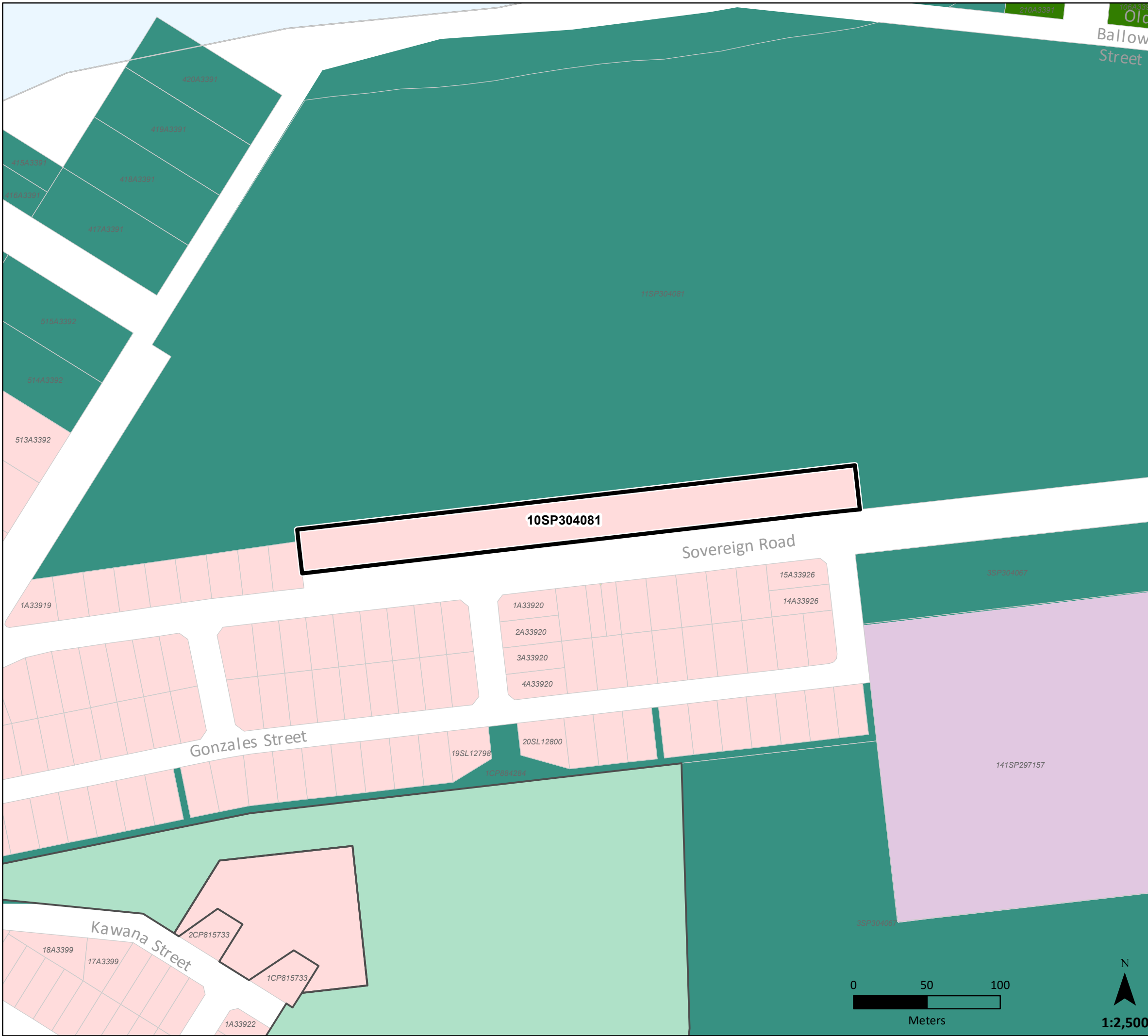











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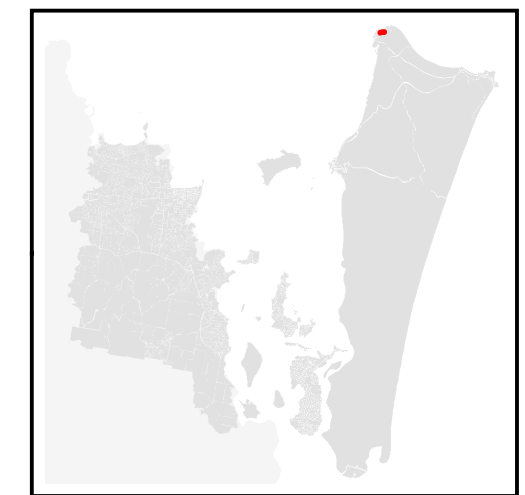
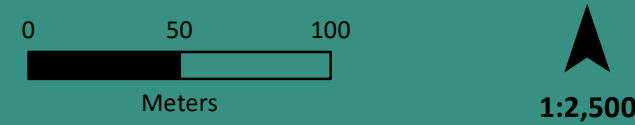
-  Quandamooka Land Aspirations Area
-  Property Boundaries



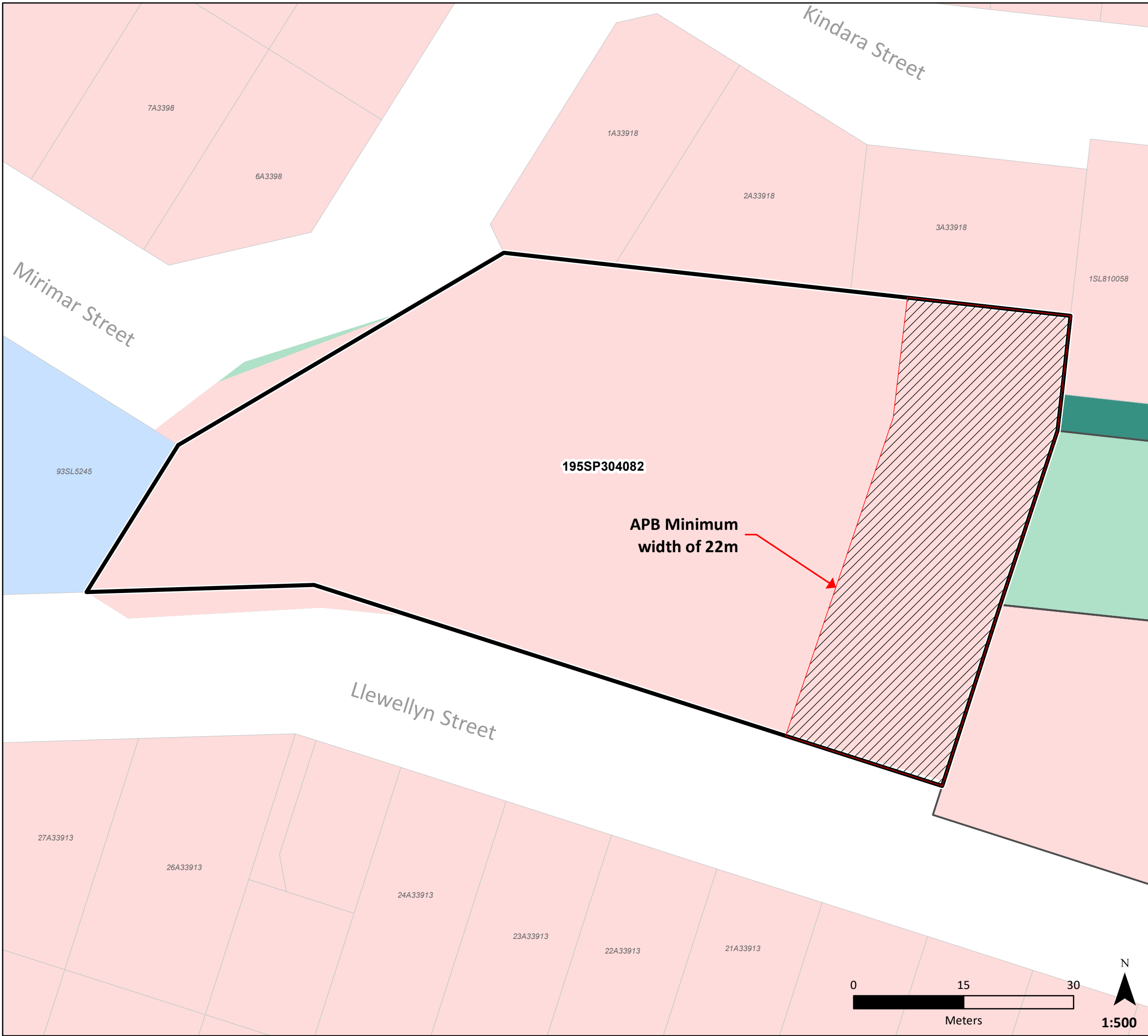
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
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Redland City Plan 2018
ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 4**










- Legend**
-  Quandamooka Land Aspirations Area
 -  Lot 10 on SP304081
 -  Property Boundaries
 -  Low Density Residential Zone
 -  Recreation and Open Space Zone
 -  Environmental Management Zone
 -  Conservation Zone
 -  Low Impact Industry Zone
 -  Community Facilities Zone




**TEMPORARY LOCAL
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NO.2 (QUANDAMOOKA
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Redland City Plan 2018
ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 5**

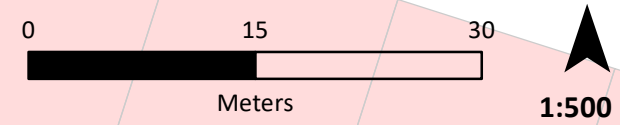


Legend

-  Quandamooka Land Aspirations Area
-  Lot 195 on SP304082 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Neighbourhood Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone

Asset Protection Buffer





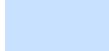

-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)




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Redland City Plan 2018
ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 6**

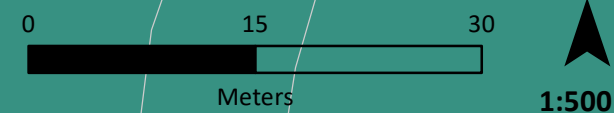
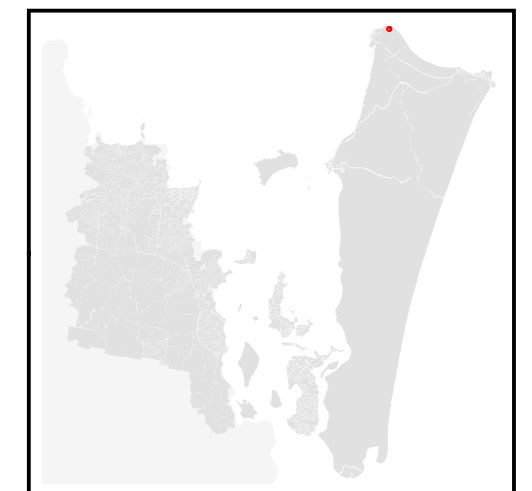


Legend

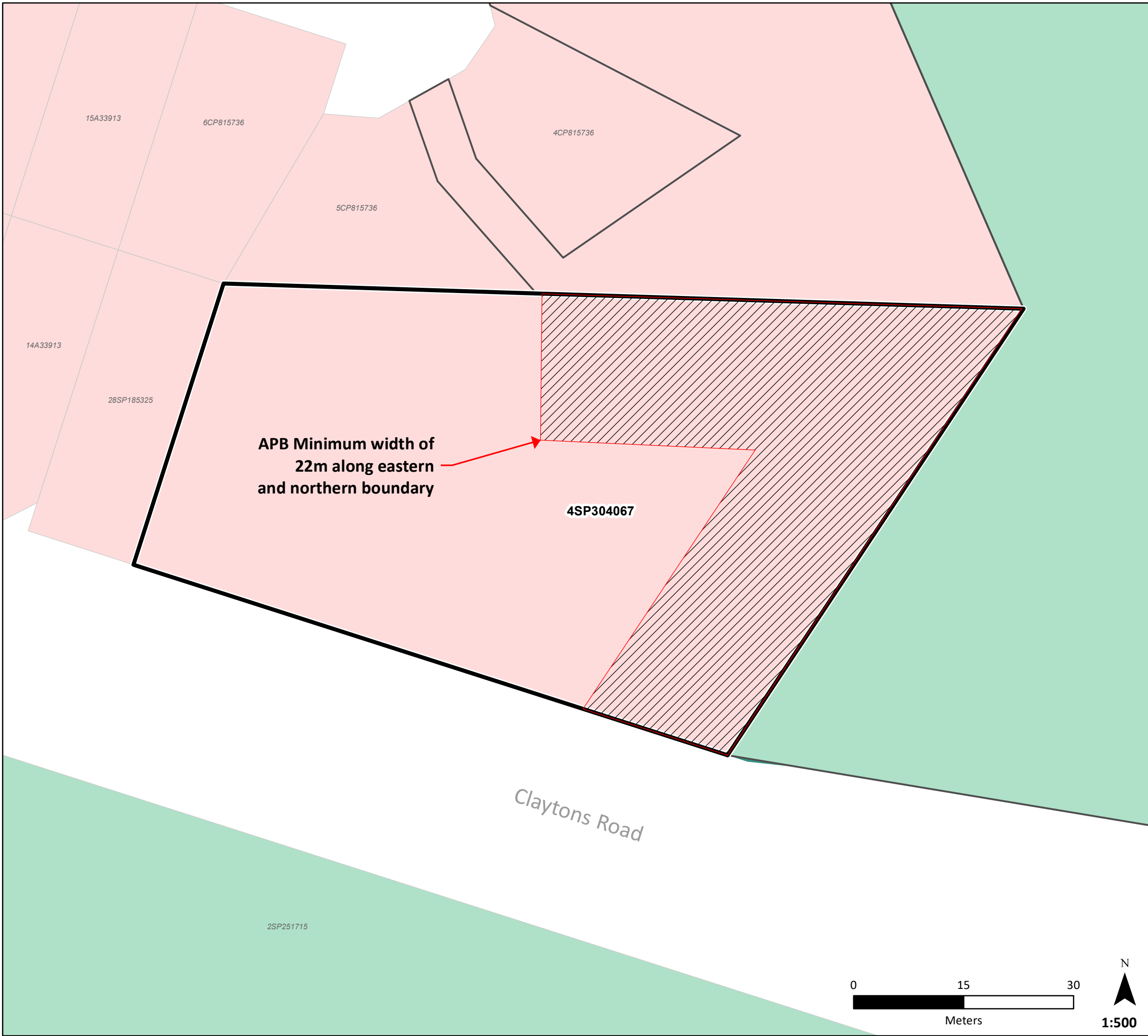
-  Quandamooka Land Aspirations Area
-  Lot 2 on SP304067 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Neighbourhood Centre Zone
-  Conservation Zone

Asset Protection Buffer







-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)




**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 7**

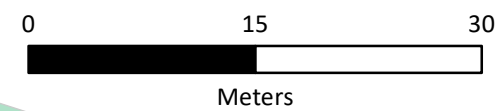
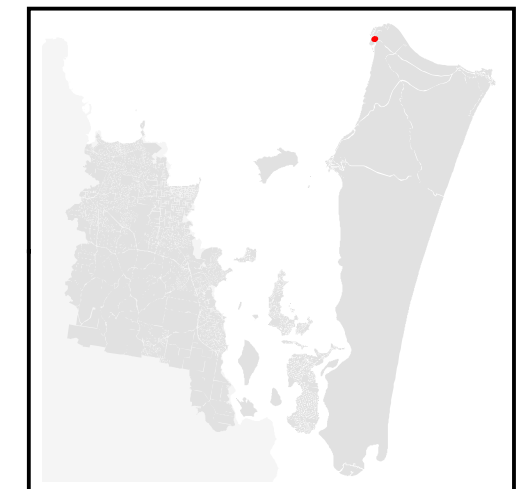


Legend

-  Quandamooka Land Aspirations Area
-  Lot 4 on SP304067 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone

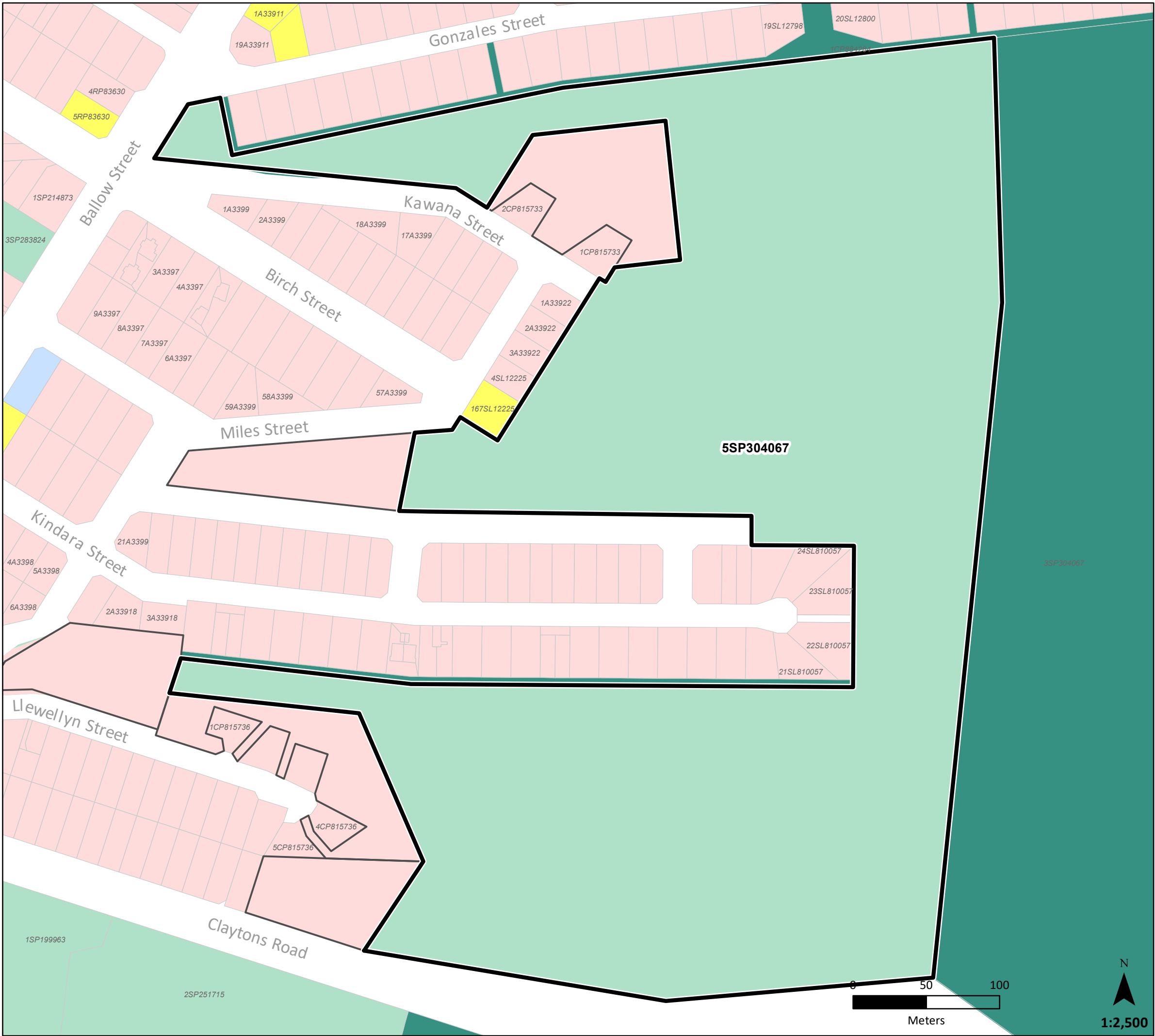
Asset Protection Buffer

-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)











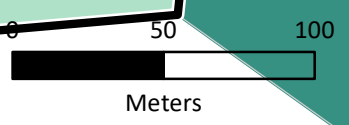
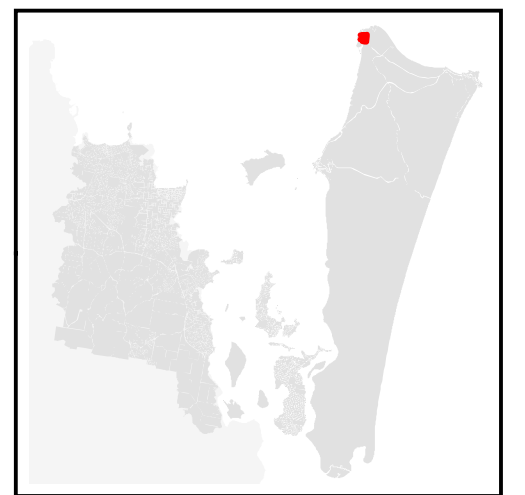
1:500

**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 8**



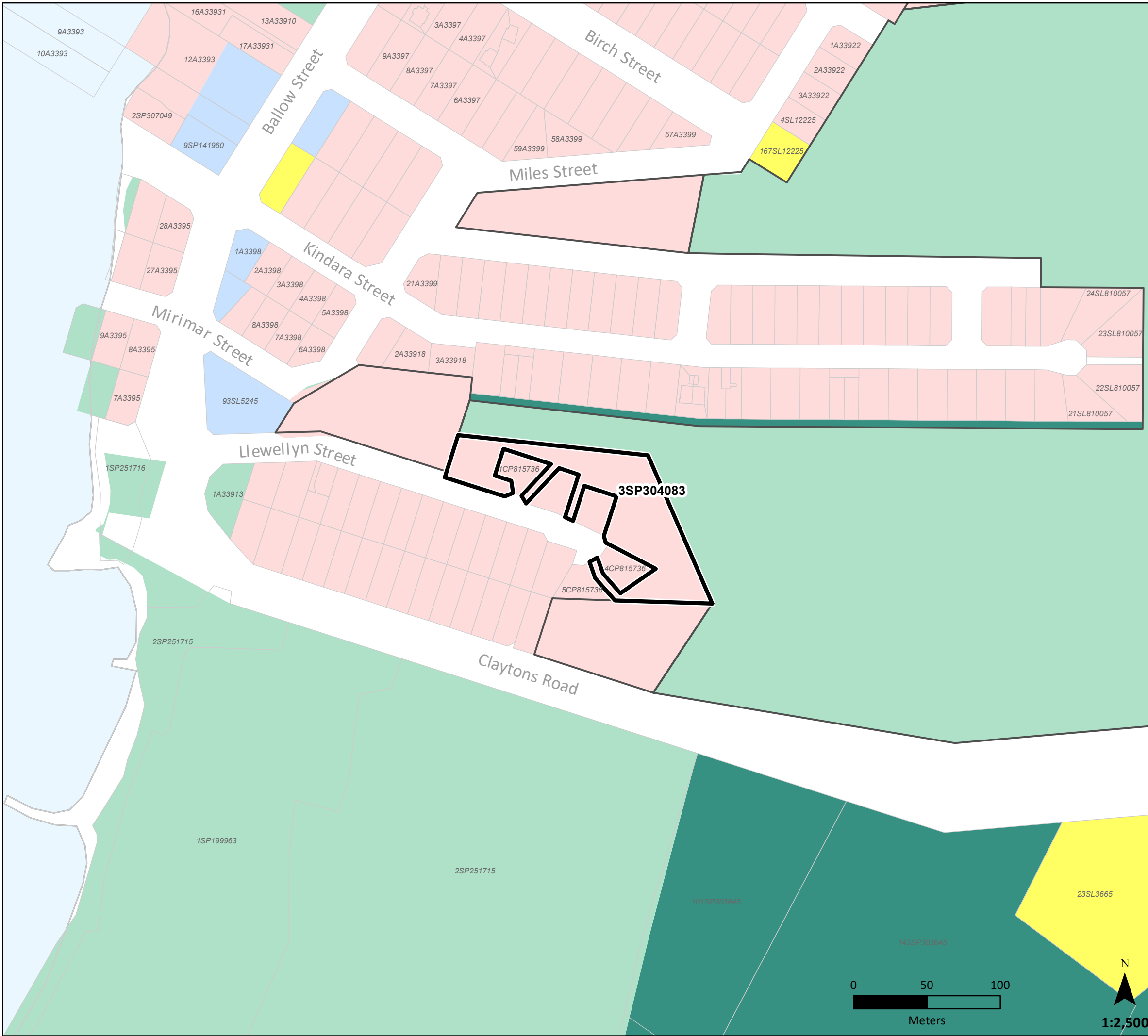
Legend









-  Quandamooka Land Aspirations Area
-  Lot 5 on SP304067
-  Property Boundaries
-  Low Density Residential Zone
-  Neighbourhood Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Community Facilities Zone

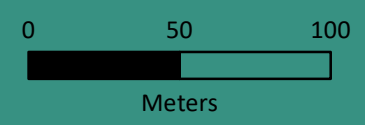


1:2,500

**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 9**



- Legend**
-  Quandamooka Land Aspirations Area
 -  Lot 3 on SP304083
 -  Property Boundaries
 -  Low Density Residential Zone
 -  Neighbourhood Centre Zone
 -  Recreation and Open Space Zone
 -  Conservation Zone
 -  Community Facilities Zone









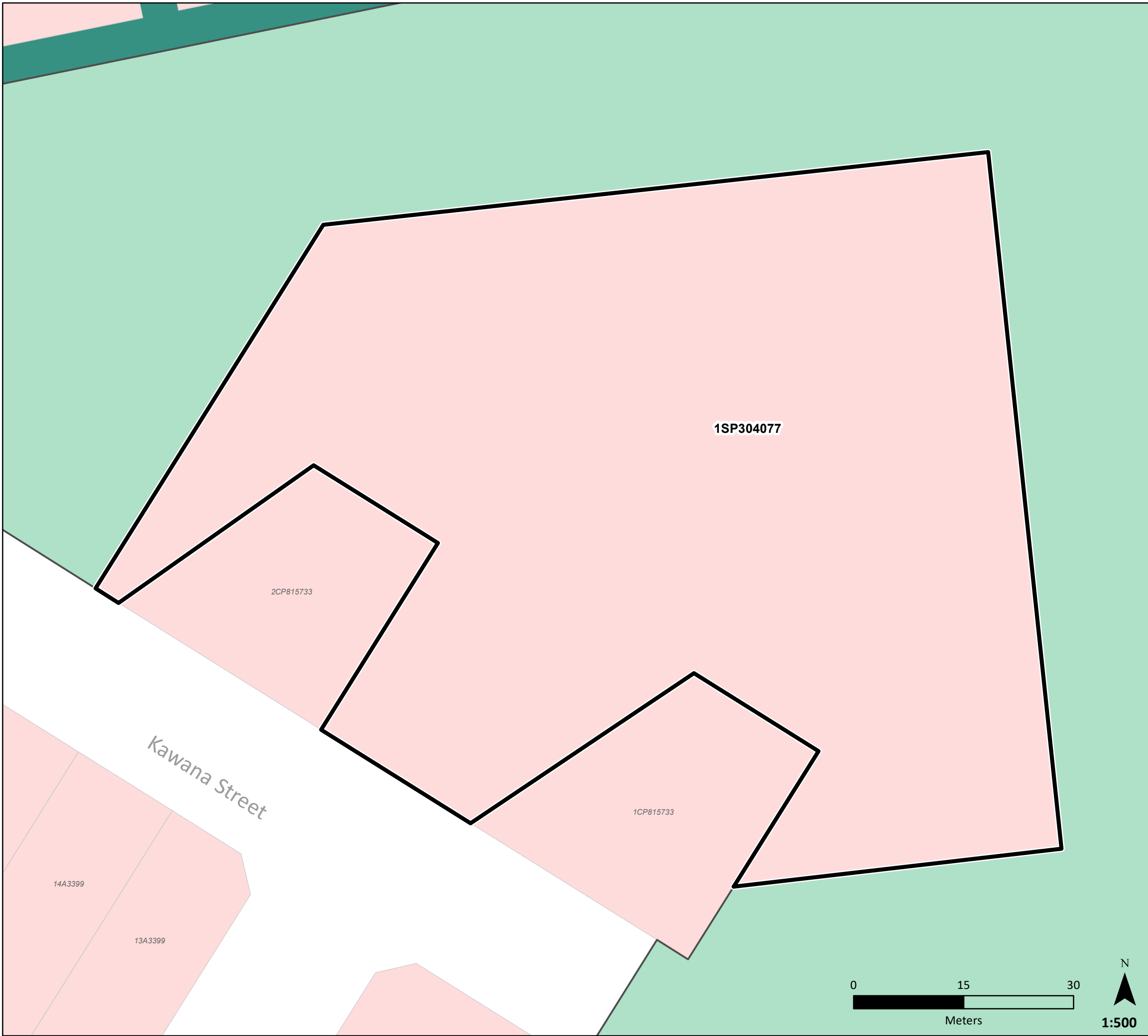
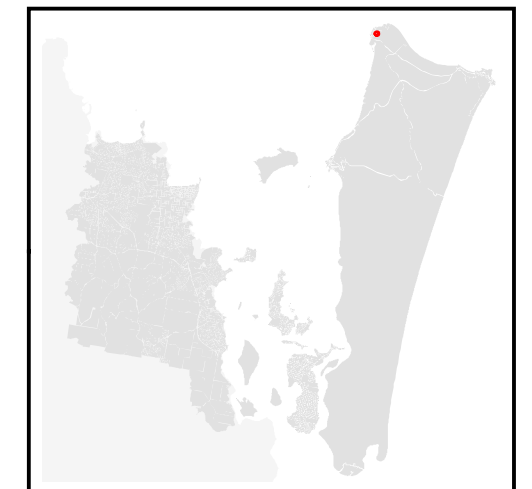
1:2,500



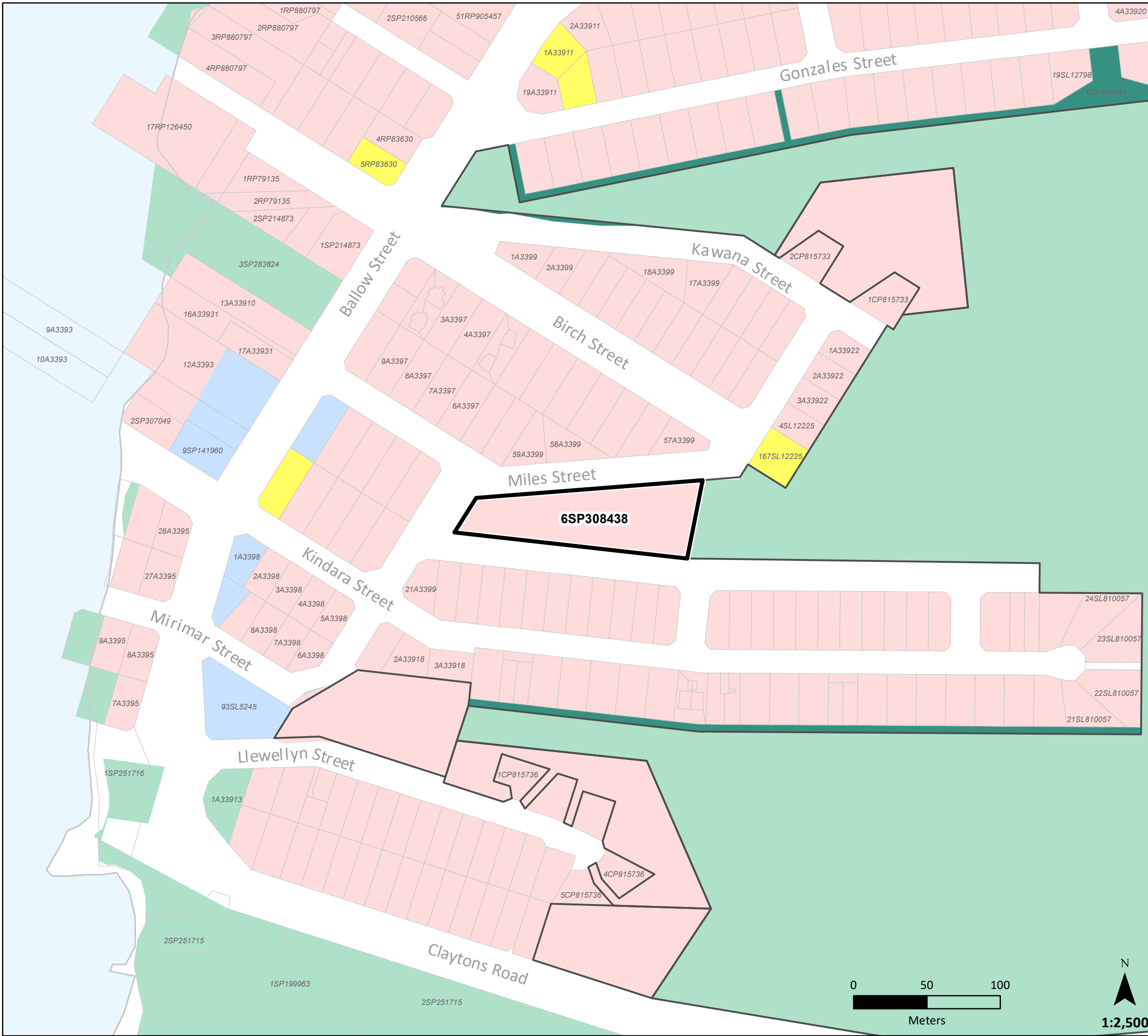
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 10**









Legend

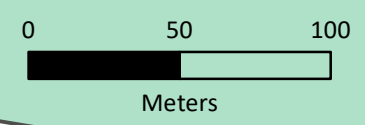
-  Quandamooka Land Aspirations Area
-  Lot 1 on SP304077
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone



**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 11**



- Legend**
-  Quandamooka Land Aspirations Area
 -  Lot 6 on SP308438
 -  Property Boundaries
 -  Low Density Residential Zone
 -  Neighbourhood Centre Zone
 -  Recreation and Open Space Zone
 -  Conservation Zone
 -  Community Facilities Zone



1:2,500




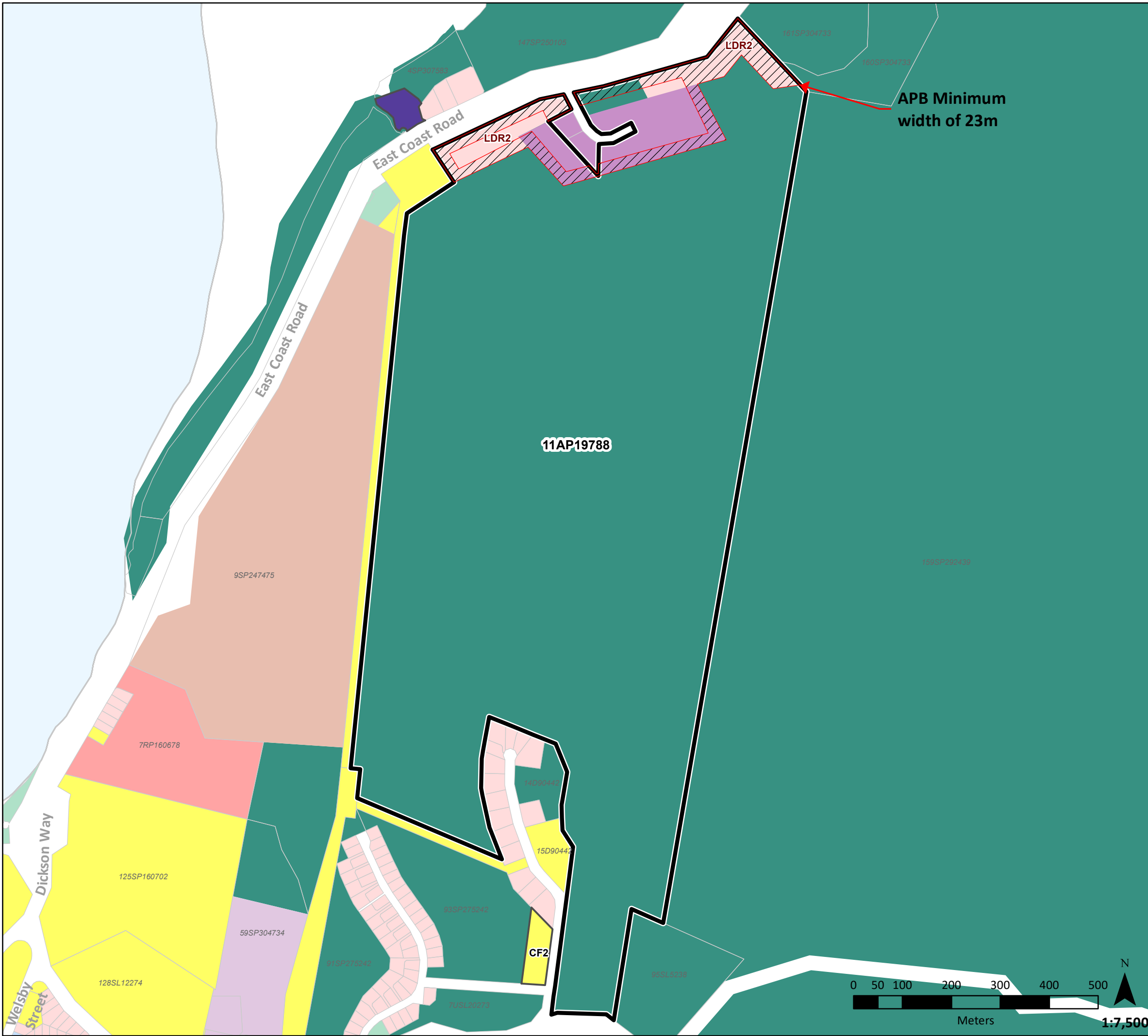
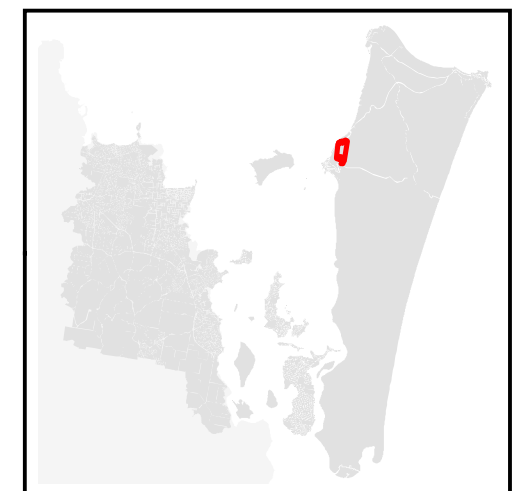
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 12**

Legend

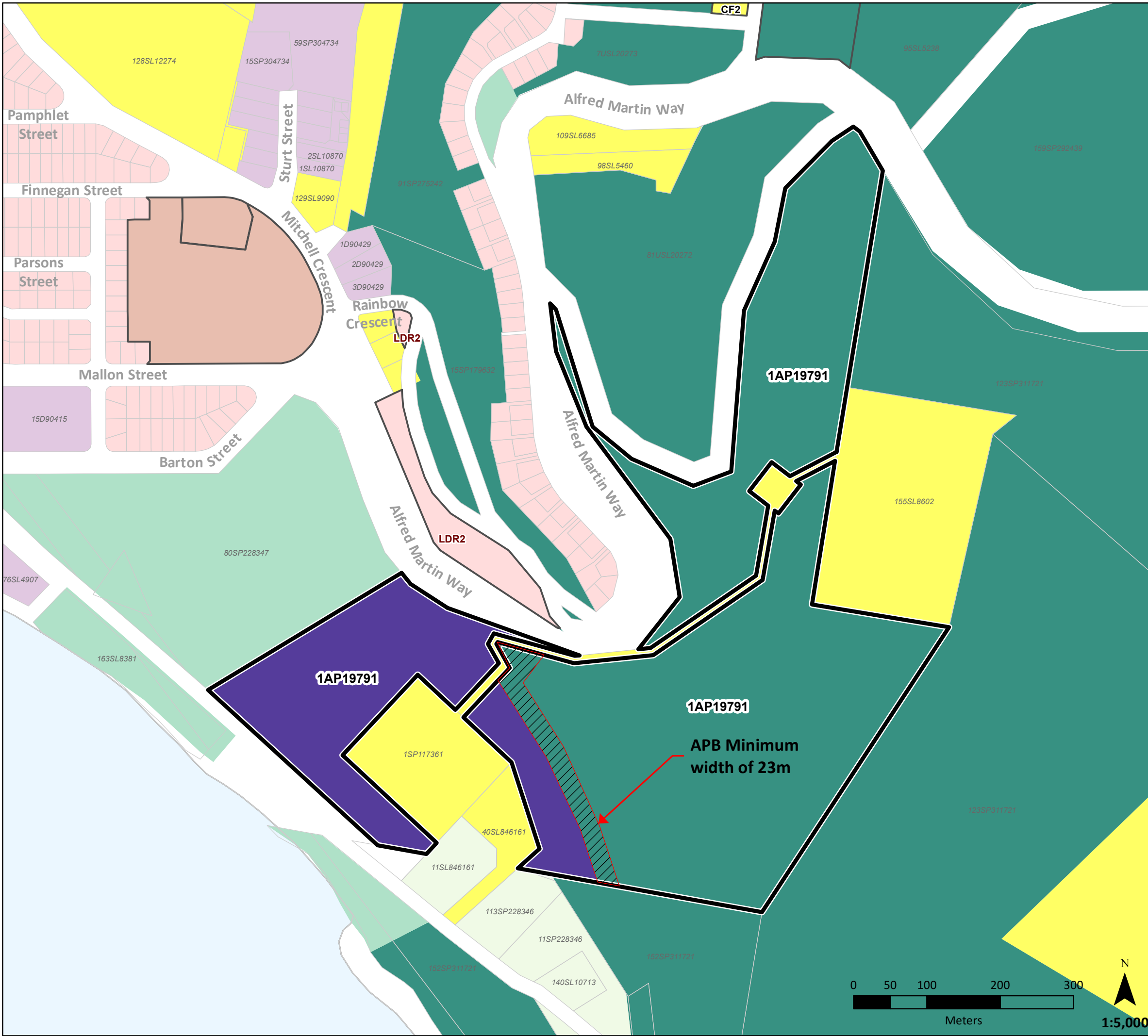
-  Quandamooka Land Aspirations Area
-  Lot 11 on AP19788 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Low-medium Density Residential Zone
-  Neighbourhood Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Medium Impact Industry Zone
-  Waterfront and Marine Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone
- LDR2** Zone Precinct

Asset Protection Buffer












-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



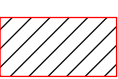
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 13**

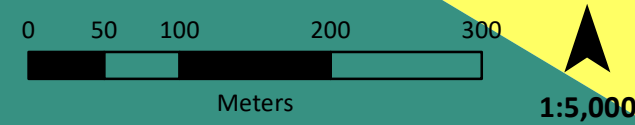
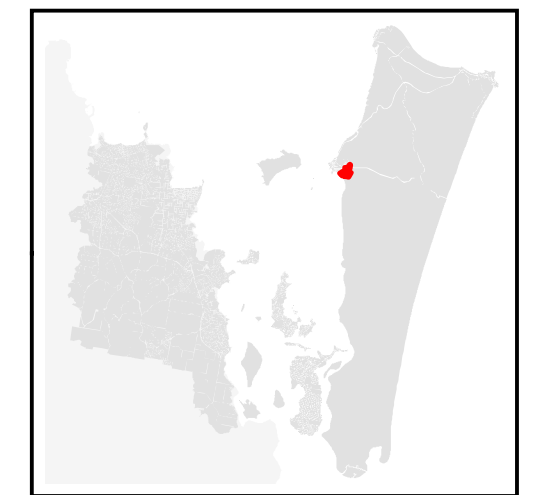


Legend

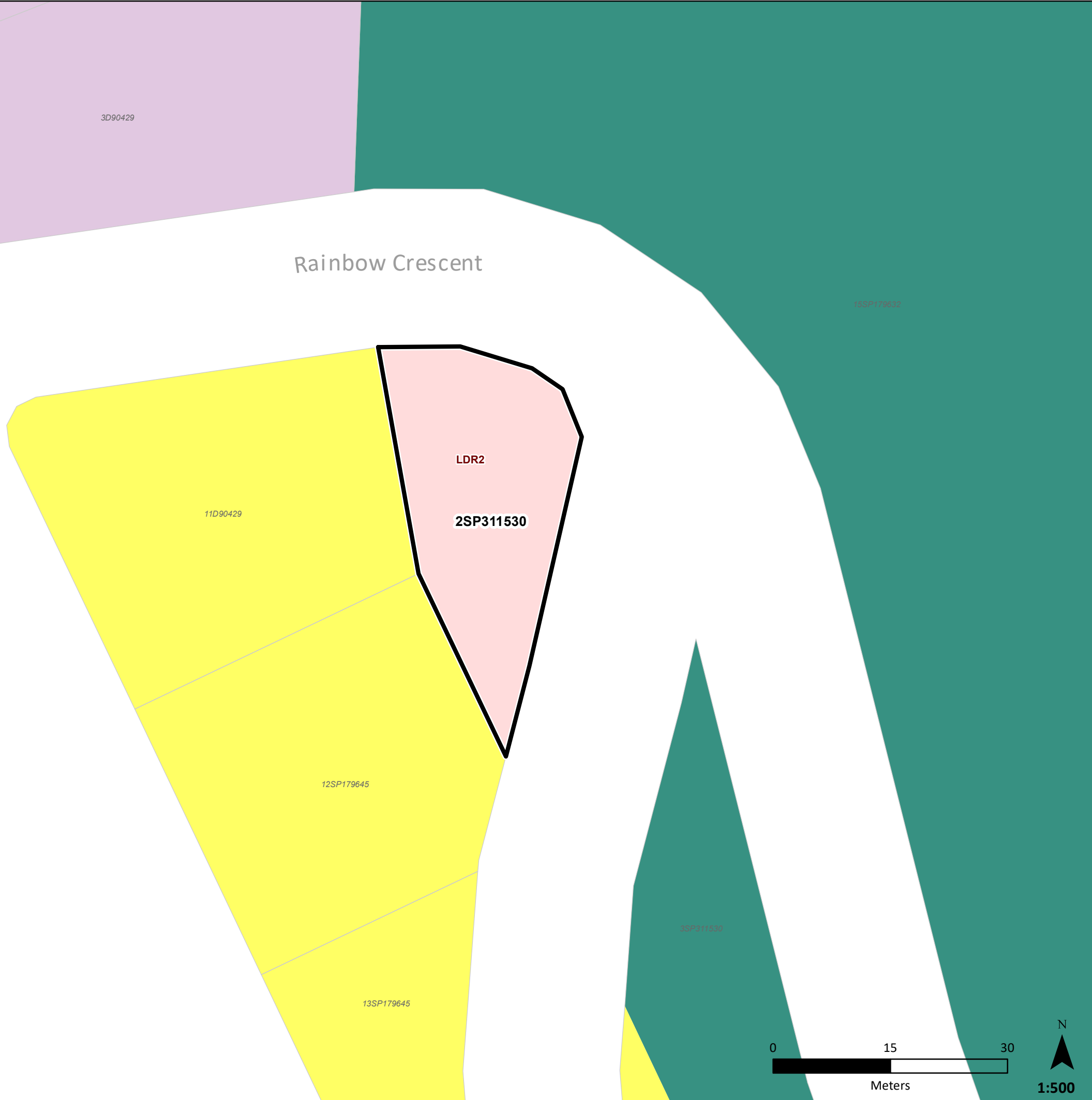
-  Quandamooka Land Aspirations Area
-  Lot 1 on AP19791 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Waterfront and Marine Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone
-  Rural Zone

Asset Protection Buffer








-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)

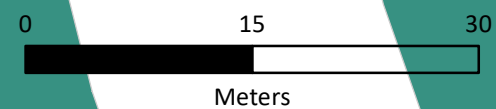


**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 14**

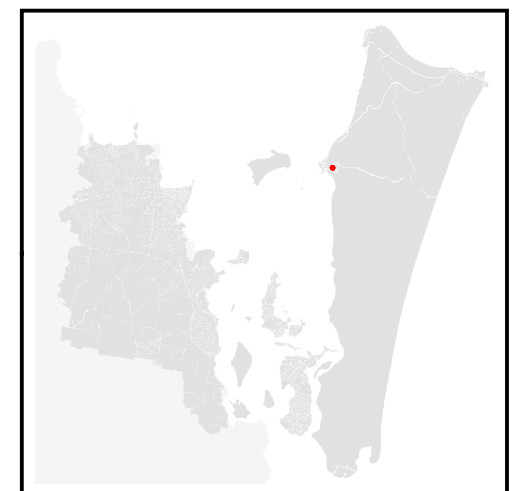


Legend

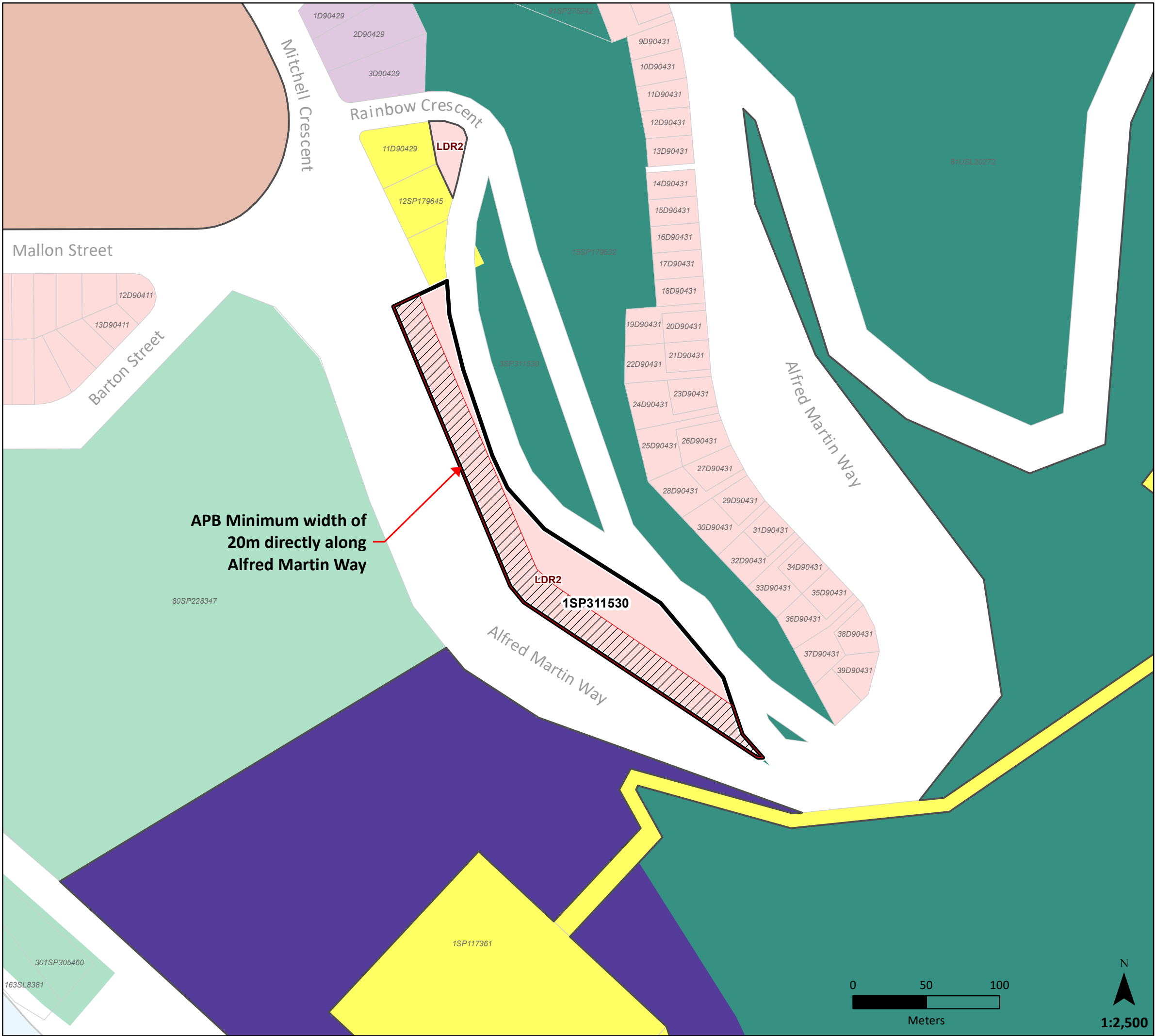
-  Quandamooka Land Aspirations Area
-  Lot 2 on SP311530
-  Property Boundaries
-  Low Density Residential Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
- LDR2** Zone Precinct



1:500







**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 15**




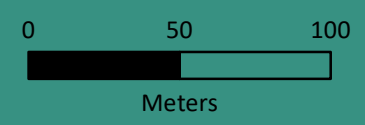
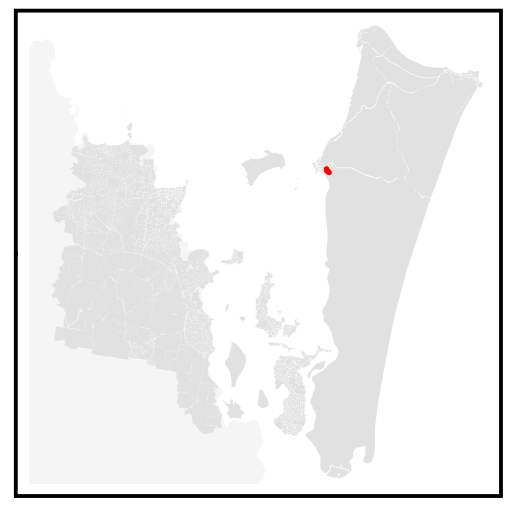
**APB Minimum width of
20m directly along
Alfred Martin Way**

Legend

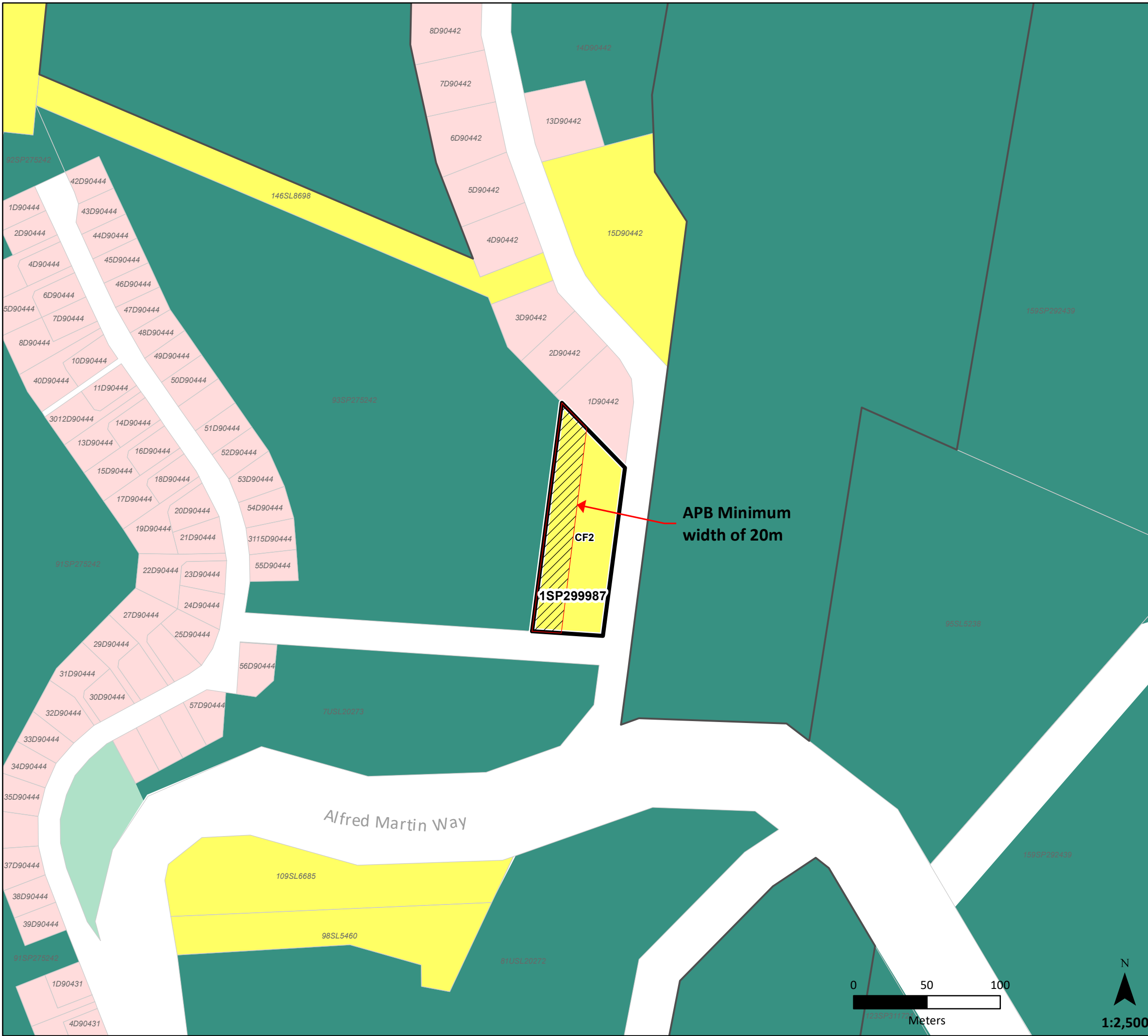
-  Quandamooka Land Aspirations Area
-  Lot 1 on SP311530 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Waterfront and Marine Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone
- LDR2** Zone Precinct

Asset Protection Buffer




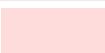
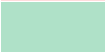


-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)




**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 16**

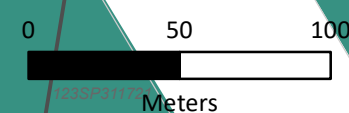
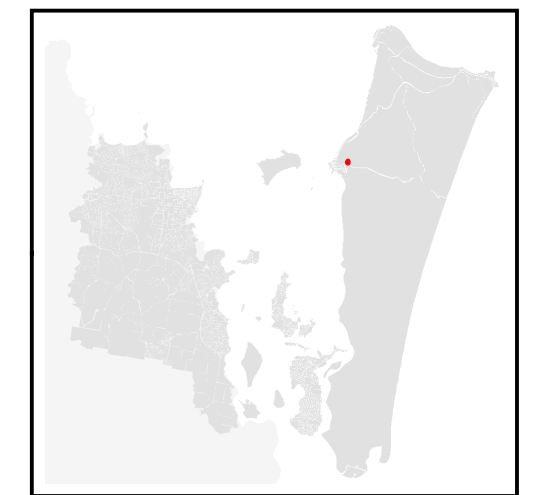


Legend

-  Quandamooka Land Aspirations Area
-  Lot 1 on SP299987 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Community Facilities Zone
- CF2** Zone Precinct

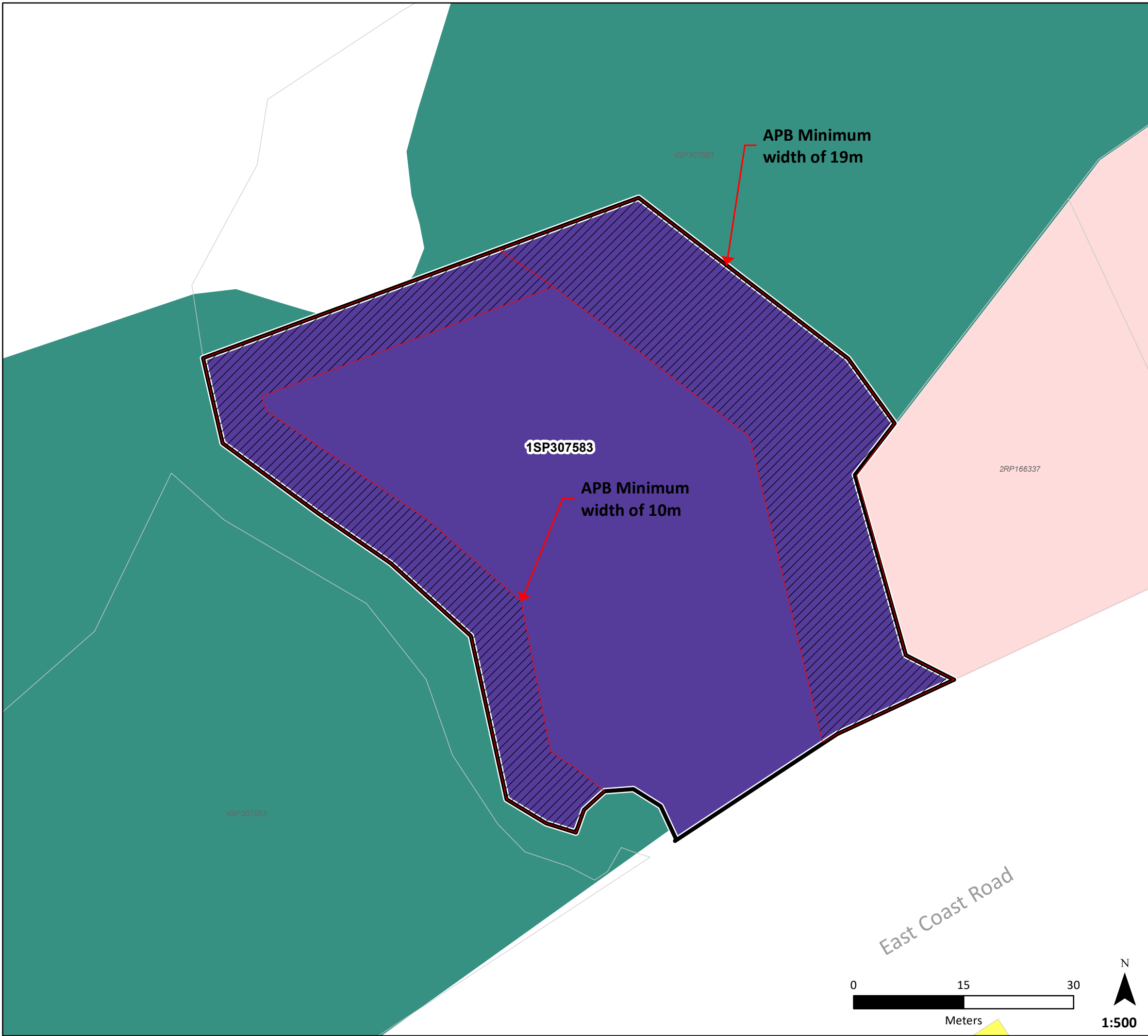
Asset Protection Buffer

-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



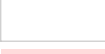






1:2,500


**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 17**

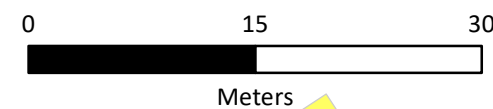
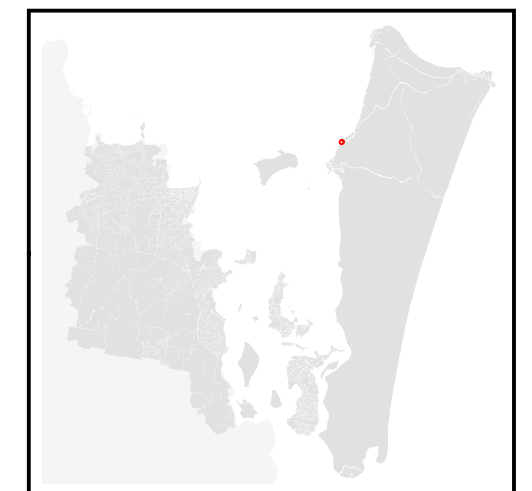


Legend

-  Quandamooka Land Aspirations Area
-  Lot 1 on SP307583 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Conservation Zone
-  Waterfront and Marine Industry Zone
-  Community Facilities Zone

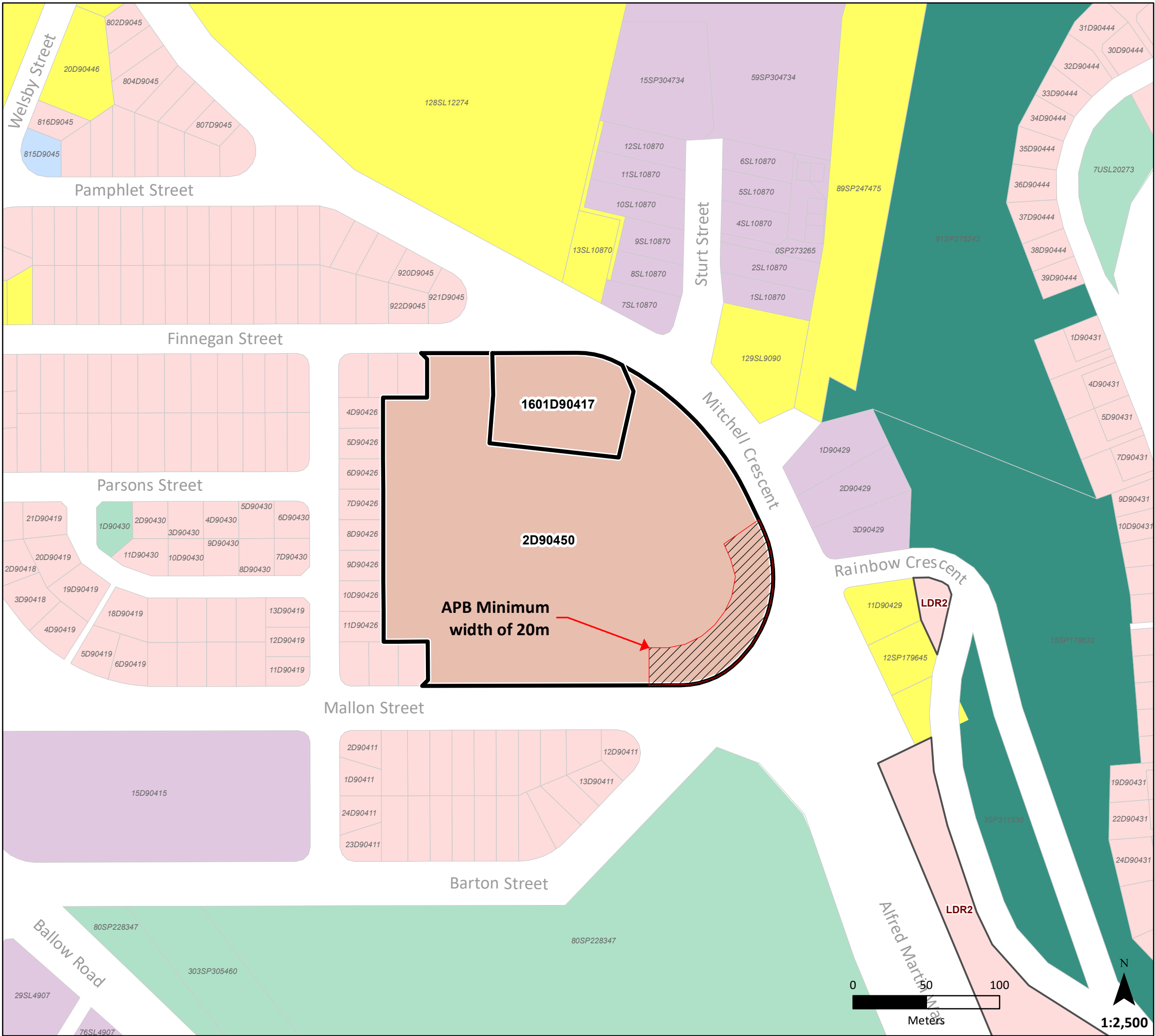
Asset Protection Buffer

-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)













1:500


**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 18**

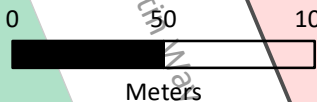
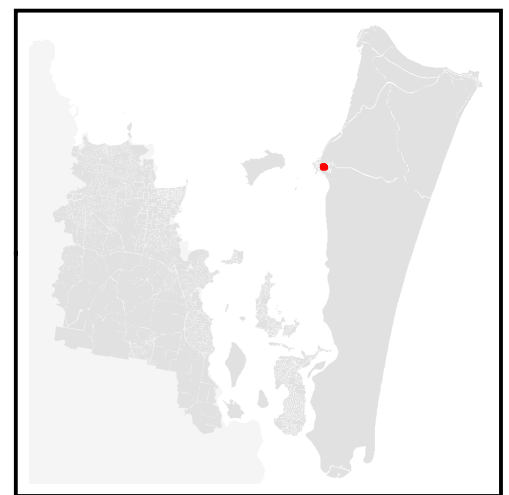


Legend

-  Quandamooka Land Aspirations Area
-  Lot 1601 on D90417 and Lot 2 on D90450 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Neighbourhood Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone

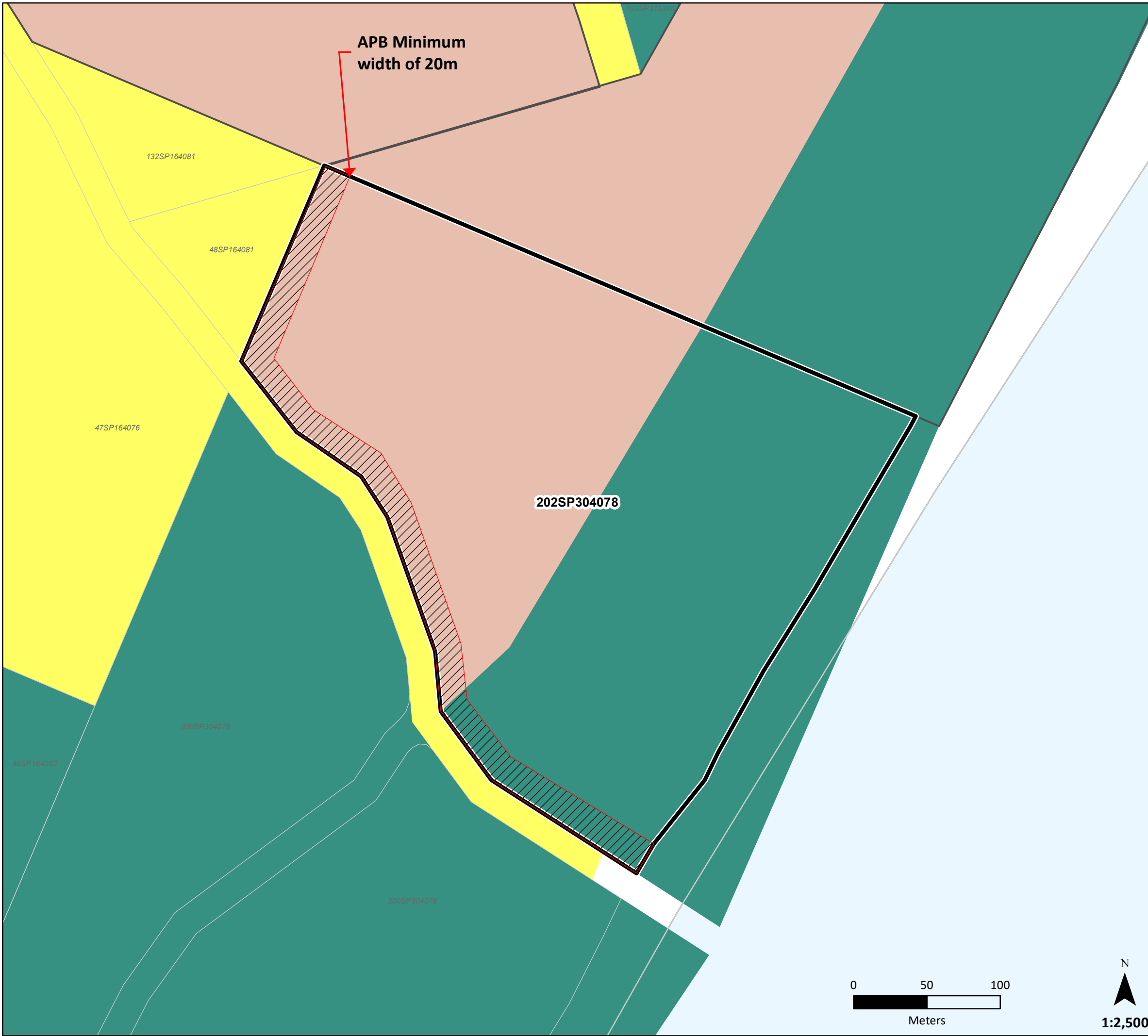
Asset Protection Buffer

-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)









1:2,500

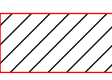
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 19**

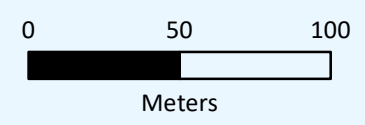


Legend

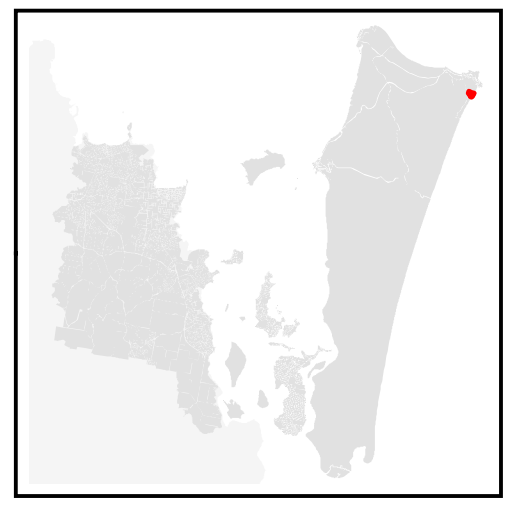
-  Quandamooka Land Aspirations Area
-  Lot 202 on SP304078 + APB
-  Property Boundaries
-  Conservation Zone
-  Community Facilities Zone
-  Emerging Community Zone

Asset Protection Buffer

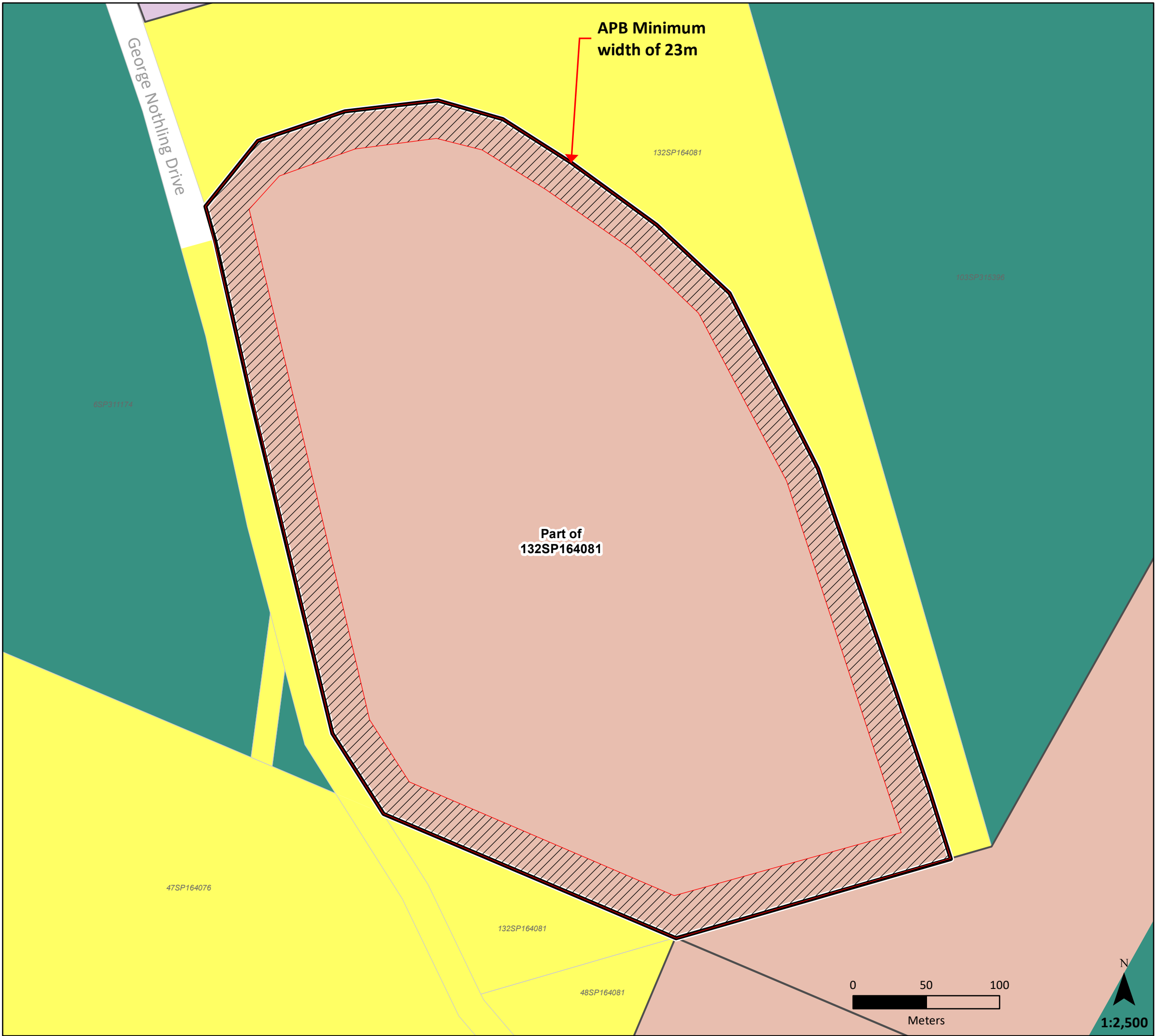
-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)










1:2,500



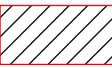
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 20**

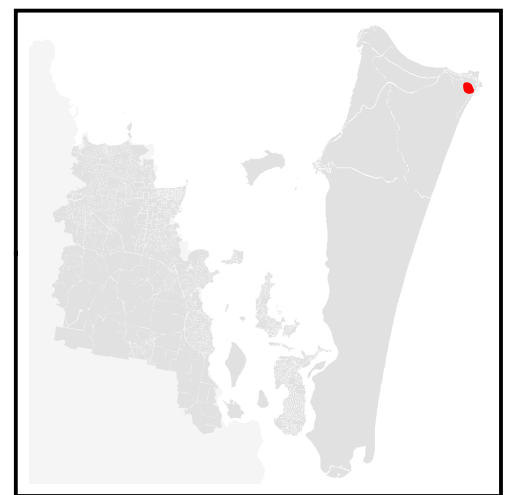
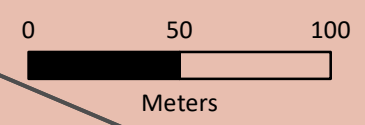


Legend

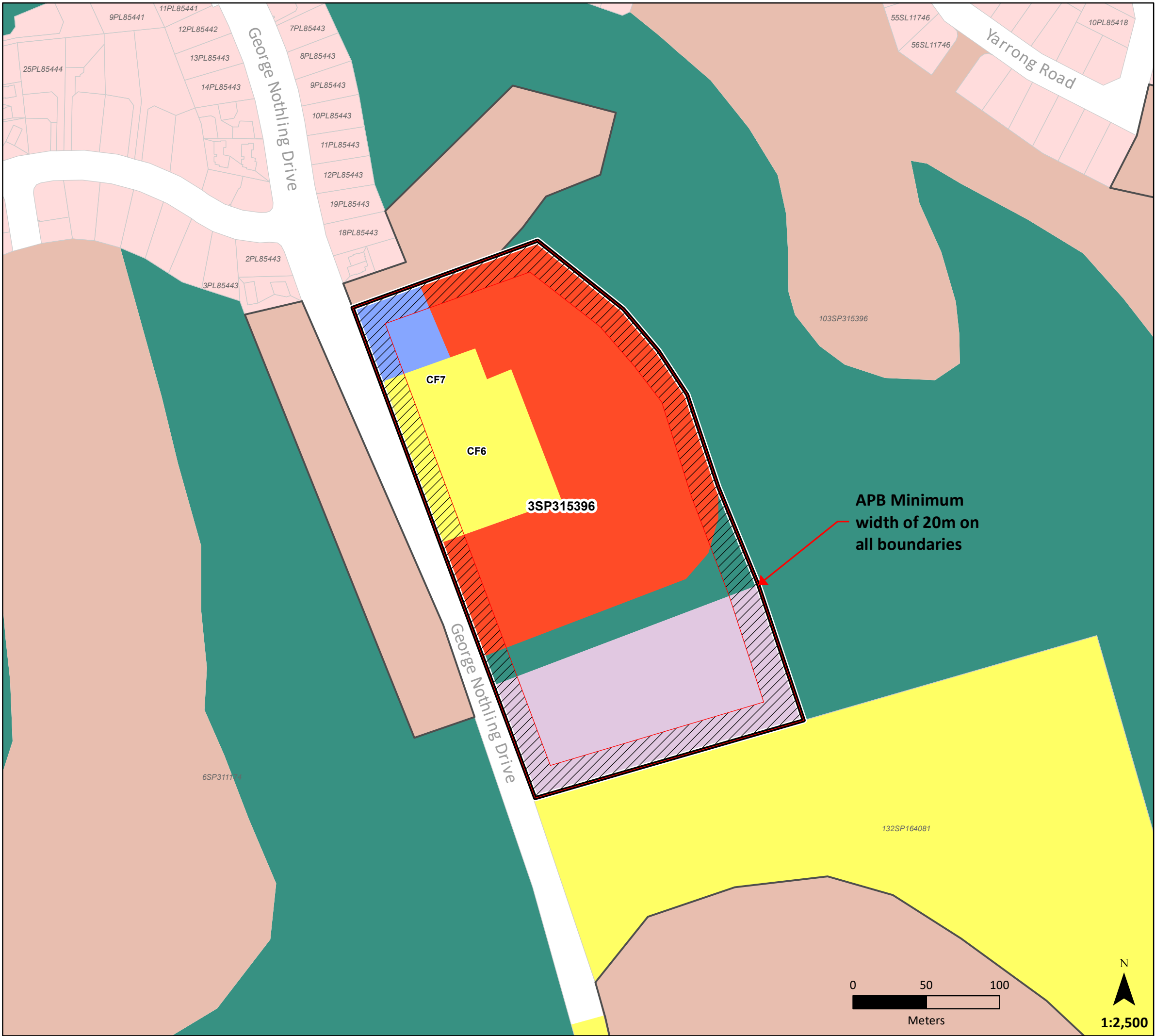
-  Quandamooka Land Aspirations Area
-  Part of Lot 132 on SP164081 + APB
-  Property Boundaries
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone

Asset Protection Buffer

-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)













**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 21**




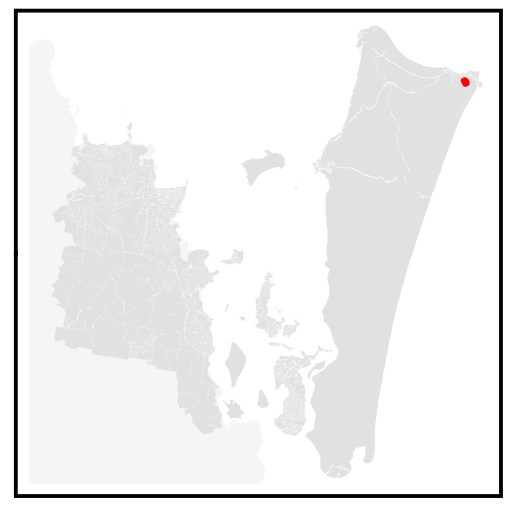
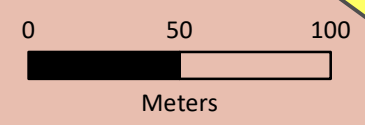
**APB Minimum
width of 20m on
all boundaries**

Legend

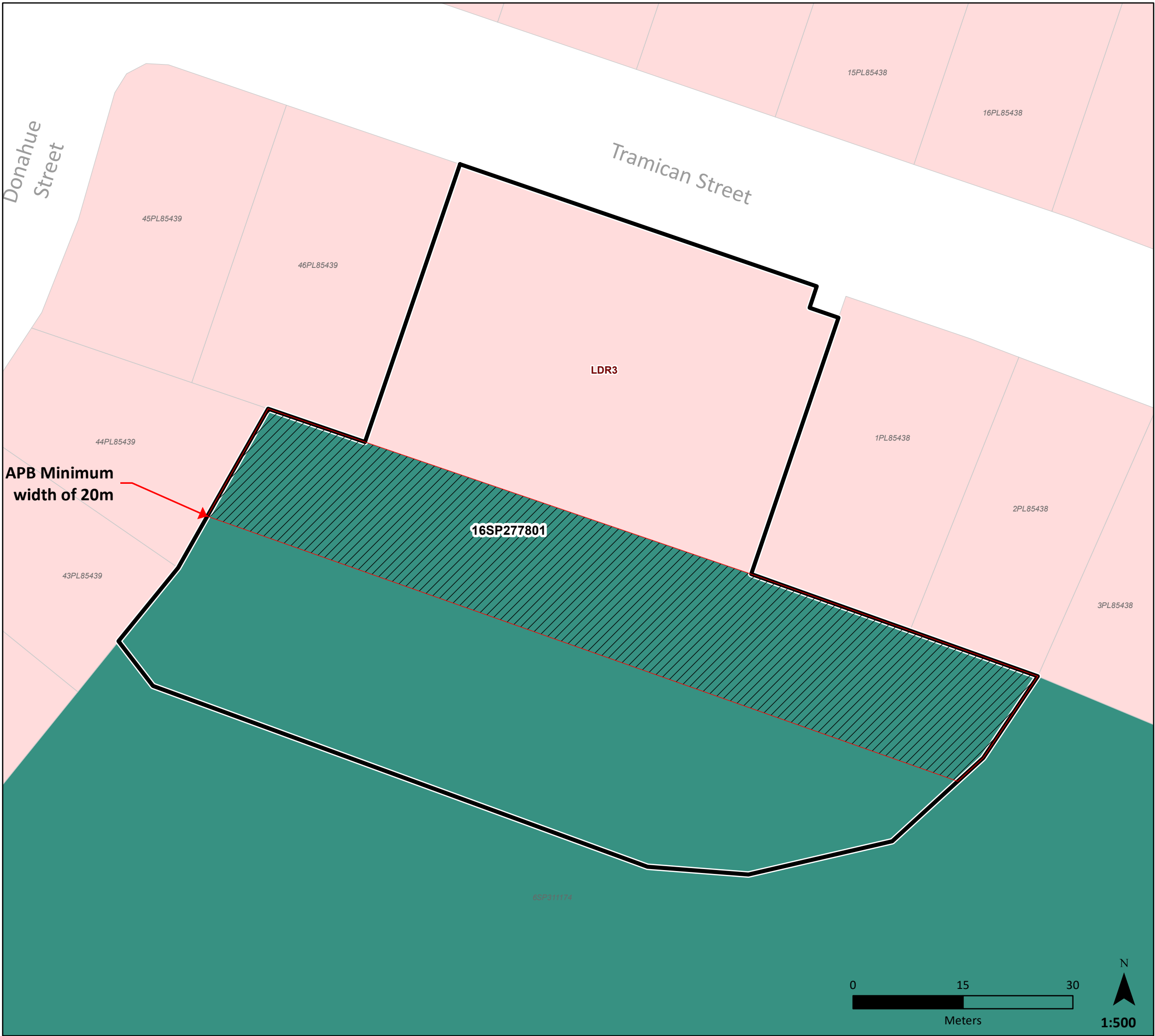
-  Quandamooka Land Aspirations Area
-  Lot 3 on SP315396 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Tourist Accommodation Zone
-  Local Centre Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone
- CF7** Zone Precinct

Asset Protection Buffer






-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)




**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
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Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 22**

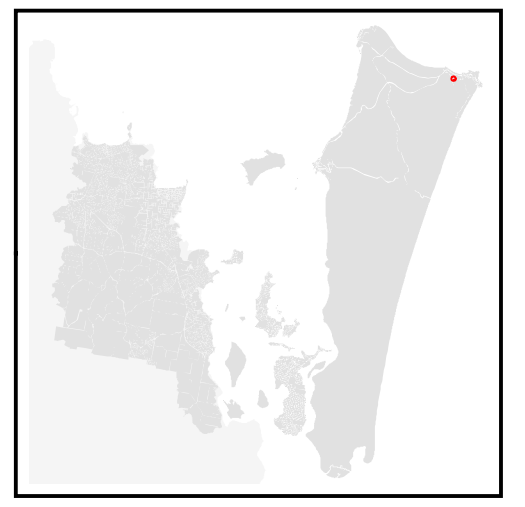


Legend

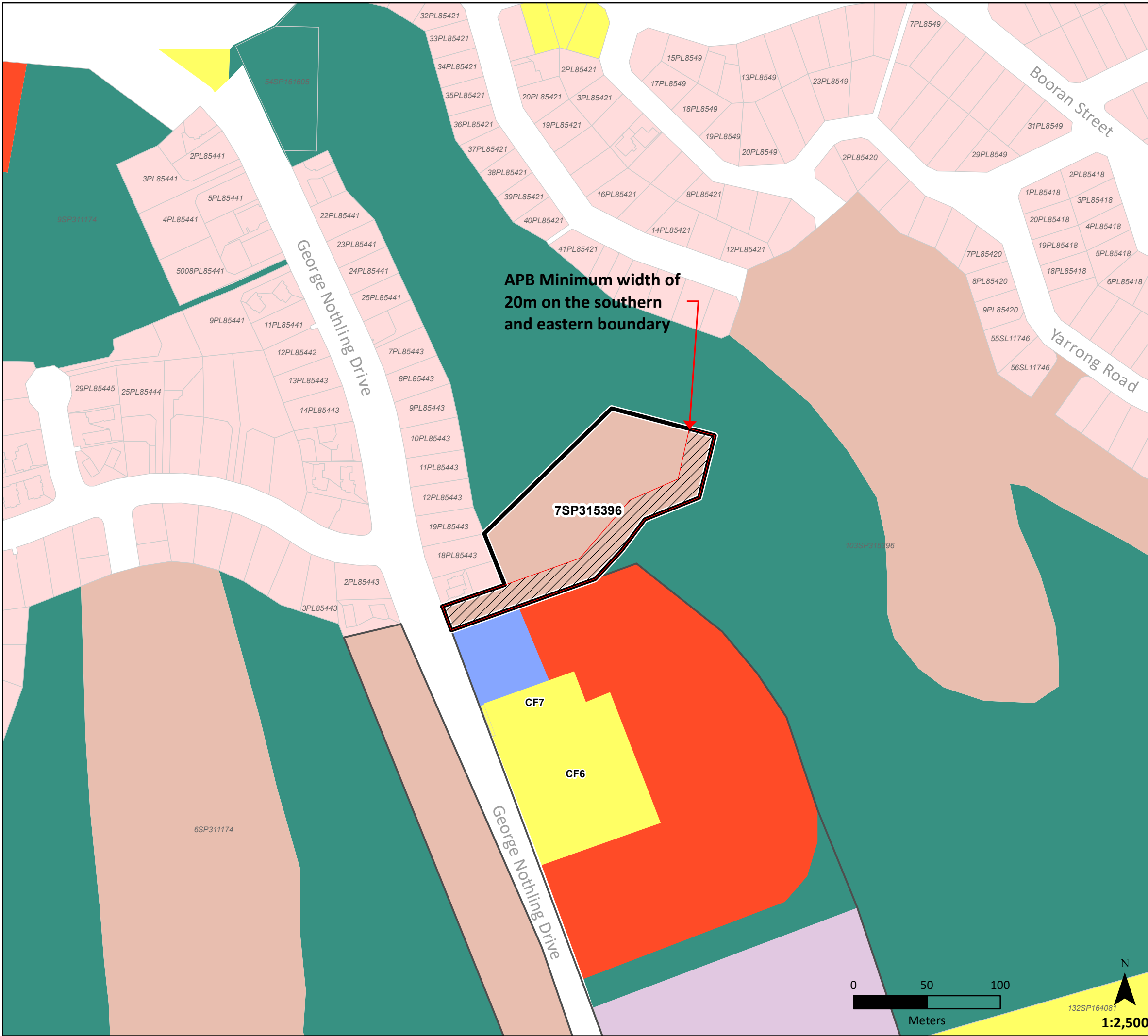
-  Quandamooka Land Aspirations Area
-  Lot 16 on SP277801 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Conservation Zone
- LDR3** Zone Precinct

Asset Protection Buffer










-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)




**TEMPORARY LOCAL
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NO.2 (QUANDAMOOKA
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Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 23**



Legend

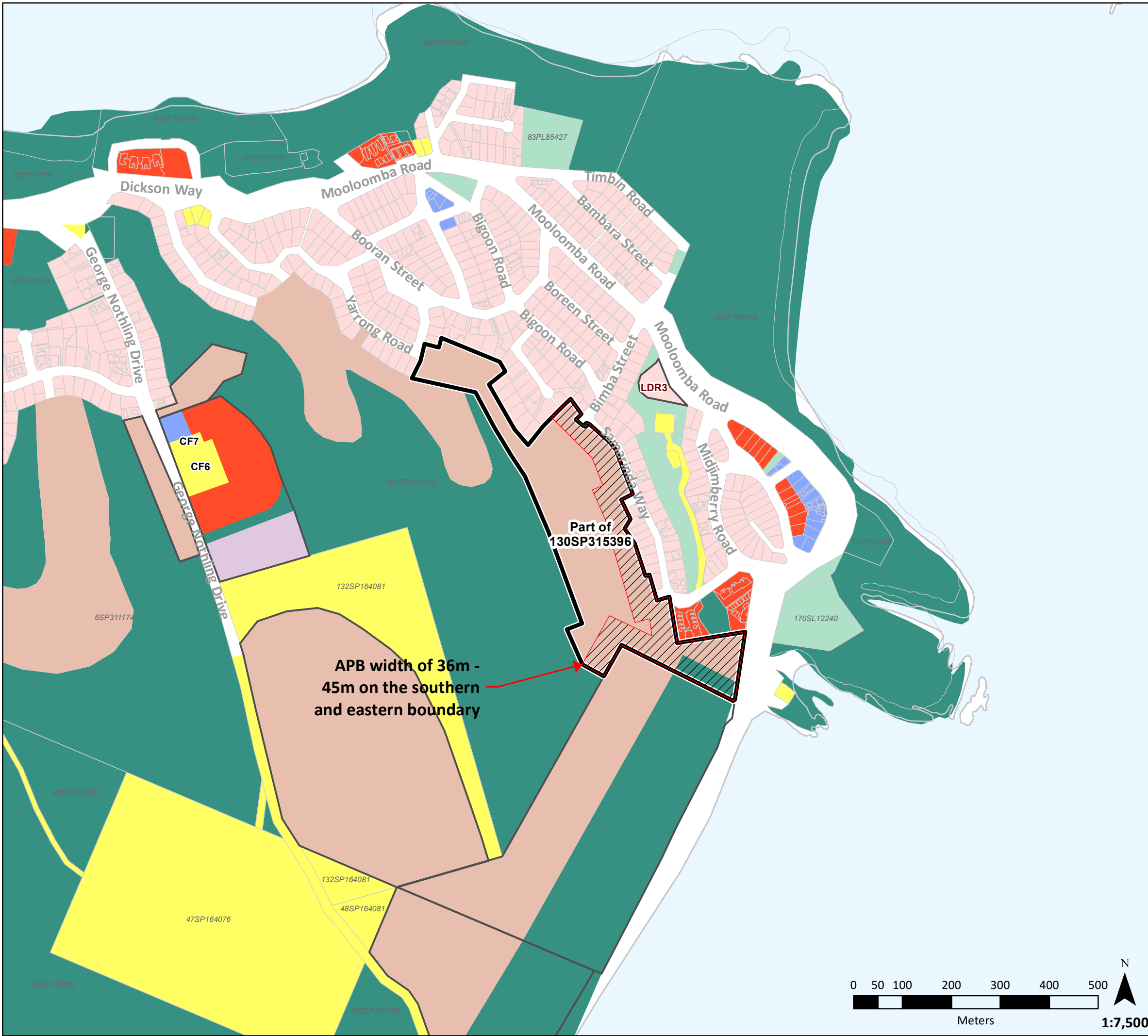
-  Quandamooka Land Aspirations Area
-  Lot 7 SP315396 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Tourist Accommodation Zone
-  Local Centre Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone

Asset Protection Buffer












-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



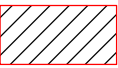
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 24**

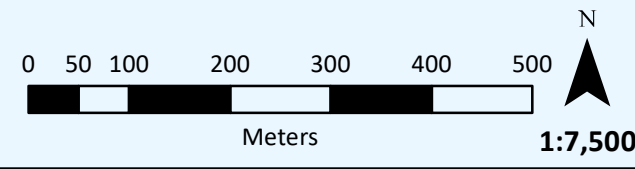
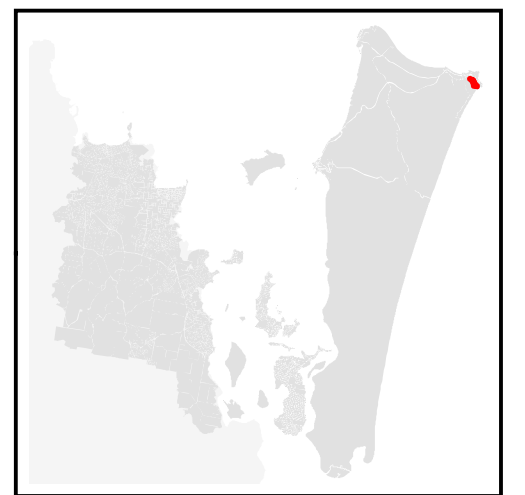


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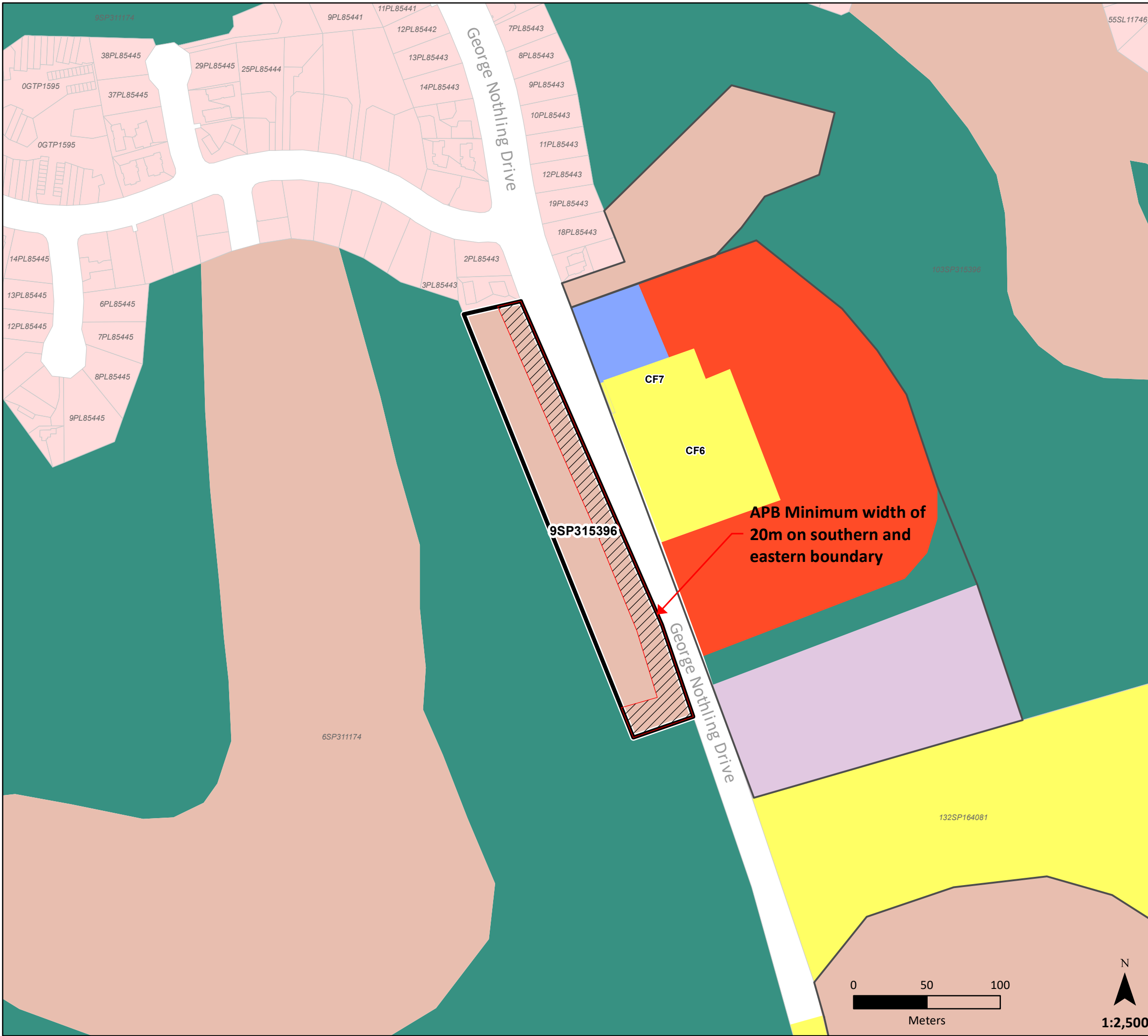
-  Quandamooka Land Aspirations Area
-  Part of Lot 130 on SP315396 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Tourist Accommodation Zone
-  Local Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone

Asset Protection Buffer









-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



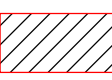
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 25**

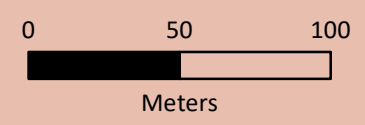


Legend

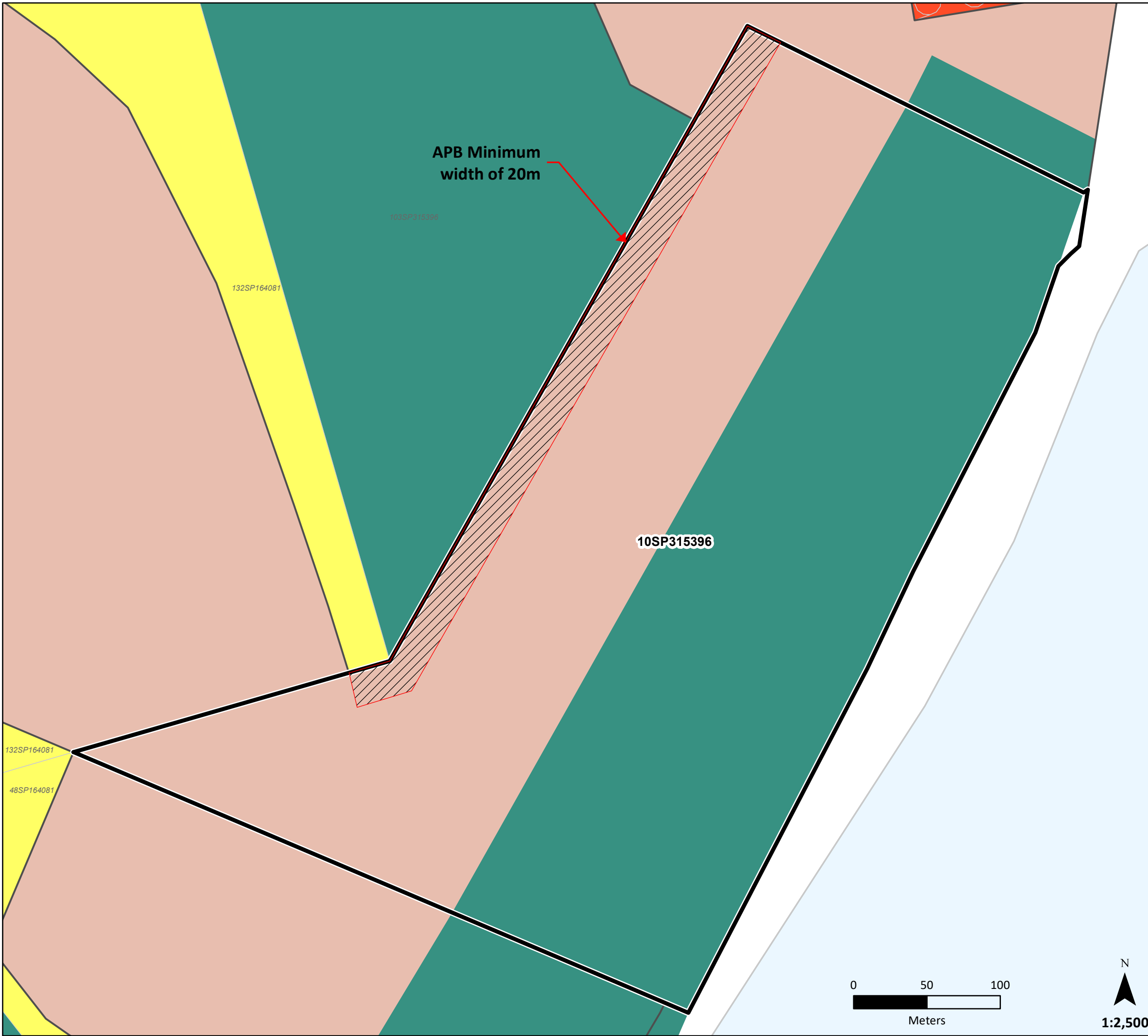
-  Quandamooka Land Aspirations Area
-  Lot 9 on SP315396 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Tourist Accommodation Zone
-  Local Centre Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone

Asset Protection Buffer








-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)




**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 26**

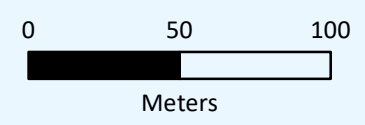


Legend

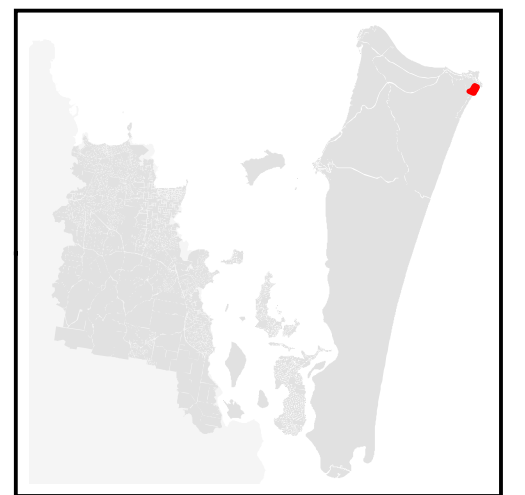
-  Quandamooka Land Aspirations Area
-  Lot 10 on SP315396 + APB
-  Property Boundaries
-  Tourist Accommodation Zone
-  Conservation Zone
-  Community Facilities Zone
-  Emerging Community Zone

Asset Protection Buffer

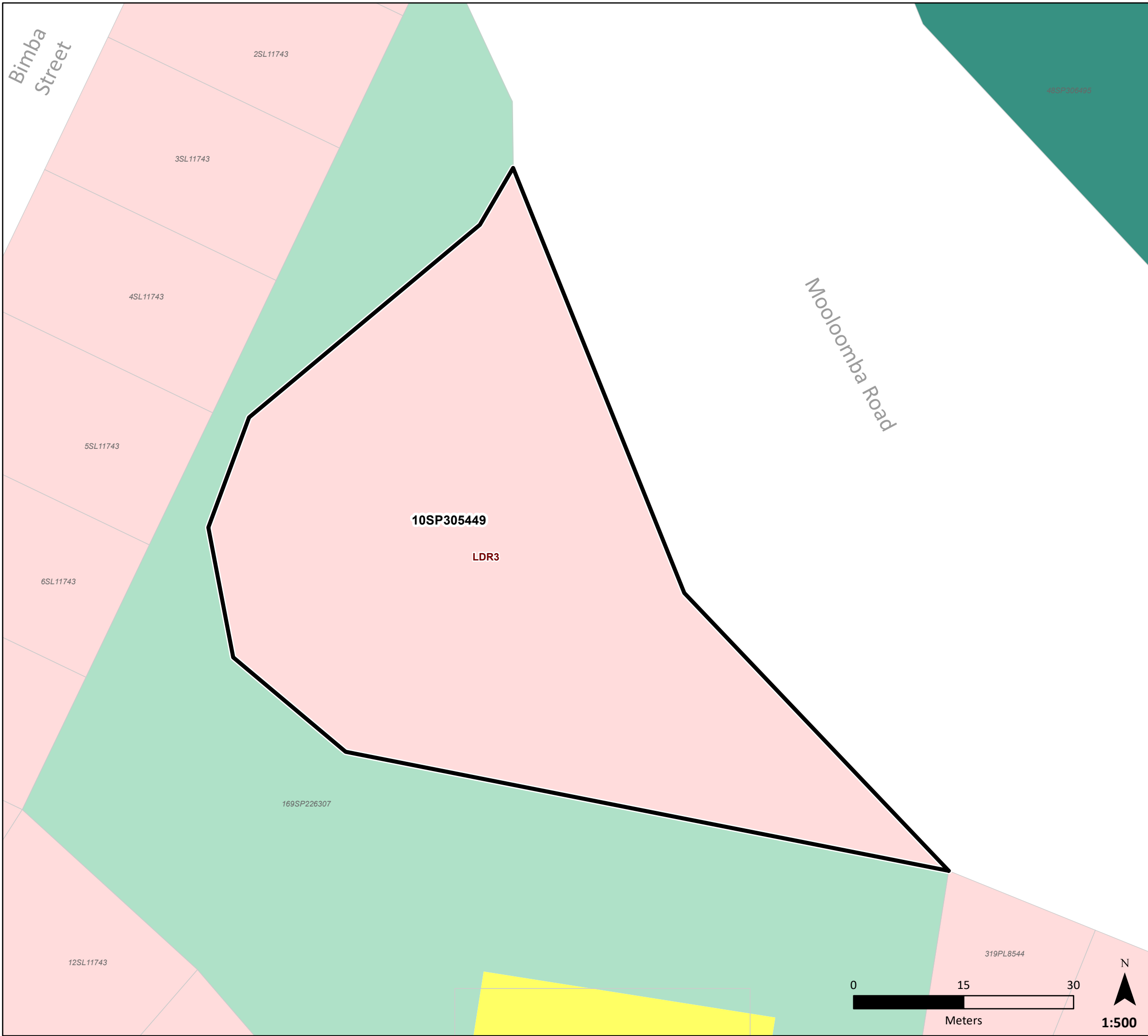
-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)










1:2,500

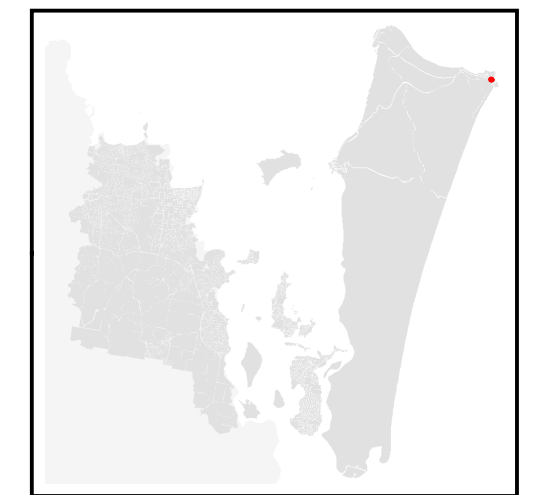


**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.2 (QUANDAMOOKA
LAND ASPIRATIONS) 2020
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 27**



Legend

-  Quandamooka Land Aspirations Area
-  Lot 10 on SP305449
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Community Facilities Zone
- LDR3** Zone Precinct



**Attachment B – Categories of Development and
Assessment, and Assessment Benchmarks for
Quandamooka Land Aspirations Area**

Table 1 Table of Categories of Development and Assessment, and Assessment Benchmarks - Quandamooka Land Aspirations Area

Column 1 Quandamooka Land Aspirations Area Site	Column 2 Zone	Column 3 Categories of development and assessment	Column 4 Assessment benchmarks for assessable development
Lot 195 on SP304082	Low Density Residential Zone	<p>The following provisions apply to all lots in column 1 and 2:</p> <p>(a) Subject to (c), development that is accepted development for the Column 2 Zone in the Redland City Plan, including where it is accepted development because it is compliant with requirements (accepted subject to requirements), is code assessable development</p> <p>(b) Subject to (c), development that is assessable development for the Column 2 Zone in the Redland City Plan is as per the Redland City Plan</p> <p>(c) Operational work that is the clearing of native vegetation to establish an Asset Protection Buffer is accepted development</p>	<p>The following provisions apply to all lots in column 1 and 2:</p> <p>As per the Redland City Plan for the Column 2 Zone in the Redland City Plan</p> <p>AND</p> <p>The Quandamooka Land Aspirations Bushfire Management Code at Attachment C.</p>
Lot 2 on SP304067	Neighbourhood Centre Zone		
Lot 4 on SP304067	Low Density Residential Zone		
Lot 5 on SP304067	Recreation and Open Space Zone		
Lot 11 on AP19788	Low Density Residential (Precinct LDR2 Park Residential) + Medium Impact Industry Zone + Conservation Zone		
Lot 1 on AP19791	Waterfront and Marine Industry Zone + Conservation Zone		
Lot 1 on SP311530	Low Density Residential Zone (Precinct LDR2 Park Residential)		
Lot 2 on SP311530	Low Density Residential Zone (Precinct LDR2 Park Residential)		
Lot 1 on SP299987	Community Facilities Zone (Precinct CF2)		
Lot 1 on SP307583	Waterfront and Marine Industry Zone		
Lot 2 on D90450	Emerging Community Zone		
Lot 1601 on D90417	Emerging Community Zone		
Part of Lot 202 on SP304078	Emerging Community Zone + Conservation Zone		
Part Lot 132 on SP164081	Emerging Community Zone		
Lot 3 on SP315396	Local Centre Zone Tourist Accommodation Zone Community Facilities Zone (CF 6/7) Low Impact Industry Zone Conservation Zone		

Column 1 Quandamooka Land Aspirations Area Site	Column 2 Zone	Column 3 Categories of development and assessment	Column 4 Assessment benchmarks for assessable development
Lot 16 on SP277801	Low Density Residential Zone (Precinct LDR3 Point Lookout) + Conservation Zone		
Lot 7 on SP315396	Emerging Community Zone		
Part of Lot 130 on SP315396	Emerging Community Zone + Conservation Zone		
Lot 9 on SP315396	Emerging Community Zone		
Lot 10 on SP315396	Emerging Community Zone + Conservation Zone		
Lot 10 on SP304081	Low Density Residential Zone		
Lot 10 on SP305449	Low Density Residential Zone (Precinct LDR3 Point Lookout)		
Lot 3 on SP304083	Low Density Residential Zone		
Lot 1 on SP304077	Low Density Residential Zone		
Lot 6 on SP308438	Low Density Residential Zone		

Attachment C - The Quandamooka Land Aspirations Bushfire Management Code

Application

This code applies to assessable development which **Attachment B** states is subject to the Quandamooka Land Aspirations Bushfire Management Code.

Any provision of the Redland City Plan applicable to the interpretation or application of a code is to apply to this code. Specifically, development that complies with:

- (a) the purpose and overall outcomes of this code complies with this code
- (b) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code.

However, unless development complies with the relevant acceptable outcome(s), it will not comply with the associated performance outcome(s). Further, unless development complies with the relevant performance outcome(s) it will not comply with the purpose and overall outcomes of the code.

Purpose

The purpose of the code is to provide for the safety and wellbeing of occupants by ensuring that bushfire risks are managed through:

- (a) the introduction of an Asset Protection Buffer for certain lots listed in **Attachment B**, or an APZ and
- (b) additional bushfire management requirements for specific lots and
- (c) subject to (a) and (b), assessing all development on the Quandamooka Land Aspirations Area against the Minjerribah Township Fire Management Strategy.

Overall outcomes

The purpose of the code will be achieved through the following overall outcome:

Development avoids or mitigates the risks that natural hazards, specifically bushfire, pose to the safety of people and property.

Assessment Criteria

Table 2 Criteria for assessable development

Relevant land	Performance outcome	Acceptable outcome
All lots in the Quandamooka Land Aspirations Area shown on Attachment A	PO1 Development is designed and undertaken to provide adequate protection to address the bushfire hazard on the site.	For lots with an Asset Protection Buffer in accordance with Attachment A , either A01 or A02 is achieved for the development. For lots without an Asset Protection Buffer in accordance with Attachment A ,

Relevant land	Performance outcome	Acceptable outcome
		<p>A02 is achieved for the development.</p> <p>A01 An Asset Protection Buffer in accordance with Attachment A is established and maintained that meets all of the following requirements:</p> <p>(a) the Asset Protection Buffer is established prior to development commencing and</p> <p>(b) a report prepared by a Suitably Qualified Person concludes that native vegetation in the Asset Protection Buffer is low hazard and</p> <p>(c) Buildings and structures are not located within the Asset Protection Buffer and</p> <p>(d) the Asset Protection Buffer is maintained to achieve an outcome that native vegetation in the Asset Protection Buffer is low hazard for the duration of the development</p> <hr/> <p>A02 An APZ is established and maintained in accordance with the version of the Minjerribah Township Fire Management Strategy applicable at the time of approval,</p>

Relevant land	Performance outcome	Acceptable outcome
	<p>PO2 Development:</p> <ul style="list-style-type: none"> i. incorporates bushfire hazard mitigation measures that: <ul style="list-style-type: none"> a. include formalised perimeter roads and b. ensure building envelope separation from any adjacent medium, high or very high potential bushfire intensity areas by a distance that achieves a radiant heat flux level of 29kW/m² or less and ii. ensures that the design of the lot layout does not create lots within bushfire prone areas and on ridgelines, saddles and crests where slopes exceed 15% and <p>PO3 Subject to performance outcomes 1 and 2 and any applicable Specific Lot Performance Outcome (set out below),</p>	<p>that meets all of the following requirements:</p> <ul style="list-style-type: none"> (a) the APZ is established prior to development commencing and (b) a report prepared by a Suitably Qualified Person concludes that native vegetation in the APZ is low hazard and (c) sufficient evidence is provided that the APZ will be maintained in accordance with the Minjerribah Township Fire Management Strategy for the duration of the development. <p>No acceptable outcome provided.</p> <p>No acceptable outcome provided.</p>

Relevant land	Performance outcome	Acceptable outcome
	development occurs in accordance with the version of the Minjerribah Township Fire Management Strategy applicable at the time of approval.	
Specific Performance Outcomes	Lot	
Part of Lot 132 on SP164081	Development maintains connectivity to George Nothling Drive to ensure any future structures are not exposed to radiant heat levels greater than 29kW/m2.	No acceptable outcome provided.
Lot 7 on SP315396	<p>Development achieves the following:</p> <ul style="list-style-type: none"> i. Development ensures dual access/egress to a formal site perimeter road (with hydrants) is achieved at the southern end (George Nothling Drive) and north west corner of the site (George Nothing Drive); and ii. Alignment of the Asset Protection Buffer is in accordance with the TFMS, as currently indicated as TFMS firetrail light attack 2/3/2; and iii. Any cul-de-sac must have secondary access to the perimeter road; and iv. The site road reserve must be extended to the east to Billa Street and the unnamed road off Yarrong Road (see Figure 1) to provide through access benefits. 	No acceptable outcome provided.

Relevant land	Performance outcome	Acceptable outcome
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Figure 1 – Access arrangements for Lot 7 on SP 315396

Lot 9 on SP315396	Development ensures dual access/egress to a formal site perimeter road (with hydrants) can be achieved at the southern and northern ends of the site (to George Nothling Drive).	No acceptable outcome provided.
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Lot 10 on SP315396	Development ensures dual access/egress to a formal site perimeter road can be achieved.	No acceptable outcome provided.
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