



PUBLIC CONSULTATION SUMMARY

GUMPI (DUNWICH) DRAFT MASTER PLAN

2023

Acknowledgement of Country

Queensland Government acknowledges the Quandamooka People as the traditional custodians of Gumpi (Dunwich) and the surrounding Quandamooka Country. We acknowledge Quandamooka Elders past and present and recognise their unique and ongoing spiritual and cultural connection with the lands and surrounding waters of Moreton Bay.

We also acknowledge Aboriginal and Torres Strait Islander residents of Gumpi. The Gumpi Master Plan celebrates the rich Aboriginal history of the lands and surrounding waters of Moreton Bay and provides opportunities for traditional custodians to retain their connection to Gumpi, and recognises the Quandamooka People's Native Title determination and custodianship of the lands and surrounding waters of Moreton Bay.

The Department of State Development, Infrastructure, Local Government and Planning connects industries, businesses, communities and government (at all levels) to leverage regions' strengths to generate sustainable and enduring economic growth that supports well-planned, inclusive and resilient communities.

Department of State Development, Infrastructure, Local Government and Planning

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Department of State Development, Infrastructure, Local Government and Planning
PO Box 15009, City East, Queensland 4002

Phone: +61 7 3328 4811 or 13 QGOV (13 74 68)

Email: info@dsdilgp.qld.gov.au

Web: www.statedevelopment.qld.gov.au

Introduction

Project overview

The Gumpi Master Plan is a key project under the Minjerribah Futures program. It aims to:

- › **enhance the town’s role and appeal.**
- › **support the aspirations of the Quandamooka People.**
- › **support local business and employment.**
- › **identify growth opportunities and potential solutions to important local issues such as parking and accessibility.**

Process and consultation

There has been strong community interest and involvement in preparation of the Gumpi Master Plan since its commencement in late-2018, even with delays due to COVID-19.

The master plan was developed over four stages, with community consultation undertaken to support each stage.

Key input was provided by the Quandamooka Yoolooburabee Aboriginal Corporation (QYAC), the Registered Prescribed Body Corporate representing the Native Title rights and interests of Quandamooka People and Redland City Council.

Stage one

September to November 2018

Background work gathering and reviewing community priorities for planning and infrastructure outcomes.

This stage yielded the key themes and areas of focus for the draft master plan – highlighting issues such as connectivity, car parking, varied patterns in local and visitor interactions with transport and key locations.

Stage two

December 2018 to March 2019

Developing ideas and scenarios for future development based on community inputs.

Community and stakeholders proposed future development scenarios for a number of key sites, including foreshore upgrades, former-Australian Sibelco (sand-mining) sites and ferry terminals.

Stage three

July 2021 to September 2021

Developing ideas and exhibited Draft Gumpi Master Plan on public consultation.

An eight-week consultation process on the draft master plan was undertaken between the 29th of July to the 24th of September 2021, with targeted stakeholder engagement.

Stage four

July 2022 to early 2023

Review public submissions and finalise Gumpi Master Plan.

Adjustments were made to some strategies and projects in the master plan to reflect community views and better reflect scale and nature of proposals. Updates were also made to reflect the status of other Minjerribah Futures projects.

Community engagement summary

32
community sessions

including with:

Local businesses

First Nations organisations

Community organisations

Education organisation

Have your say portal



1500 visitors

Social media campaign



Social media campaign undertaken to support the online engagement hub

45,051 people reached through posts

Submissions

2 | State agencies

1 | Local government

2 | First Nations organisations

1 | Educational organisation

5 | Community organisations



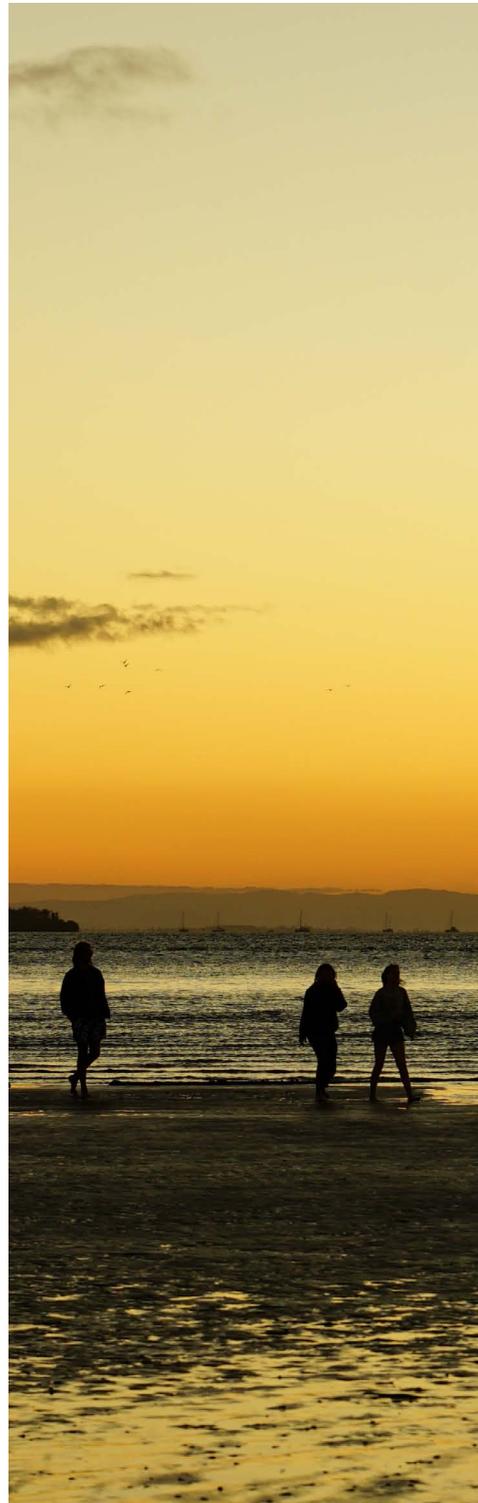
25 | Local residents (398 comments)

4 | Local businesses

Feedback on the draft Gumpi Master Plan

398 comments were received from community members and stakeholders. These comments have been grouped under six key themes and reference elements from both the strategies and catalyst projects in the draft master plan.

Note: Commentary raised by stakeholders about matters that were outside of the scope of the draft master plan (e.g. broader origins of the master plan, water supply and quality and housing affordability) or that were requesting greater details on the design of projects were gratefully received. However, as these matters are not within the scope of the master plan they have been retained for future reference and will inform future implementation initiatives or projects.



1

Ferry terminals and arrival points

Many respondents provided commentary on the development proposed in the draft master plan, including potential ferry terminal upgrades and consolidation, cycle and pedestrian networks, streetscape beautification, signage, scale, public space and built amenity.

Key messages

- › support for the upgrade of ferry terminals, to enhance commuter experience and provide a nicer arrival to Minjerribah.
- › upgrades should be environmentally sensitive.
- › retain the One Mile ferry for locals and ease of access.
- › submitters raised concern about Junner Street all weather access and need to retain connectivity to the mainland through periods of inclement weather.
- › the scale of future development needs to remain consistent with local character and culture and be supported by upgrades to public facilities.
- › the conceptual upgrade of the Junner Street ferry terminal and arrival precinct was inconsistent with the relaxed and natural character of Gumpi and Minjerribah.
- › the need to capture a 'uniqueness' in any proposed upgrades and not create a 'generic' outcome.
- › support upgrades to recreational boating facilities and fishing platforms (specifically pertaining to the retention of the Harold Walker Jetty) also consider future needs of the voluntary marine rescue and growth in recreational boating.

How the comments have been addressed in the Gumpi Master Plan

Summary of changes

- › conceptual plans and preliminary visualisations of the Junner Street ferry terminal upgrade have been removed. Future planning for this upgrade will be informed by public consultation, including with QYAC.
- › future design considerations and aspirations for terminal upgrade now articulated in master plan including:
 - delivery of high-quality public realm
 - better protection and celebration of cultural and heritage values
 - better protection of reef environments
 - accommodating commercial uses whilst maintaining primacy of Gumpi town centre
 - improved pedestrian linkages with foreshore, town centre and the Quandamooka Arts and Cultural Centre (QUAMPI).
- › One Mile jetty is to be maintained as a community facility and voluntary marine rescue functions.

2

Local businesses and community assets

A large proportion of respondents sought a more responsive master plan. This included commentary on the need for more initiatives that support existing business, recreational opportunities and local employment.

Key messages

- › the draft master plan is primarily focused on visitors and questioned whether the economic strategies would result in significant gains for local employment.
- › ongoing investment is important for existing businesses and local workforce opportunities.
- › supportive of more educational and recreational opportunities and sought to prioritise these in relation to benefits to existing businesses.
- › the need for greater consideration of affordable housing options in Gumpi (flagging challenges between balancing some positive aspects of short-term rentals with the impacts of removing housing from longer-term private rental market).
- › some comments drew a link between these needs and being able to maintain and attract viable local workforce.

How the comments have been addressed in the Gumpi Master Plan

Summary of changes

- › adjustments to enhance the focus on encouraging sustainable economic activities.
- › encouraging the use of local business and labour in projects.

3

Transport and parking

Connectivity was a consistent and important theme. Comments were made in relation to the need for increased parking and better opportunities for local cycling and walking, together with an improved sense of arrival.

Key messages

- › endorse the proposed improvements to managing car and boat parking (particularly longer-term and visitor parking), upgrading walkway and public transport.
- › support for better regulation of informal car parking along foreshore areas, with numerous comments supporting positive outcomes for cultural heritage, environmental and improved safety of recreational areas.
- › support the proposed action to develop and trial a comprehensive Car Parking Management Strategy. This could include timed car parking limits, possible employment opportunity for locals to patrol parking areas, and designated parking locations for residents and visitors.
- › some comments flagged that a solution would first need to be in place though as not to exacerbate existing car parking facilities.
- › support for the reduction of car movements in the town and better cycling and walking opportunities.
- › support for the implementation of an island-wide cycle/pedestrian network, separate from vehicular routes.
- › pedestrian 'zebra' crossings and other pedestrian safety infrastructure should be a priority when undertaking transport planning. A wide array of pedestrian infrastructure suggestions has been made by the community and stakeholders to improve pedestrian safety, create possible infrastructure in the Gumpi area – i.e., boardwalks, and improved access to One Mile township to better protect the cemetery.
- › support improvement to public transport services and a bus lane on Junner Street, staggered departure times and the removal of parked cars from designated bus areas.

How the comments have been addressed in the Gumpi Master Plan

Summary of changes

- › future design details of car parking infrastructure have been removed.
- › a detailed car parking strategy is identified as a future project to resolve fragmented and limited parking and unlock opportunities.
- › a walking and cycling strategy, public transport strategy and implementation of e-mobility options are identified as future projects to tackle pedestrian movement and connectivity challenges.

4

Culture and heritage

Local community members expressed strong views on protecting the cultural foreshore, and also the protection of First Nations and non-Indigenous cultural heritage. A high proportion of respondents agreed with the need to preserve the land and its narrative.

Key messages

- › support investment and growth in Gumpi.
- › ensure the preservation of cultural heritage and natural assets.
- › future development needs to celebrate and respond to local character and culture on Minjerrabah.
- › support for wording on the proposed wayfinding and navigation signage to include local languages where possible.
- › wayfinding and navigation tools on the island could further be extended to include significant environmental locations.
- › sensitively treat all foreshore areas and protect these from inappropriate development (and in cases any increased movement and visitation).
- › the master plan does not fully consider the impact of proposed development on Bradbury's Beach and Harold Walker Jetty.
- › the need to protect all cultural heritage on the island recognising Quandamooka Peoples continued connection to Minjerrabah and European history including the protection of the convict causeway and important sites along the foreshore.

How the comments have been addressed in the Gumpi Master Plan

Summary of changes

- › design proposals have been adjusted to reflect the local character and culture of Gumpi.
- › culture, landscape and lifestyle has been elevated as an overarching strategy underpinned by guiding principles and specific projects.
- › there is a stronger focus on cultural tourism which will be anchored around QUAMPI.
- › the suggestion to create wayfinding signage in local language and at significant environmental locations has been adopted.
- › cultural, environmental and recreational foreshore protections have been reinforced.

5

Tourism and visitors

Many respondents provided commentary on the potential impacts of increased visitation on the overall character of Gumpi and a need for the town and surrounds to retain what makes them special. These comments pertained to the proposed day-trip experience, camping, eco-tourism opportunities and overall feel of the town proposed by the draft master plan.

Key messages

- › there is support for the advancement of Gumpi as a tourism friendly destination and gateway to Minjerribah by providing more opportunity for extended stays and overnight trips.
- › projects and tourism initiatives proposed by the draft master plan could change the character of the township.
- › tourism should be considered in the context of community values and reflect the local character, culture and values of the locals who live there.
- › tourism supported on the island and in Gumpi should be of a scale and character in keeping with the existing feel of the town. From some comments, this meant strong preference for eco-tourism and nature-based tourism and dissatisfaction of larger scale or 'commercialised' tourism development.

How the comments have been addressed in the Gumpi Master Plan

Summary of changes

- › nature-based, adventure and eco-tourism opportunities that celebrate existing culture, nature and township scale are promoted.
- › future development compatibility with character and feel of Gumpi township.

6

Environment and sustainability

Environment and sustainability were also an important and recurring theme, with a number of respondents highlighting the importance of the natural landscape to their sense of place. Comments on the environment included views on the preservation of natural assets, protection of the foreshore areas, heritage trees, native species and wildlife habitats.

Key messages

- › prioritise the protection of their local landscape and oppose any development outcomes with the potential to cause ecological harm.
- › concern that the draft master plan appeared to focus on foreshore areas and larger redevelopment sites.
- › suggested that existing environmental protections in the draft plan should be extended further to other native flora and fauna.
- › suggestion of a First Nations gardens in Gumpi to celebrate Quandamooka culture and educational opportunities.
- › endorsed the implementation of educational programs to inform residents and visitors of the significance of the land and were generally supportive of increased recognition of importance of environmental outcomes.
- › the need for protection of heritage trees in key locations.
- › opportunity for signage indicating where important fauna is nesting or roosting alongside other wayfinding and navigation.

How the comments have been addressed in the Gumpi Master Plan

Summary of changes

- › Gumpi's natural environment, its cultural significance and the importance of its sustainable management and enhancement has been embedded as a key overarching strategy.
- › improved connectivity between key sites, the township and residential areas.
- › wayfinding signage in local language and significant environmental locations.
- › landscaping and streetscape design respect and enhance the existing biodiversity and landscape values of Gumpi.
- › climate resilience and associated threats to community and ecosystems are recognised.

Next steps

Outcomes and next steps for the Gumpi Master Plan can be viewed on the project web page online at:

planning.statedevelopment.qld.gov.au/planning-framework/plan-making/state-planning/master-plans

For more information on the project, please contact DSDILGP below.

gumpi_dunwich_mp@dsdilgp.qld.gov.au





