

# TEMPORARY LOCAL PLANNING INSTRUMENT NO. 01 OF 2023

## 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 01/2023 – 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 (Minjerrabah).

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 (Minjerrabah).

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 until 13 September 2025, 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
<b>Asset Protection Buffer</b>	An Asset Protection Buffer provides on-site bushfire protection for certain lots and/or development located in the Quandamooka Land Aspirations Area.
<b>Quandamooka Land Aspirations Area</b>	The area identified on the map in <b>Attachment A</b> having the lot descriptions set out in <b>Attachment B</b> .
<b>Asset Protection Zone</b>	An Asset Protection Zone provides off-site bushfire protection for certain lots and/or development identified on a map in <b>Attachment A</b> and having the descriptions set out in <b>Attachment D</b> .
<b>Suitably Qualified Person</b>	A Suitably Qualified Person means a person who has both qualifications and experience relevant to bushfire management. <i>Note: The technical document Bushfire Resilient Communities provides advice about suitably qualified and experienced persons</i>

# **Attachment A - Maps of Quandamooka Land Aspirations Area, Asset Protection Buffers and Asset Protection Zones**

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

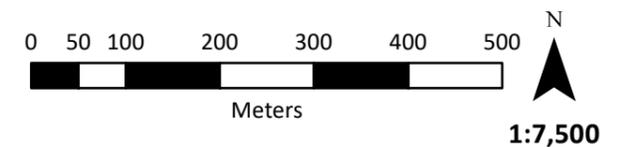
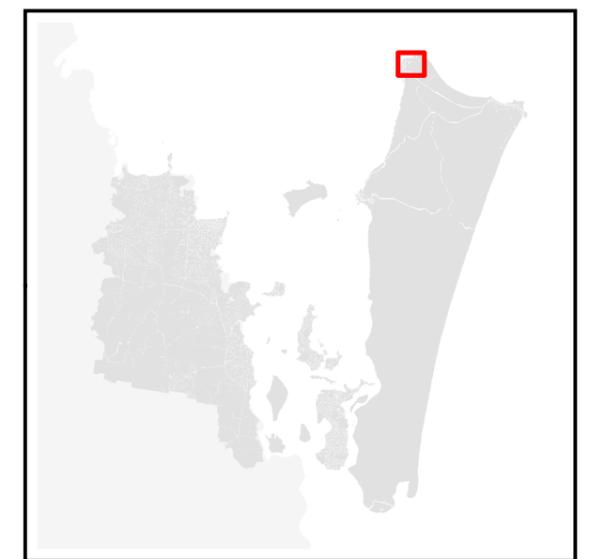
**TEMPORARY LOCAL  
PLANNING INSTRUMENT  
NO.1 (QUANDAMOOKA  
LAND ASPIRATIONS) 2023  
Redland City Plan 2018**

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



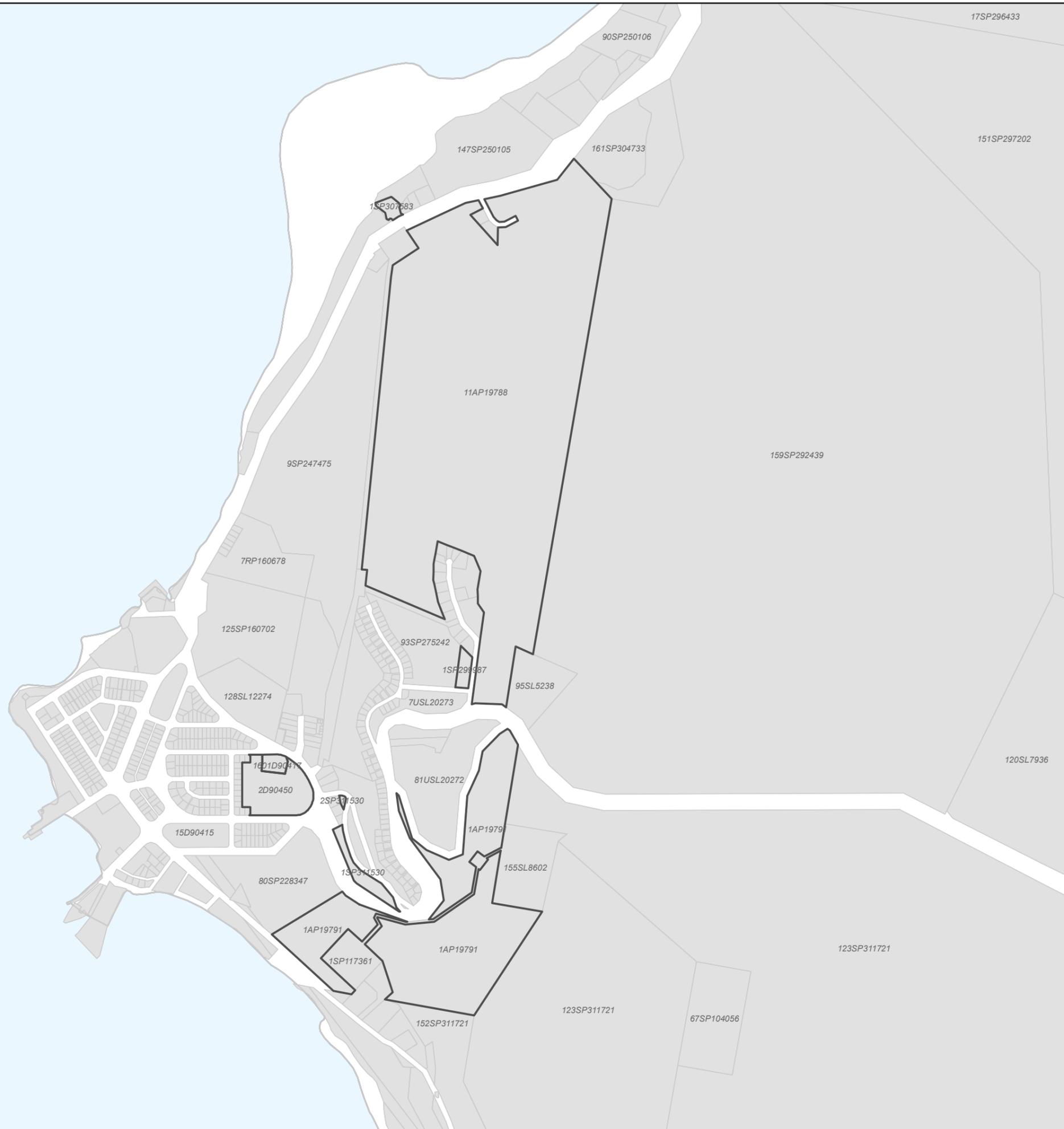
**Legend**

-  Quandamooka Land Aspirations Area
-  Property Boundaries



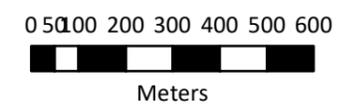
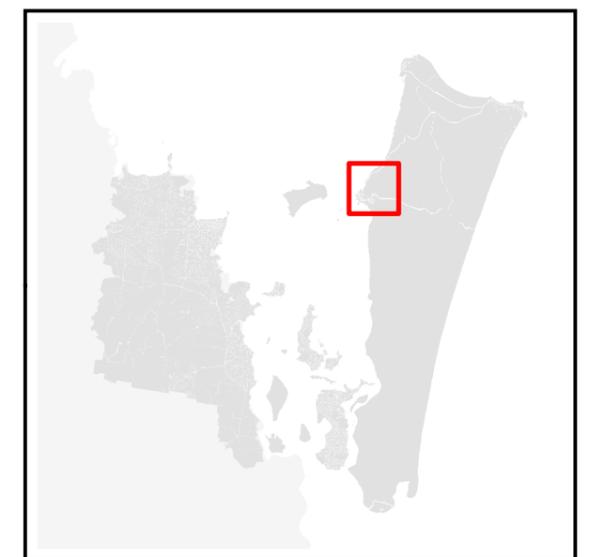
**TEMPORARY LOCAL  
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NO.1 (QUANDAMOOKA  
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**ATTACHMENT A - DUNWICH  
(GUMPI) SITES - MAP 2**



**Legend**

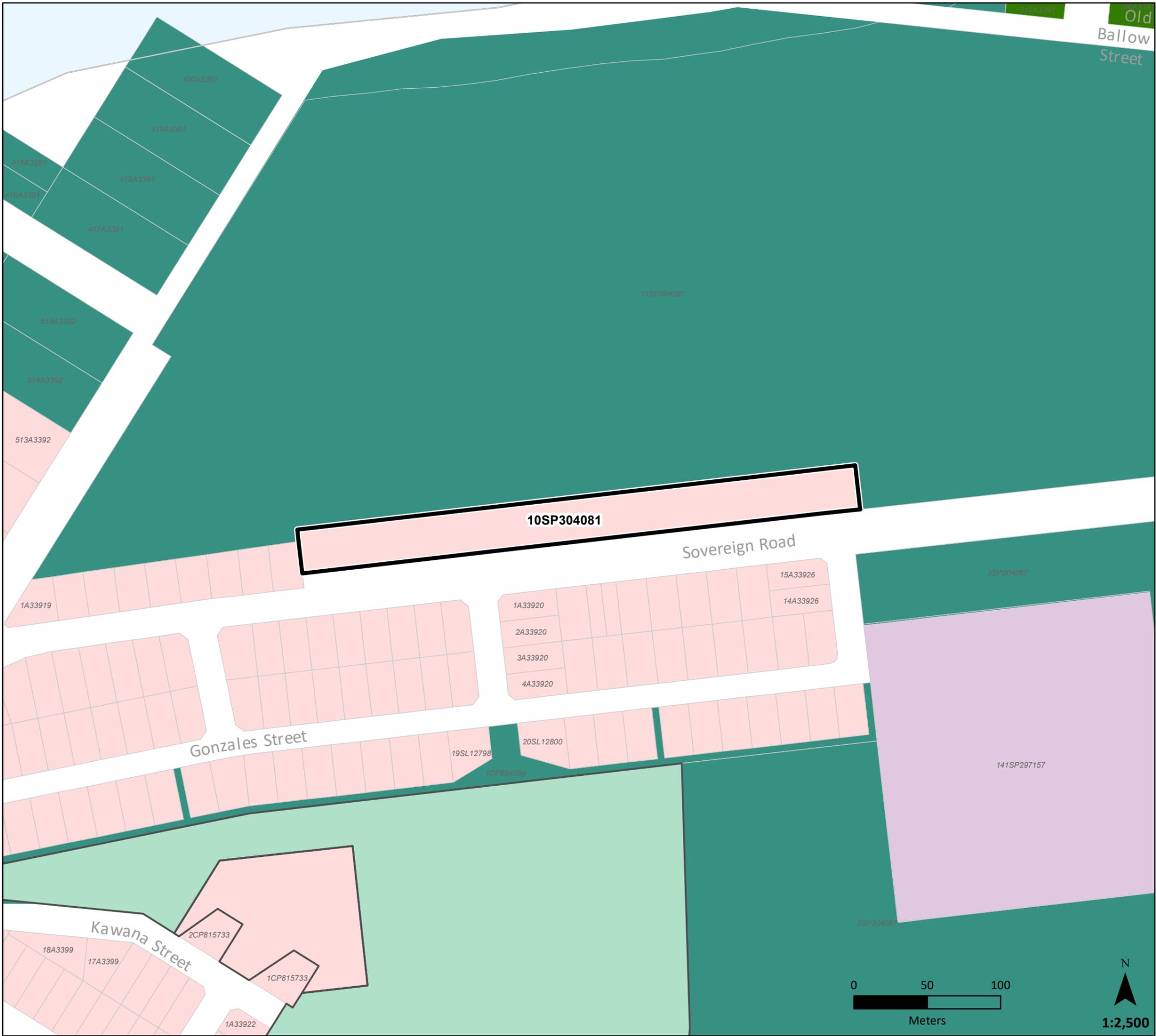
-  Quandamooka Land Aspirations Area
-  Property Boundaries



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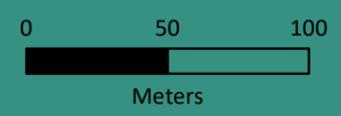


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ATTACHMENT A - AMITY (PULAN  
PULAN) SITES - MAP 4**



**Legend**

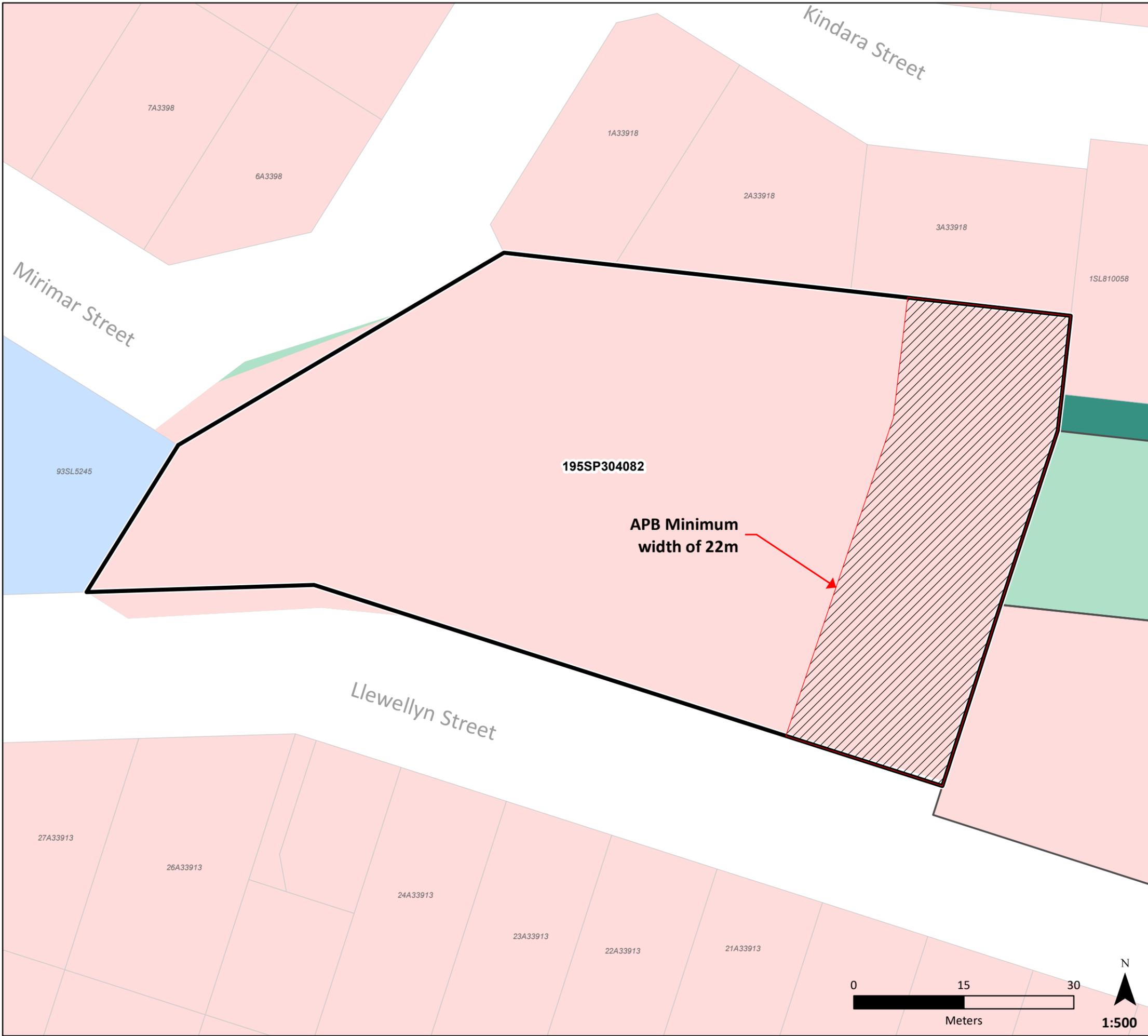
-  Quandamooka Land Aspirations Area
-  Lot 10 on SP304081
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Environmental Management Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone



**1:2,500**



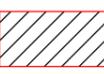
**TEMPORARY LOCAL  
PLANNING INSTRUMENT  
NO.1 (QUANDAMOOKA  
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Redland City Plan 2018  
ATTACHMENT A - AMITY (PULAN  
PULAN) SITES - MAP 5**



**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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PULAN) SITES - MAP 6**



APB Minimum width of 20m

2SP304067

21A33930

Brig Street

Gore Street



1:500

**Legend**

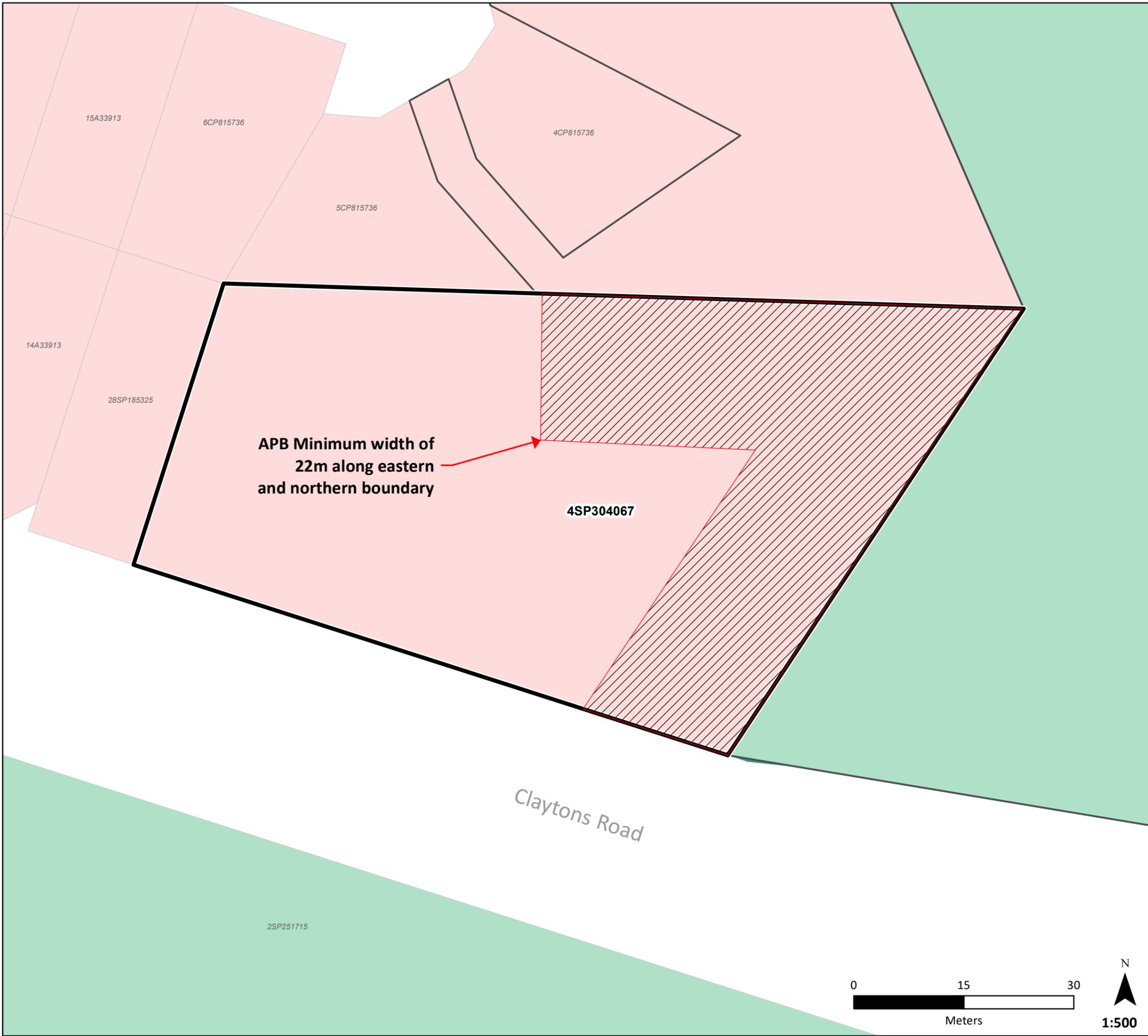
-  Quandamooka Land Aspirations Area
-  Lot 2 on SP304067 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Neighbourhood Centre Zone
-  Conservation Zone

**Asset Protection Buffer**

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ATTACHMENT A - AMITY (PULAN  
PULAN) SITES - MAP 7**

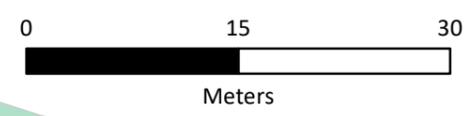


**APB Minimum width of  
22m along eastern  
and northern boundary**

**4SP304067**

*Claytons Road*

2SP251715



**Legend**

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

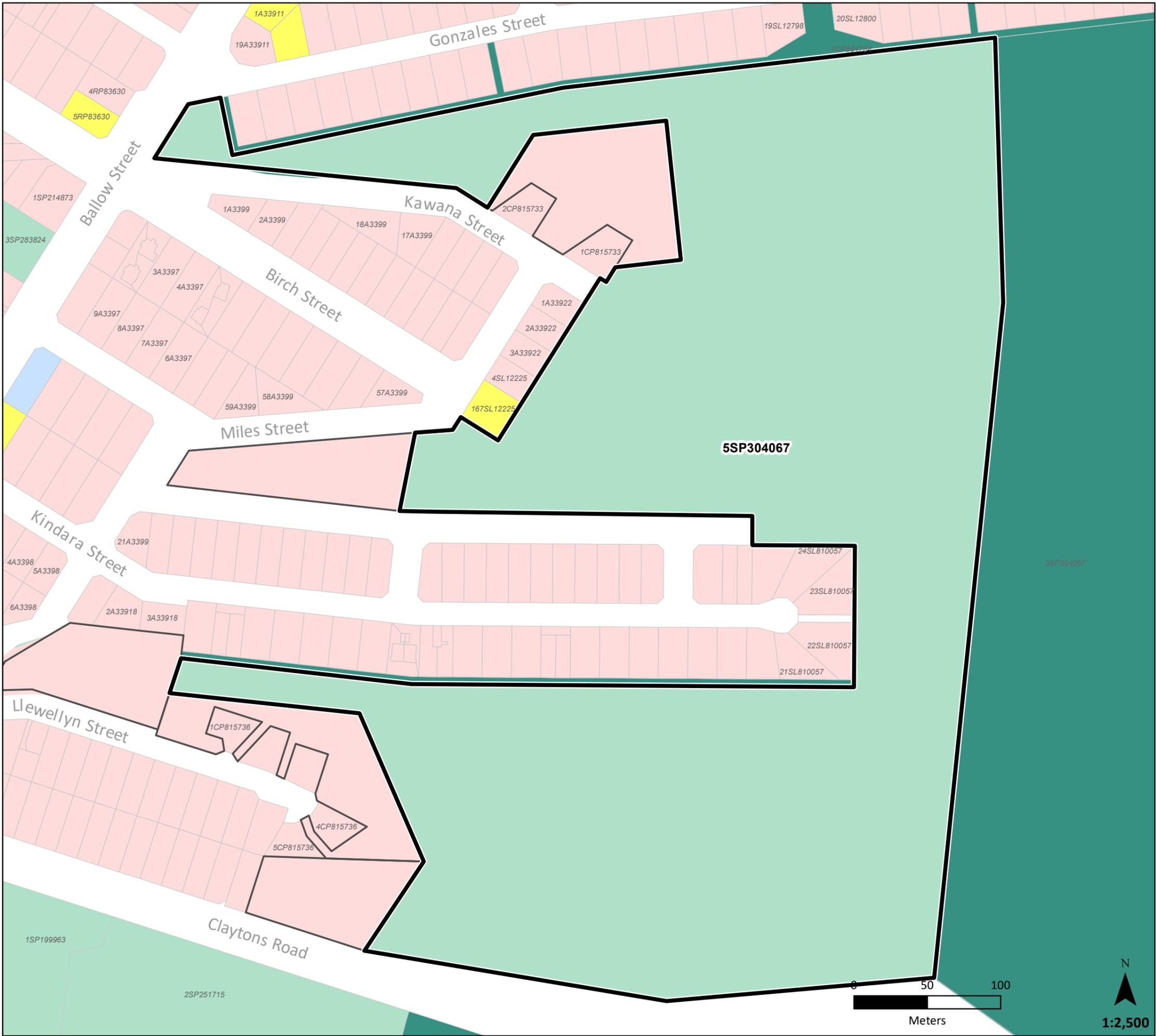
**Asset Protection Buffer**

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



**1:500**

**TEMPORARY LOCAL  
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NO.1 (QUANDAMOOKA  
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ATTACHMENT A - AMITY (PULAN  
PULAN) SITES - MAP 8**



**Legend**

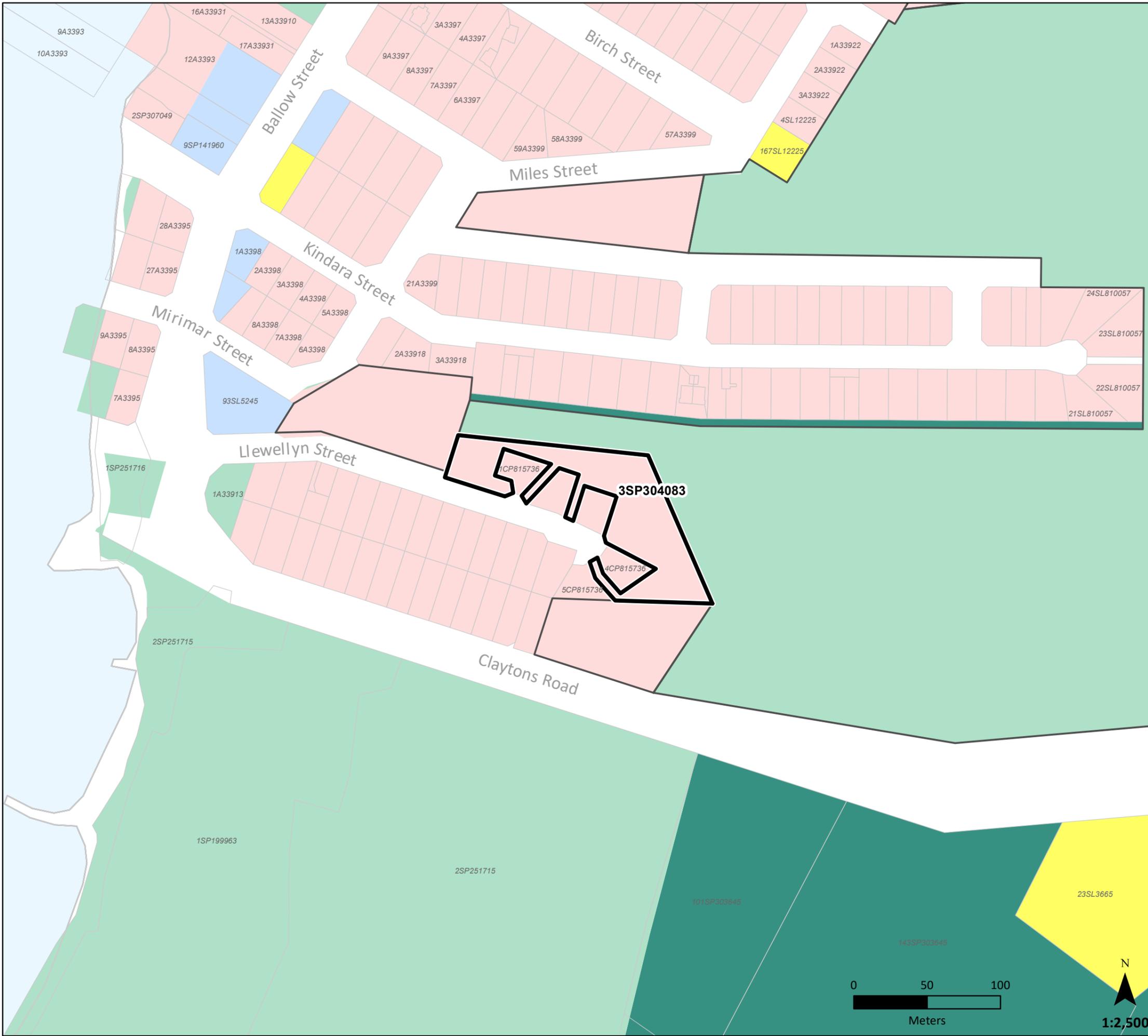
-  Quandamooka Land Aspirations Area
-  Lot 5 on SP304067
-  Property Boundaries
-  Low Density Residential Zone
-  Neighbourhood Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Community Facilities Zone



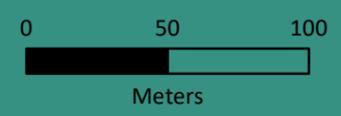
1:2,500



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Redland City Plan 2018  
ATTACHMENT A - AMITY (PULAN  
PULAN) SITES - MAP 9**



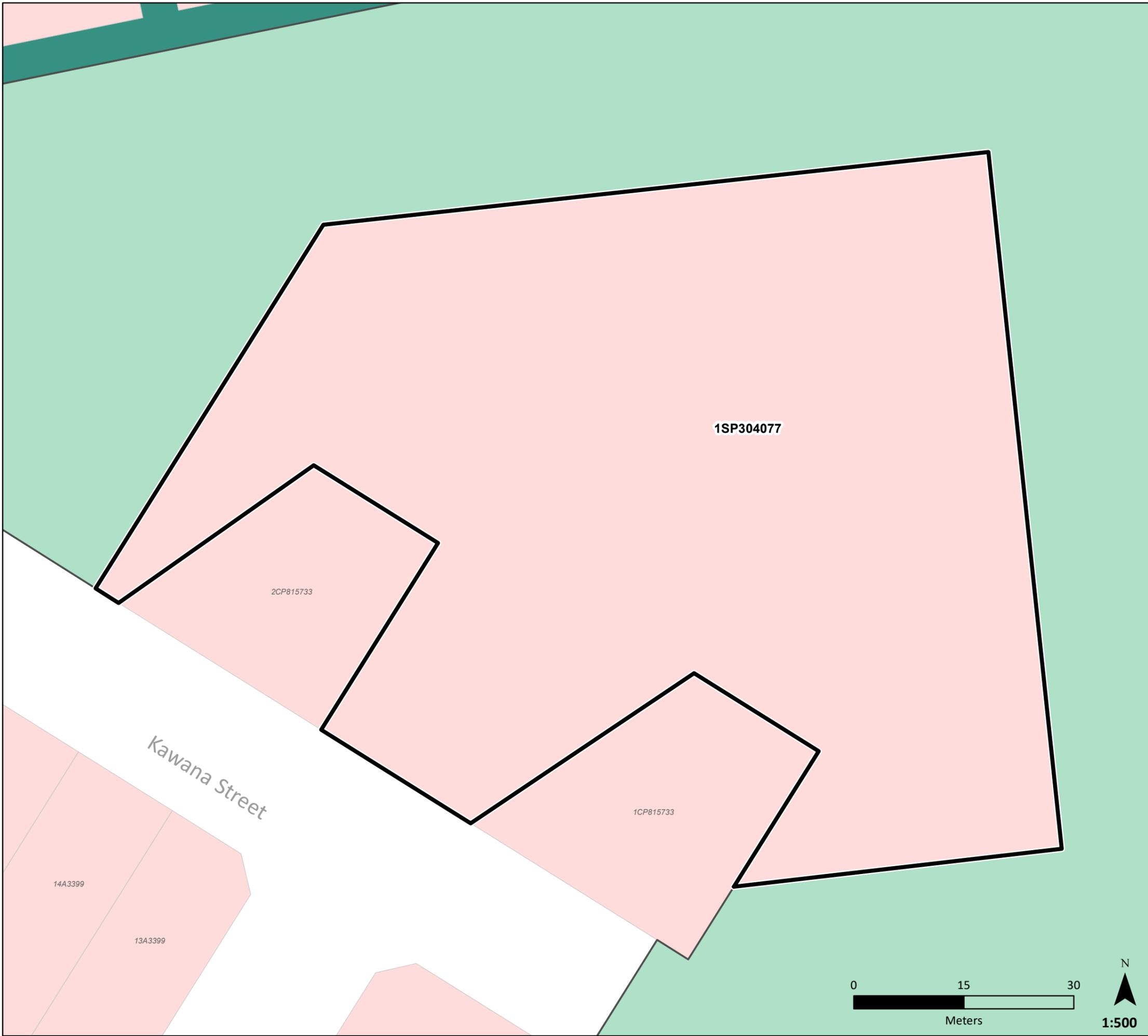
- Legend**
-  Quandamooka Land Aspirations Area
  -  Lot 3 on SP304083
  -  Property Boundaries
  -  Low Density Residential Zone
  -  Neighbourhood Centre Zone
  -  Recreation and Open Space Zone
  -  Conservation Zone
  -  Community Facilities Zone



**1:2,500**



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ATTACHMENT A - AMITY (PULAN  
PULAN) SITES - MAP 10**

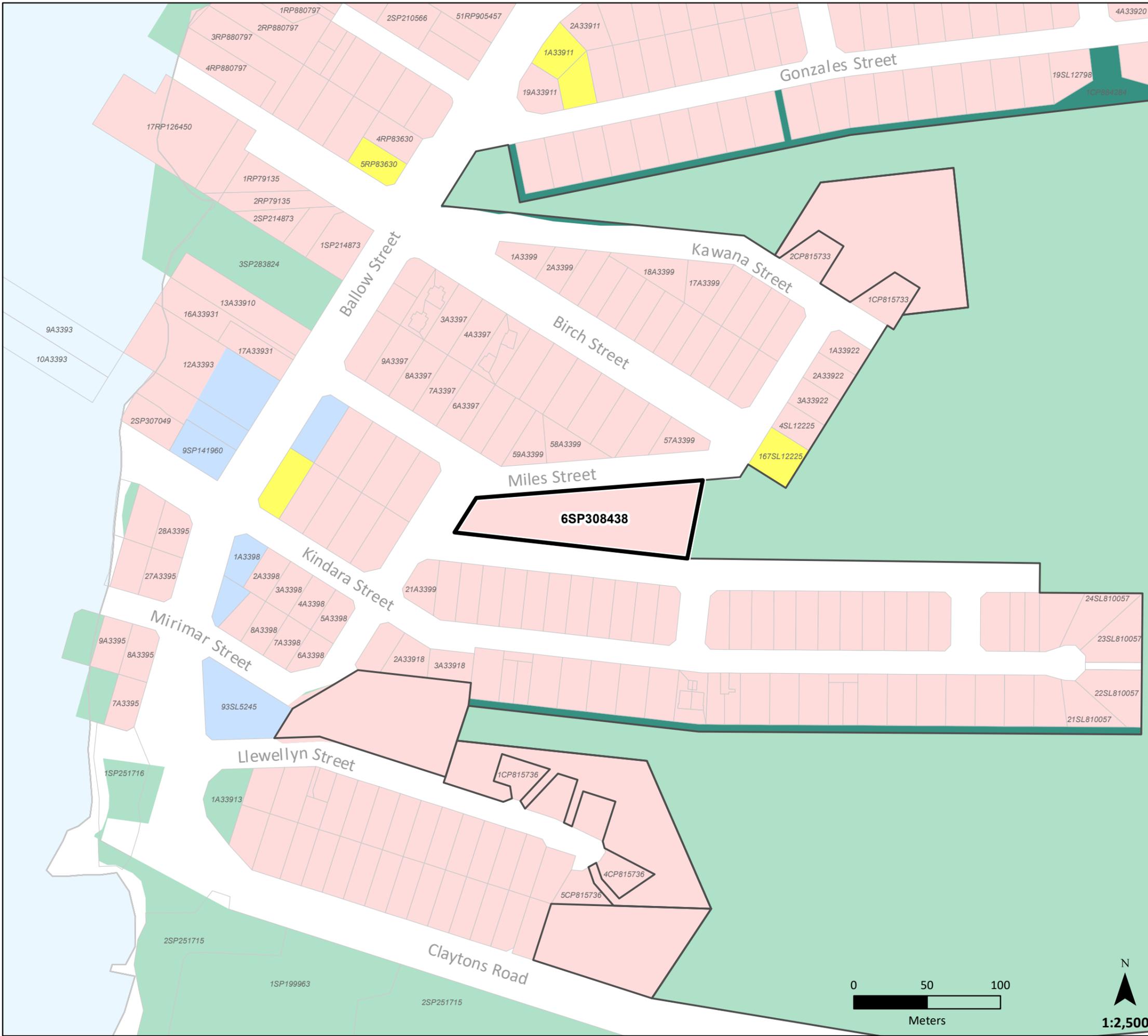


**Legend**

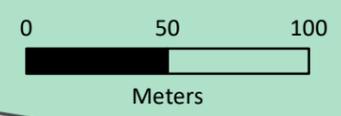
-  Quandamooka Land Aspirations Area
-  Lot 1 on SP304077
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone



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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

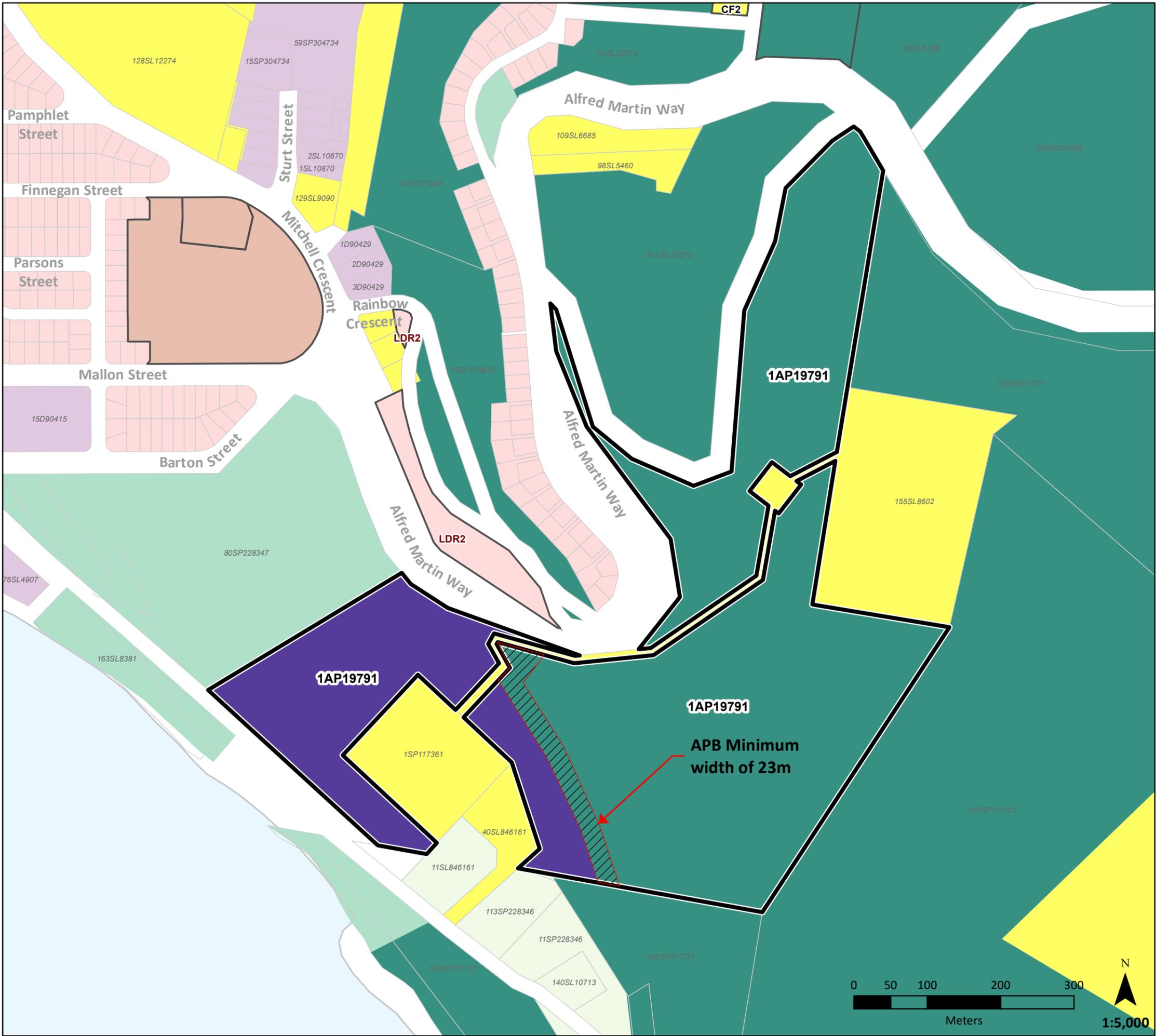


**1:2,500**





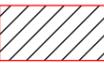
**TEMPORARY LOCAL  
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NO.1 (QUANDAMOOKA  
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ATTACHMENT A - DUNWICH  
(GUMPI) SITES - MAP 13**

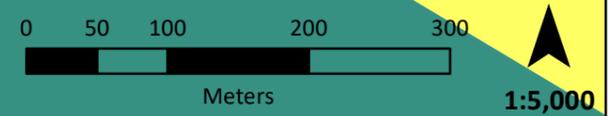
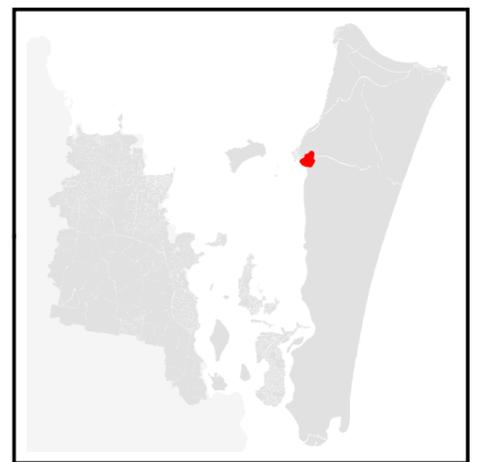


**Legend**

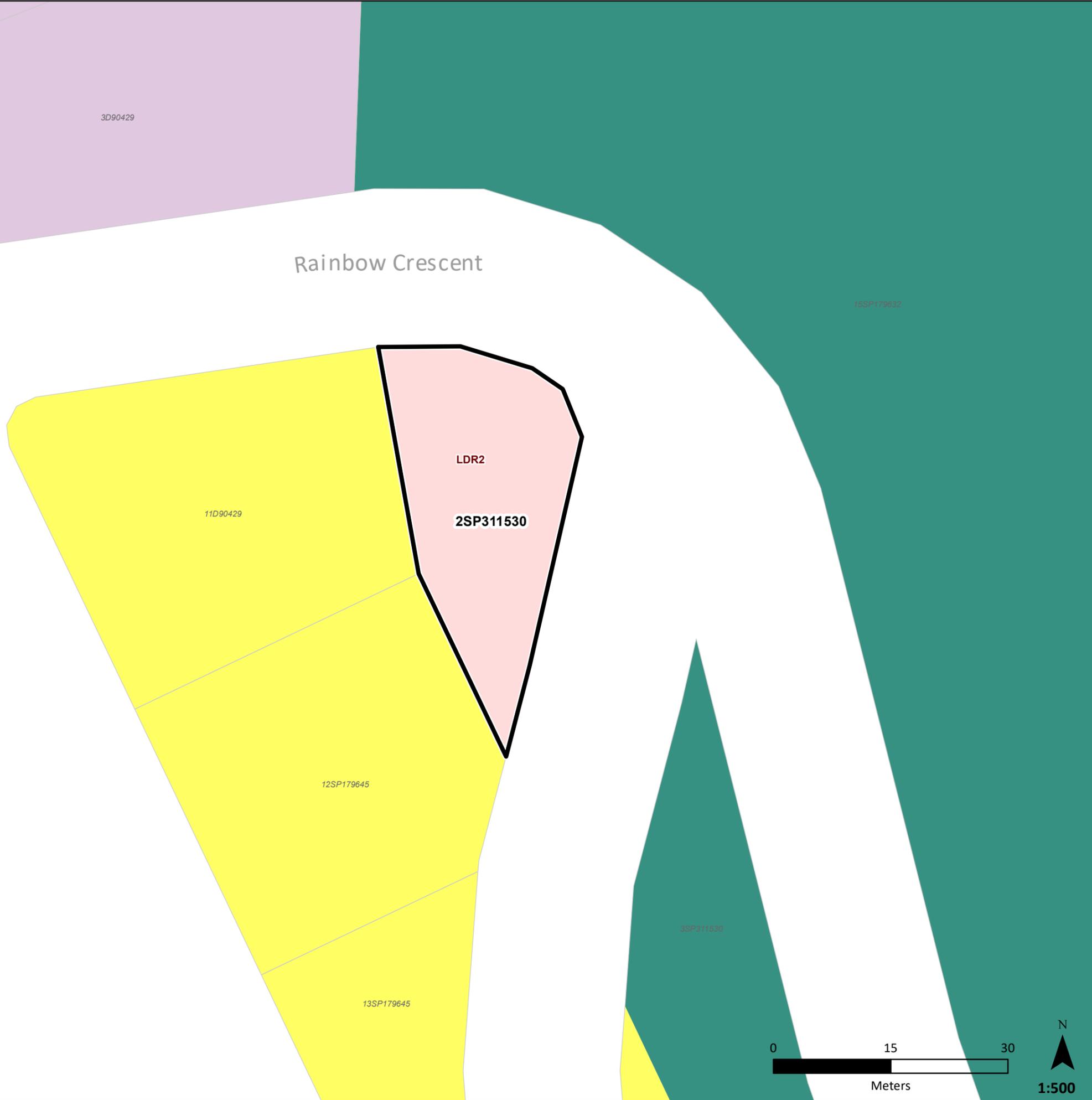
-  Quandamooka Land Aspirations Area
-  Lot 1 on AP19791 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Waterfront and Marine Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone
-  Rural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

**Asset Protection Buffer**

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

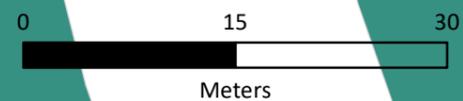


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NO.1 (QUANDAMOOKA  
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Redland City Plan 2018  
ATTACHMENT A - DUNWICH  
(GUMPI) SITES - MAP 14**



**Legend**

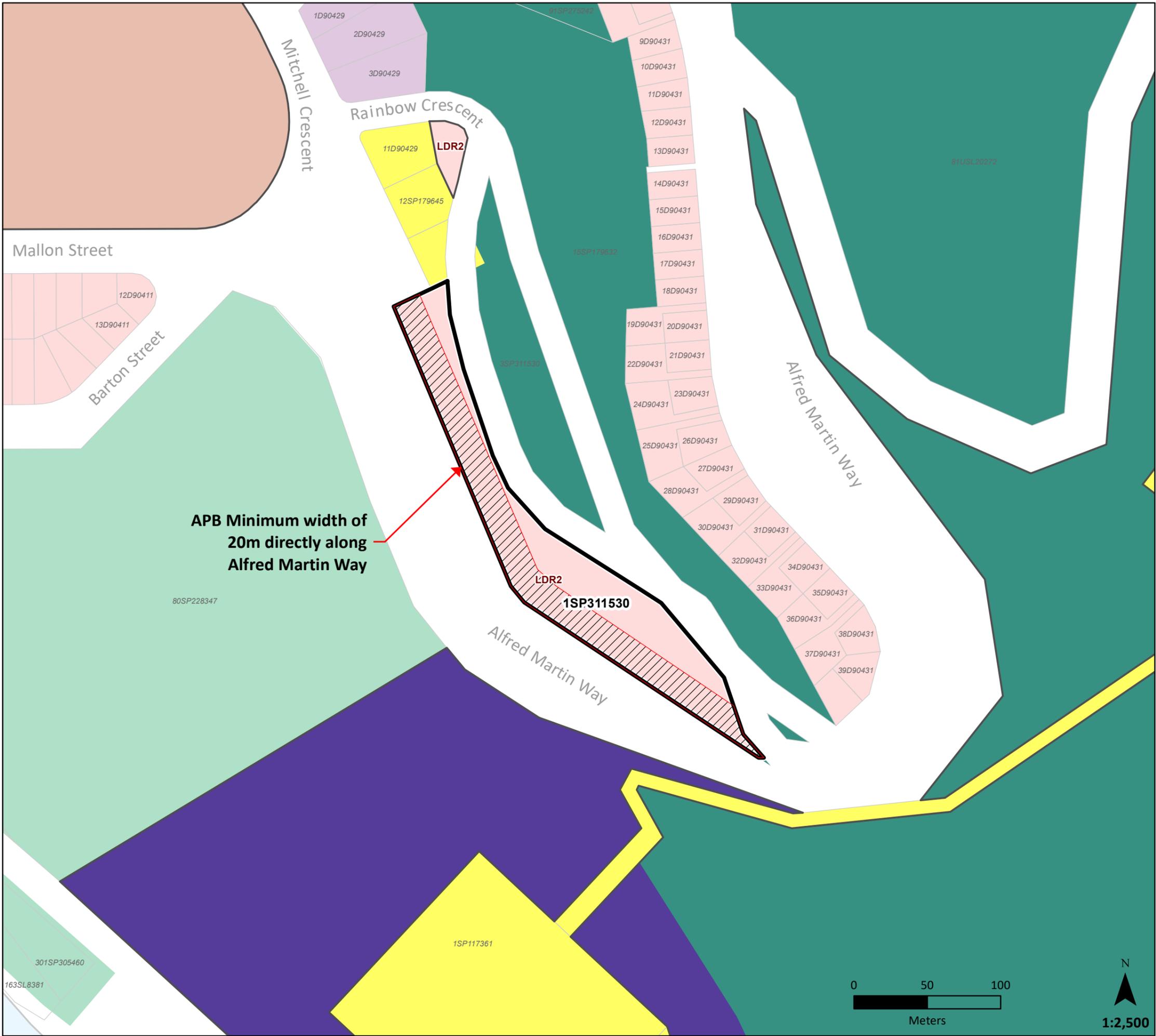
-  Quandamooka Land Aspirations Area
-  Lot 2 on SP311530
-  Property Boundaries
-  Low Density Residential Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
- LDR2** Zone Precinct



**1:500**



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ATTACHMENT A - DUNWICH  
(GUMPI) SITES - MAP 15**

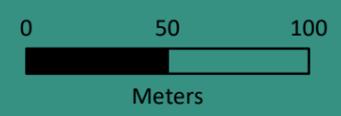


**Legend**

-  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

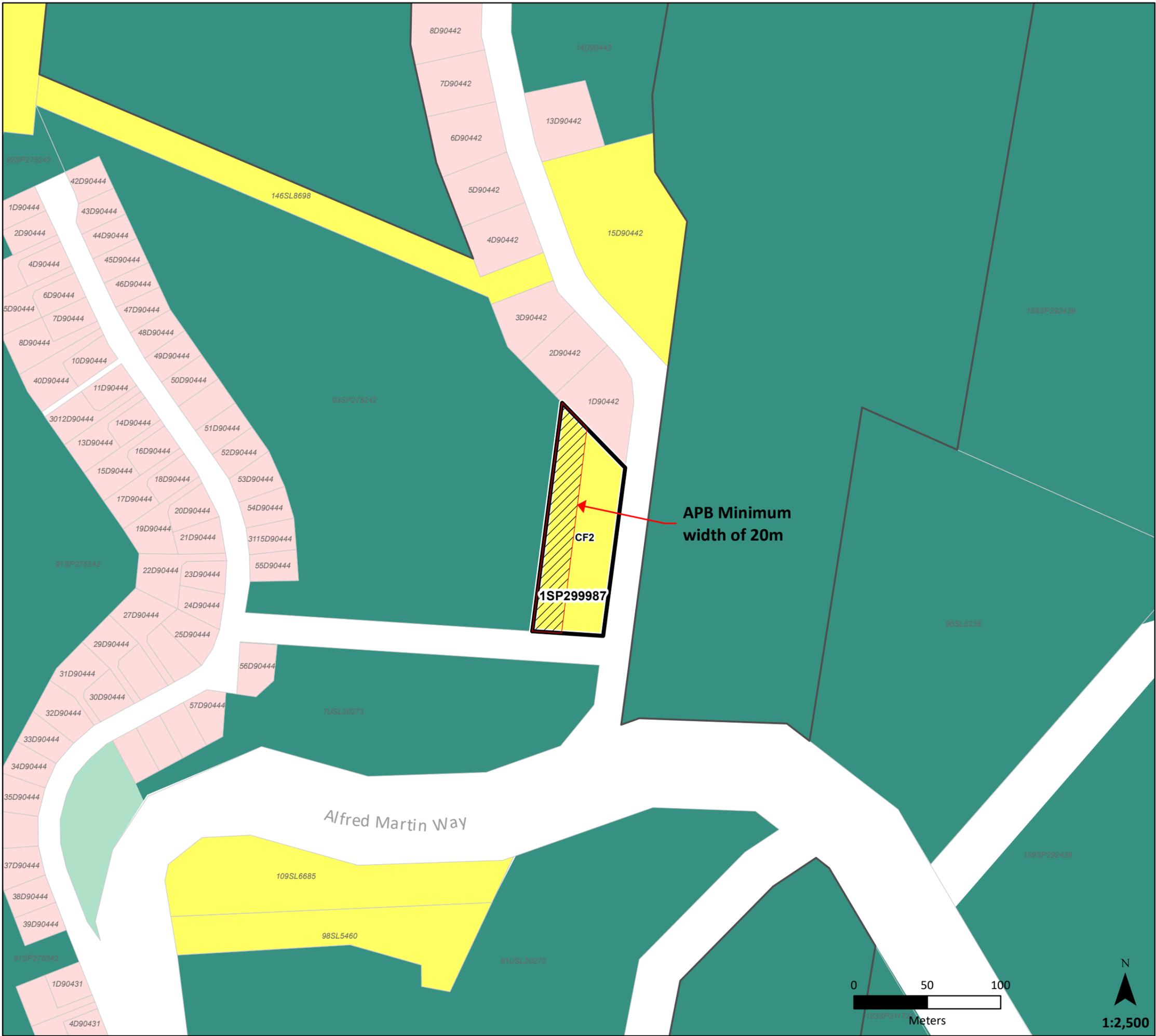
**Asset Protection Buffer**

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



**1:2,500**

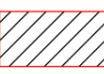
**TEMPORARY LOCAL  
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ATTACHMENT A - DUNWICH  
(GUMPI) SITES - MAP 16**



**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

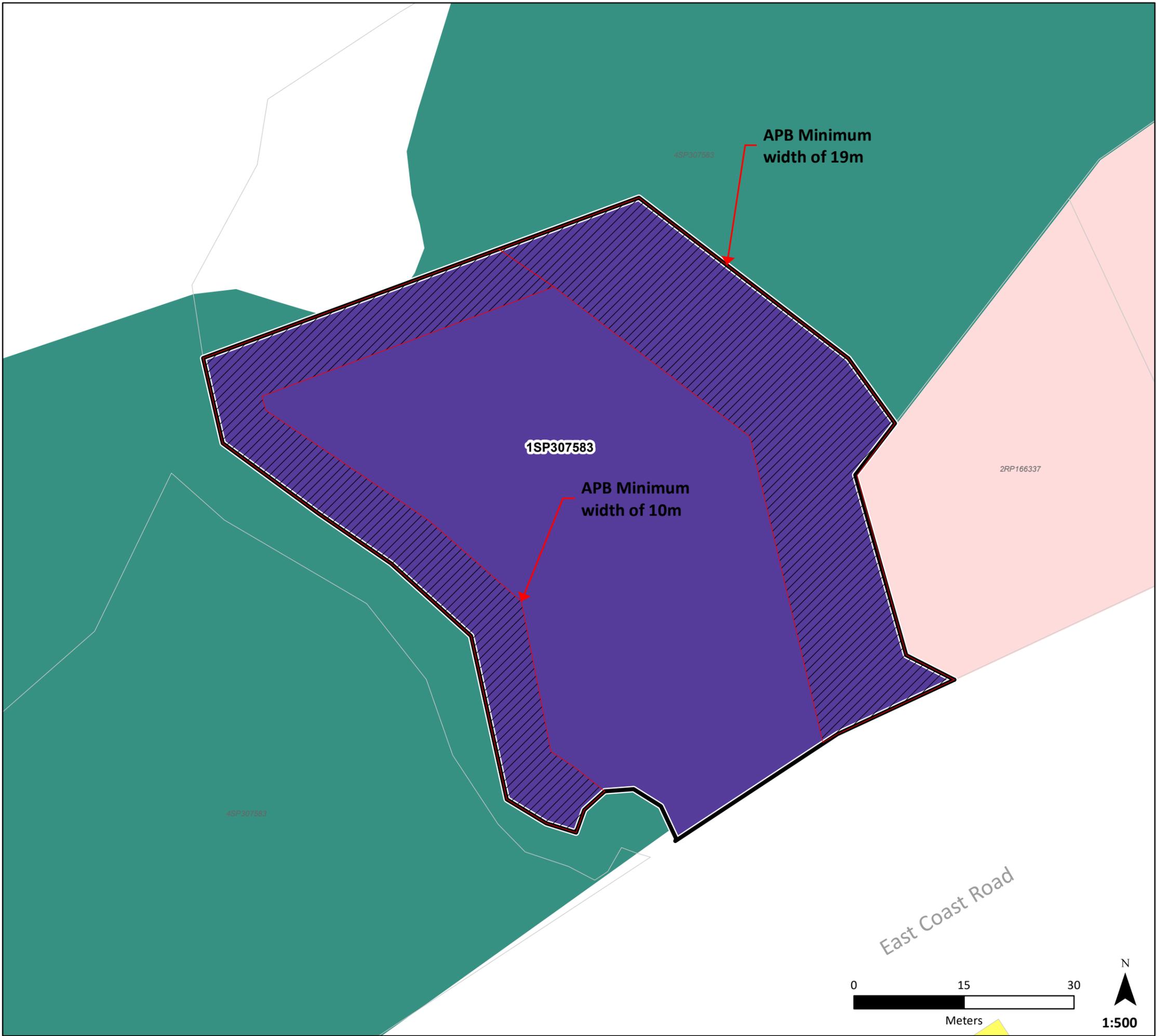
**Asset Protection Buffer**

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



**1:2,500**

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NO.1 (QUANDAMOOKA  
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ATTACHMENT A - DUNWICH  
(GUMPI) SITES - MAP 17**



**Legend**

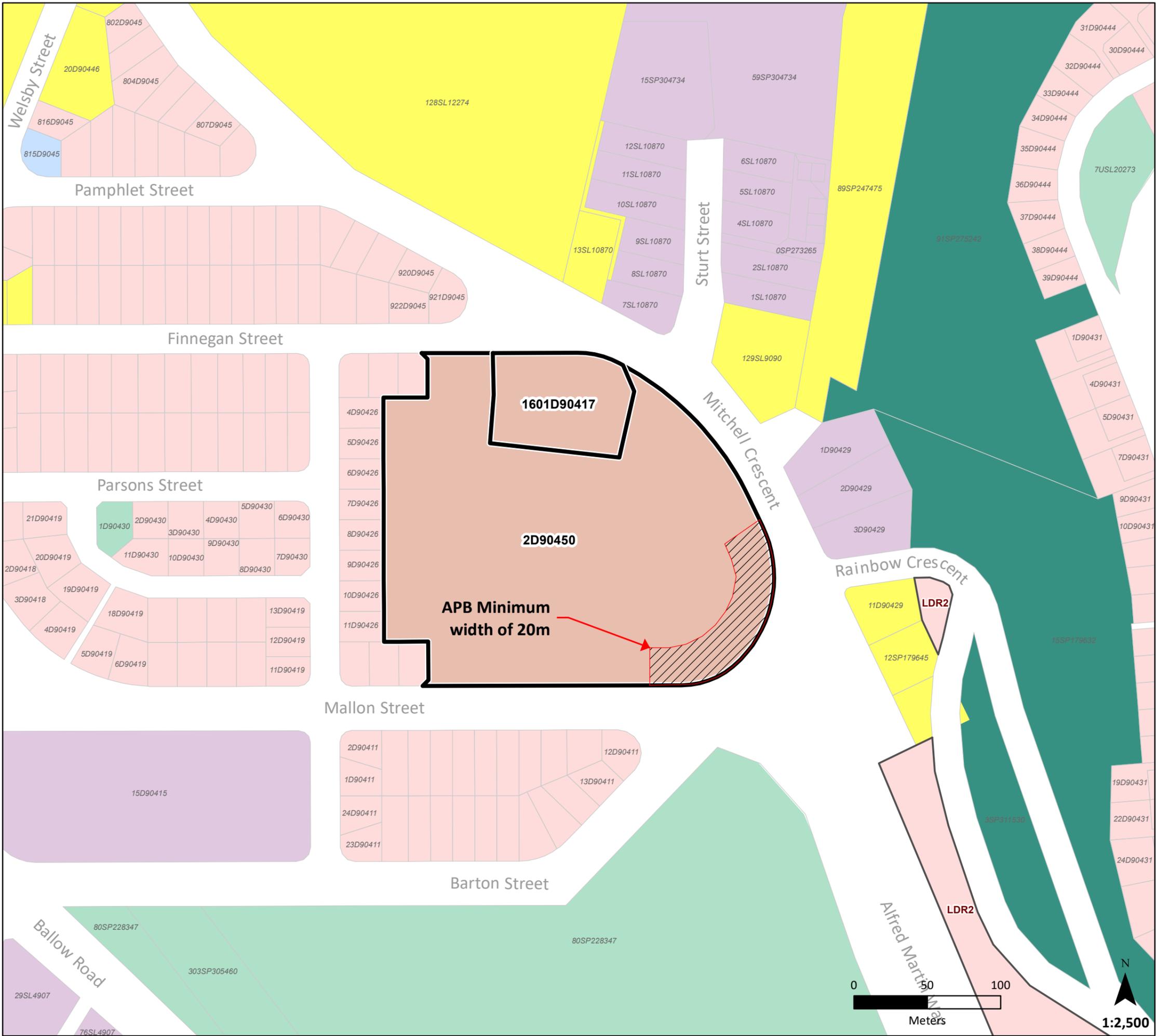
-  Quandamooka Land Aspirations Area
-  Lot 1 on SP307583 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Conservation Zone
-  Waterfront and Marine Industry Zone
-  Community Facilities Zone

**Asset Protection Buffer**

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



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ATTACHMENT A - DUNWICH  
(GUMPI) SITES - MAP 18**

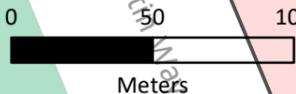


**Legend**

-  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

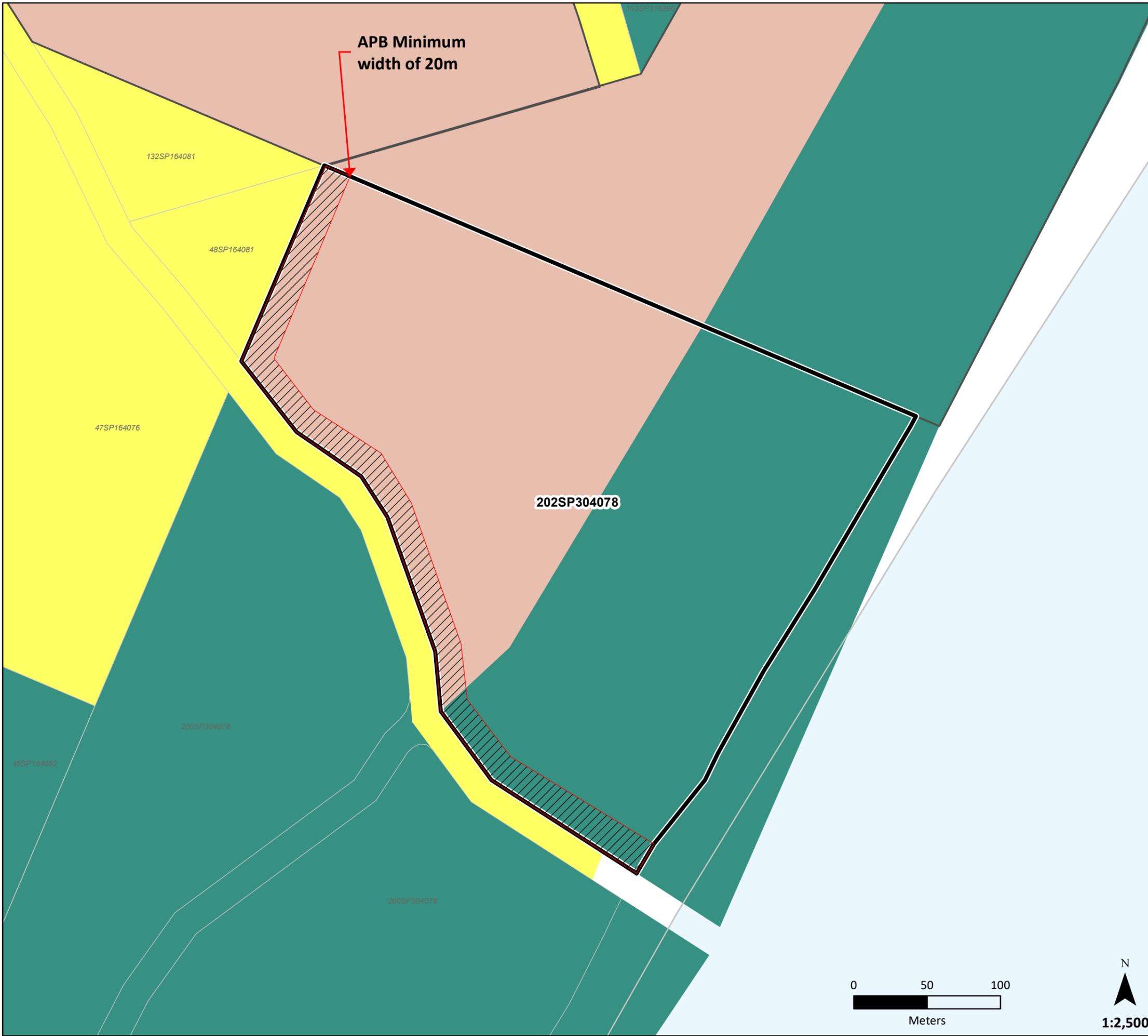
**Asset Protection Buffer**

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



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**TEMPORARY LOCAL  
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ATTACHMENT A - POINT LOOKOUT  
(MULUMBA) SITES - MAP 19**

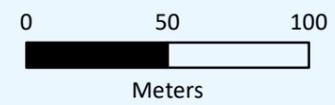


**Legend**

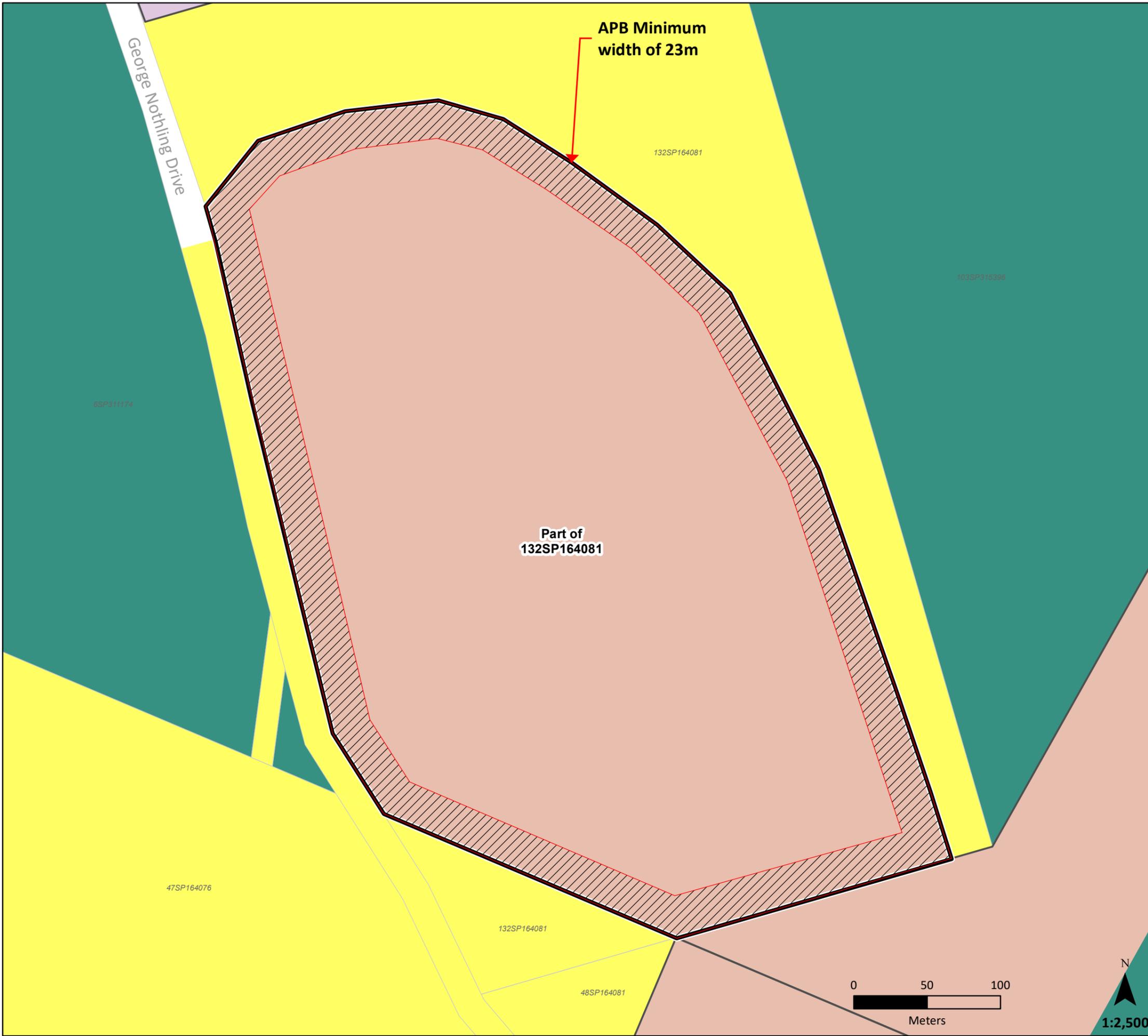
-  Quandamooka Land Aspirations Area
-  Lot 202 on SP304078 + APB
-  Property Boundaries
-  Conservation Zone
-  Community Facilities Zone
-  Emerging Community Zone

**Asset Protection Buffer**

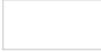
-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



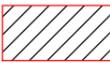
**TEMPORARY LOCAL  
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NO.1 (QUANDAMOOKA  
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ATTACHMENT A - POINT LOOKOUT  
(MULUMBA) SITES - MAP 20**

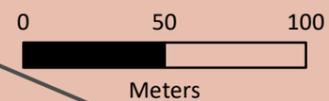
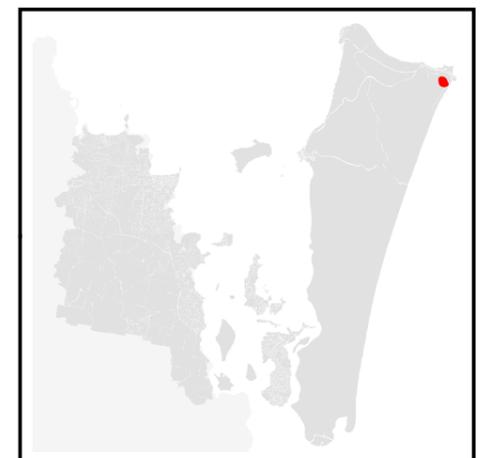


**Legend**

-  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

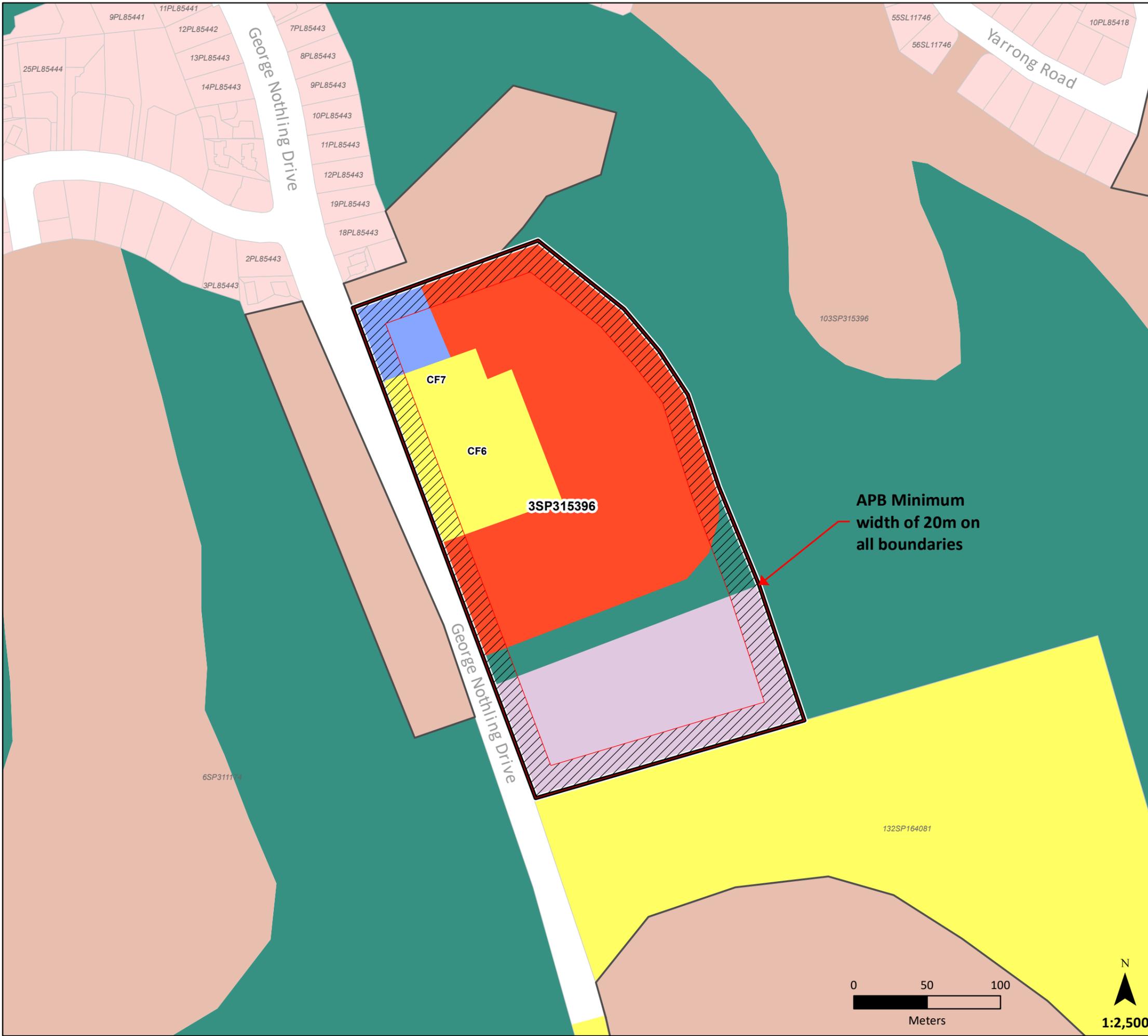
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-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



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ATTACHMENT A - POINT LOOKOUT  
(MULUMBA) SITES - MAP 21**

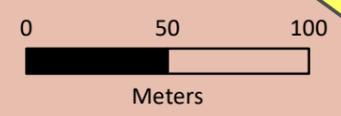


**Legend**

-  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**

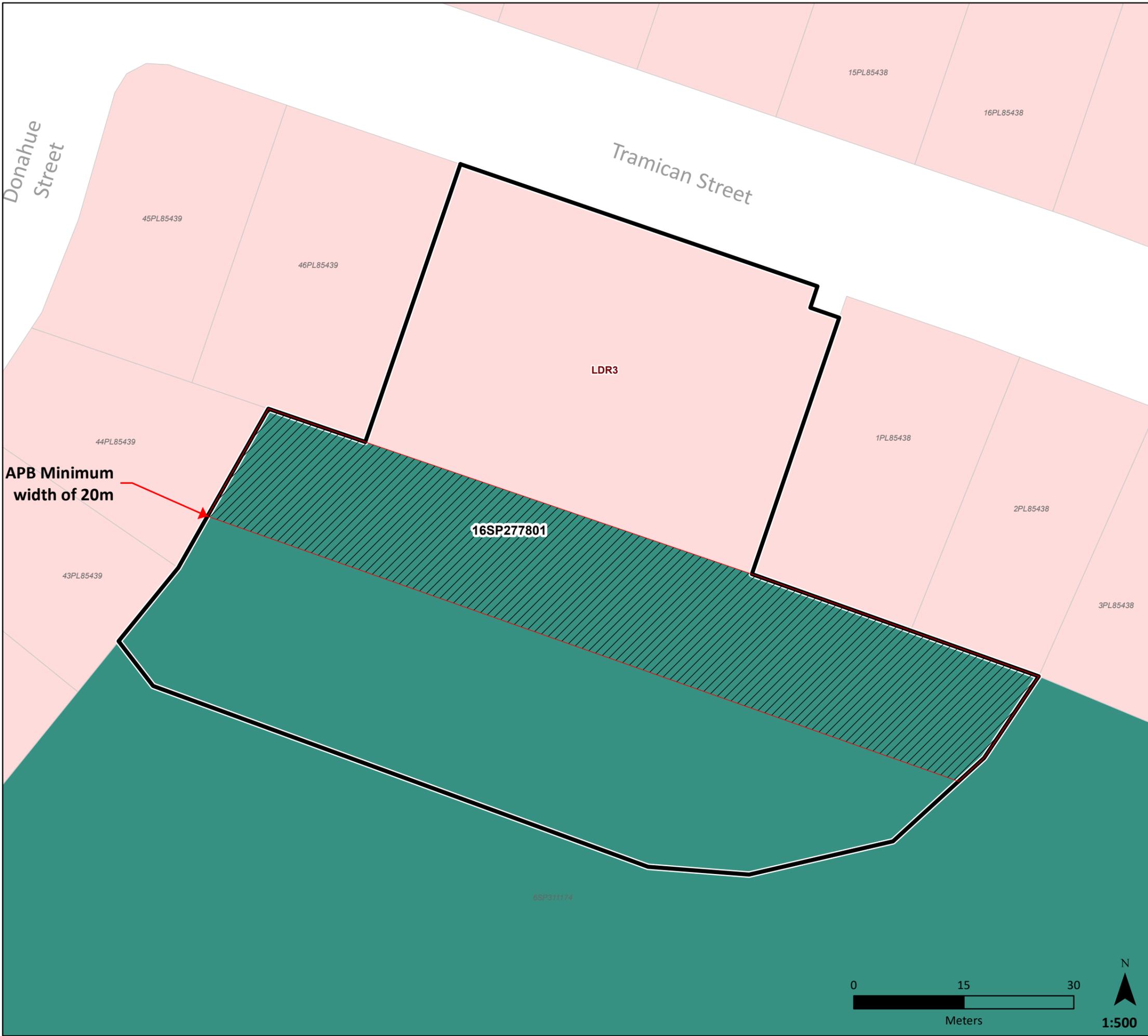
-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



1:2,500



**TEMPORARY LOCAL  
PLANNING INSTRUMENT  
NO.1 (QUANDAMOOKA  
LAND ASPIRATIONS) 2023  
Redland City Plan 2018  
ATTACHMENT A - POINT LOOKOUT  
(MULUMBA) SITES - MAP 22**

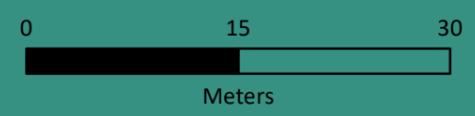


**Legend**

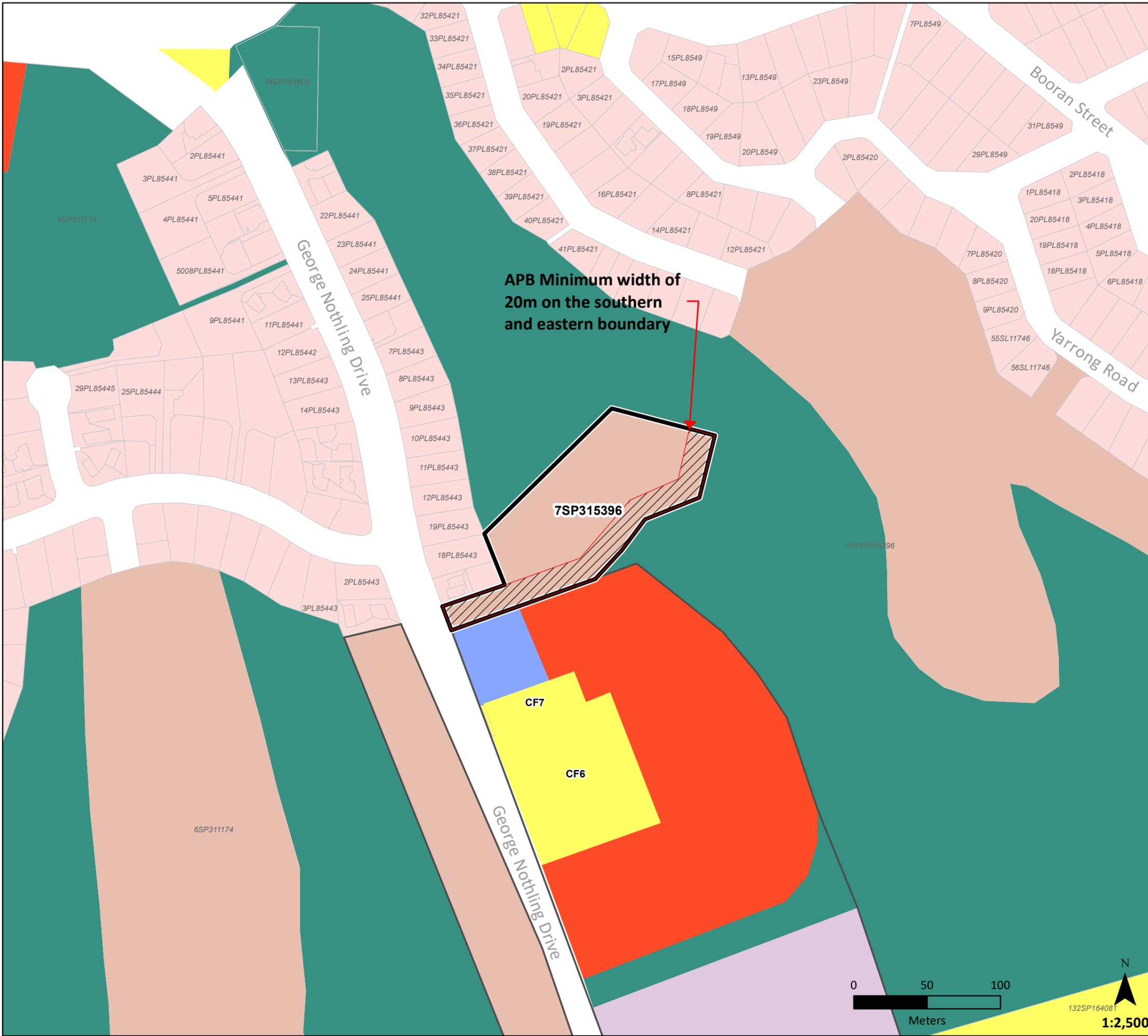
-  Quandamooka Land Aspirations Area
-  Lot 16 on SP277801 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Conservation Zone
- LDR3** Zone Precinct

**Asset Protection Buffer**

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



**TEMPORARY LOCAL  
PLANNING INSTRUMENT  
NO.1 (QUANDAMOOKA  
LAND ASPIRATIONS) 2023  
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

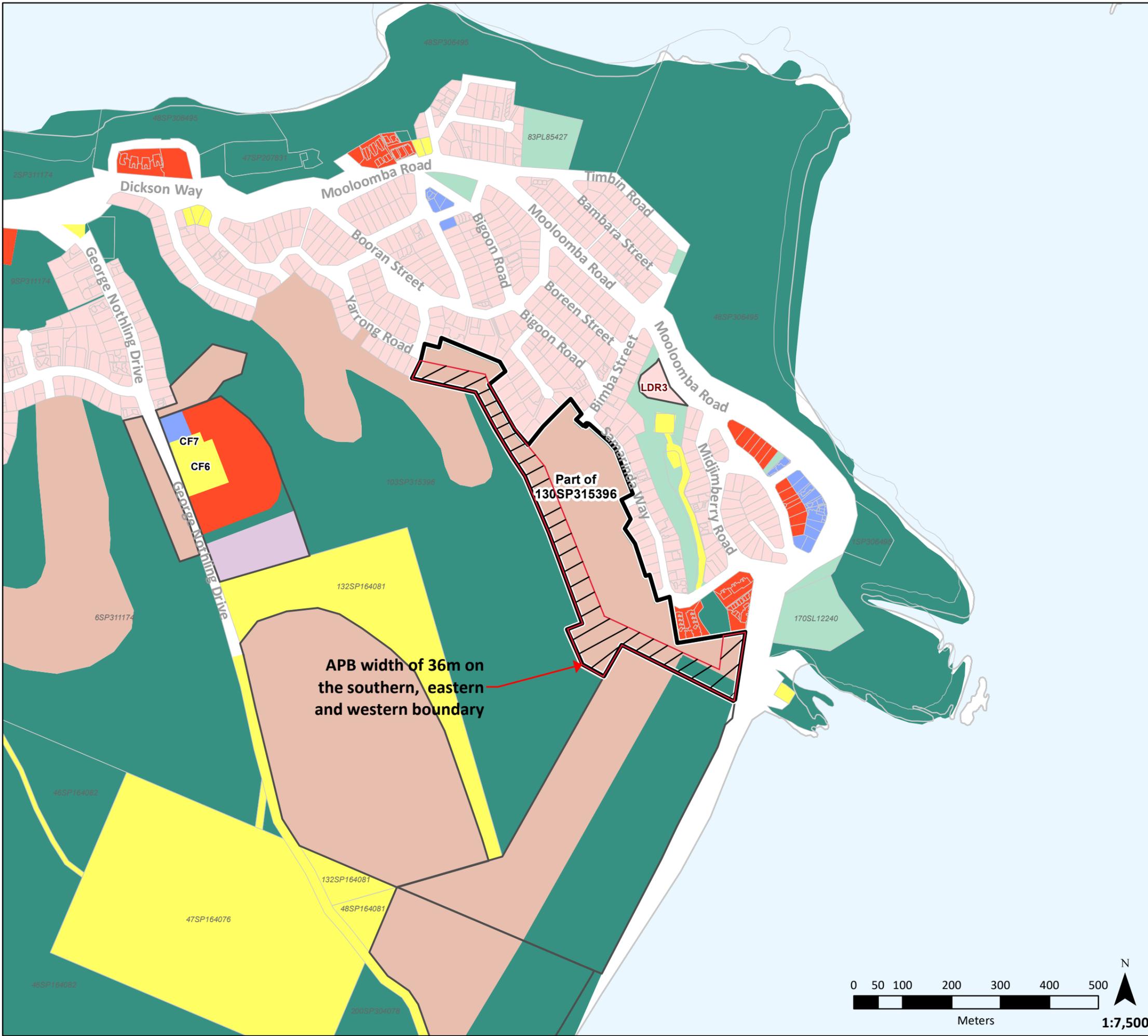
**Asset Protection Buffer**

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



132SP164081  
**1:2,500**

**TEMPORARY LOCAL  
PLANNING INSTRUMENT  
NO.1 (QUANDAMOOKA  
LAND ASPIRATIONS) 2023  
Redland City Plan 2018  
ATTACHMENT A - POINT LOOKOUT  
(MULUMBA) SITES - MAP 24**

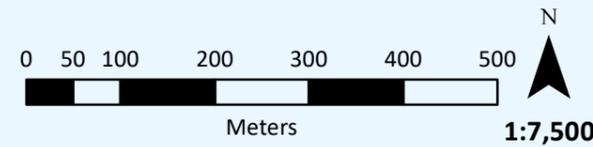


**Legend**

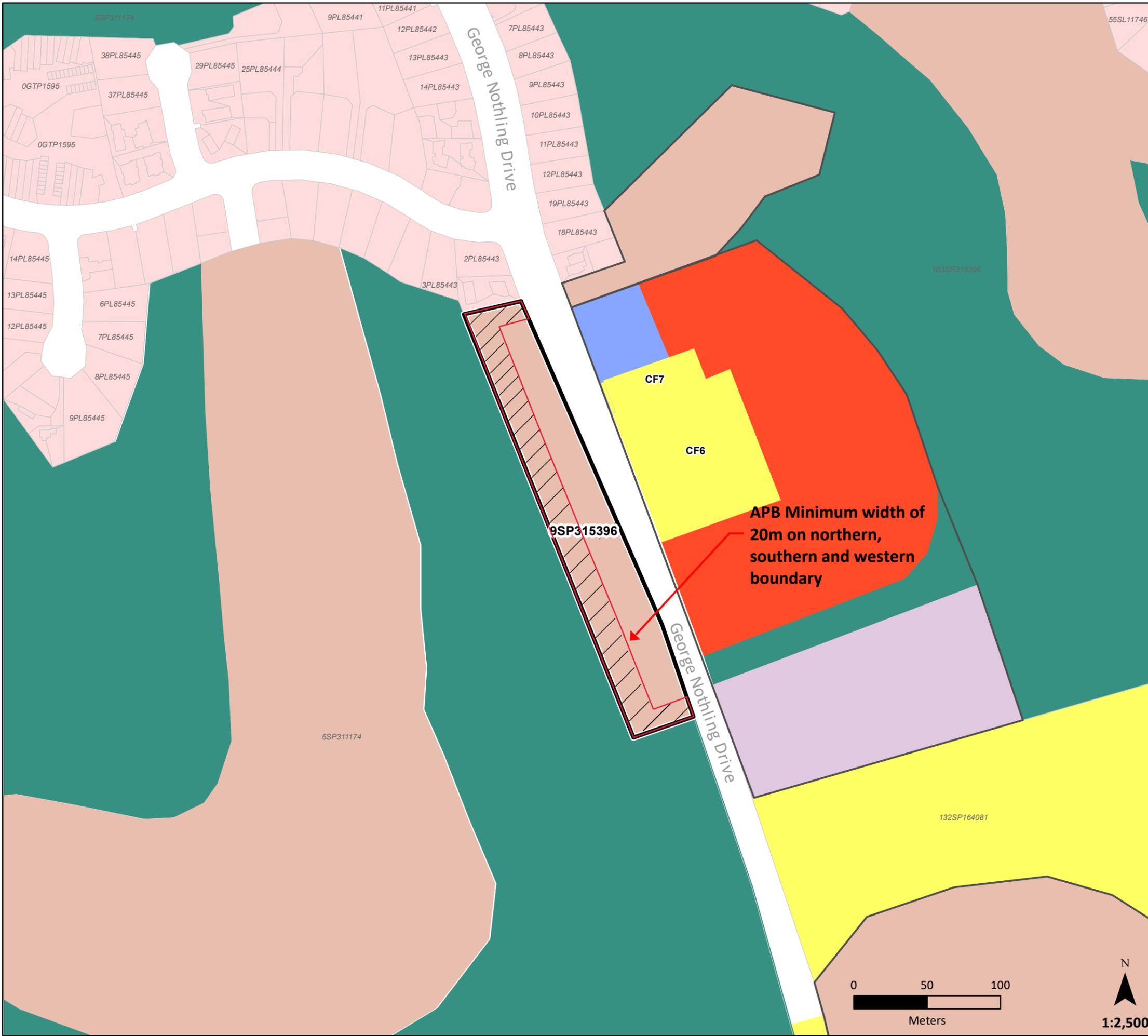
-  Quandamooka Land Aspirations Area
-  Part of Lot 130 on SP315396 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Tourist Accommodation Zone
-  Local Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging 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.1 (QUANDAMOOKA  
LAND ASPIRATIONS) 2023  
Redland City Plan 2018  
ATTACHMENT A - POINT LOOKOUT  
(MULUMBA) SITES - MAP 25**

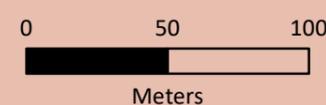


**Legend**

-  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)



**1:2,500**

**TEMPORARY LOCAL  
PLANNING INSTRUMENT  
NO.1 (QUANDAMOOKA  
LAND ASPIRATIONS) 2023  
Redland City Plan 2018  
ATTACHMENT A - POINT LOOKOUT  
(MULUMBA) SITES - MAP 26**

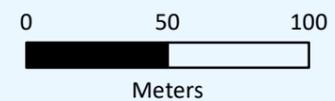


**Legend**

-  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**

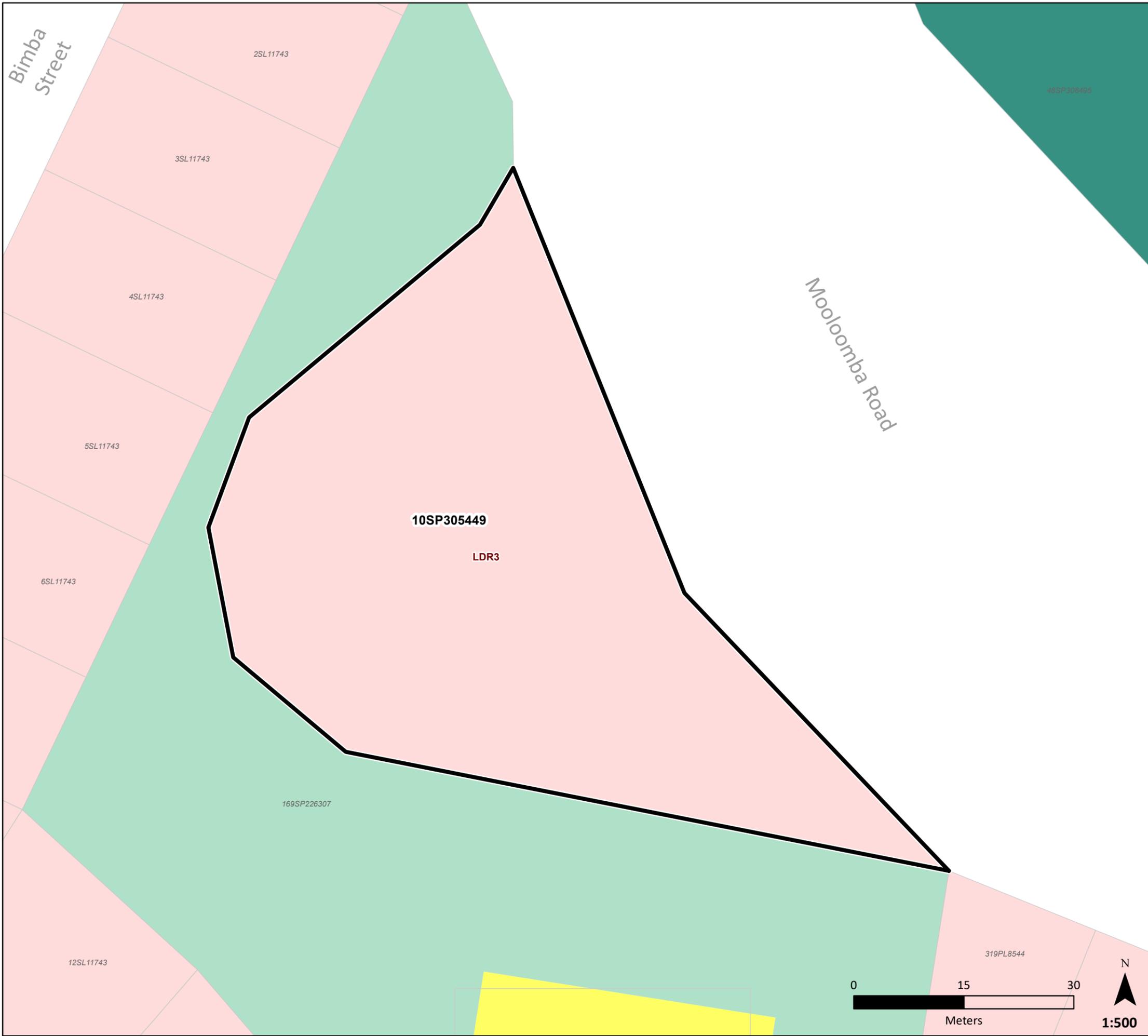
-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



1:2,500



**TEMPORARY LOCAL  
PLANNING INSTRUMENT  
NO.1 (QUANDAMOOKA  
LAND ASPIRATIONS) 2023  
Redland City Plan 2018  
ATTACHMENT A - POINT LOOKOUT  
(MULUMBA) SITES - MAP 27**

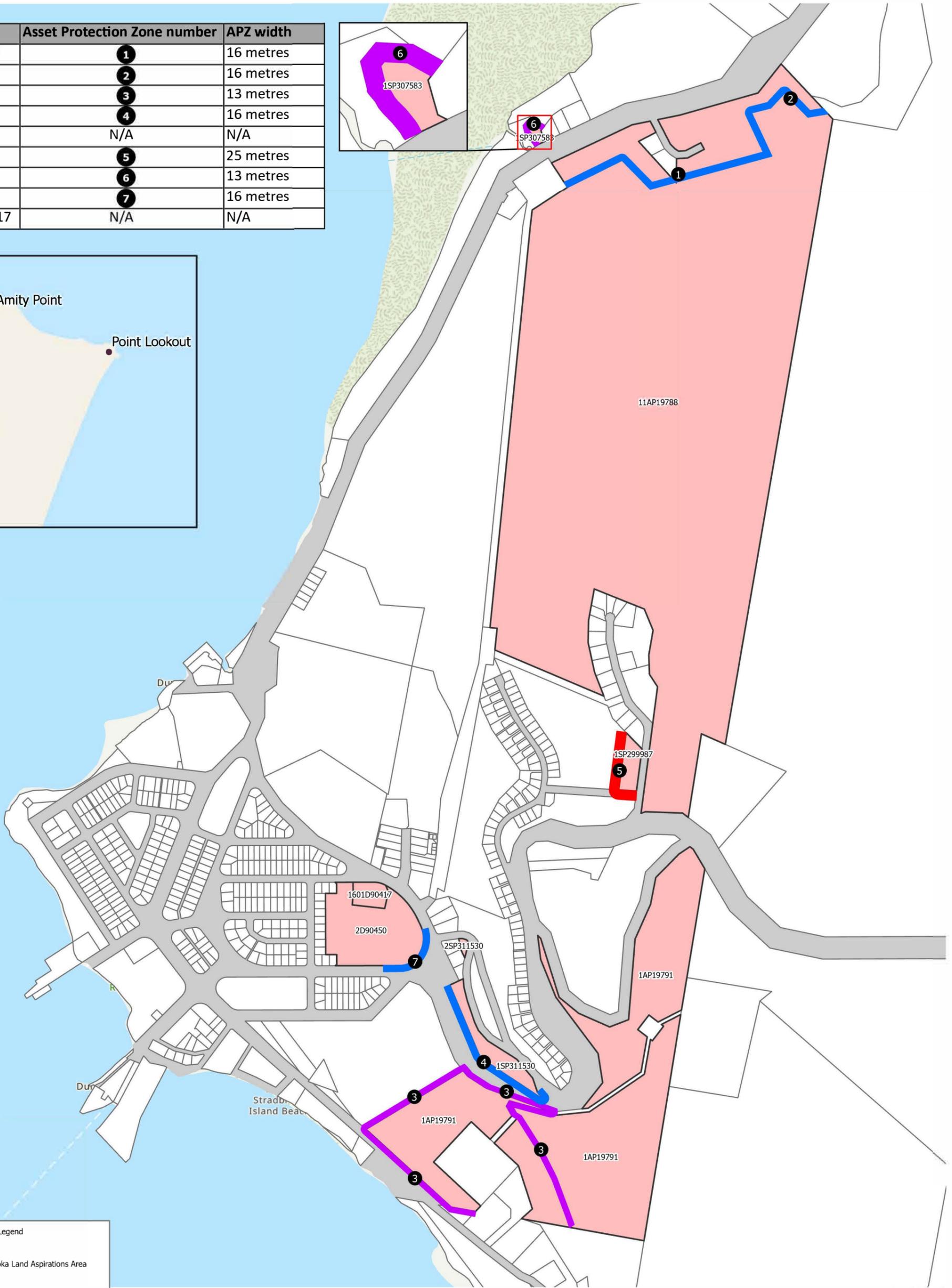
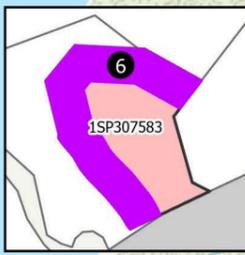


**Legend**

-  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

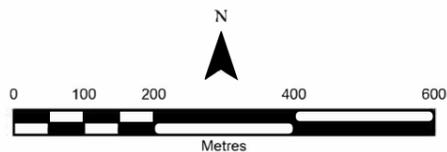


Lot/Plan	Asset Protection Zone number	APZ width
11AP19788	1	16 metres
11AP19788	2	16 metres
1AP19791	3	13 metres
1SP311530	4	16 metres
2SP311530	N/A	N/A
1SP299987	5	25 metres
1SP307583	6	13 metres
2D90450	7	16 metres
1601 D90417	N/A	N/A



Legend

- Quandamooka Land Aspirations Area
- Asset Protection Zone
- Asset Protection Zone (25m wide)
- Asset Protection Zone (16m wide)
- Asset Protection Zone (13m wide)



Map created at: A3  
 PCS: GDA2020 MGA Zone 56  
 Coordinate system: GDA2020  
 Datum: GDA2020  
 Projection: Transverse Mercator

**TEMPORARY LOCAL PLANNING INSTRUMENT  
 NO.1 (QUANDAMOOKA LAND ASPIRATIONS) 2023  
 Redland City Plan 2018  
 Attachment A – Dunwich (Gumpi) Sites – Map 28**

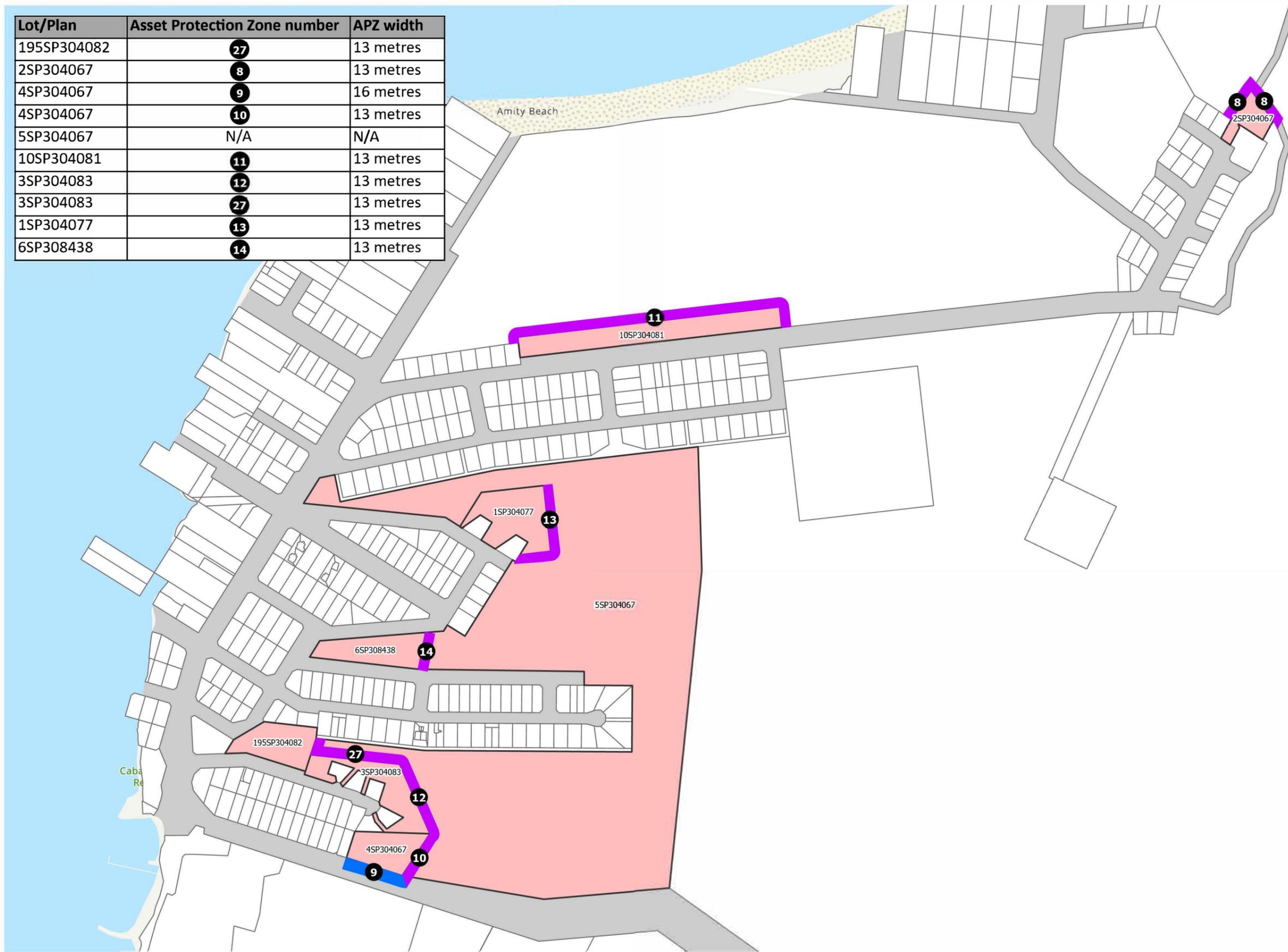
Map produced by the Department of State  
 Development, Infrastructure, Local Government and Planning



Department of State Development, Infrastructure, Local Government and Planning

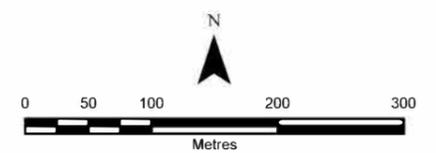


Lot/Plan	Asset Protection Zone number	APZ width
195SP304082	27	13 metres
2SP304067	8	13 metres
4SP304067	9	16 metres
4SP304067	10	13 metres
5SP304067	N/A	N/A
10SP304081	11	13 metres
3SP304083	12	13 metres
3SP304083	27	13 metres
1SP304077	13	13 metres
6SP308438	14	13 metres



Legend

- Quandamooka Land Aspirations Area
- Asset Protection Zone
- Asset Protection Zone (16m wide)
- Asset Protection Zone (13m wide)

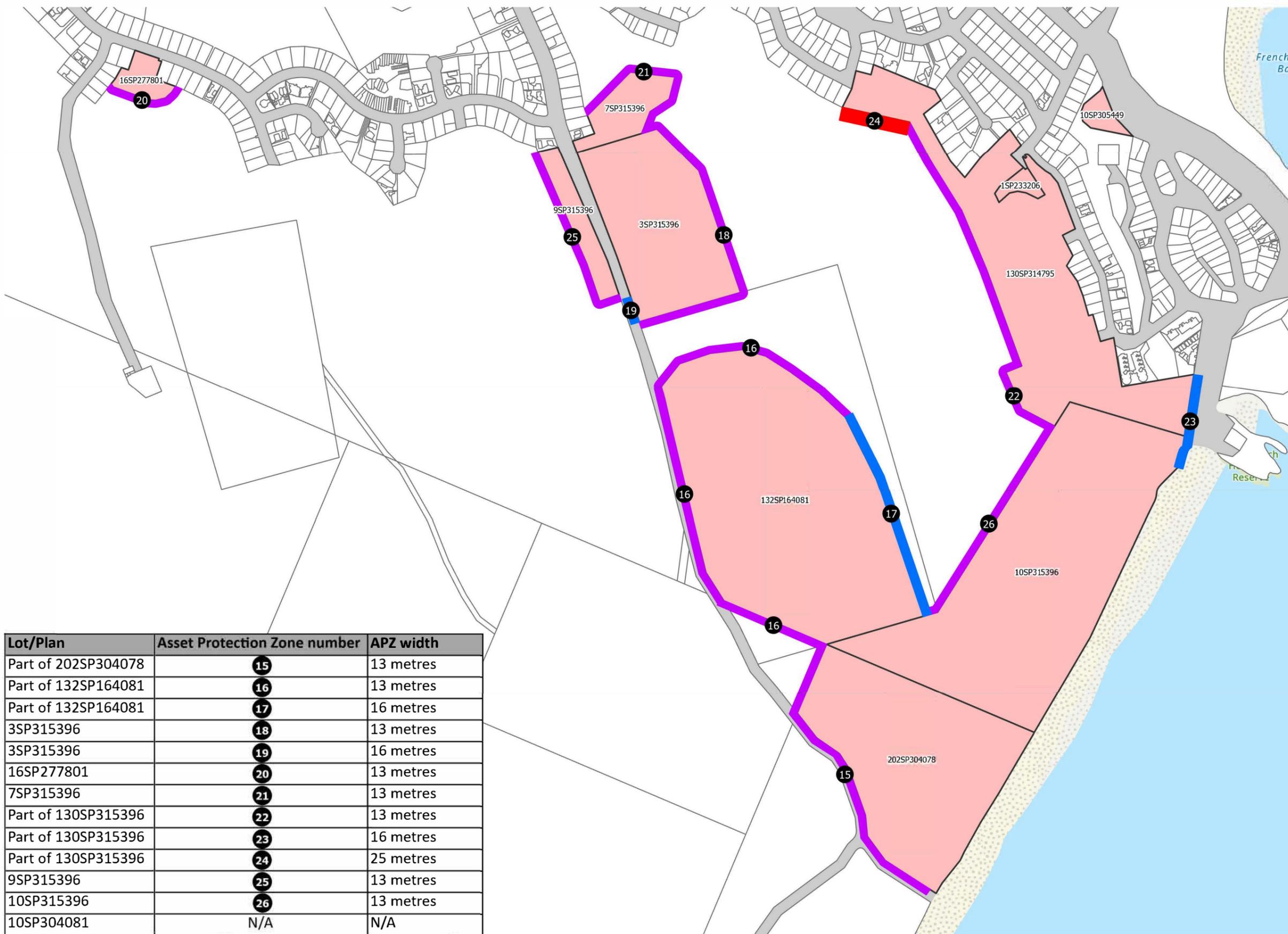


Map created at: A3

Projection: GDA2020 MGA Zone 56  
Coordinate system: GDA2020  
Datum: GDA2020  
Projection: Transverse Mercator

Map produced by the Department of State Development,  
Infrastructure, Local Government and Planning  
Spatial Services Unit, 6/09/2023

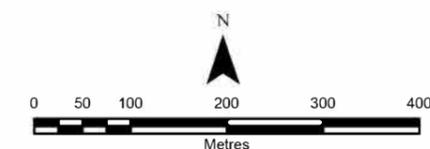




Legend

- Quandamooka Land Aspirations Area
- Asset Protection Zone
- Asset Protection Zone (25m wide)
- Asset Protection Zone (16m wide)
- Asset Protection Zone (13m wide)

Lot/Plan	Asset Protection Zone number	APZ width
Part of 202SP304078	15	13 metres
Part of 132SP164081	16	13 metres
Part of 132SP164081	17	16 metres
3SP315396	18	13 metres
3SP315396	19	16 metres
16SP277801	20	13 metres
7SP315396	21	13 metres
Part of 130SP315396	22	13 metres
Part of 130SP315396	23	16 metres
Part of 130SP315396	24	25 metres
9SP315396	25	13 metres
10SP315396	26	13 metres
10SP304081	N/A	N/A



Map created at: A3

Projection: GDA2020 MGA Zone 56  
Coordinate system: GDA2020  
Datum: GDA2020  
Projection: Transverse Mercator

Map produced by the Department of State Development,  
Infrastructure, Local Government and Planning  
Spatial Services Unit, 5/09/2023



**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 <b>Attachment C</b>.</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 Asset Protection Zone for certain lots listed in **Attachment D**
- (b) additional bushfire management requirements for specific lots.

## 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
<b>All lots in the Quandamooka Land Aspirations Area shown on Attachment A</b>	<b>PO1</b> Development is designed and undertaken to provide adequate protection to address the bushfire hazard on the site.	<p>For lots with an Asset Protection Buffer in accordance with <b>Attachment A</b>, either A01 or A02 is achieved for the development.</p> <p>For lots without an Asset Protection Buffer in accordance with <b>Attachment A</b>, A02 is achieved for the development.</p> <p><b>A01</b> An Asset Protection Buffer in accordance with <b>Attachment A</b> is established and maintained that meets all of the following requirements:</p>

Relevant land	Performance outcome	Acceptable outcome
		<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> <p>Note: The technical document Bushfire Resilient Communities provides guidance on these matters.</p> <hr/> <p><b>A02</b> An Asset Protection Zone in accordance with <b>Attachment A</b> is established and maintained that meets the requirements of <b>Attachment D</b> and all of the following requirements:</p> <p>(a) the Asset Protection Zone 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 Zone is low hazard and</p> <p>(c) sufficient evidence is provided that the Asset Protection Zone will be maintained to achieve an outcome that native vegetation in the Asset Protection Zone is low hazard for the duration of the development.</p> <p>Note: The technical document Bushfire Resilient Communities provides guidance on these matters.</p>

Relevant land	Performance outcome	Acceptable outcome
	<p><b>PO2</b> Development:</p> <ul style="list-style-type: none"> <li>i. incorporates bushfire hazard mitigation measures that: <ul style="list-style-type: none"> <li>a. include formalised perimeter roads and</li> <li>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</li> </ul> </li> <li>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%.</li> </ul>	No acceptable outcome provided.
<b>Specific Lot Performance Outcomes</b>		
<p><b>Part of Lot 132 on SP164081</b></p>	<p>Development maintains connectivity to George Nothling Drive to ensure any future structures are not exposed to radiant heat levels greater than 29kW/m2.</p>	No acceptable outcome provided.
<p><b>Lot 7 on SP315396</b></p>	<p>Development achieves the following:</p> <ul style="list-style-type: none"> <li>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</li> <li>ii. Alignment of the Asset Protection Buffer is in</li> </ul>	No acceptable outcome provided.

Relevant land	Performance outcome	Acceptable outcome
	<p>accordance with <b>Attachment A</b>; and</p> <p>iii. Any cul-de-sac must have secondary access to the perimeter road; and</p> <p>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.</p>	
		
<p><b>Lot 9</b> <b>SP315396</b></p>	<p>on 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).</p>	<p>No acceptable outcome provided.</p>
<p><b>Lot 10</b> <b>SP315396</b></p>	<p>on Development ensures dual access/egress to a formal site perimeter road can be achieved.</p>	<p>No acceptable outcome provided.</p>

## **Attachment D - Description of Asset Protection Zones**

**Table 3 Description of Asset Protection Zones**

<b>Column 1</b> <b>Quandamooka Land Aspirations Area Site</b>	<b>Column 2</b> <b>Dependent Asset Protection Zone</b> <small>(Note: Refer to Attachment A for Maps of Asset Protection Zones)</small>	<b>Column 3</b> <b>Width of Asset Protection Zone</b>	<b>Column 4</b> <b>Requirement</b>
<b>Dunwich (Gumpi) sites</b>			
Lot 11 on AP19788	Asset Protection Zone 1 Asset Protection Zone 2	16 metres 16 metres	<ol style="list-style-type: none"> <li>1. Maintain overall fuel hazard at Low by using mechanical hazard reduction using forestry mulchers, brushcutters in locations of very high risk, to reduce near surface and elevated fuels within Asset Protection Zone.</li> <li>2. Desired outcome: open forest with reduced fuel understorey strip; no elevated fuels, ground cover and grasses reduced to &lt;10 cm height.</li> <li>3. Clearing to 1 – 3 metres (depending on slope) around large trees (generally 30cm diameter Brushbox, Scribbly Gum, Cypress) to reduce laddering potential and canopy impact.</li> <li>4. Development ensures dual access/egress can be achieved.</li> </ol>
Lot 1 on AP19791	Asset Protection Zone 3	13 metres	
Lot 1 on SP311530	Asset Protection Zone 4	16 metres	
Lot 2 on SP311530	N/A	N/A	
Lot 1 on SP299987	Asset Protection Zone 5	25 metres	
Lot 1 on SP307583	Asset Protection Zone 6	13 metres	
Lot 2 on D90450	Asset Protection Zone 7	16 metres	
Lot 1601 on D90417	N/A	N/A	
<b>Amity (Pulan Pulan) sites</b>			
Lot 195 on SP304082	Asset Protection Zone 27	13 metres	<ol style="list-style-type: none"> <li>1. Maintain overall fuel hazard at Low by using mechanical hazard reduction using forestry mulchers, brushcutters in locations of very high risk, to reduce near surface and elevated fuels within Asset Protection Zone.</li> <li>2. Desired outcome: open forest with reduced fuel understorey strip; no elevated fuels, ground cover and grasses reduced to &lt;10 cm height.</li> <li>3. Clearing to 1 – 3 metres (depending on slope) around large trees (generally 30cm diameter Brushbox, Scribbly Gum, Cypress) to reduce laddering potential and canopy impact.</li> <li>4. Development ensures dual access/egress can be achieved.</li> </ol>
Lot 2 on SP304067	Asset Protection Zone 8	13 metres	
Lot 4 on SP304067	Asset Protection Zone 9 Asset Protection Zone 10	16 metres 13 metres	
Lot 5 on SP304067	N/A	N/A	
Lot 10 on SP304081	Asset Protection Zone 11	13 metres	
Lot 3 on SP304083	Asset Protection Zone 12 Asset Protection Zone 27	13 metres 13 metres	
Lot 1 on SP304077	Asset Protection Zone 13	13 metres	
Lot 6 on SP308438	Asset Protection Zone 14	13 metres	
<b>Point Lookout (Mulumba) sites</b>			
Part of Lot 202 on SP304078	Asset Protection Zone 15	13 metres	

Column 1 Quandamooka Land Aspirations Area Site	Column 2 Dependent Asset Protection Zone (Note: Refer to Attachment A for Maps of Asset Protection Zones)	Column 3 Width of Asset Protection Zone	Column 4 Requirement
Part Lot 132 on SP164081	Asset Protection Zone 16 Asset Protection Zone 17	13 metres 16 metres	<ol style="list-style-type: none"> <li>1. Maintain overall fuel hazard at Low by using mechanical hazard reduction using forestry mulchers, brushcutters in locations of very high risk, to reduce near surface and elevated fuels within Asset Protection Zone.</li> <li>2. Desired outcome: open forest with reduced fuel understorey strip; no elevated fuels, ground cover and grasses reduced to &lt;10 cm height.</li> <li>3. Clearing to 1 – 3 metres (depending on slope) around large trees (generally 30cm diameter Brushbox, Scribbly Gum, Cypress) to reduce laddering potential and canopy impact.</li> <li>4. Development ensures dual access/egress can be achieved.</li> </ol>
Lot 3 on SP315396	Asset Protection Zone 18 Asset Protection Zone 19	13 metres 16 metres	
Lot 16 on SP277801	Asset Protection Zone 20	13 metres	
Lot 7 on SP315396	Asset Protection Zone 21	13 metres	
Part of Lot 130 on SP315396	Asset Protection Zone 22 Asset Protection Zone 23 Asset Protection Zone 24	13 metres 16 metres 25 metres	
Lot 9 on SP315396	Asset Protection Zone 25	13 metres	
Lot 10 on SP315396	Asset Protection Zone 26	13 metres	
Lot 10 on SP304081	N/A	N/A	