

TEMPORARY LOCAL PLANNING INSTRUMENT NO. 01 OF 2022

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 01/2022 – 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 until 13 September 2023, unless otherwise repealed sooner.

4.2 In accordance with section 9(3)(a) of the Planning Act, the effective day for the proposed TLPI is the day on which public notice of the proposed 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


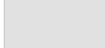
Refer to Attachment A – Maps of Quandamooka Land Aspirations Area and Asset Protection Buffers

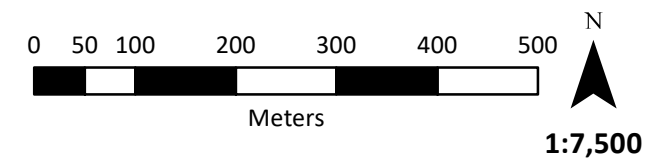
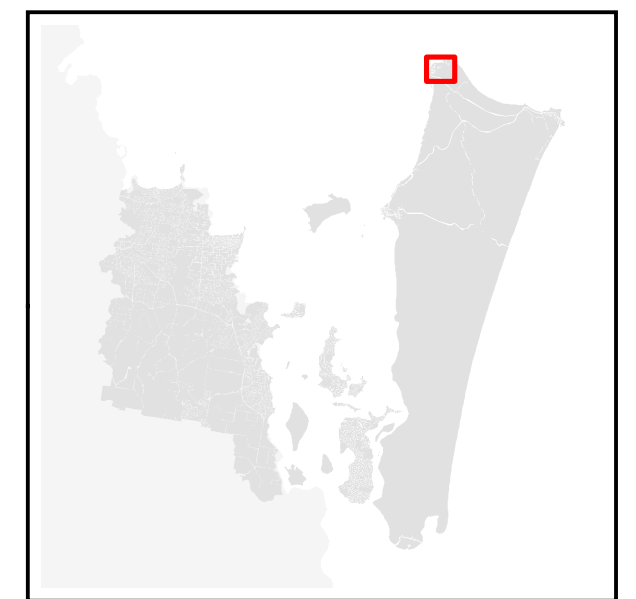
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NO.1 (QUANDAMOOKA
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Redland City Plan 2018**

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



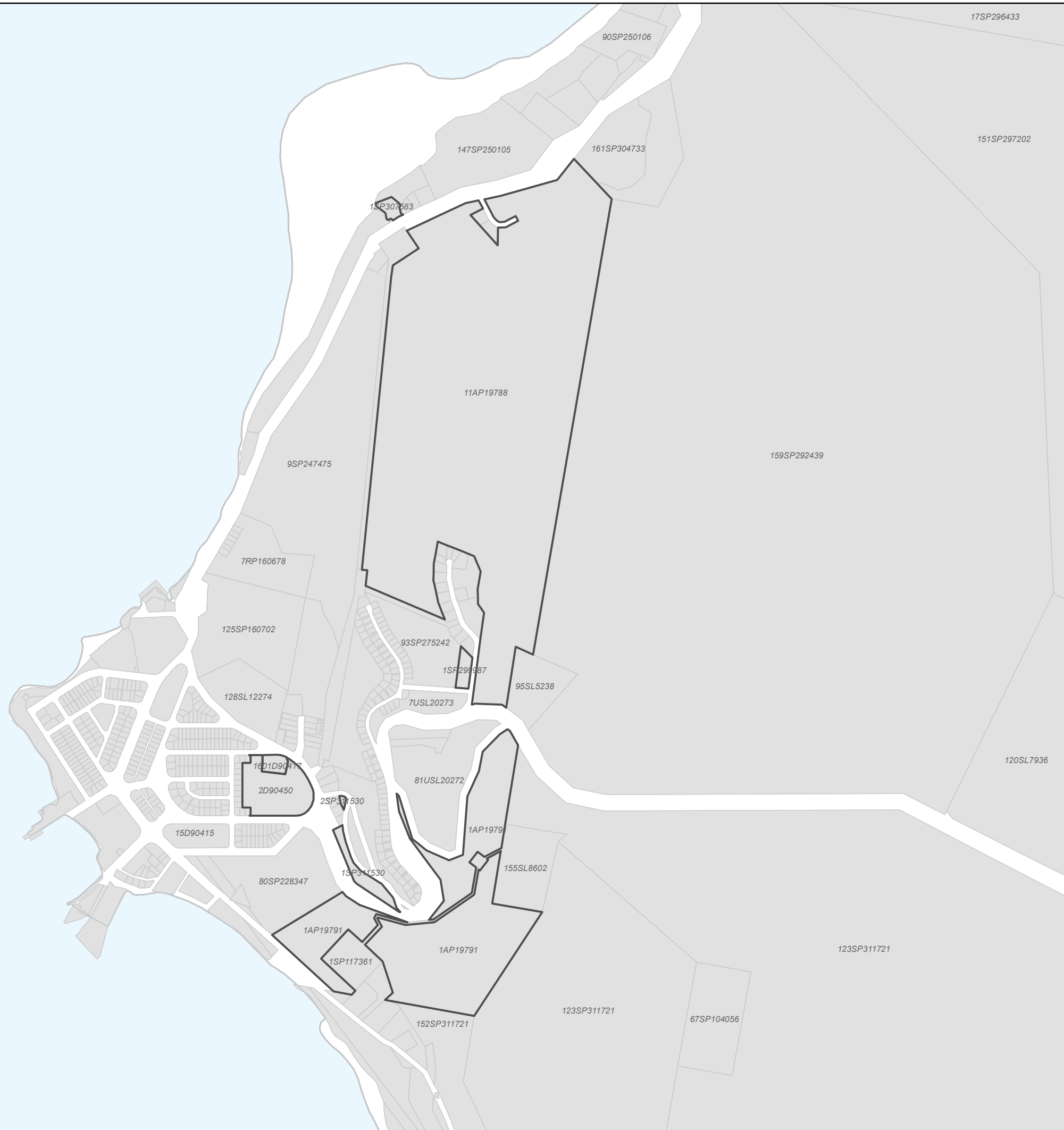
Legend

-  Quandamooka Land Aspirations Area
-  Property Boundaries


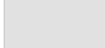


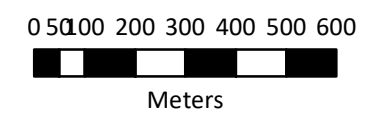
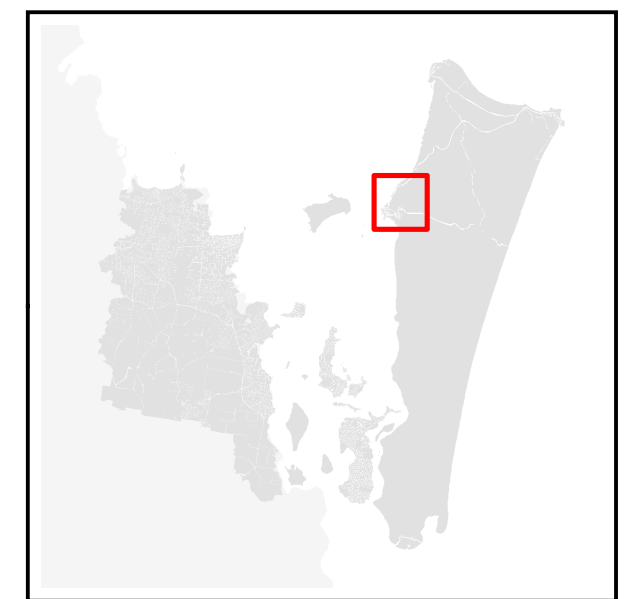
TEMPORARY LOCAL PLANNING INSTRUMENT NO.1 (QUANDAMOOKA LAND ASPIRATIONS) 2022 Redland City Plan 2018

ATTACHMENT A - DUNWICH (GUMPI) SITES - MAP 2

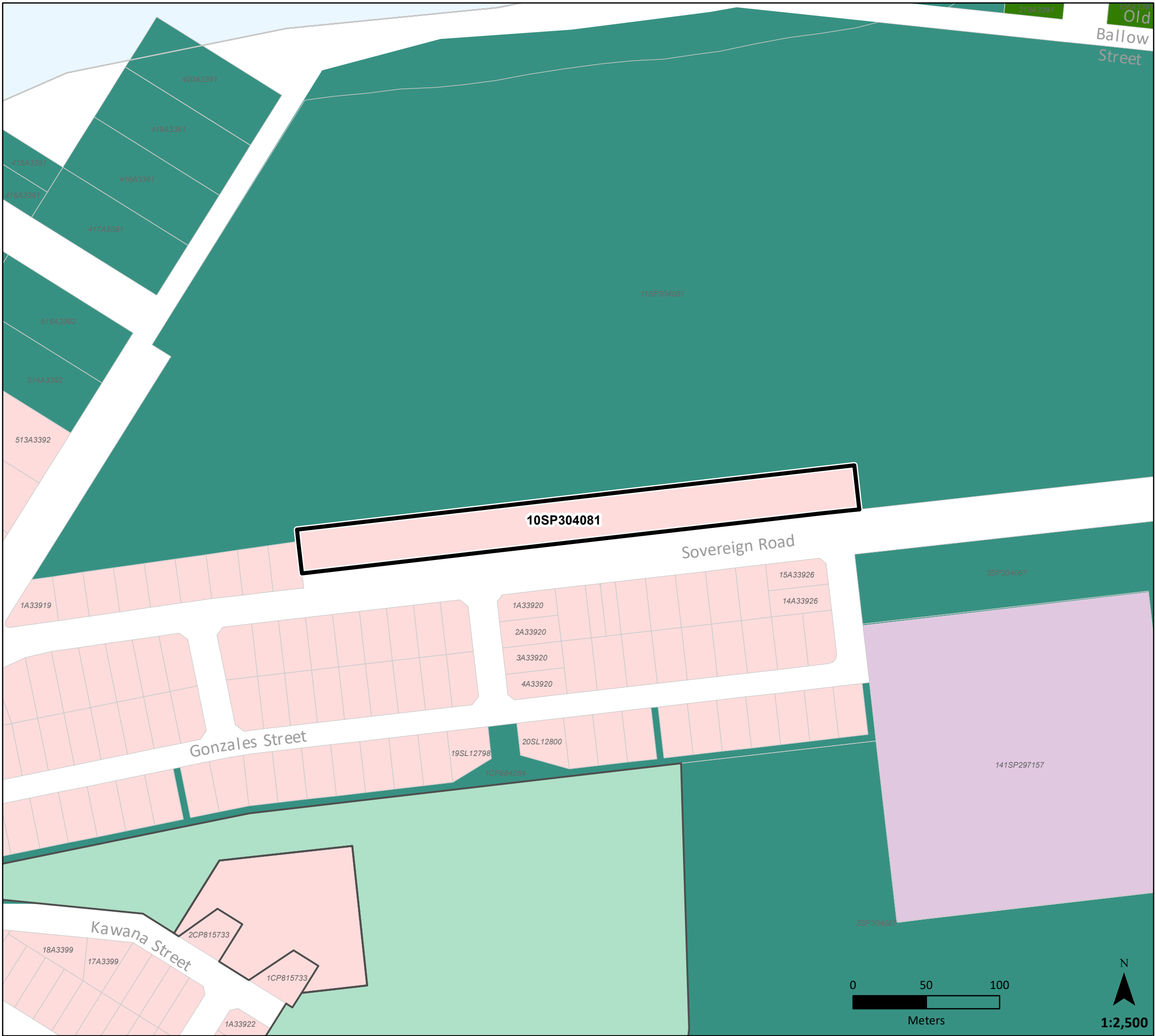


Legend










-  Quandamooka Land Aspirations Area
-  Property Boundaries

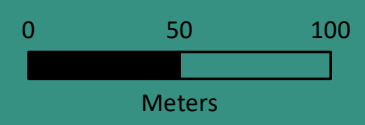


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ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 4**

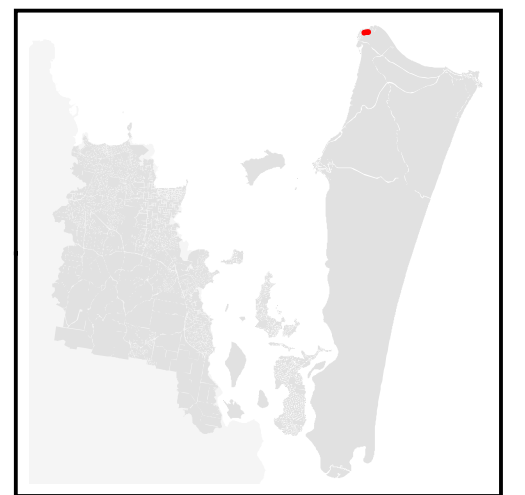


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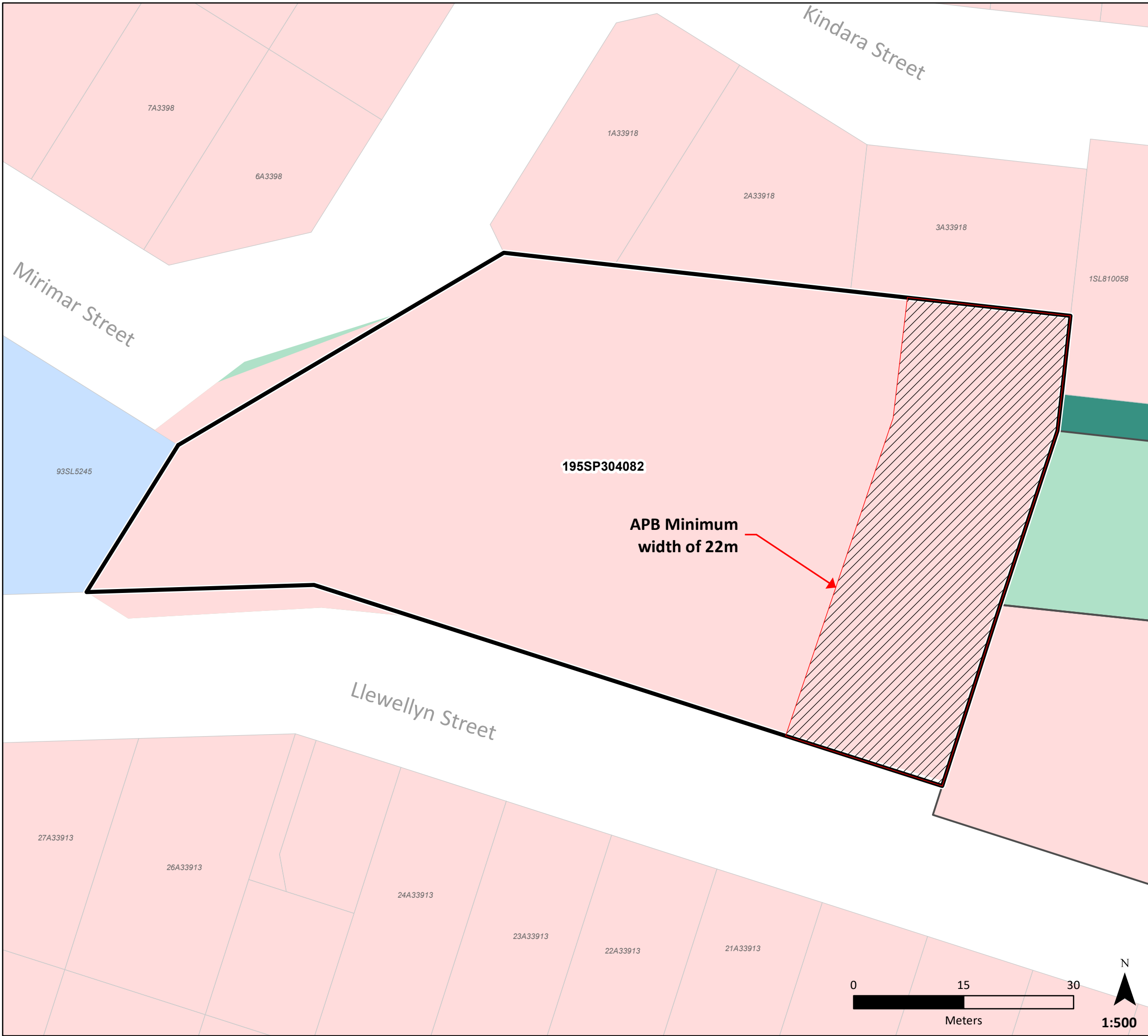
-  Quandamooka Land Aspirations Area
-  Lot 10 on SP304081
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Environmental Management Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone










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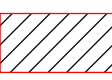
**TEMPORARY LOCAL
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ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 5**

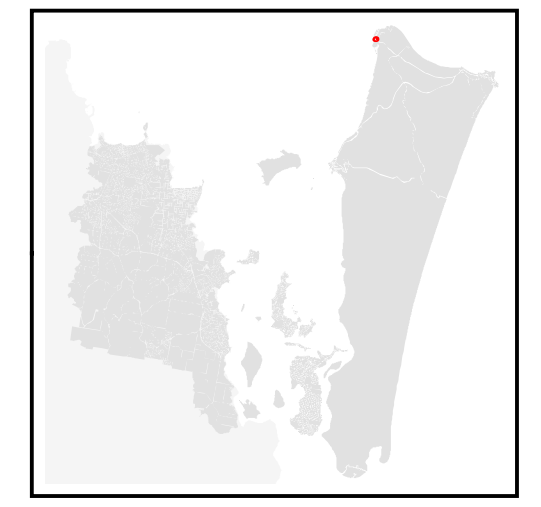
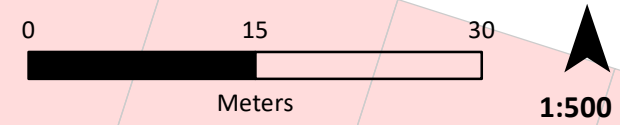


Legend

-  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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ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 6**

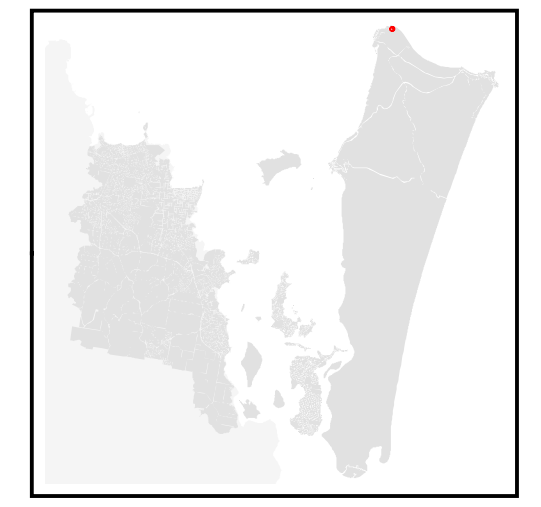


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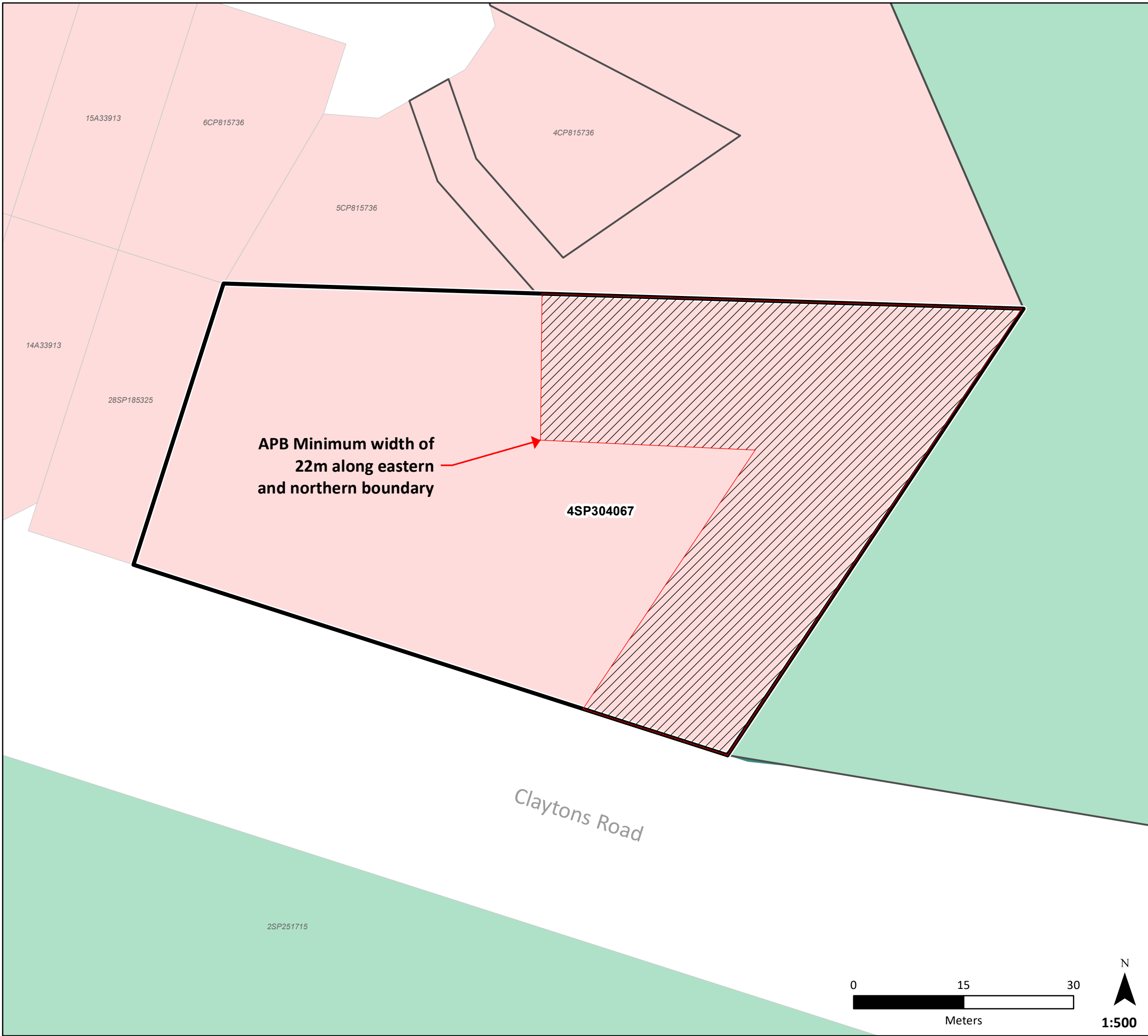
-  Quandamooka Land Aspirations Area
-  Lot 2 on SP304067 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Neighbourhood Centre Zone
-  Conservation Zone

Asset Protection Buffer

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



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

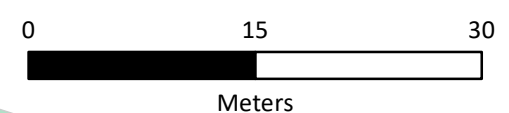


**APB Minimum width of
22m along eastern
and northern boundary**

4SP304067







Claytons Road

2SP251715




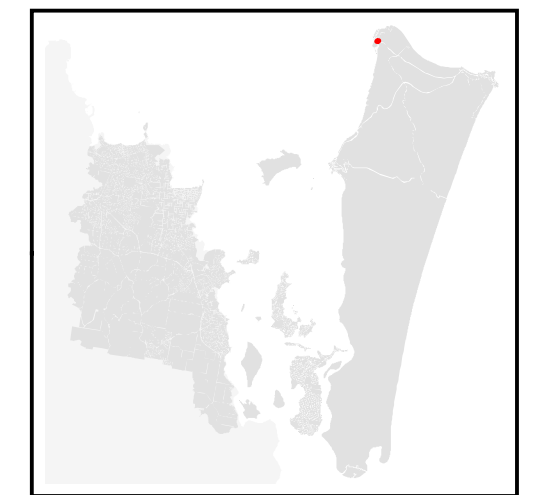
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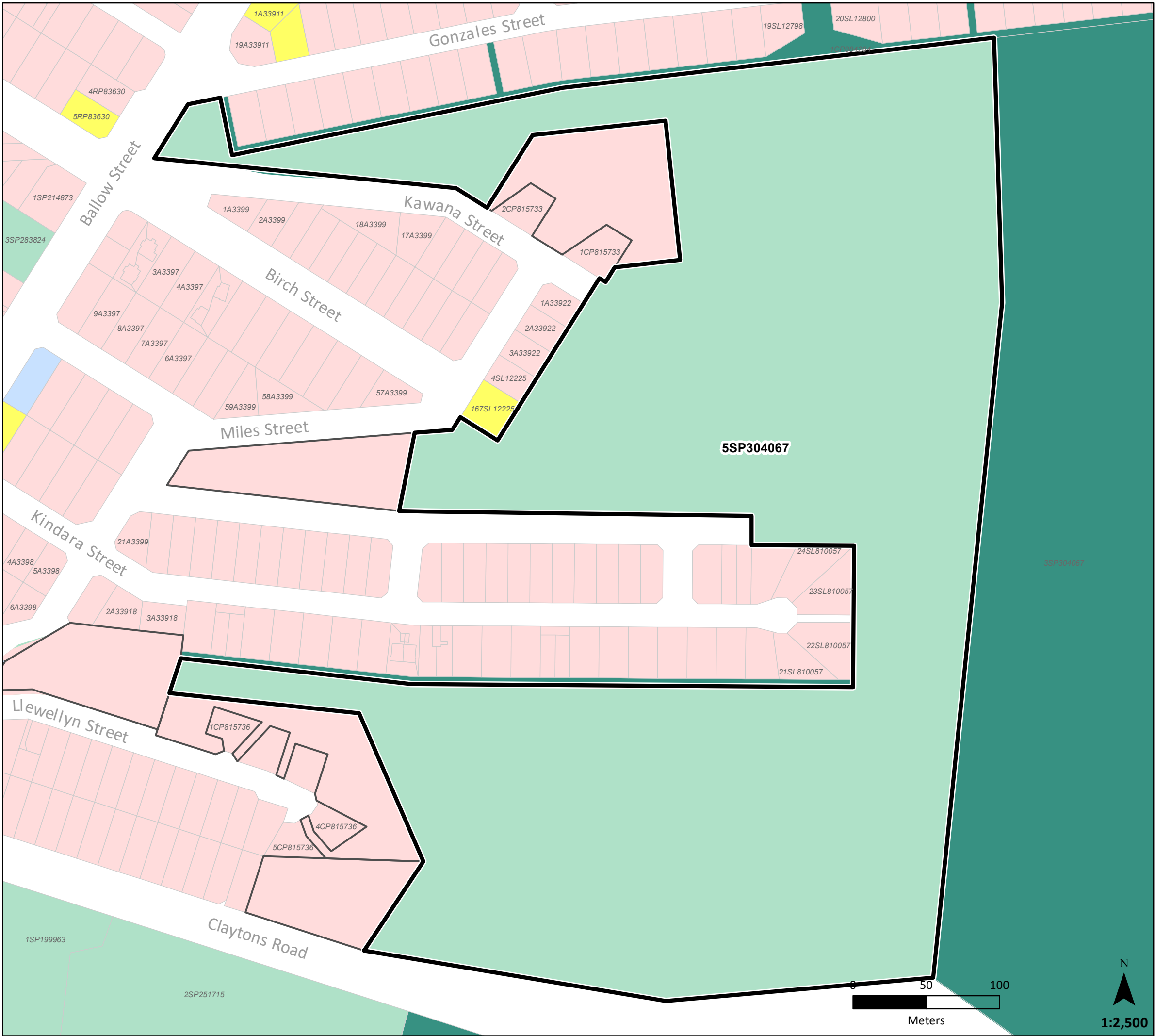
-  Quandamooka Land Aspirations Area
-  Lot 4 on SP304067 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone

Asset Protection Buffer









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

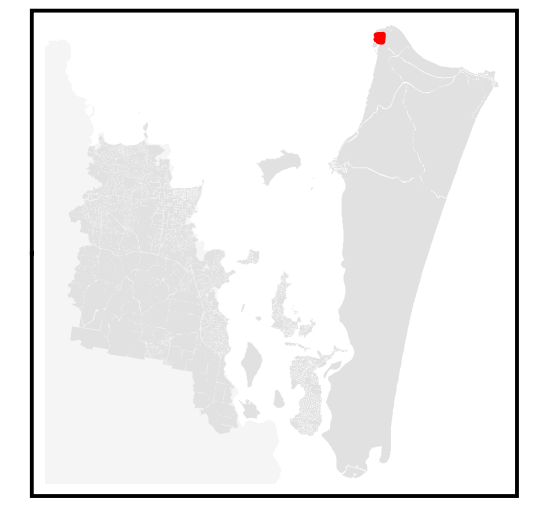


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ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 8**



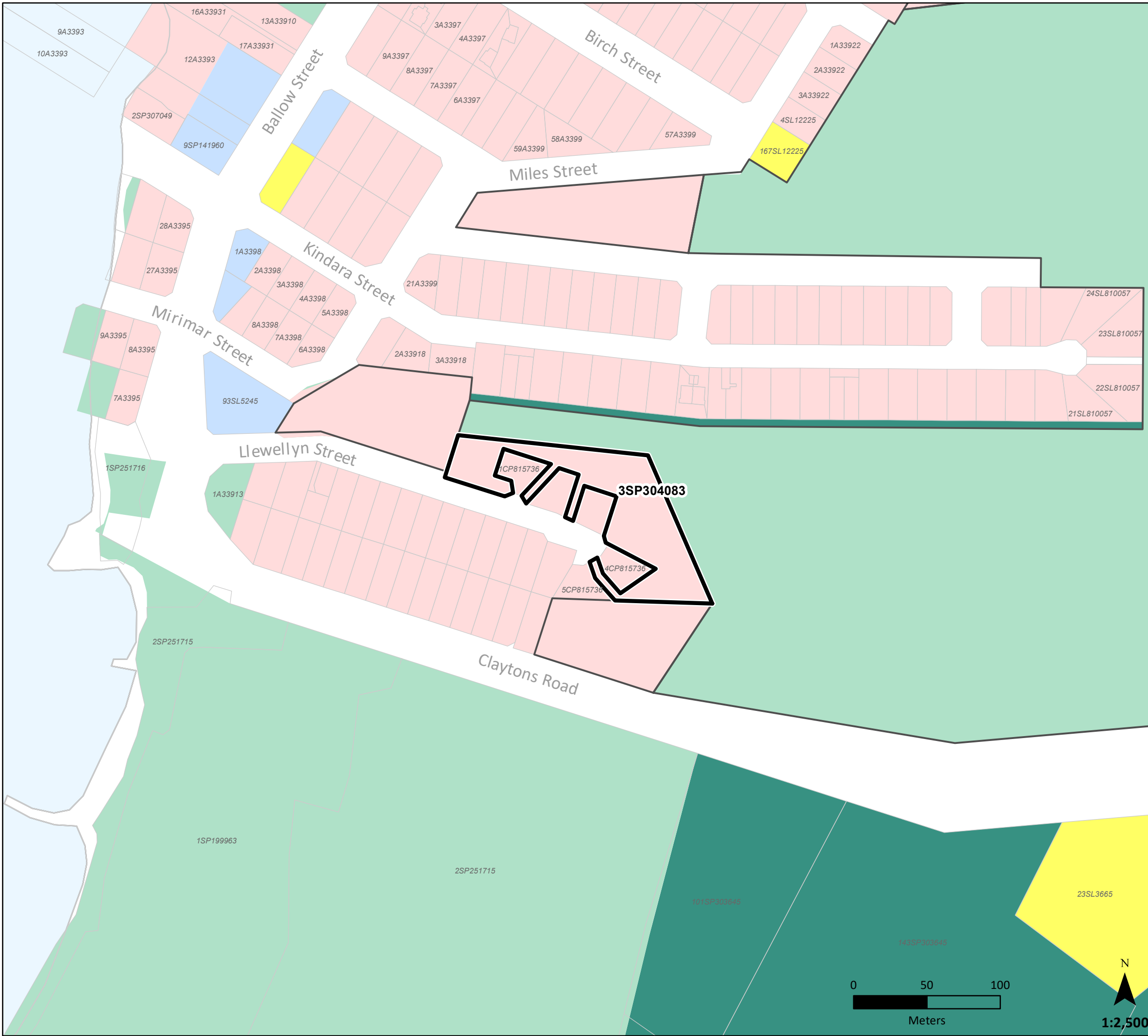
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




-  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

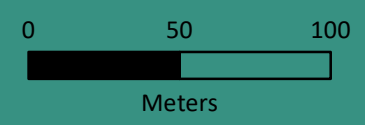


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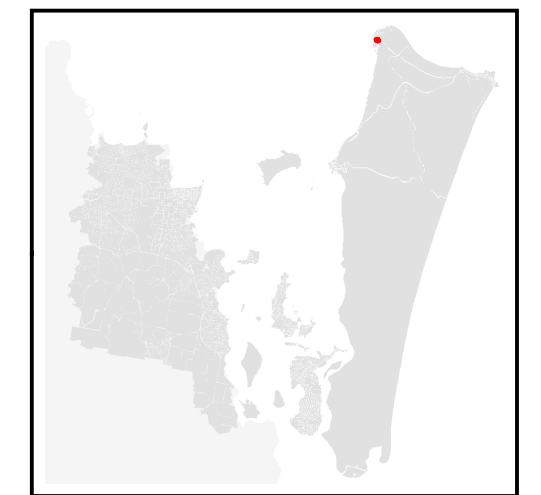
**TEMPORARY LOCAL
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ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 9**



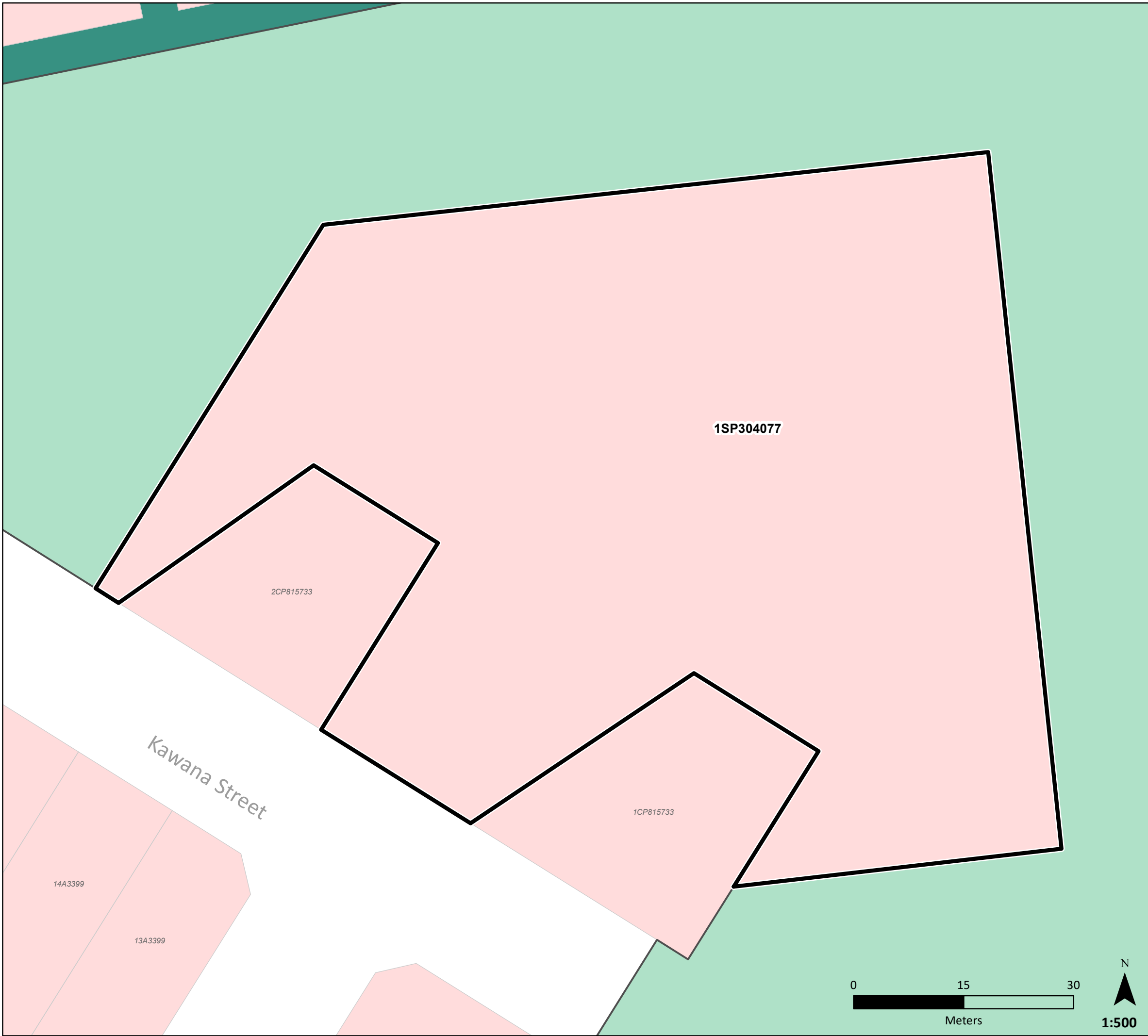
- Legend**
-  Quandamooka Land Aspirations Area
 -  Lot 3 on SP304083
 -  Property Boundaries
 -  Low Density Residential Zone
 -  Neighbourhood Centre Zone
 -  Recreation and Open Space Zone
 -  Conservation Zone
 -  Community Facilities Zone









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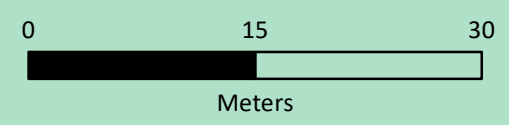


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ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 10**



Legend

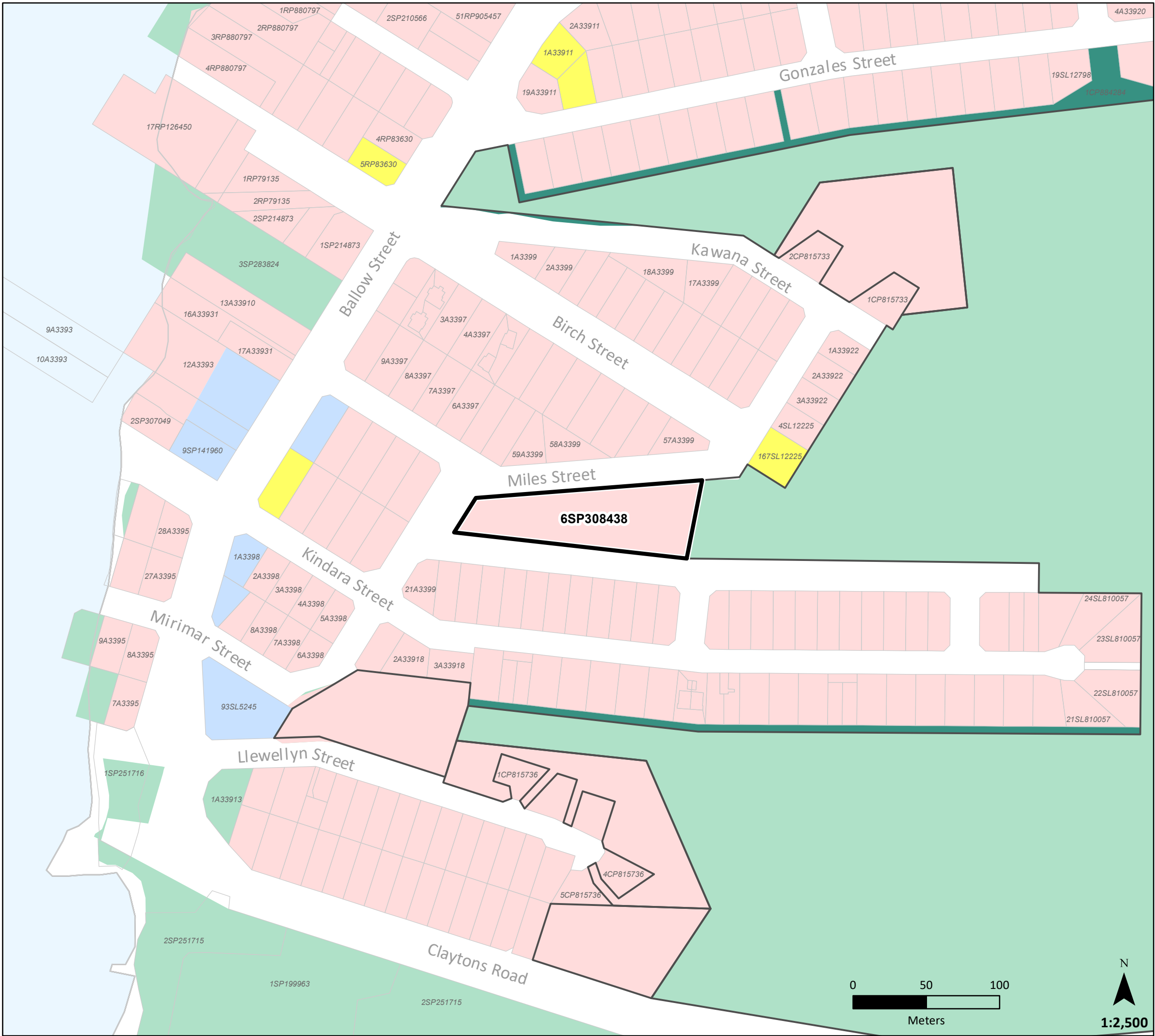
-  Quandamooka Land Aspirations Area
-  Lot 1 on SP304077
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone











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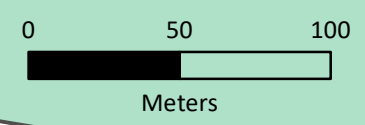


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ATTACHMENT A - AMITY (PULAN
PULAN) SITES - MAP 11**

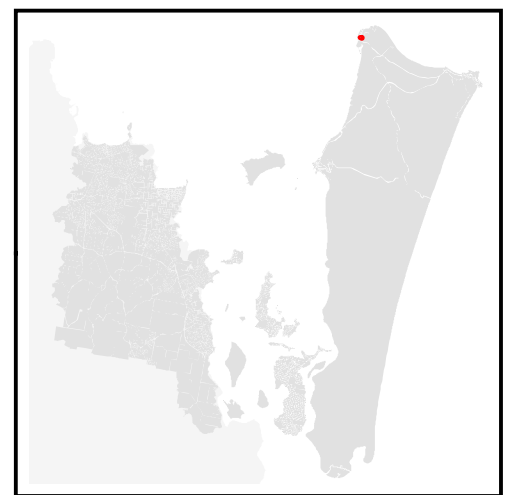


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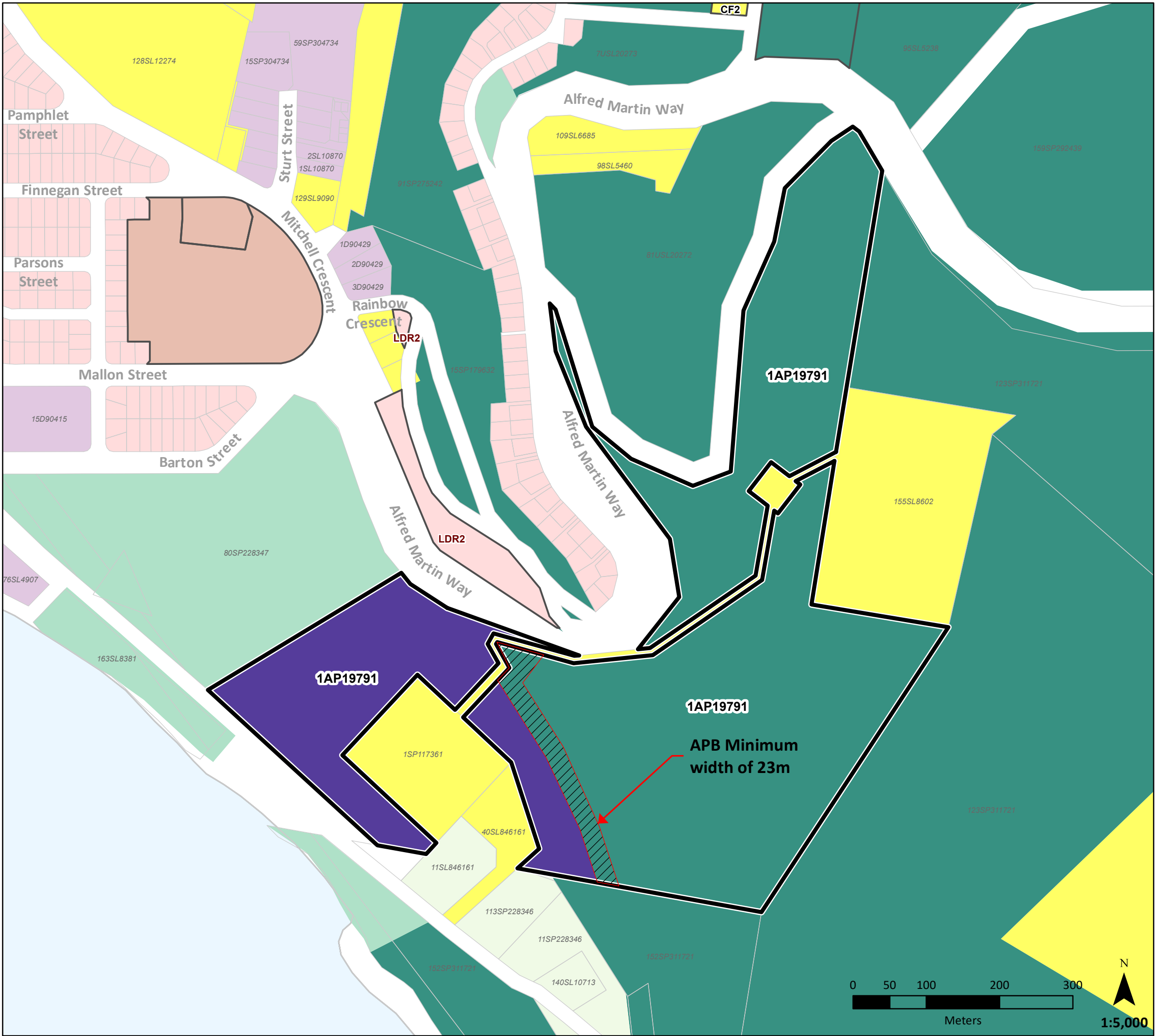
-  Quandamooka Land Aspirations Area
-  Lot 6 on SP308438
-  Property Boundaries
-  Low Density Residential Zone
-  Neighbourhood Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Community Facilities Zone



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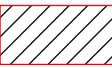
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ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 13**



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

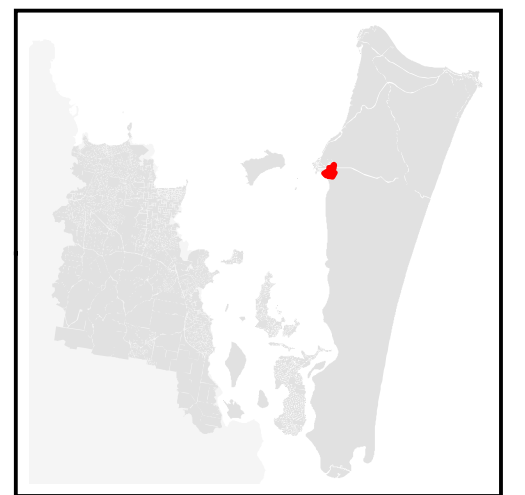
Asset Protection Buffer

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

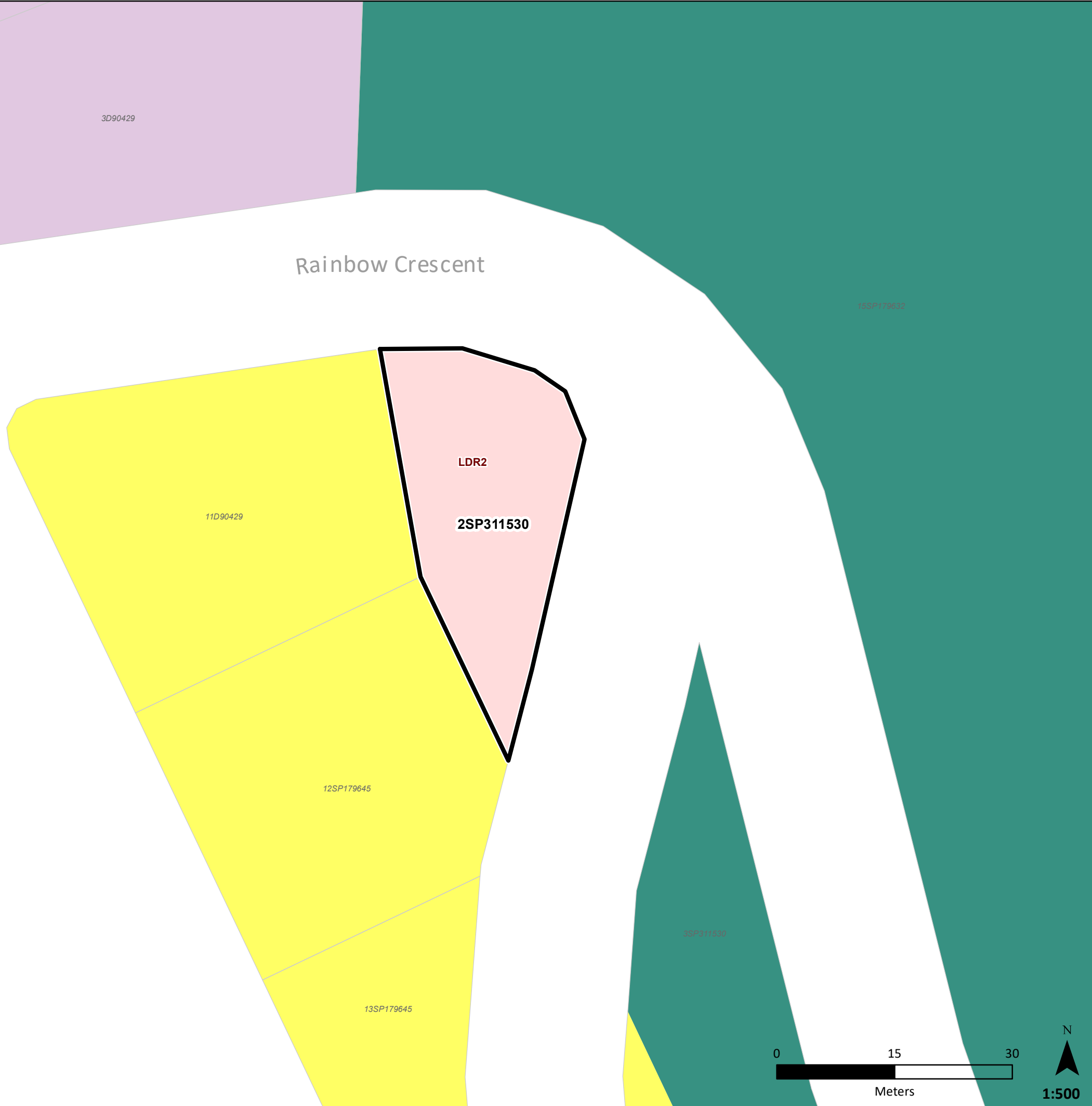
APB Minimum width of 23m










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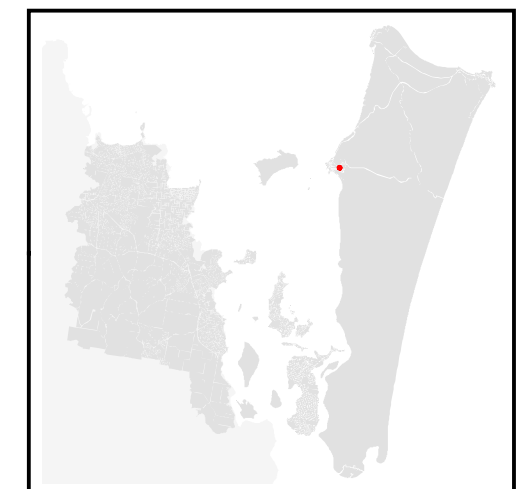


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ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 14**

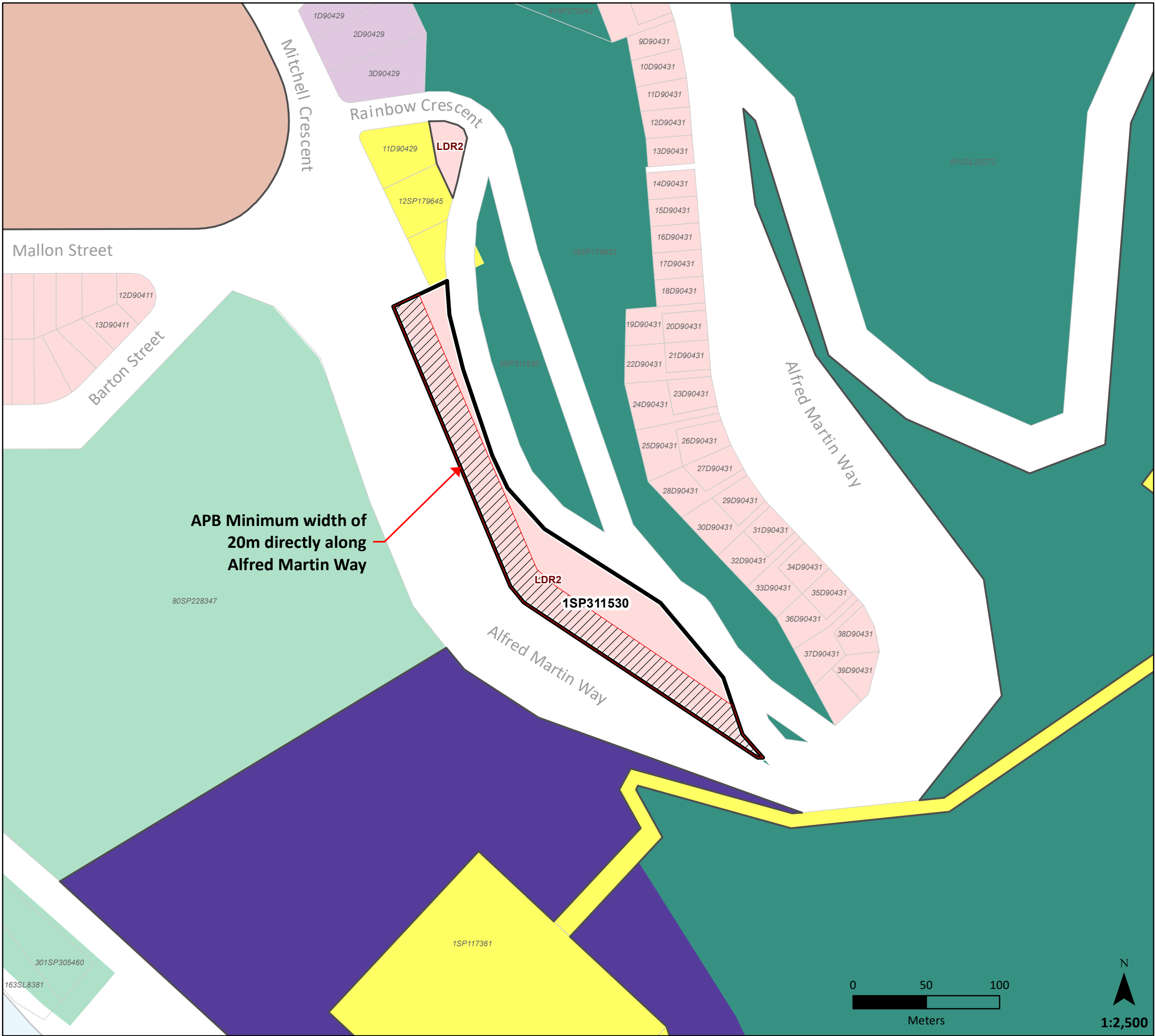


Legend



-  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




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

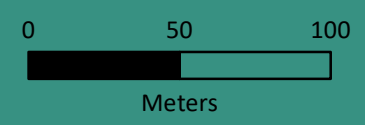
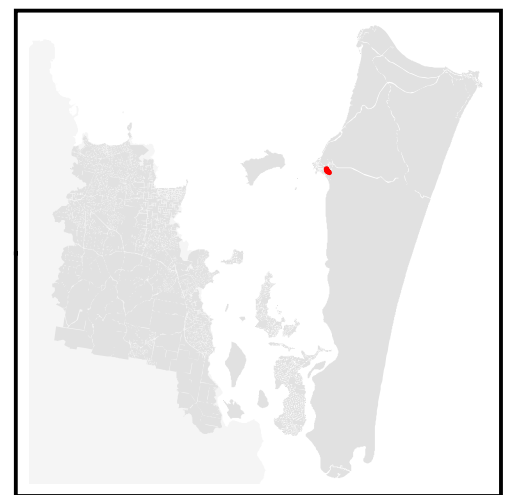


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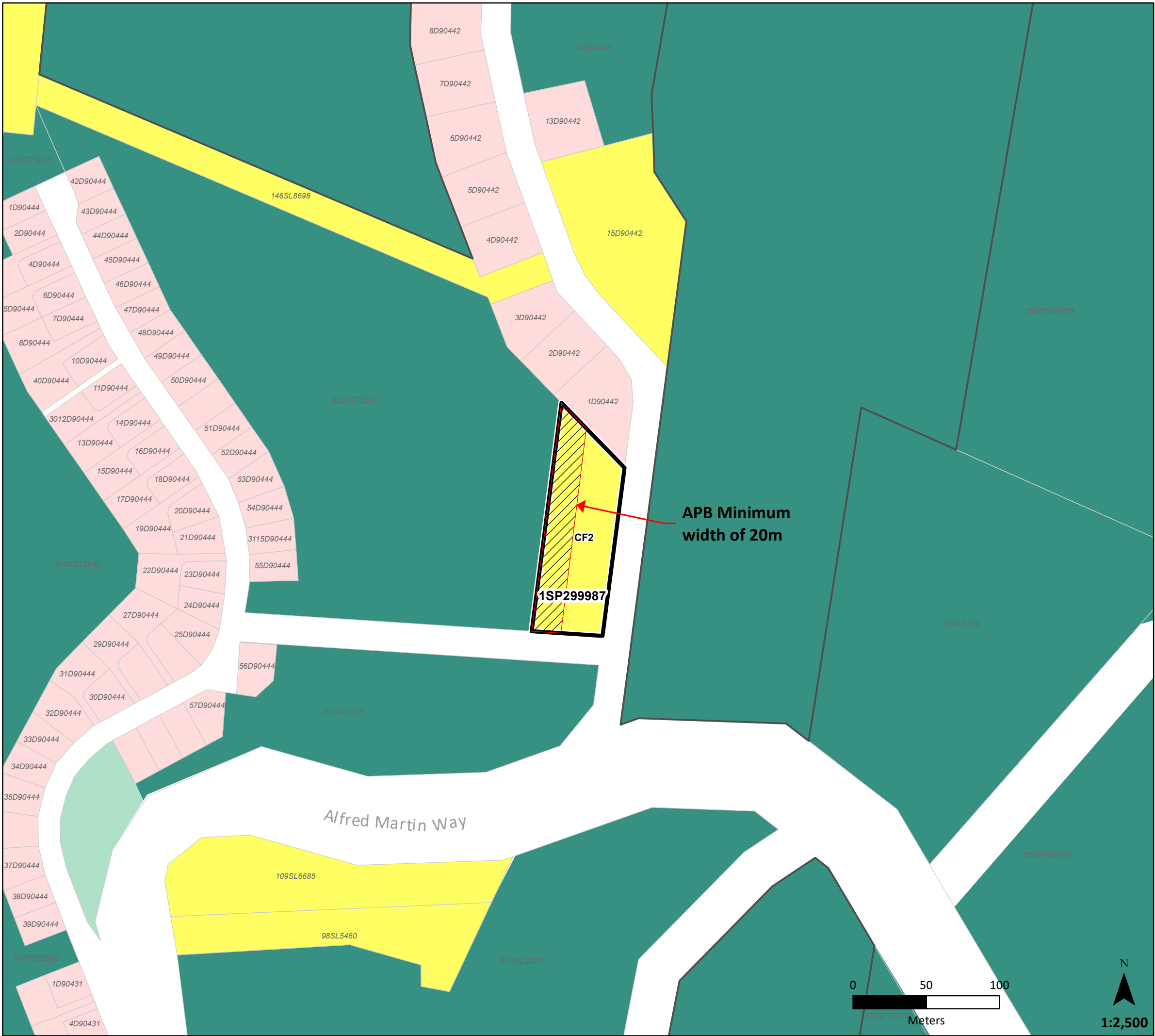
-  Quandamooka Land Aspirations Area
-  Lot 1 on SP311530 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Waterfront and Marine Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone
- LDR2**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

Asset Protection Buffer








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




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(GUMPI) SITES - MAP 16**

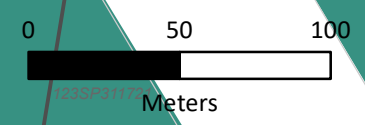
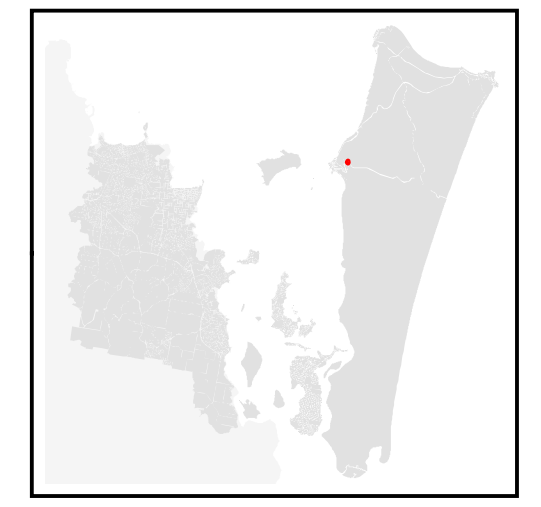


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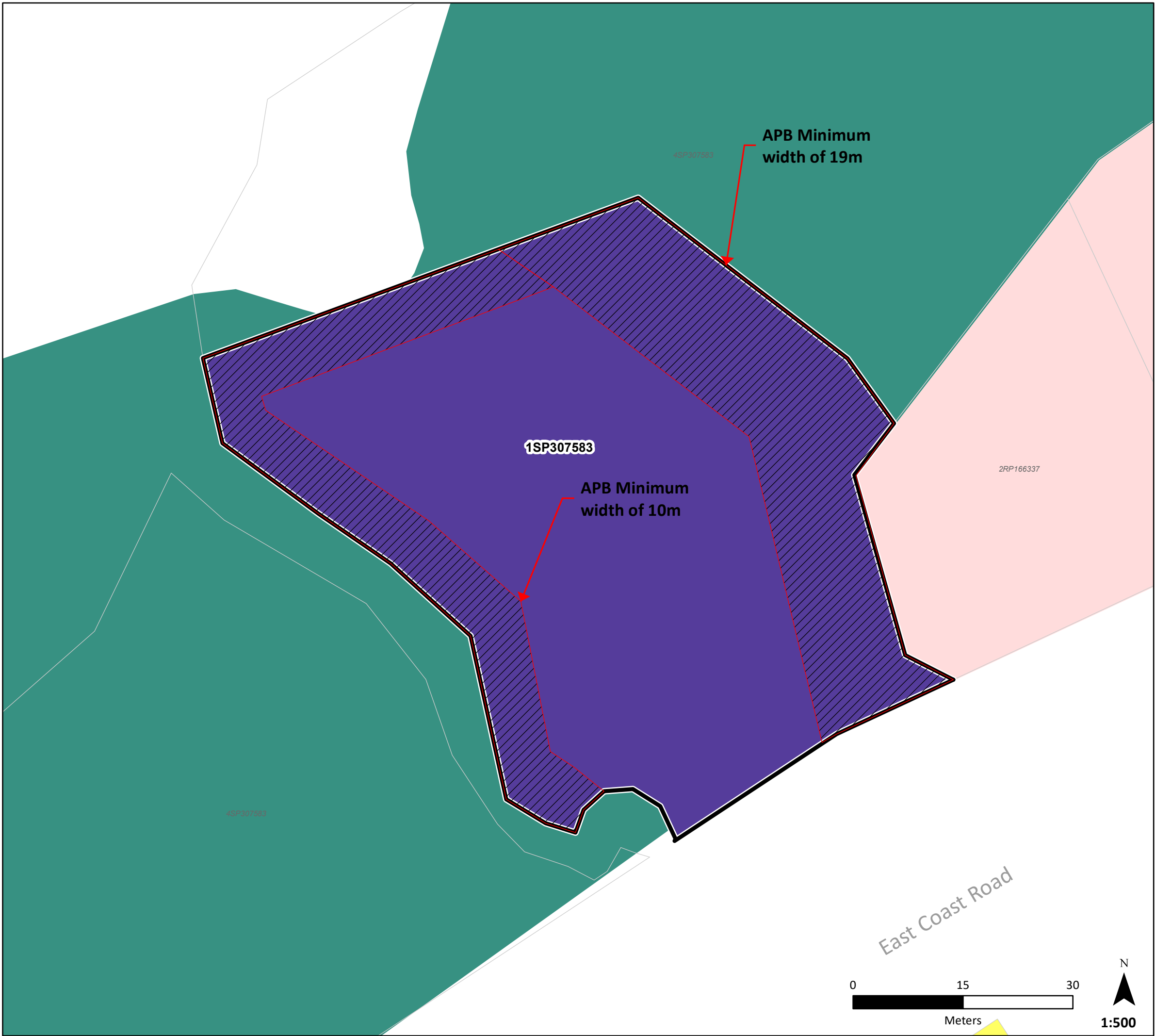
-  Quandamooka Land Aspirations Area
-  Lot 1 on SP299987 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Community Facilities Zone
- CF2** Zone Precinct

Asset Protection Buffer








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



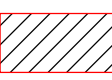
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 17**

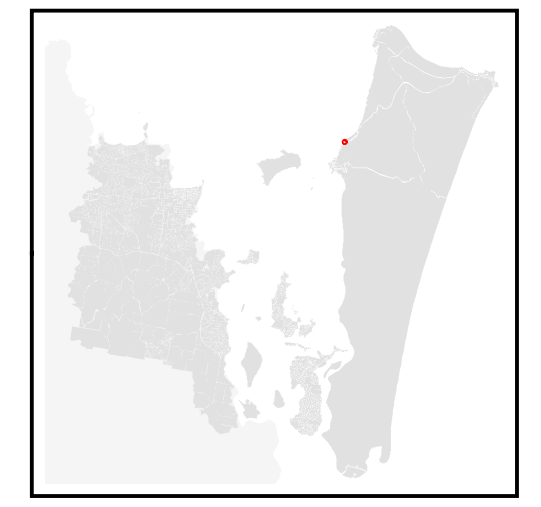


Legend

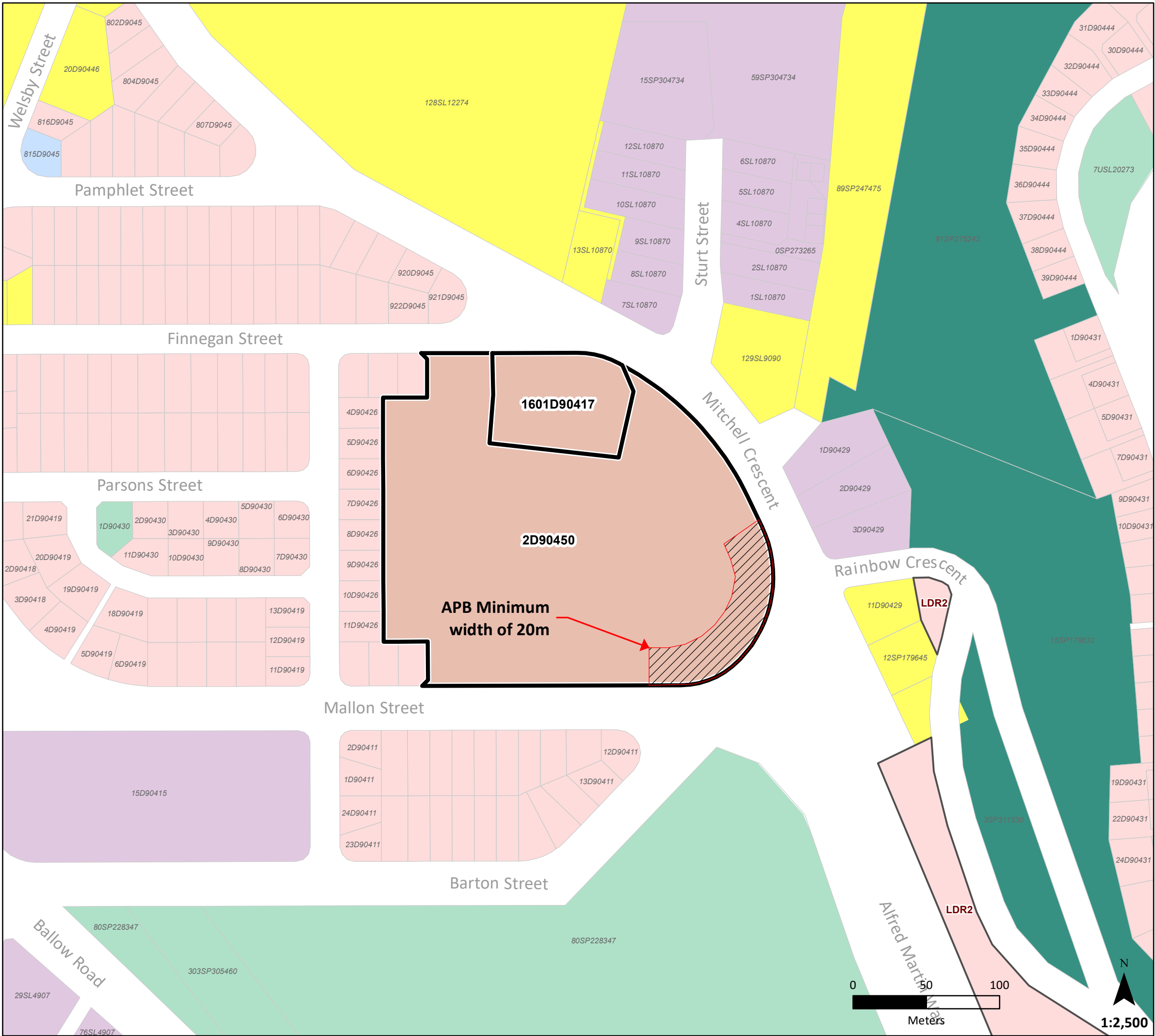
-  Quandamooka Land Aspirations Area
-  Lot 1 on SP307583 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Conservation Zone
-  Waterfront and Marine Industry Zone
-  Community Facilities Zone

Asset Protection Buffer











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




**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - DUNWICH
(GUMPI) SITES - MAP 18**

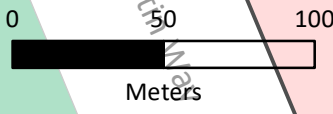
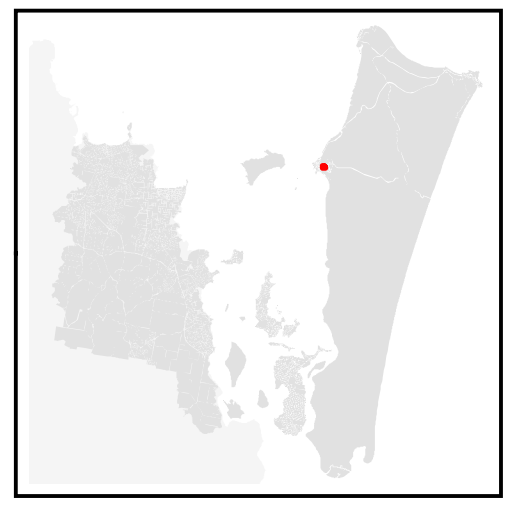


Legend

-  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

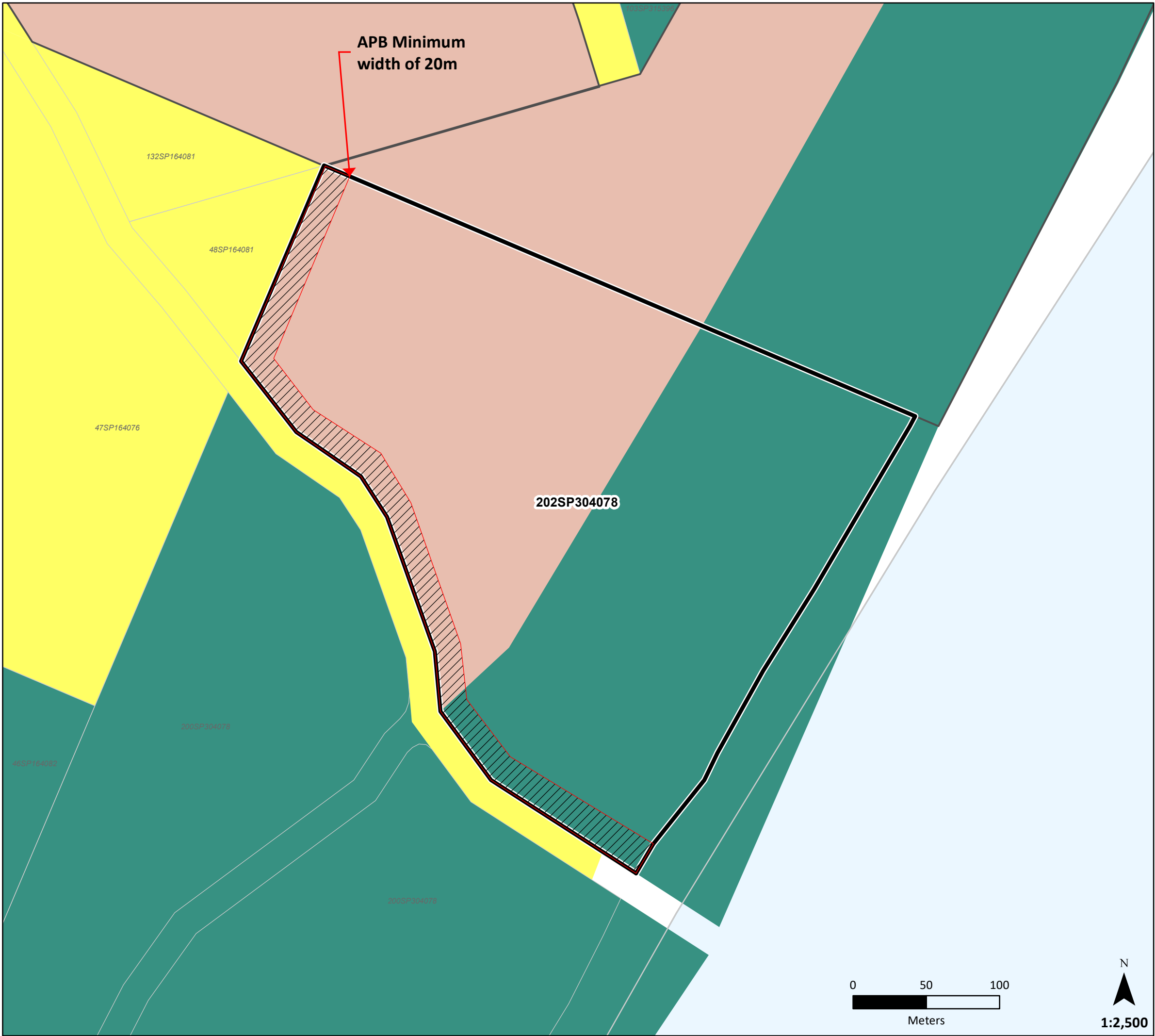
Asset Protection Buffer

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





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**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 19**

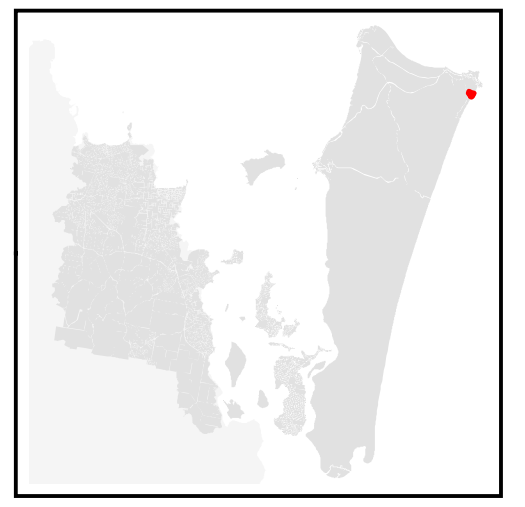
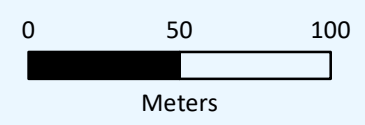


Legend

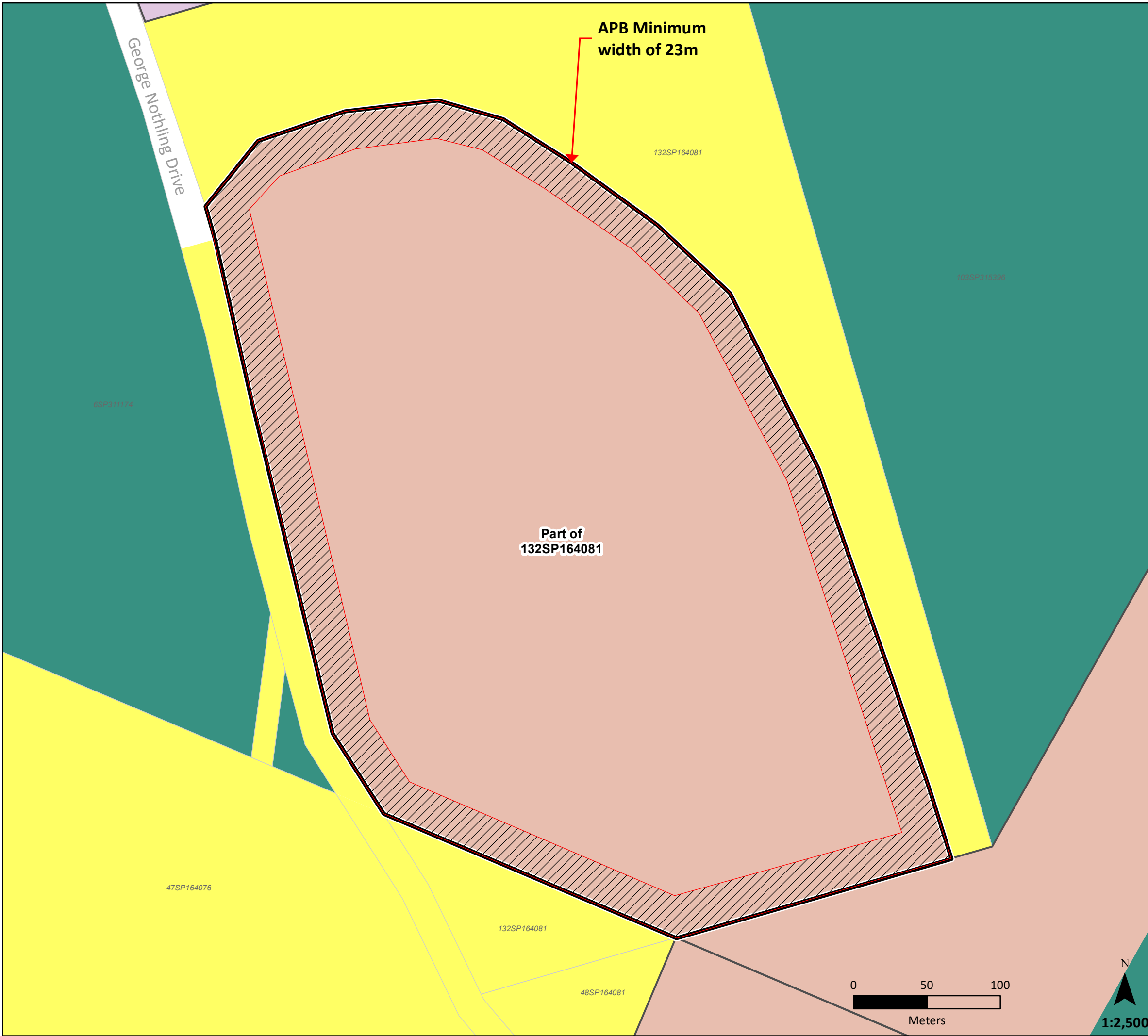
-  Quandamooka Land Aspirations Area
-  Lot 202 on SP304078 + APB
-  Property Boundaries
-  Conservation Zone
-  Community Facilities Zone
-  Emerging Community Zone

Asset Protection Buffer








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




**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 20**

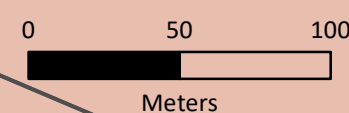
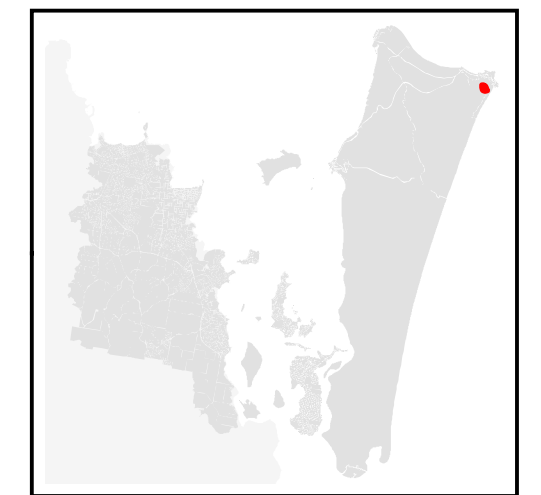


Legend

-  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

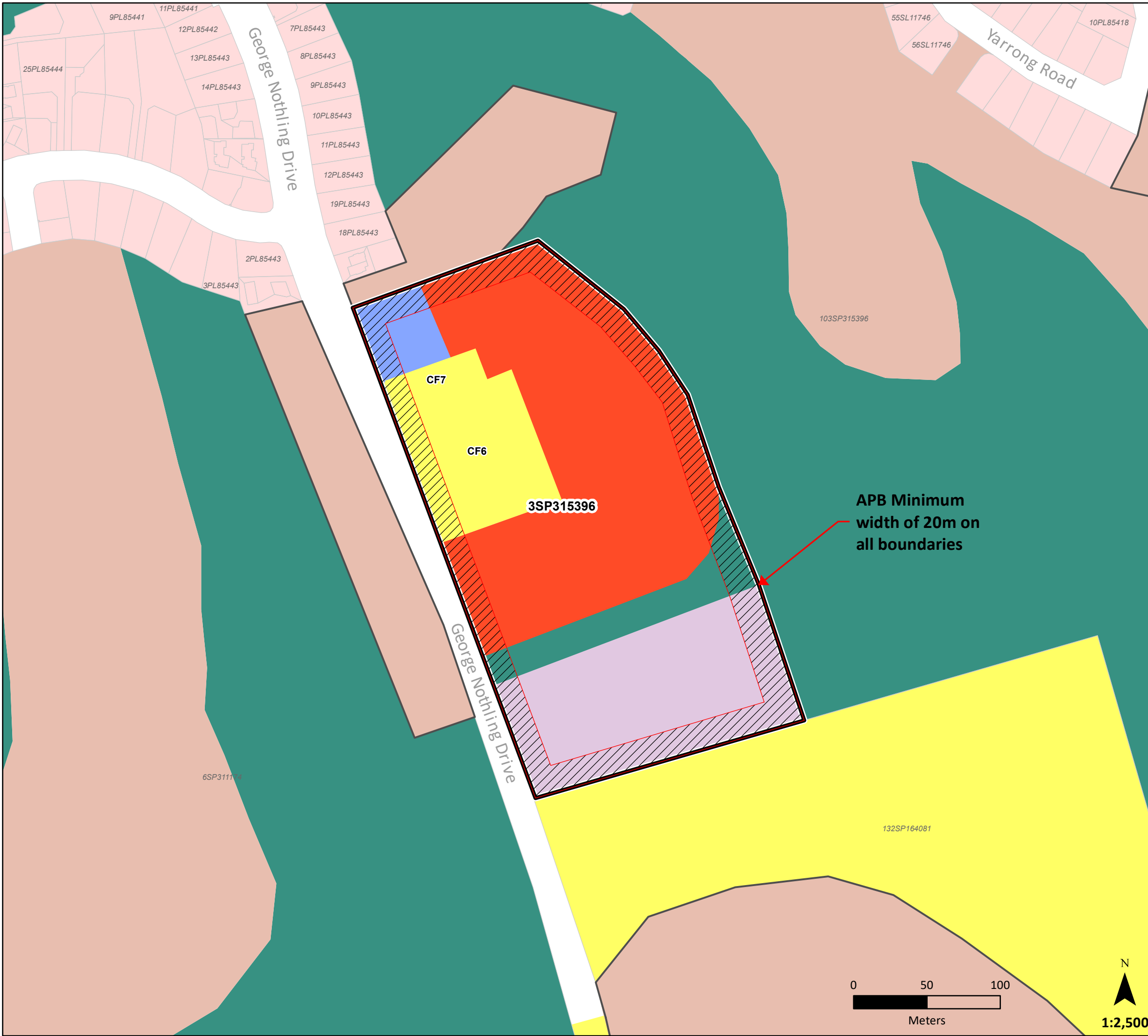
Asset Protection Buffer

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













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**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 21**



Legend

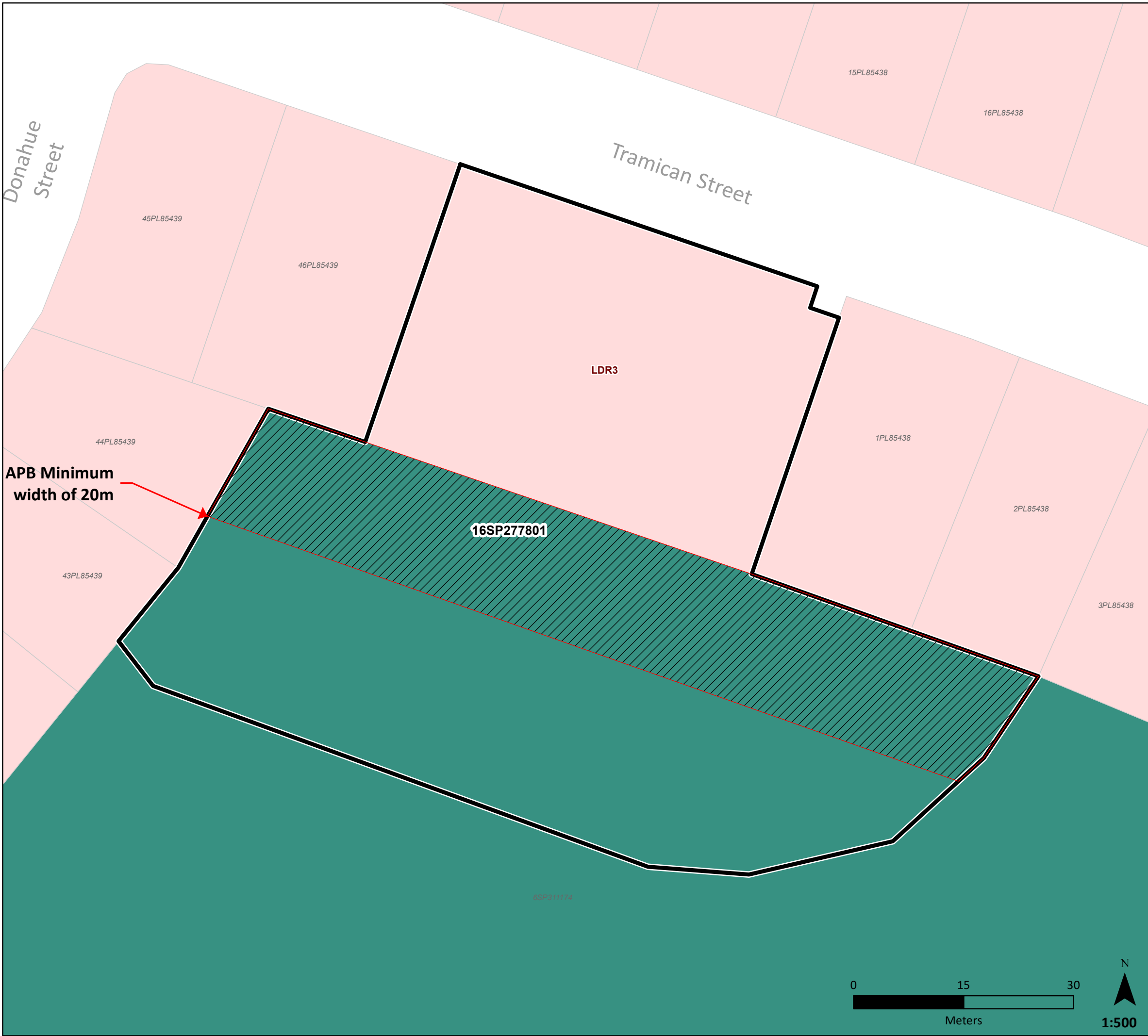
-  Quandamooka Land Aspirations Area
-  Lot 3 on SP315396 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Tourist Accommodation Zone
-  Local Centre Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone
- CF7** Zone Precinct

Asset Protection Buffer




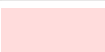

-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)



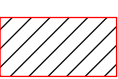
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 22**

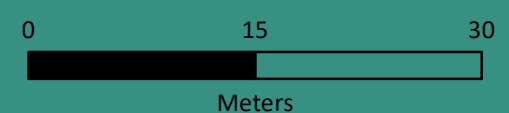
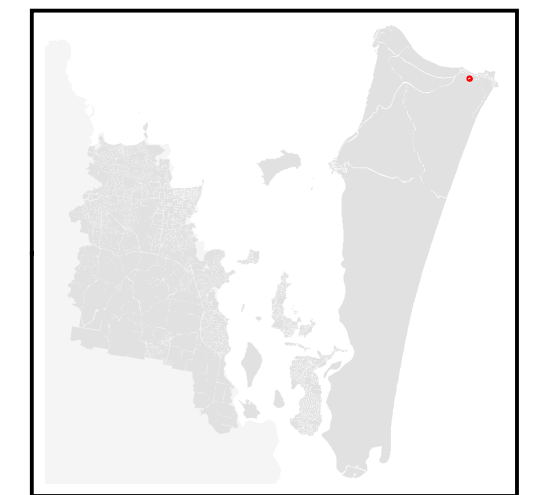


Legend

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

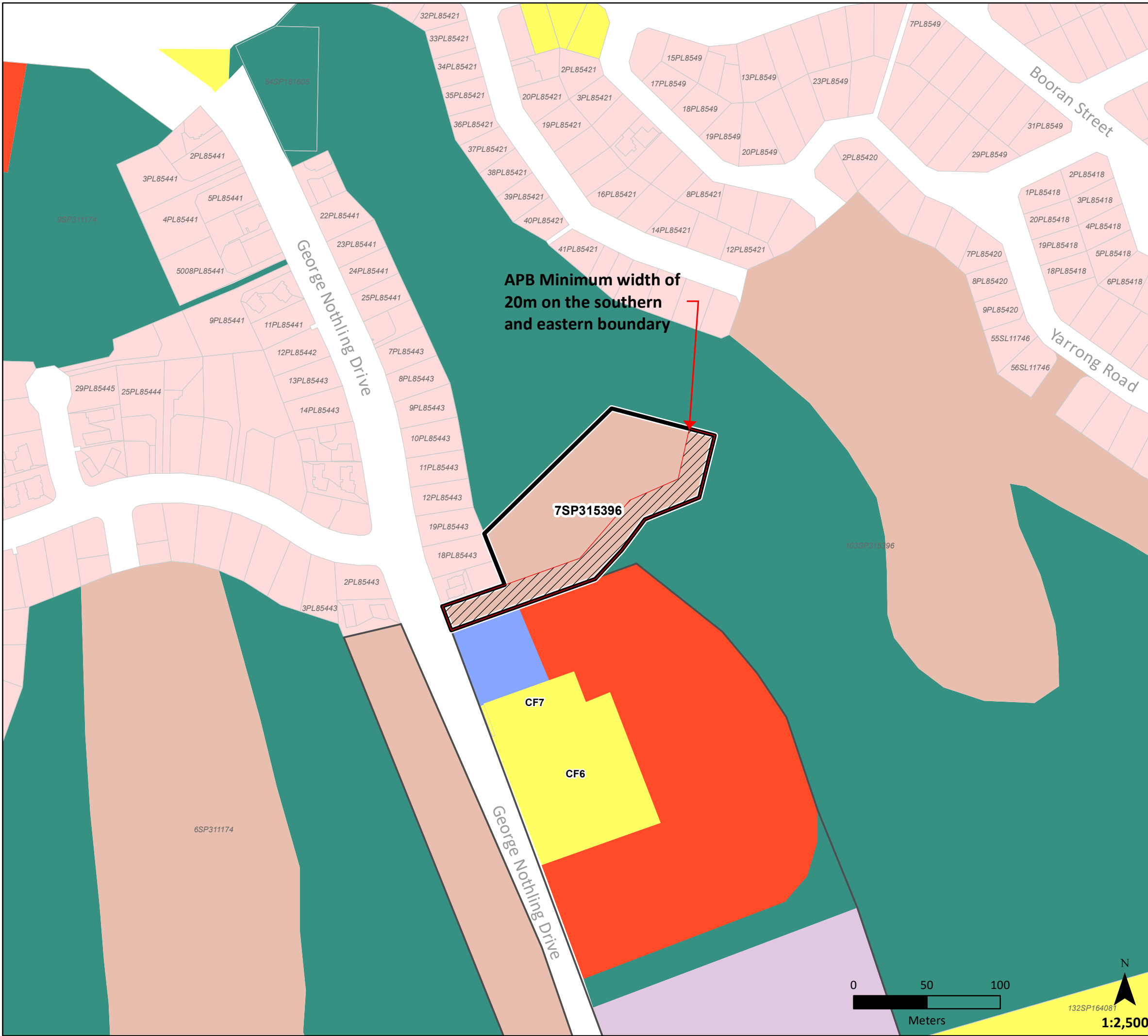
Asset Protection Buffer

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



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**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 23**



**APB Minimum width of
20m on the southern
and eastern boundary**

7SP315396











CF7

CF6


6SP311174

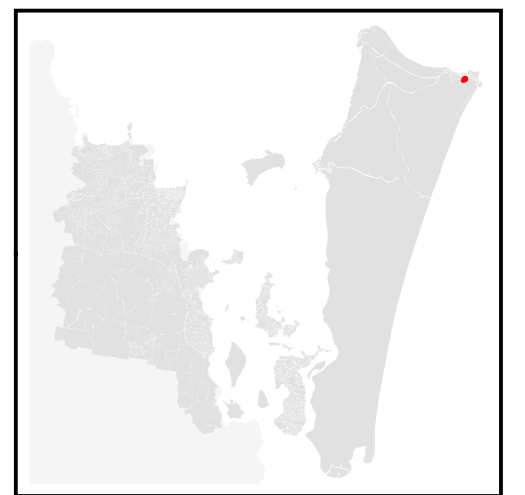
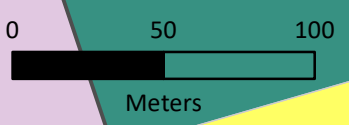
132SP164081

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

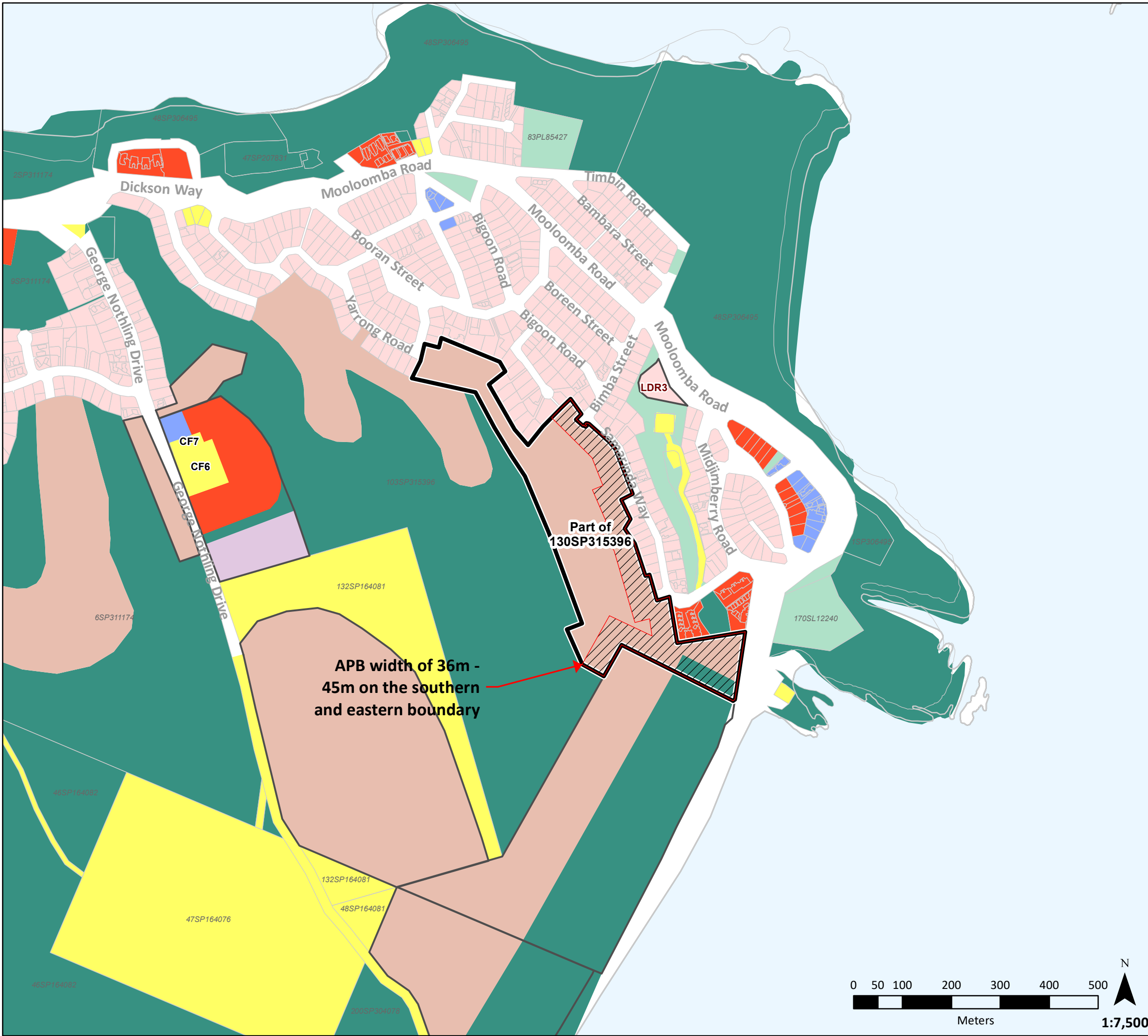
Asset Protection Buffer

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














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**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 24**

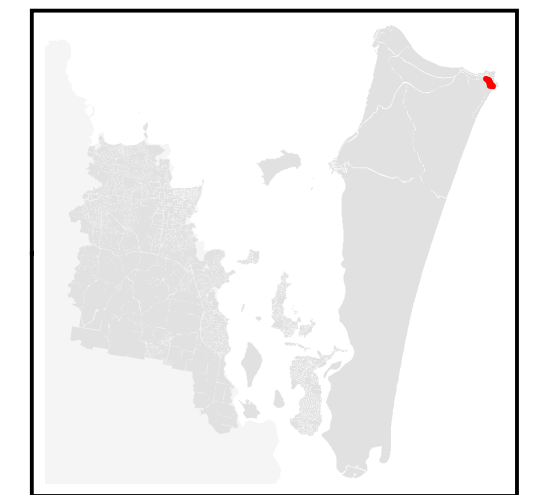
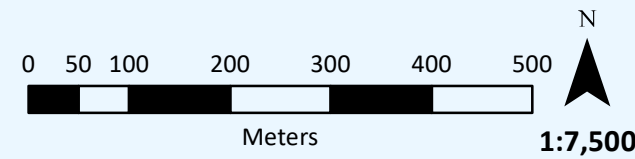


Legend

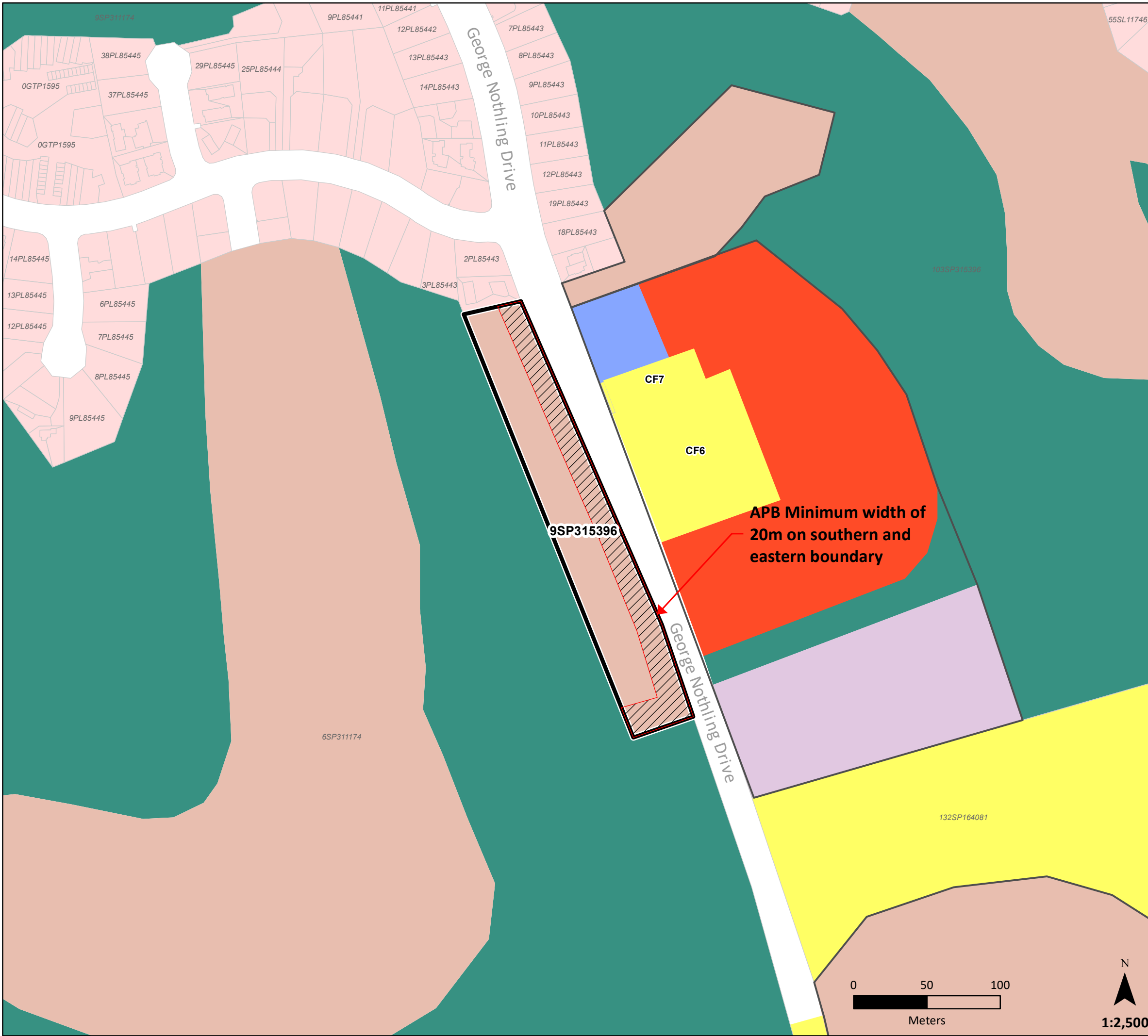
-  Quandamooka Land Aspirations Area
-  Part of Lot 130 on SP315396 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Tourist Accommodation Zone
-  Local Centre Zone
-  Recreation and Open Space Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging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

Asset Protection Buffer

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



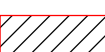
**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 25**

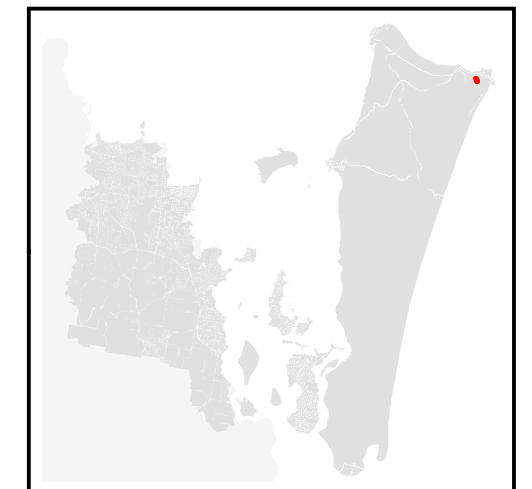
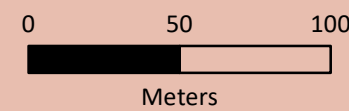


Legend

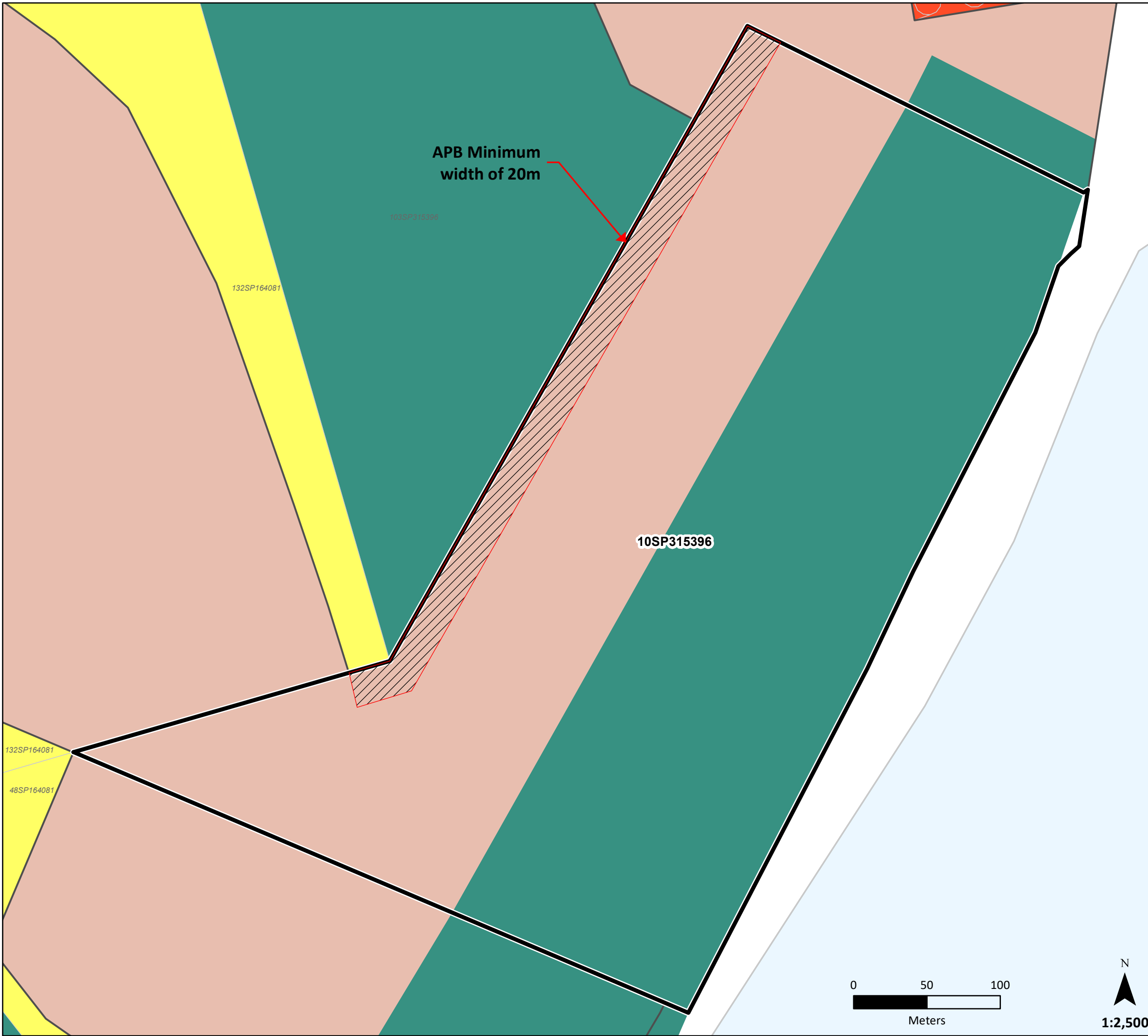
-  Quandamooka Land Aspirations Area
-  Lot 9 on SP315396 + APB
-  Property Boundaries
-  Low Density Residential Zone
-  Tourist Accommodation Zone
-  Local Centre Zone
-  Conservation Zone
-  Low Impact Industry Zone
-  Community Facilities Zone
-  Emerging Community Zone

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.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 26**

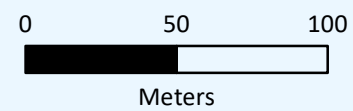


Legend

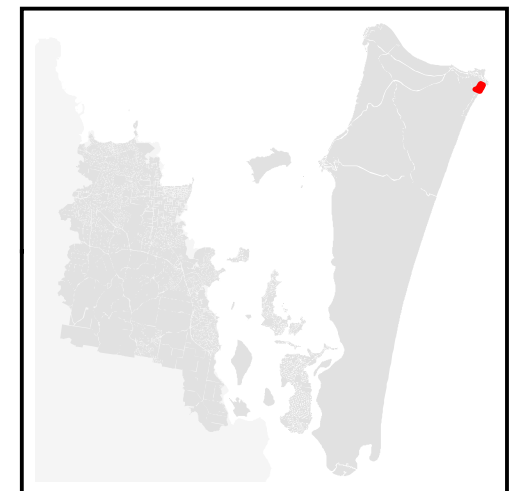
-  Quandamooka Land Aspirations Area
-  Lot 10 on SP315396 + APB
-  Property Boundaries
-  Tourist Accommodation Zone
-  Conservation Zone
-  Community Facilities Zone
-  Emerging Community Zone

Asset Protection Buffer

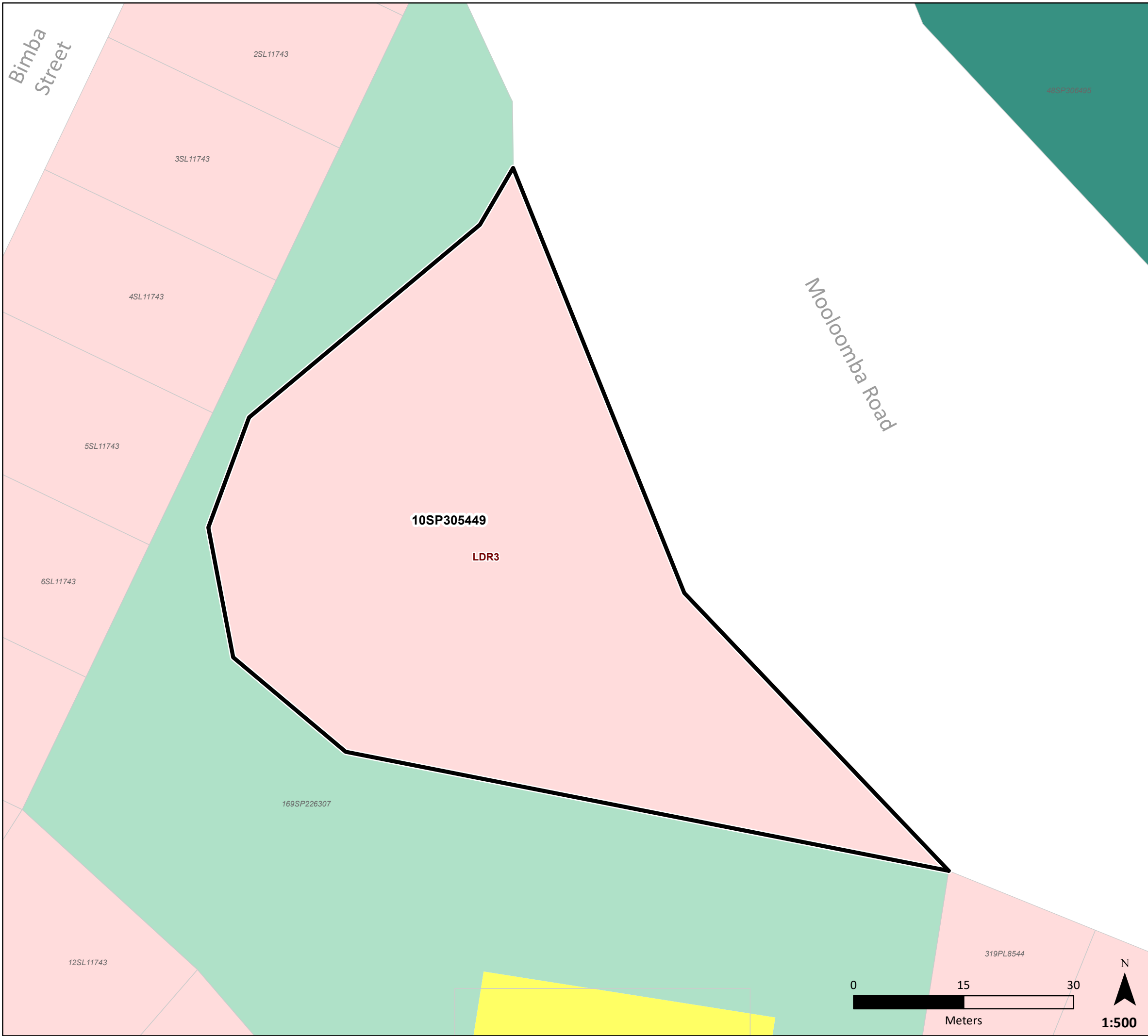
-  Location and minimum width of area required to be maintained as a low hazard buffer (not to scale)






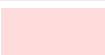
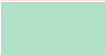


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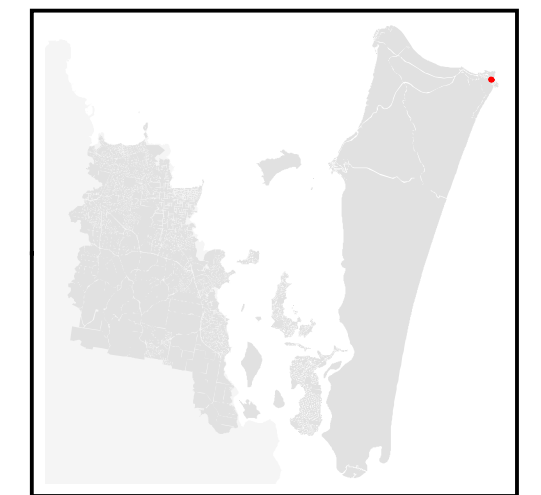
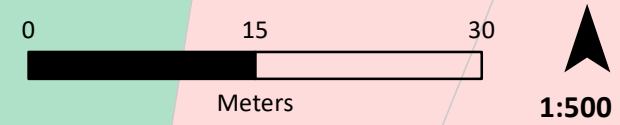


**TEMPORARY LOCAL
PLANNING INSTRUMENT
NO.1 (QUANDAMOOKA
LAND ASPIRATIONS) 2022
Redland City Plan 2018
ATTACHMENT A - POINT LOOKOUT
(MULUMBA) SITES - MAP 27**



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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