

Date : 9/10/2018 11:37:47 AM

From : "BURLING Sharron"

To : "FLANAGAN Sandra" , "HAENFLER Anita"

Cc : "TUK Daniel" , "CROMBIE Elizabeth" , "CROSS Debbie" , "MCCOMISKIE Desley" , "RADDATZ Warren" , "DATE Andrew" , "SANDER Errol" , "ANDREWS Joanna"

Subject : Assessment of Land Management Plans

Attachment : image001.png;image002.jpg;

Hi Sandra

I was unable to reach you by phone today, so have put pen to paper!

We currently have a draft LMP to review for the proposed Zipline project on Mount Coot-tha. As you may be aware there is a considerable amount of public and political scrutiny being paid to this proposal.

It has become apparent the course of conducting an initial review of the draft LMP that the agency is exposed in terms of not having a robust assessment process for these documents. The team in SLAM South are putting together a draft assessment template but we would appreciate your team's assistance to finalise this document in the next fortnight due to our need to respond to the Brisbane City Council within the next 3 weeks. I have spoken with Errol today and confirmed Central has a template which we will also draw on to prepare our draft for your review.

A key aspect of this assessment process is also the need to ascertain the views of internal stakeholders such as planning and veg management together with interagency views such as DES. We would like this element factored into the assessment and would appreciate your views on this.

The zipline project as well as the challenging approach taken by certain key councils in our region, has demonstrated that the Information Kit in relation to LMPs could also benefit from a critical review. There is a need to clarify and strengthen the department's ability to inform trustee councils about the nature and standard of information/consultation to be provided or undertaken.

However, our immediate priority is the assessment template.

I look forward to speaking with you soon.

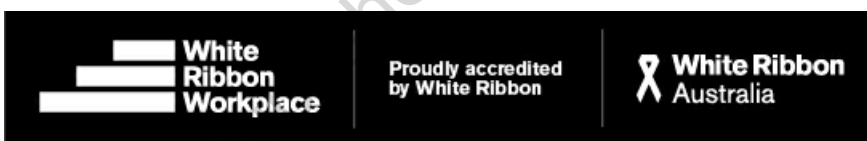
Kind regards

Sharron



Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

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Consolidated Comments

General Observations

- The DRAFT LMP was received yesterday (Wednesday 26th September 2018)
- Brisbane City Council describes Mt Coot-tha Zipline as a low-impact, environmentally-sensitive, world-class ecotourism experience, at Mt Coot-tha Forest.
- Total proposed trustee lease area measuring 15.6246ha being 5.9579ha on the ground and 9.6667ha above ground.
- 1.02% of the total area of the subject site.
- Outlines the proposed uses of the land –
 - Treetop Canopy Tour
 - Mount Coot-tha Scenic Zipline
 - Mount Coot-tha Skywalk: Suspension Bridge and Cultural Heritage Tour
 - Arrival Centre
- Outlines non-core Activities on the proposed site:
 - Food and Beverage sales at the Zipline Arrival Centre and Botanic Gardens Kiosk
 - Sales and promotion of experiences that complement and promote the area
 - Shuttle bus transfers
- Provides estimated visitor numbers for Treetop Canopy Tour, Scenic Zipline and Skywalk and Cultural Heritage Tour
- Refers to all Legislative and policies used to create the LMP
- Refers to the Draft LMP being consistent and appropriate with the Secondary Use of Trust Land Policy
- Outlines Technical Studies completed
- Proposal on enhancing tourism in Queensland
- Refers to the Shaping SEQ2017 goals
- Lists some challenges of the proposed development and construction
- Provides a list of the restrictions to the public due to the proposed development – restricted areas
- Provides Commerciality provisions of the LMP and the proposed new trustee
- Consultation – the DRAFT Full Land Management Plan will be placed on public display and provides the activities that are proposed for the consultation process
- 4 week public consultation is referred to in the DRAFT LMP.

General comments

<p>Ensure that the Land Management Actions relate to the whole of lot 2, not just the development footprint Note: The LMP should also represent the final proposal – no additions into the future.</p>
<p>Leg and Policy - Introduces the instruments and identifies the proposal is consistent, but doesn't provide any analysis to support the opinion that the proposal is consistent with the various instruments.</p>
<p>Will introducing the proposed use impact the use of any existing infrastructure? Walking trails etc. It is eluded to later on in the LMP that there is minimal impact on existing uses. It could be reiterated in this section along with a map of existing uses, showing the impact/ no impact.</p>
<p>7.7.1 opportunities - Is the vegetation offset plan elaborated on? – Doesn't appear so, possibly part of the DA. If the offset plan is on Lot 2 then it should be considered in the LMP.</p>
<p>7.7.2 – challenges - What will be done to address the challenges? Including the approach to addressing the challenges would be useful.</p>
<p>What timing is proposed for the 4 weeks of consultation. Which month?</p>

Is the bushfire management area contained wholly within the trustee lease area?
The draft LMP states there is no intention to change the primary use of the DOGIT (p9) – which is currently a DOGIT for a Public Park and for no other purpose. Schedule 1 of The Land Act 1994 details each purpose for dedication of trust land - https://www.qld.gov.au/environment/land/state/reserves/community PARKS (To be used for low-key recreational uses (e.g. picnics, small children’s playground, park bench). The primary use may not be suitable in this instance and changing the DOGIT to Public Park and Recreation may be more appropriate in this instance – this can be changed through full LMP with extensive community consultation and if the requirements of the Land Act have been satisfied. The proposed secondary use should be complimentary to the primary purpose of the trust land, and Park for Recreation would be more appropriate considering the planned secondary uses.
Native Title clause needs to be inserted into Land Management Plan <i>“Native title implications will be assessed in accordance with the State’s Native Title Work procedures prior to any dealings being undertaken on the reserve.”</i>
Community Consultation Brisbane City Council has a Visioning Process in regards to their Community and Stakeholder Consultation. Need clarification on what stages have occurred and what are still to occur to ensure that adequate community consultation has occurred.
<u>Other Approvals</u> Is a Material Change of Use Approval required? Has a vegetation/tree clearance permit been obtained?
<u>More Information Required</u> Has all fencing been illustrated so exclusivity/restrictions of use etc can be checked? Are any liquor licenses planned for the Arrival centre?
In general the report does not consider the cumulative impacts of restricted public access to areas. I.e. how the lease configuration impacts access and how the offset areas impact access.

Specific comments and reference to draft LMP

Page Number	Section reference	Comment
5	Executive Summary	Are impacts on existing activities addressed?
5	Executive Summary	Trustee lease area, do we have a plan? – YES included later on in the draft LMP.
5	Details on species and fauna	The Ecological Reports and Powerful Owl and Raptor Report that accompanied the Development application should be reviewed by an appropriate officer
5	1.1 Executive Summary	Is this statement true sounds like pre emitting DNRME decision? <i>This DRAFT full land management plan has been prepared in line with the Land Act 1994 to guide Brisbane City Council, in its capacity as trustee, for the future development and use of Mount Coot-tha Forest and the ongoing maintenance and management of the trust land.</i>

5	1.1 Executive Summary	Why doesn't plan deal with other matter rather than just the Zipline is this the only scope. <i>The plan provides clear information to the Department of Natural Resources, Mines and Energy regarding the proposed development of the Mount Coot-tha Zipline and proposed trustee leasing associated with the zipline development.</i>
6	Executive Summary	Noted that DNRME acknowledged the consultation methodology was OK, Confirm.
6	Executive Summary	It is pre-emptive to note the proposed secondary use is appropriate prior to having conducted full consultation.
6	LMP states zipline is an appropriate secondary use of trust land	Need to prove that the land is not diminished and approval should not be given if it is commercial in nature. If this is to be a secondary use, the primary use of Park For Recreation would be more appropriate
6	Council has conducted extensive non-statutory community engagement during zipline development	Community consultation only for a 4 week period
6	1.1 Executive Summary	Typo of department name or has there also been liaising with Department of Environment and Science? The Department of Natural Resources, Mines and <u>Environment</u> , should be energy
7	This LMP confirms alignment of Brisbane City Council's proposed zipline development with the principle of the Land Act 1994	Not shown how it is aligned.
7	Rental contributes to ongoing costs of maintaining the land	Maintenance only? No improvements or money invested into the trust land.
7	1.1 Executive Summary	This is opinion based and doesn't consider if the lease will result in access across the site being restricted (e.g. lease layout and topography). <i>While the extent of commerciality and exclusivity to be introduced by the proposed development is modest lease area as a proportion of the total land area of the subject site</i>
7	1.1 Executive Summary	This comment conflicts with sentence 2 paragraph 2 of 1.1 Executive Summary. <i>Use the land management plan to guide the future development, use, maintenance and management of Mount Coot-tha Fore</i>
8	Executive Summary	Are the management considerations addressed over the entire site? The Land Management Plan Actions do elaborate on this further, but it should be noted that the LMP relates to the whole site, not just the development footprint.
8	2.1 Purpose and Goals	This comment conflicts with sentence 2 paragraph 2 of 1.1 Executive Summary <i>The purpose of this DRAFT full land management plan (LMP) is to assist and guide Brisbane City Council in its capacity as trustee in the future development, use, maintenance and management of Mount Coot-tha Forest.</i>
8	20 year LMP but reviewed periodically	All other LMPs received recently state a 5 year review – will this also be 5 yearly?
9	20 year LMP but reviewed periodically	All other LMPs received recently state a 5 year review – will this also be 5 yearly?

Released

9	Public Park will remain the primary use	Park for Recreation would be more appropriate
9	Mt Cootha zipline proposal aligns with the Master Plan	The Master Plan should be attached as an Appendice to the LMP
9	3.1 Proposed Developments	If this is a 20 year plan (section 2.3) what other development is proposed.
10	Mt Cootha scenic zipline lands in Botanic Gardens	Is landing spot at an appropriate place in Botanic Gardens
10	Mt Cootha Skywalk locked outside of hours	Are all skywalk areas fenced and locked? More details required on extent of fencing involved.
11	3. Proposed use	Indigenous partner plan – is this elaborated on? YES
11	Arrival Centre	Commerciality aspects to be addressed for the arrival centre plans. Licensed?
16	4. Legislation and Policy	Introduces the instruments and identifies the proposal is consistent, but doesn't provide any analysis to support the opinion that the proposal is consistent with the various instruments.
17	Identified in Council Zoning as a Conservation zone	Does the zoning need to be revised?
17	4.3	Opinion based no relevance to management plan and the quarry was been approved Via a mining tenement before the DOGIT was setup. <i>Brisbane City Council has shared its opinion with the Department of Natural Resources, Mines and Energy that the proposed secondary use of the subject site for the development and operation of the Mount Coot-tha Zipline is appropriate and consistent with the Secondary Use of Trust Land Policy, especially considering that the Mount Coottha Forest currently supports the pre-existing, larger-scale use of the site for the Mount Coot-tha Quarry.</i>
18	4.5 Brisbane City Plan 2014	No consideration of the overlays in the LMP just stating what ones effect the property
19	Cat B Remnant Vegetation – clearing requires a development approval	Will this be submitted as a separate DA as unable to find in current DA. Needs to be sought from Veg Management.
19	4.6.3 Regional Ecosystems	This is opinion. <i>Most landholders have a colloquial name for vegetation on their property.</i>
21	Project will require an approved species management program	Has this been sought? As above.
22	4.7 Heritage	Notes minimal impact on heritage values. The sections later on in the LMP do support this statement. Do DES agree?
22	Heritage Impact Statement completed by Urbis	App H accompanying DA – should be reviewed by an appropriate delegate - DES
22	Table 6 Historical Impact Assessment	Doesn't appear to include firebreaks or fire management lines
23	4.7 Heritage	Did the Turrball Association confirm no objection? The statement is worded as such that the report concluded no objection. No objection confirmed on pg.59
37	7.5 Existing Infrastructure	Will introducing the proposed use impact the use of any existing infrastructure? Walking trails etc. It is eluded to later on in the

		LMP that there is minimal impact on existing uses. It could be reiterated in this section along with a map of existing uses, showing the impact/ no impact.
37	7.7.1 Opportunities	Is the vegetation offset plan elaborated on? – Doesn't appear so, possibly part of the DA. If the offset plan is on Lot 2 then it should be considered in the LMP.
37	Public access to areas will remain predominantly unchanged	What exclusivity/restrictions of use will occur with this proposal?
37	7.7.1	Will the public have access to this offset area. If not the area impacted for loss of public access will be larger than the development footprint. <i>A net gain for the environment with clearing to be offset within a 8.7Ha area within the Mt Coot-tha precinct.</i>
38	7.7.1 Opportunities (scenic amenity)	Focuses on the impact of the use on the scenic amenity of the site looking outwards (being able to access additional lookouts etc), rather than considering the impact of the proposed infrastructure on scenic amenity for those looking at the site.
38	Scenic Amenity19	Will this be restricted access?
39	Shuttle bus	App M to DA – Traffic Impact Reports 1 and 2 should be reviewed by an appropriate delegate – Seek assessment manager views.
40	The supporting reports that were submitted with the DA should accompany final LMP	Attach supporting DA reports to finalised LMP as Appendices
41	7.7.2 Challenges	What will be done to address the challenges? Including the approach to addressing the challenges would be useful.
41	7.7.2	What is this and/or how will it be gained? <i>To be effective, future development of the site will require a shared direction and collaborative approach</i>
42	8.2 Secondary Use	Why is BCC different to other areas? <i>Generally, secondary uses of trust land in Brisbane City should be allowed where they</i>
43	8.3.2	Where is the evidence? Not diminish the purpose of the trust land
44	8.3.3	This conflicts with 8.3.2 sentence paragraph 3. <i>Provide an essential community service that does not diminish the purpose and amenity of the trust land</i>
45	8.3.4 Exclusivity	Could use a map to support which areas are restricted, for the purpose of consultation. Although the map of the proposed trustee lease area could be used.
45	8.3.5 Incremental Progression	Note: The LMP should also represent the final proposal – no additions into the future.
49	9.1 Consultation	What timing is proposed for the 4 weeks of consultation. Which month?
52	10.1 Land Management Action Plan	Is the bushfire management area contained wholly within the trustee lease area?
60	10.2.3	It is unclear what is meant by this statement. This statement should be clear if the operator is taking on all risk of loss of infrastructure due to what is considered 'risk appropriate'. <i>Residual (i.e. unmitigated) risks to the infrastructure elements of the proposed zipline facility have been accepted as a necessary commercial risk by the proposed operator</i>

Released

Date : 8/10/2018 1:34:18 PM
From : "ATHERTON Maggie"
To : "TUK Daniel"
Subject : FW: Mt Cootha Zipline
Attachment : RE: Mt Coot-tha Zipline;1809-7503 SRA — Request TA assessment (confirmation);22a confirm letter 2018-004936.pdf;Accessing wildlife lists from the WildNet database;WildNetFlyer_DES2018.pdf;SLAM_FACT_SHEET_requesting_views.pdf;20181007 Draft Mt Cootha Zipline LMP Review.docx;image001.png;image002.jpg;

Hey Daniel,

I have forwarded some of my initial research sent to Liz recently just as a FYI (see email below) and have also attached my wod.doc review and some other stuff that may be of interest. I think the LMP needs to be sent externally to start getting some opinions in on what other agencies might find controversial – DES, TMR etc.

Not sure if you will end up running with this, but sometimes good to share, even if I have just winged this a bit. Please don't consider this a formal email – just a share of what I have found so far – sorry –

sch4p4(6) Personal information



Maggie Atherton
Land Administration Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy

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From: ATHERTON Maggie
Sent: Friday, 5 October 2018 2:49 PM
To: DAVIES Jacqui; CROMBIE Elizabeth
Subject: Mt Cootha Zipline

Hi Jacqui/Liz

Just letting you know I was having a quick flick through the tenure file for Mt Cootha this morning and found an email from Doreen in regards to LMP requirements that was sent to BCC. I have attached the full email FYI. I know I never covered off anything about incremental progression as she mentioned below, so this is possibly an additional thing that will need to be addressed by a SLO or similar.

The LMP should address the following (but is not limited to):

- Details of the public consultation held;
- The impact of the proposed use/s on the strategic value of the site;
- The inconsistency of the proposal with the primary use of the land;
- The impact of the proposal on the State's interests;-
- **The degree of forward planning undertaken in relation to the site and the risk of incremental progression;**
- The proposal's relationship with the Local Government planning scheme;
- The degree of commerciality and exclusivity associated with the proposal;
- Will advise on the outcomes of the consultation and confirm that the council has addressed any public feedback received.

I also recently asked Doreen for advice on a few of the other things we discussed at our catch up recently. She believes that a veg/tree clearing permit would be sought just before they are ready to do the actual works - this can be confirmed by calling the Veg Hub on 135834, but this information should also be available in Elvas.

I have checked in Elvas under the Veg Management business unit and searched on the relevant Lot/Plan and can see there has been a technical assessment application referred from DSDMIP re Material Change of Use etc (email attached). There also appears to be some advice in regards to the approvals required to carry out vegetation clearance via a letter sent to BCC on 21/08/18 (attached). There is a fair amount of communication in Veg Management in regards to Mt Cootha and Veg management should be consulted as part of the LMP assessment, so it is probably advisable to engage with them at this stage. I believe the most recent correspondence from Veg Management was sent from Sandy Witheyman (letter attached) so they are probably the best point of contact.

DES should also be consulted in regards to Species and Fauna – I have attached some information in regards to contacting the Department.

Traffic issues would be a combination of council and TMR – TMR should probably be sent the LMP for comment. I have attached a factsheet in regards to seeking views from external parties and relevant contacts.

Just confirming that by submitting my initial review and sourcing this additional information that I have completed Stage 1 of this initial review re the Draft LMP for Mt Cootha?

“You are stage one! Please can you:

- conduct initial review of this document within the next 5 working days
- document your findings
- submit to Jacqui for stage 2”

Not sure what Stage 2 is, but good luck!!

Thanks

Maggie Atherton
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Department of Natural Resources, Mines and Energy
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RTI Act 2009

Date : 20/11/2018 10:38:02 AM

From : "TUK Daniel"

To : "PETCHELL Blake"

Subject : FW: Mt Cootha Zipline

Attachment : RE: Mt Coot-tha Zipline;1809-7503 SRA — Request TA assessment (confirmation);22a confirm letter 2018-004936.pdf;Accessing wildlife lists from the WildNet database;WildNetFlyer_DES2018.pdf;SLAM_FACT_SHEET_requesting_views.pdf;20181007 Draft Mt Cootha Zipline LMP Review.docx;image001.png;image002.jpg;

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Sent: Monday, 8 October 2018 1:34 PM
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Date : 23/10/2018 2:00:05 PM

From : "DAVIES Jacqui"

To : "TUK Daniel"

Subject : FW: 20181007 Draft Mt Cootha Zipline LMP Review

Attachment : 20181007 Draft Mt Cootha Zipline LMP Review.docx;image001.png;



Jacqui Davies
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From: DAVIES Jacqui
Sent: Wednesday, 3 October 2018 8:03 AM
To: CROMBIE Elizabeth; ATHERTON Maggie
Subject: 20181007 Draft Mt Cootha Zipline LMP Review

Good Morning,

I have added in a little bit extra to Maggie's draft review. Please see tracked changes.

Thanks Jacqui

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Review of Mt Cootha Zipline Draft Land Management Plan

The Basics

Title Search – 50847071 - DOGIT for a Public Park and no other purpose whatsoever

Trustee leases on title:

Dealing Number	Lessee
700882589	3 tenants in common ground floor
706645145	Telstra
716254973	Energex
716898225	Qld Rail
7066451358	Energex
Mortgage 701468673	NAB

Administrative Advices:

Dealing Number	
711134469	Heritage Site
713968919	Veg Notice
718682830	RT Noting

Basic administrative review

This is a high level review to check for basic inclusions ie Native Title, Secondary use details, sanitation, litter control, bushfire management, land degradation, parking, fencing, liquor licenses, signage etc and highlighting some issues for the Senior Land Officer to investigate further. Whether the proposal is appropriate to the purpose the trust land was set aside will be determined in due course by assessment of:

Strategic value – proposed use should be appropriate to the strategic value of the land’s capabilities

Consistency with primary use – consistent with designated purpose of the trust land and should **facilitate or enhance**, not diminish the purpose of the trust land. (Any effects on physical environment, social economic impact of activity on local community

Commerciality – the strength of the commercial motive behind the proposed use and whether it will have a negative effect on the public interest needs consideration

Exclusivity – refers to secondary occupation which excludes use by the wider community. Will the use be exclusive and how will it be managed? Eg. Placing and height of fences, locking of gates and timing, excluding public access, the composition of trustees.

Incremental progression and forward planning – proposed use may contribute to an incremental chain of events that lead to a final outcome different from that intended

Primary Purpose of DOGIT

The draft LMP states there is no intention to change the primary use of the DOGIT (p9) – which is currently a DOGIT for a Public Park and for no other purpose. Schedule 1 of The Land Act 1994 details each purpose for dedication of trust land -

<https://www.qld.gov.au/environment/land/state/reserves/community>

PARKS (*To be used for low-key recreational uses (e.g. picnics, small children’s playground, park bench)*). The primary use may not be suitable in this instance and changing the DOGIT to Public Park and Recreation may be more appropriate in this instance – this can be changed through full LMP with extensive community consultation and if the requirements of the Land Act have been satisfied. The proposed secondary use should be complimentary to the primary purpose of the trust land, and Park for Recreation would be more appropriate considering the planned secondary uses.

Commerciality

There are a number of commercial ventures on site including

- Tree Canopy Tour
- Mount Cootha Scenic Zipline
- Mount Cootha Skywalk – Suspension Bridge and Cultural Heritage Tour
- Arrival Centre which includes a café and a gift shop

Approval is not normally given when a project is commercial in nature. In addition, the zipline will be a popular tourist attraction. Tourism is an inconsistent use that would not normally be supported.

Further information required on commerciality. Eg. Activities held regularly with commercial operators, Proportion of income used for ongoing maintenance, Proportion of the land used for commercial activity, Beneficiaries of the reserves income generated, Expected income generated

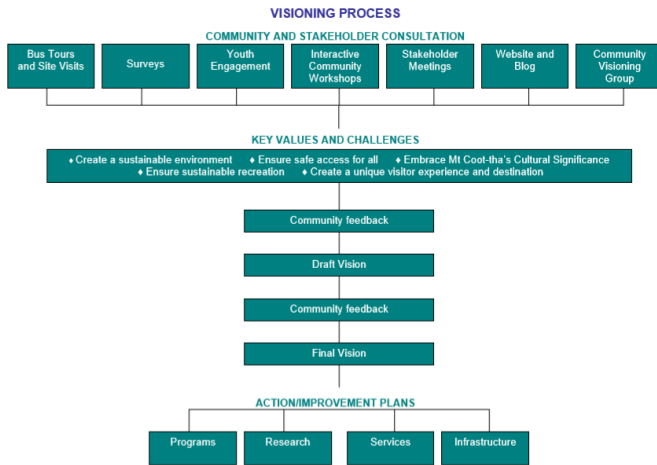
Native Title

Native Title clause needs to be inserted into Land Management Plan

“Native title implications will be assessed in accordance with the State’s Native Title Work procedures prior to any dealings being undertaken on the reserve.”

Community Consultation

Brisbane City Council has a Visioning Process in regards to their Community and Stakeholder Consultation. Need clarification on what stages have occurred and what are still to occur to ensure that adequate community consultation has occurred.



Other Approvals

Is a Material Change of Use Approval required?

Has a vegetation/tree clearance permit been obtained?

Other Items flagged for possible SLO attention:

Page	Para	Issue	
5	Para 6	Details on species and fauna	The Ecological Reports and Powerful Owl and Raptor Report that accompanied the Development application should be reviewed by an appropriate officer
6	Para 4	Council has conducted extensive non-statutory community engagement during zipline development	Community consultation only for a 4 week period
6	Para 6	LMP states zipline is an appropriate secondary use of rust land	Need to prove that the land is not diminished and approval should not be given if it is commercial in nature. If this is to be a secondary use, the primary use of Park For Recreation would be more appropriate
7	Para 5	This LMP confirms alignment of Brisbane CityCouncil's proposed zipline development with the principle of the Land Act 1994	Not shown how it is aligned.
7	1.2a	Rental contributes to ongoing costs of maintaining the land	Maintenance only? No improvements or money invested into the trust land.
8	Para 4	20 year LMP but reviewed periodically	All other LMPs received recently state a 5 year review – will this also be 5 yearly? <u>timeframes appropriate and what will be monitored and revised in the LMP when this can be used to evaluate the trustees compliance with the LMP.</u>

			<u>Eg. Inspections of the trust land should be performed at least annually</u>
9	Para 1	Public Park will remain the primary use	Park for Recreation would be more appropriate
9	Para 3.1	Mt Cootha zipline proposal aligns with the Master Plan	The Master Plan should be attached as an Appendice to the LMP
10	No 2	Mt Cootha scenic zipline lands in Botanic Gardens	Is landing spot at an appropriate place in Botanic Gardens
10	No 3	Mt Cootha Skywalk outside of hours	Are all skywalk areas fenced and locked? <u>(exclusivity)</u>
11	No 4	Arrival Centre	Commerciality aspects to be addressed for the arrival centre plans
17	2 nd bullet from bottom	Identified in Council Zoning as a Conservation zone	Does the zoning need to be revised?
19	Table 2	Cat B Remnant Vegetation – clearing requires a development approval	Will this be submitted as a separate DA as unable to find in current DA
21	Bullet 7	Project will require an approved species management program	Has this been sought?
22	Mid Para	Heritage Impact Statement completed by Urbis	App H accompanying DA – should be reviewed by an appropriate delegate
37	7.71	Public access to areas will remain predominantly unchanged	What exclusivity/restrictions of use will occur with this proposal?
39	Traffic	Shuttle bus	App M to DA – Traffic Impact Reports 1 and 2 should be reviewed by an appropriate delegate
40	Not attached	The supporting reports that were submitted with the DA should accompany final LMP	Attach supporting DA reports to finalised LMP as Appendices
<u>49</u>		<u>Consultation</u>	<u>Once public consultation has been undertaken on the Draft LMP. The LMP must; Address the views of the community, address any comments/submissions etc put forward by the public. Address how the trustee is going to address the comments/submission put forward, how they influence the LMP.</u>

More Information Required

Has all fencing been illustrated so exclusivity/restrictions of use etc can be checked?

Are any liquor licenses planned for the Arrival centre?

Date : 21/11/2018 11:21:08 AM

From : "PETCHELL Blake"

To : "TUK Daniel"

Subject : FW: BCC LMP comments

Attachment : DL comments.docx;20181007 Draft Mt Cootha Zipline LMP Review - Maggi.docx;DNRME comment table - Draft LMP.docx;

Dan,
All reviewer comments attached.
Thanks,
Blake

From: LEO Daniel

Sent: Tuesday, 20 November 2018 5:59 PM

To: PETCHELL Blake <Blake.Petchell@dnrme.qld.gov.au>

Cc: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>

Subject: BCC LMP comments

Blake
Please find attached my comments.

Thanks
DL

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RTI Act 2009

General comments

In general the report does not consider the cumulative impacts of restricted public access to areas. I.e. how the lease configuration impacts access and how the offset areas impact access.

Specific comments and reference to draft LMP

Page Number	Section reference	Comment
5	1.1 Executive Summary	Is this statement true sounds like pre emitting DNRME decision? <i>This DRAFT full land management plan has been prepared in line with the Land Act 1994 to guide Brisbane City Council, in its capacity as trustee, for the future development and use of Mount Coot-tha Forest and the ongoing maintenance and management of the trust land.</i>
5	1.1 Executive Summary	Why doesn't plan deal with other matter rather than just the Zipline is this the only scope. <i>The plan provides clear information to the Department of Natural Resources, Mines and Energy regarding the proposed development of the Mount Coot-tha Zipline and proposed trustee leasing associated with the zipline development.</i>
6	1.1 Executive Summary	Typo of department name or has there also been liaising with Department of Environment and Science? The Department of Natural Resources, Mines and Environment , should be energy
7	1.1 Executive Summary	This is opinion based and doesn't consider if the lease will result in access across the site being restricted (e.g.

		lease layout and topography). <i>While the extent of commerciality and exclusivity to be introduced by the proposed development is modest lease area as a proportion of the total land area of the subject site</i>
7	1.1 Executive Summary	This comment conflicts with sentence 2 paragraph 2 of 1.1 Executive Summary. <i>Use the land management plan to guide the future development, use, maintenance and management of Mount Coot-tha Fore</i>
8	2.1 Purpose and Goals	This comment conflicts with sentence 2 paragraph 2 of 1.1 Executive Summary <i>The purpose of this DRAFT full land management plan (LMP) is to assist and guide Brisbane City Council in its capacity as trustee in the future development, use, maintenance and management of Mount Coot-tha Forest.</i>
9	3.1 Proposed Developments	If this is a 20 year plan (section 2.3) what other development is proposed.
17	4.3	Opinion based no relevance to management plan and the quarry was been approved Via a mining tenement before the DOGIT was setup. <i>Brisbane City Council has shared its opinion with the Department of Natural Resources, Mines and Energy that the proposed secondary use of the subject site for the development and operation of the Mount Coot-tha Zipline is appropriate and consistent with the Secondary Use of Trust Land Policy, especially considering that the Mount Coottha Forest currently supports the pre-existing, larger-scale use of the site for the Mount Coot-tha Quarry.</i>
18	4.5 Brisbane City Plan 2014	No consideration of the overlays in the LMP just stating what ones effect the property
19	4.6.3 Regional Ecosystems	This is opinion. <i>Most landholders have a colloquial name for vegetation on their property.</i>
22	Table 6 Historical Impact Assessment	Doesn't appear to include firebreaks or fire management lines
37	7.7.1	Will the public have access to this offset area. If not the area impacted for loss of public access will be larger than the development footprint. <i>A net gain for the environment with clearing to be offset within a 8.7Ha area within the Mt Coot-tha precinct.</i>
38	Scenic Amenity19	Will this be restricted access?

41	7.7.2	What is this and/or how will it be gained? <i>To be effective, future development of the site will require a shared direction and collaborative approach</i>
42	8.2 Secondary Use	Why is BCC different to other areas? <i>Generally, secondary uses of trust land in Brisbane City should be allowed where they</i>
43	8.3.2	Where is the evidence? Not diminish the purpose of the trust land
44	8.3.3	This conflicts with 8.3.2 sentence paragraph 3. <i>Provide an essential community service that does not diminish the purpose and amenity of the trust land</i>
60	10.2.3	It is unclear what is meant by this statement. This statement should be clear if the operator is taking on all risk of loss of infrastructure due to what is considered 'risk appropriate'. <i>Residual (i.e. unmitigated) risks to the infrastructure elements of the proposed zipline facility have been accepted as a necessary commercial risk by the proposed operator</i>

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RTI Act 2009

Review of Mt Cootha Zipline Draft Land Management Plan

The Basics

Title Search – 50847071 - DOGIT for a Public Park and no other purpose whatsoever

Trustee leases on title:

Dealing Number	Lessee
700882589	3 tenants in common ground floor
706645145	Telstra
716254973	Energex
716898225	Qld Rail
7066451358	Energex
Mortgage 701468673	NAB

Administrative Advices:

Dealing Number	
711134469	Heritage Site
713968919	Veg Notice
718682830	RT Noting

Basic administrative review

This is a high level review to check for basic inclusions ie Native Title, Secondary use details, sanitation, litter control, bushfire management, land degradation, parking, fencing, liquor licenses, signage etc and highlighting some issues for the Senior Land Officer to investigate further. Whether the proposal is appropriate to the purpose the trust land was set aside will be determined in due course by assessment of:

Strategic value – proposed use should be appropriate to the strategic value of the land's capabilities

Consistency with primary use – consistent with designated purpose of the trust land and should **facilitate or enhance**, not diminish the purpose of the trust land. (Any effects on physical environment, social economic impact of activity on local community)

Commerciality – the strength of the commercial motive behind the proposed use and whether it will have a negative effect on the public interest needs consideration

Exclusivity – refers to secondary occupation which excludes use by the wider community

Incremental progression and forward planning – proposed use may contribute to an incremental chain of events that lead to a final outcome different from that intended

Primary Purpose of DOGIT

The draft LMP states there is no intention to change the primary use of the DOGIT (p9) – which is currently a DOGIT for a Public Park and for no other purpose. Schedule 1 of The Land Act 1994 details each purpose for dedication of trust land -

<https://www.qld.gov.au/environment/land/state/reserves/community>

PARKS (*To be used for low-key recreational uses (e.g. picnics, small children’s playground, park bench)*). The primary use may not be suitable in this instance and changing the DOGIT to Public Park and Recreation may be more appropriate in this instance – this can be changed through full LMP with extensive community consultation and if the requirements of the Land Act have been satisfied. The proposed secondary use should be complimentary to the primary purpose of the trust land, and Park for Recreation would be more appropriate considering the planned secondary uses.

Commerciality

There are a number of commercial ventures on site including

- Tree Canopy Tour
- Mount Cootha Scenic Zipline
- Mount Cootha Skywalk – Suspension Bridge and Cultural Heritage Tour
- Arrival Centre which includes a café and a gift shop

Approval is not normally given when a project is commercial in nature. In addition, the zipline will be a popular tourist attraction. Tourism is an inconsistent use that would not normally be supported.

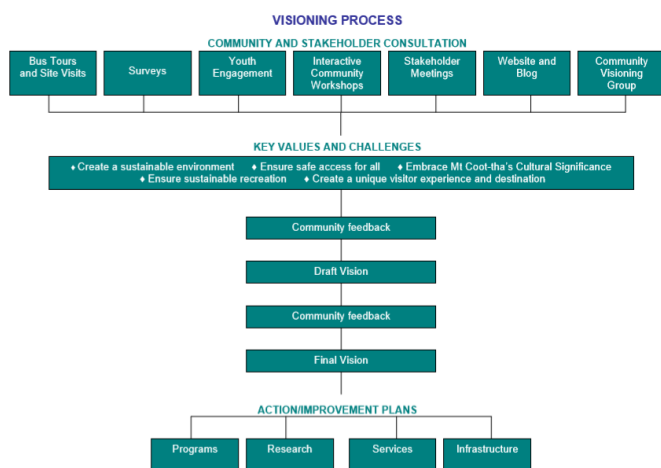
Native Title

Native Title clause needs to be inserted into Land Management Plan

“Native title implications will be assessed in accordance with the State’s Native Title Work procedures prior to any dealings being undertaken on the reserve.”

Community Consultation

Brisbane City Council has a Visioning Process in regards to their Community and Stakeholder Consultation. Need clarification on what stages have occurred and what are still to occur to ensure that adequate community consultation has occurred.



Other Approvals

Is a Material Change of Use Approval required?

Has a vegetation/tree clearance permit been obtained?

Other Items flagged for possible SLO attention:

Page	Para	Issue	
5	Para 6	Details on species and fauna	The Ecological Reports and Powerful Owl and Raptor Report that accompanied the Development application should be reviewed by an appropriate officer
6	Para 4	Council has conducted extensive non-statutory community engagement during zipline development	Community consultation only for a 4 week period
6	Para 6	LMP states zipline is an appropriate secondary use of trust land	Need to prove that the land is not diminished and approval should not be given if it is commercial in nature. If this is to be a secondary use, the primary use of Park For Recreation would be more appropriate
7	Para 5	This LMP confirms alignment of Brisbane City Council's proposed zipline development with the principle of the Land Act 1994	Not shown how it is aligned.
7	1.2a	Rental contributes to ongoing costs of maintaining the land	Maintenance only? No improvements or money invested into the trust land.
8	Para 4	20 year LMP but reviewed periodically	All other LMPs received recently state a 5 year review – will this also be 5 yearly?
9	Para 1	Public Park will remain the primary use	Park for Recreation would be more appropriate
9	Para 3.1	Mt Cootha zipline proposal aligns with the Master Plan	The Master Plan should be attached as an Appendice to the LMP

10	No 2	Mt Cootha scenic zipline lands in Botanic Gardens	Is landing spot at an appropriate place in Botanic Gardens
10	No 3	Mt Cootha Skywalk locked outside of hours	Are all skywalk areas fenced and locked? More details required on extent of fencing involved.
11	No 4	Arrival Centre	Commerciality aspects to be addressed for the arrival centre plans. Licensed?
17	2 nd bullet from bottom	Identified in Council Zoning as a Conservation zone	Does the zoning need to be revised?
19	Table 2	Cat B Remnant Vegetation – clearing requires a development approval	Will this be submitted as a separate DA as unable to find in current DA. Needs to be sought from Veg Management.
21	Bullet 7	Project will require an approved species management program	Has this been sought? As above.
22	Mid Para	Heritage Impact Statement completed by Urbis	App H accompanying DA – should be reviewed by an appropriate delegate - DES
37	7.71	Public access to areas will remain predominantly unchanged	What exclusivity/restrictions of use will occur with this proposal?
39	Traffic	Shuttle bus	App M to DA – Traffic Impact Reports 1 and 2 should be reviewed by an appropriate delegate – Seek assessment manager views.
40	Not attached	The supporting reports that were submitted with the DA should accompany final LMP	Attach supporting DA reports to finalised LMP as Appendices

More Information Required

Has all fencing been illustrated so exclusivity/restrictions of use etc can be checked?

Are any liquor licenses planned for the Arrival centre?

Consolidated Comments

General Observations

- The DRAFT LMP was received yesterday (Wednesday 26th September 2018)
- Brisbane City Council describes Mt Coot-tha Zipline as a low-impact, environmentally-sensitive, world-class ecotourism experience, at Mt Coot-tha Forest.
- Total proposed trustee lease area measuring 15.6246ha being 5.9579ha on the ground and 9.6667ha above ground.
- 1.02% of the total area of the subject site.
- Outlines the proposed uses of the land –
 - Treetop Canopy Tour
 - Mount Coot-tha Scenic Zipline
 - Mount Coot-tha Skywalk: Suspension Bridge and Cultural Heritage Tour
 - Arrival Centre
- Outlines non-core Activities on the proposed site:
 - Food and Beverage sales at the Zipline Arrival Centre and Botanic Gardens Kiosk
 - Sales and promotion of experiences that complement and promote the area
 - Shuttle bus transfers
- Provides estimated visitor numbers for Treetop Canopy Tour, Scenic Zipline and Skywalk and Cultural Heritage Tour
- Refers to all Legislative and policies used to create the LMP
- Refers to the Draft LMP being consistent and appropriate with the Secondary Use of Trust Land Policy
- Outlines Technical Studies completed
- Proposal on enhancing tourism in Queensland
- Refers to the Shaping SEQ2017 goals
- Lists some challenges of the proposed development and construction
- Provides a list of the restrictions to the public due to the proposed development – restricted areas
- Provides Commerciality provisions of the LMP and the proposed new trustee
- Consultation – the DRAFT Full Land Management Plan will be placed on public display and provides the activities that are proposed for the consultation process
- 4 week public consultation is referred to in the DRAFT LMP.

General comments

<p>Ensure that the Land Management Actions relate to the whole of lot 2, not just the development footprint Note: The LMP should also represent the final proposal – no additions into the future.</p>
<p>Leg and Policy - Introduces the instruments and identifies the proposal is consistent, but doesn't provide any analysis to support the opinion that the proposal is consistent with the various instruments.</p>
<p>Will introducing the proposed use impact the use of any existing infrastructure? Walking trails etc. It is eluded to later on in the LMP that there is minimal impact on existing uses. It could be reiterated in this section along with a map of existing uses, showing the impact/ no impact.</p>
<p>7.7.1 opportunities - Is the vegetation offset plan elaborated on? – Doesn't appear so, possibly part of the DA. If the offset plan is on Lot 2 then it should be considered in the LMP.</p>
<p>7.7.2 – challenges - What will be done to address the challenges? Including the approach to addressing the challenges would be useful.</p>
<p>What timing is proposed for the 4 weeks of consultation. Which month?</p>

Is the bushfire management area contained wholly within the trustee lease area?

Specific comments and reference to draft LMP

Page Number	Section reference	Comment
5	Executive Summary	Are impacts on existing activities addressed?
5	Executive Summary	Trustee lease area, do we have a plan? – YES included later on in the draft LMP.
6	Executive Summary	Noted that DNRME acknowledged the consultation methodology was OK, Confirm.
6	Executive Summary	It is pre-emptive to note the proposed secondary use is appropriate prior to having conducted full consultation.
8	Executive Summary	Are the management considerations addressed over the entire site? The Land Management Plan Actions do elaborate on this further, but it should be noted that the LMP relates to the whole site, not just the development footprint.
11	3. Proposed use	Indigenous partner plan – is this elaborated on? YES
16	4. Legislation and Policy	Introduces the instruments and identifies the proposal is consistent, but doesn't provide any analysis to support the opinion that the proposal is consistent with the various instruments.
22	4.7 Heritage	Notes minimal impact on heritage values. The sections later on in the LMP do support this statement. Do DES agree?
23	4.7 Heritage	Did the Turrball Association confirm no objection? The statement is worded as such that the report concluded no objection. No objection confirmed on pg.59
37	7.5 Existing Infrastructure	Will introducing the proposed use impact the use of any existing infrastructure? Walking trails etc. It is eluded to later on in the LMP that there is minimal impact on existing uses. It could be reiterated in this section along with a map of existing uses, showing the impact/ no impact.
37	7.7.1 Opportunities	Is the vegetation offset plan elaborated on? – Doesn't appear so, possibly part of the DA. If the offset plan is on Lot 2 then is should be considered in the LMP.
38	7.7.1 Opportunities (scenic amenity)	Focuses on the impact of the use on the scenic amenity of the site looking outwards (being able to access additional lookouts etc), rather than considering the impact of the proposed infrastructure on scenic amenity for those looking at the site.
41	7.7.2 Challenges	What will be done to address the challenges? Including the approach to addressing the challenges would be useful.
45	8.3.4 Exclusivity	Could use a map to support which areas are restricted, for the purpose of consultation. Although the map of the proposed trustee lease area could be used.
45	8.3.5 Incremental Progression	Note: The LMP should also represent the final proposal – no additions into the future.
49	9.1 Consultation	What timing is proposed for the 4 weeks of consultation. Which month?
52	10.1 Land Management Action Plan	Is the bushfire management area contained wholly within the trustee lease area?

Released

Date : 14/09/2018 3:38:07 PM
From : "BURLING Sharron"
To : "SHERWOOD Kenneth"
Cc : "MACCHERONI Annie" , "CROMBIE Elizabeth"
Subject : FW: Zipline LMP - plan for the review

Hi Ken

1. On the receipt of the draft LMP, we are proposing that the following review plan be put in place:
 - Maggie Atherton, Land Administration Officer will review to provide a first filter and ensure the document contains sufficient information, consistent with LMP of this nature;
 - Jacqui Davies, Senior Land Officer, will review as first delegate;
 - Elizabeth Crombie & Deb Cross will review;
 - Review by Complex team;
 - Briefing for Manager, RM and ED on review and recommendations/feedback to applicant.
2. Once feedback considered and incorporated by applicant, LMP will proceed to community consultation. All inquiries, submissions and correspondence will be directed to Council's consultant. Upon completion of consultation, the consultant will be review submissions, address issues and incorporate into the LMP.
3. Upon receipt of the second draft LMP, it is proposed that the following will occur:
 - Maggie Atherton, Land Administration Officer will review to ensure all feedback from previous round was incorporated and will provide advice in regards to the suitability of the community consultation;
 - The Senior Land Officer, will review as first delegate and liaise with the applicant if further information is required;
 - Any State agency views will be sought if applicable and internal SME advice sought in relation to any other DNRME matters impacting on the public interest;
 - Elizabeth Crombie & Deb Cross will review.
 - Complex team will review
 - LMP will be sent to an independent SLAM team for review outside of South Region. Recommend that Jacinta Ryan, SLO of North Region act as an independent review.
 - Manager/RM review recommendations/outcome.
 - Brief and recommendations made to ED at finalisation stage for approval.
4. It is also proposed that a decision about the involvement of the Complex team be made post the reviews of the LMP.
5. Ongoing consultation with the planners in relation to the DA will also occur in this instance.

Please let me know if any further information is required or you require any changes to be made to this approach.

My thanks to you Liz, for your assistance with this.

Kind regards,
Sharron

Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/ Wellbeing Ambassador

P: 07 5626 6828 M: (6) Personal
E: sharron.burling@dnrme.qld.gov.au
A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, QLD, 4230
W: www.dnrme.qld.gov.au

Date : 2/10/2018 12:27:42 PM
From : "TUK Daniel"
To : "CROMBIE Elizabeth"
Cc : "MACCHERONI Annie" , "PETCHELL Blake"
Subject : FW: Mt Coot-tha Forest | Revised Draft LMP
Attachment : Submission fo s.73
LMP.doc;image001.png;image002.png;image003.png;image004.png;image005.png;image006.jpg;

Hi Liz

The complex team have started looking at the Zipline LMP and have noted a few opportunities where we could improve our assessment of the LMP (see below).

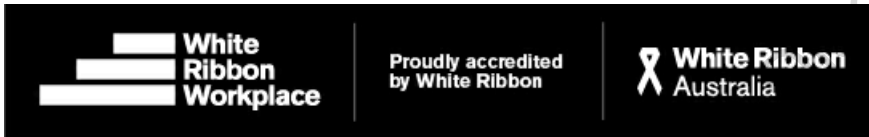
Can we discuss this further at our catch-up tomorrow?

Regards



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 M: (6) Personal in
E: Daniel.Tuk@dnrme.qld.gov.au
A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



From: TUK Daniel
Sent: Wednesday, 26 September 2018 12:09 PM
To: MACCHERONI Annie; PETCHELL Blake
Subject: FW: Mt Coot-tha Forest | Revised Draft LMP
Importance: High

Hello team

I have started snooping around to find an "assessment criteria" to support the task outlined in Sharron's email below. So far I have found this [doc](#) which sets out the following criteria that needs to be considered for an inconsistent use on trust land (see below).

DNRM's Information Kit - Land Management Planning for Reserves or Deeds of Grant in Trust requires that officers assess an LMP on the following criteria:

- The impact of the proposed use/s on the strategic value of the site;
- The inconsistency of the proposal with the primary use of the land (if applicable);
- The impact of the proposal on the State's interests;
- the degree of forward planning undertaken in relation to the site and the risk of incremental progression;
- the proposal's relationship with the Local Government planning scheme; and
- the degree of commerciality and exclusivity associated with the proposal.

The revised formats of the LMPs requires the DNRM officer to concentrate on:

- Consistency/inconsistency of the proposal with the primary use of the trust land; and
- that the Trustee has addressed the community's support/interest relative to the secondary use/s or where the Trustee considers that community consultation is not required, that the Trustee has included the rationale for the Trustee's position in regard to not undertaking community consultation.

I have also asked Des if there is any other assessment criteria or documentation in eLVAS (or elsewhere) which may assist. Des has provided a copy of a submission for an unrelated case (see attached) which covers the main points required to progress an eLVAS case.

In my view, if we (SLAM) are to review this Zipline LMP, then we should all be reviewing it against the same criteria. The dot points outlined above provide some context for an assessment, however, there may be a requirement to define each point in greater detail to support this initial assessment (and the subsequent assessments) to ensure the "reviewers" are clear about what is in scope.

For your consideration and for discussion, I have thought through the next steps to progress this matter (note – we have 20 business days from today):

- Escalate/ discuss the requirement to expand and document the assessment criteria with Sharron and Liz (this needs to be done ASAP).
- If all are in agreeance that a more detailed assessment criteria is required, then I suggest that the “reviewers” meet to discuss this task, settle on the approach and then document it so that it can be used consistently across the group (this should occur early next week).
 - o It may be worth a resource from Ops Support being present at this meeting and they should be tasked with developing the detailed assessment criteria on behalf of the reviewers.
- Once the detailed assessment criteria has been documented, reviewers will contribute their views.
- The views will need to be collated, agreed upon by SLAM, then reported up to the relevant decision maker (i.e. Minister) before being communicated back to Council.

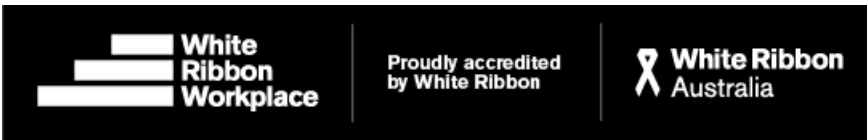
There is a lot to do and only 20 days to do it in – let me know what you think?

Regards



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 M: (6) Personal in
E: Daniel.Tuk@dnrme.qld.gov.au
A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



From: BURLING Sharron
Sent: Wednesday, 26 September 2018 8:14 AM
To: MACCHERONI Annie; TUK Daniel; PETCHELL Blake
Cc: CROMBIE Elizabeth
Subject: FW: Mt Coot-tha Forest | Revised Draft LMP
Importance: High

Morning comrades

To afford you as much time as possible for review, attached is the draft LMP for the Zipline project.

Also attached is the staged review plan for the LMP. Comments collated at each stage will be provided to you to add too/comment on.

I would like to provide feedback to BCC within 4 weeks of today.

Have a fantastic day!

SB

From: Helenah Mac [<mailto:Helenah.Mac@brisbane.qld.gov.au>]
Sent: Tuesday, 25 September 2018 4:58 PM
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Cc: Wade Fitzgerald <Wade.Fitzgerald@brisbane.qld.gov.au>; (6) Personal infor@cprgroup.com.au; (6) Personal infor@4p4(6) Personal infor@cprgroup.com.au; Kate Weise <Kate.Weise@brisbane.qld.gov.au>; Tim Wright <Tim.Wright@brisbane.qld.gov.au>; sch4p4(6) Personal information@ethosurban.com>
Subject: FW: Mt Coot-tha Forest | Revised Draft LMP
Importance: High

Good afternoon Sharron,

Further to my email to you of yesterday, we are pleased to attach the draft land management plan for Mt Coot-tha Forest for your Department’s consideration.

The draft land management plan has been prepared by CPR Consultancy Group on behalf of Council in accordance with the State’s LMP Guidelines/Information Kit and the Land Act.

Sharron, please feel free to let us know if you have any questions whatsoever!

Thank you again for your kind assistance in this matter.

Yours sincerely, Helenah

Helenah Mac

Senior Project & Portfolio Officer | Natural Environment, Water & Sustainability Branch |
City Planning & Sustainability Division | **BRISBANE CITY COUNCIL**

.....
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.....



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RTI Act 2009

Date : 10/01/2019 8:41:27 AM
From : "PETCHELL Blake"
To : "BURLING Sharron"
Cc : "TUK Daniel"
Subject : FW: Mt Coot-tha Zipline Land Management Plan
Attachment : image001.png;image002.jpg;
Morning Sharron,

Do you have some time today to discuss zipline matters? – email below, review team, decision maker & some advice I got from Meaghan yesterday.

Thanks,
Blake

From: Helenah Mac [mailto:Helenah.Mac@brisbane.qld.gov.au]
Sent: Wednesday, 9 January 2019 4:23 PM
To: PETCHELL Blake <Blake.Petchell@dnrme.qld.gov.au>
Subject: Re: Mt Coot-tha Zipline Land Management Plan

Hi Blake,

Thank you - as discussed, as I've been [sch4p4(6) Personal information] therefore, I will need to discuss this with my manager and advise you following that.

Does the State have a preference on timing, ie before or after the appeal period?

Regards, Helenah

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From: PETCHELL Blake <blake.petchell@dnrme.qld.gov.au>
Sent: Wednesday, January 9, 2019 4:16 pm
To: Helenah Mac
Cc: BURLING Sharron; MACCHERONI Annie
Subject: Mt Coot-tha Zipline Land Management Plan

Hi Helenah,

Thanks again for returning my call on Monday to discuss the lodgement of the final Land Management Plan (LMP) with the department. To assist the department in its preparation and planning to assess the final LMP the department is keen to understand councils timeframes regarding the finalisation of the LMP, and subsequent application to DNRME in accordance with the *Land Act 1994*. Based on our conversation, I understand the final LMP will be provided to the department for assessment once a decision has been made on the development application. Are you able to advise whether the final version of the LMP will be submitted to the department for assessment before or after the appeal period under the *Planning Act 2016* has ceased?

Thanks,



Blake Petchell
Senior Land Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy

P: 5451 2408 **M:** [sch4p4(6) Personal in]
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W: www.dnrme.qld.gov.au



From: PETCHELL Blake
Sent: Monday, 7 January 2019 11:40 AM
To: 'Helenah.Mac@brisbane.qld.gov.au' <Helenah.Mac@brisbane.qld.gov.au>
Cc: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>
Subject: Contact details

Hi Helenah,

Thank you for your time on the phone earlier. As discussed my contact details are below should you wish to discuss anything prior to Annie returning on the 16th of January.

Regards,



Blake Petchell
Senior Land Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy

P: 5451 2408 M: 4(6) Personal inf
E: Blake.Petchell@dnrme.qld.gov.au
A: Level 1/9-13 Mill Street, Nambour | PO Box 573, Nambour, QLD 4560
W: www.dnrme.qld.gov.au



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Date : 21/11/2018 10:05:29 AM
From : "TUK Daniel"
To : "CROSS Debbie"
Cc : "PETCHELL Blake"
Subject : FW: Zipline LMP - plan for the review
Attachment : FW: Zipline LMP - plan for the review;

Hi Deb

I am assisting Blake consolidate SLAM reviewer's comments for the Mount Coot-tha Zipline LMP which are being used to prepare a response to BCC. In Sharron's original plan (see attached), you and Liz were identified as reviewers. Do you have any comments that you are able to send through which we can incorporate into the response to BCC?



To note, Sharron has committed to send our response to BCC this Friday (23/11).

Cheers
Dan

From: PETCHELL Blake
Sent: Wednesday, 14 November 2018 8:39 AM
To: BURLING Sharron
Cc: SLAM - South Complex; CROSS Debbie; DAVIES Jacqui; LEO Daniel
Subject: FW: Zipline LMP - plan for the review

Morning Sharron,

As discussed at the teleconference yesterday I have refreshed your previous plan for the LMP review to reflect the current roles, and identified the dates that were discussed. Some/all of the info below may also be useful for Teresa and Meaghan.

1. On the receipt of the draft LMP, the following review plan has been put in place:
- Maggie Atherton, Land Administration Officer will review to provide a first filter and ensure the document contains sufficient information, consistent with LMP of this nature;
 - Review comments have been provided to Annie.
 - Jacqui Davies, Senior Land Officer, will review as first delegate;
 - Review comments have been provided to Annie.
 - Blake Petchell & Dan Leo will review;
 - Comments to be finalised by Monday 19 November 2018
 - Blake to consolidate reviewer comments into a single departmental response by Wednesday 21 November 2018 for Annie's review.
 - Meaghan from IHL is available between 26-28 November 2018 to review the proposed response.
 - Briefing for Manager, RM and ED on review and recommendations/feedback to applicant by **Friday 30 November 2018**.
- 1a. Actions occurring concurrently with the plan for review highlighted in point 1.
- 31 October 2108 – Views sought from various State Agencies & DNRME Business Units
 - 5 responses from 9 requests to date.
 - DES – No comment, no statutory role in the process
 - Tourism – Supportive
 - DTMR – highlighted DA issues
 - Mines Inspectorate – No objection, recommended the Quarry operator be consulted regarding the risk of 'flyrock' within the quarry separation area.
 - Vegetation Management Unit – Keen to engage in further consultation with SLAM to understand the LMP review process.
 - Tuesday 13 November 2018 - Meeting with IHL and LNTS at 1WS
 - LNTS representative nominated - Teresa Furnell.
 - Conducting a review of supplementary guidance material.
 - IHL representative nominated Meaghan Kibsgaard (Mon-Wed).
 - Conducting a Legal review of the LMP framework – appropriate considerations.
 - Following a legal review of the framework will consider the submission template and supplementary guidance material.
 - Thursday 15 November 2018 - State Agency briefing to clearly outline the request to State Agencies (Annie, Blake & Dan Leo @ 275 George Street)
 - Blake to finalise PowerPoint presentation.
 - Tuesday 20 November 2018 - Brisbane City Council briefing
 - Annie to contact Meaghan prior to meeting to confirm departmental messaging.

2. Once feedback considered and incorporated by applicant, LMP will proceed to community consultation. All inquiries, submissions and correspondence will be directed to Council's consultant. Upon completion of consultation, the consultant will be review submissions, address issues and incorporate into the LMP.

3. Upon receipt of the second draft LMP, it is proposed that the following will occur:

- Maggie Atherton, Land Administration Officer will review to ensure all feedback from previous round was incorporated and will provide advice in regards to the suitability of the community consultation;
- The Senior Land Officer, will review as first delegate and liaise with the applicant if further information is required;
- Any State agency views will be sought if applicable and internal SME advice sought in relation to any other DNRME matters impacting on the public interest;
- Complex team and Dan Leo will review.
- LMP will be sent to an independent SLAM team for review outside of South Region. Recommend that Jacinta Ryan, SLO of North Region act as an independent review.
- Manager/RM review recommendations/outcome.
- Brief and recommendations made to ED at finalisation stage for approval.

4. Ongoing consultation with the planners in relation to the DA will also occur throughout the process outlined above.

If I have missed anything please let me know.

Regards,

Blake Petchell
Senior Land Officer
State Land Asset
Management | Land
Services
Department of Natural
Resources, Mines and
Energy

P: 5451 2408 M: [REDACTED]

6) Personal i

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QLD 4560

W:

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RTI Act 2009

Date : 9/11/2018 9:12:57 AM
From : "BURLING Sharron"
To : "MACCHERONI Annie" , "SLAM - South Complex"
Cc : "CROSS Debbie"
Subject : FW: Zipline LMP - plan for the review

For review and updating I suspect now we are further down the track???

Cheers

SB

-----Original Message-----

From: BURLING Sharron
Sent: Friday, 14 September 2018 3:38 PM
To: SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>
Cc: MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>
Subject: FW: Zipline LMP - plan for the review

Hi Ken

1. On the receipt of the draft LMP, we are proposing that the following review plan be put in place:
 - Maggie Atherton, Land Administration Officer will review to provide a first filter and ensure the document contains sufficient information, consistent with LMP of this nature;
 - Jacqui Davies, Senior Land Officer, will review as first delegate;
 - Elizabeth Crombie & Deb Cross will review;
 - Review by Complex team;
 - Briefing for Manager, RM and ED on review and recommendations/feedback to applicant.
2. Once feedback considered and incorporated by applicant, LMP will proceed to community consultation. All inquiries, submissions and correspondence will be directed to Council's consultant. Upon completion of consultation, the consultant will be review submissions, address issues and incorporate into the LMP.
3. Upon receipt of the second draft LMP, it is proposed that the following will occur:
 - Maggie Atherton, Land Administration Officer will review to ensure all feedback from previous round was incorporated and will provide advice in regards to the suitability of the community consultation;
 - The Senior Land Officer, will review as first delegate and liaise with the applicant if further information is required;
 - Any State agency views will be sought if applicable and internal SME advice sought in relation to any other DNRME matters impacting on the public interest;
 - Elizabeth Crombie & Deb Cross will review.
 - Complex team will review
 - LMP will be sent to an independent SLAM team for review outside of South Region. Recommend that Jacinta Ryan, SLO of North Region act as an independent review.
 - Manager/RM review recommendations/outcome.
 - Brief and recommendations made to ED at finalisation stage for approval.
4. It is also proposed that a decision about the involvement of the Complex team be made post the reviews of the LMP.
5. Ongoing consultation with the planners in relation to the DA will also occur in this instance.

Please let me know if any further information is required or you require any changes to be made to this approach.

My thanks to you Liz, for your assistance with this.

Kind regards,
Sharron

Sharon Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/ Wellbeing Ambassador

P: 07 5626 6828 M: (6) Personal ir
E: sharron.burling@dnrme.qld.gov.au
A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, Qld, 4230
W: www.dnrme.qld.gov.au

Date : 21/11/2018 5:20:15 PM

From : "PETCHELL Blake"

To : "MACCHERONI Annie" , "BURLING Sharron"

Cc : "TUK Daniel"

Subject : FW: Zipline meeting with BCC

Attachment : image001.png;image003.jpg;image001.png;image002.jpg;image001.png;image002.jpg;image003.jpg;

Hi Sharron and Annie,

Further to our conversation yesterday afternoon, I have contacted Sharron Cross (Wallys Office) to advise that the letter to BCC on the departments review of the draft LMP will be coming through this week, after going through the SLAM hierarchy & IHL.

She advised that they will likely add the response to MECS as a self-generated item, for tracking purposes.

Thanks,
Blake

On 21 Nov 2018, at 10:28 am, PETCHELL Blake <Blake.Petchell@dnrme.qld.gov.au> wrote:

Hi Sharron,

As requested, meeting notes below for your review.

Key Points:

- BCC advised that in terms of the Development Application the current timeframe being worked to by Planning Consultants (Ethos Urban) engaged by BCC in terms of a consolidated response to the information requested by the State and BCC is 30 November 2018.
 - Once a response is made to these outstanding matters, the Development Application can progress forward to the Public Notification stage under the *Planning Act 2016*.
- With regards to BCCs desire to run the consultation process concurrently the key timeframe is 30 November 2018 (as above). Therefore, it is BCCs preference to have a response back from DNRME on the draft LMP on or before 30 November 2018.
- BCC noted that the consolidated response to the outstanding matters related to the Development Application may require the Land Management Plan to be amended.
- BCC also noted that they are accepting submissions on both the Land Management Plan and Development Application outside of the planned and legislative consultation periods. During this period submitters are being notified of the planned and legislative consultation periods associated with both processes.
- BCC elaborated on the consultations methods they propose to undertake to gather community feedback;
 - Four feedback sessions to be in different locations (2x Queen Street Mall (1 weekday, 1 weekend), South Bank & JC Slaughter Falls).
 - Draft LMP on display at the library for those that wish to view a hardcopy.
 - The online survey will adopt a user friendly approach to measuring feedback on the proposal (easy and quick to complete).
 - Advertisement in the newspaper.
 - Email notification sent out to a database of individuals that have enquired about the proposal previously.
 - Dedicated online webpage with information on the proposal.
 - BCC is considering the appropriate suburbs to target for a letter box drop.

Actions from Meeting:

- DNRME to aim to provide comments to BCC on the draft LMP by 23 November 2018.
- BCC to advise on the timing of the response to outstanding matters relating to the Development Application, which is their trigger point in the process to begin the concurrent consultation on the two processes.

Attendees:

- DNRME - Sharron Burling, Annie Maccheroni, Blake Petchell & Taylor Edwards.
- Brisbane City Council - Kerri Heilbronn (Major Projects Team), Helenah Mac (Senior Project Officer), Wade Fitzgerald (Group Manager) & 54(6) Personal info Counsultant, CPR Group).

Regards,



Blake Petchell
Senior Land Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy

P: 5451 2408 M: 54(6) Personal info
E: Blake.Petchell@dnrme.qld.gov.au
A: Level 1/9-13 Mill Street, Nambour | PO Box 573, Nambour, QLD 4560
W: www.dnrme.qld.gov.au

From: BURLING Sharron
Sent: Wednesday, 21 November 2018 8:27 AM
To: PETCHELL Blake <Blake.Petchell@dnrme.qld.gov.au>
Subject: Zipline meeting with BCC

Blake

Please can you type up a few dot points to cover off yesterday's meeting? So they can go on the tenure file and be sent to Ken/Wally?

Cheers

SB



Queensland
Government

Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/ Wellbeing Ambassador

P: 07 5626 6828 M: **6) Personal i**
E: sharron.burling@dnrme.qld.gov.au
A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town
Centre, Qld, 4230
W: www.dnrm.qld.gov.au



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Date : 22/11/2018 5:49:51 PM

From : "BURLING Sharron"

To : "KEARNAN Wally" , "SHERWOOD Kenneth" , "MACCHERONI Annie" , "TUK Daniel" , "PETCHELL Blake"

Subject : Fwd: Draft Land Management Plan - Mt Coot-tha Zipline

Attachment : Draft Land Management Plan - Mt Coot-tha Zipline.pdf;ATT00001.htm;

Wally,

Please see correspondence from BCC below regarding the public consultation for the Zipline project which will commence on Monday 26/11.

The department's response to the draft LMP has been reviewed by IHL today and we have forwarded it to Ken for approval before it comes to you.

Hope you had a good day up the mountain.

Cheers

SB

Sent from my iPhone

Sharron Burling

State Land Asset Management

Department of Natural Resources, Mines and Energy

Mobile (6) Personal info

Email: sharron.burling@dnrme.qld.gov.au

Begin forwarded message:

From: Tim Wright <Tim.Wright@brisbane.qld.gov.au>

Date: 22 November 2018 at 5:32:48 pm AEST

To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>

Cc: Wade Fitzgerald <Wade.Fitzgerald@brisbane.qld.gov.au>

Subject: Draft Land Management Plan - Mt Coot-tha Zipline

Hi Sharron

Please find attached an update on the Draft Land Management Plan.

Thanks for your assistance.

Kind regards

Tim Wright

Manager, Natural Environment, Water & Sustainability

City Planning & Sustainability Division | **BRISBANE CITY COUNCIL**

.....
Brisbane Square | Level 7, 266 George Street, Brisbane, Qld 4000

Phone: 340 39643 Mob: (6) Personal info

Email: tim.wright@brisbane.qld.gov.au

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City Planning and Sustainability
Natural Environment, Water and Sustainability
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Dedicated to a better Brisbane

22 November 2018

Ms Sharron Burling
Acting Manager
State Land Asset Management
Southern Region
Department of Natural Resources, Mines and Energy
PO Box 573
Nambour QLD 4560

Email: sharron.burling@dnrme.qld.gov.au

Dear Ms Burling

RE: Draft Land Management Plan – Mt Coot-tha Zipline

Thank you for your letter of 31 October 2018 and for the Department of Natural Resources, Mines and Energy's (department) time to meet with the project team of Brisbane City Council on 20 November 2018 at your George Street, Brisbane office.

Thank you also for taking the time to speak with Wade Fitzgerald today. Following on from that conversation, Council wishes to confirm the following:

1. Council appreciates the department's comments that the matters being assessed are considered complex. For this reason, Council has engaged an external Land Management Plan (LMP) specialist group (CPR Consultancy) to compile a very comprehensive report pursuant to the Land Act 1994 that collates and compiles matters that are already long-standing and pre-existing commercial activities and secondary uses over the DOGIT parcels of land (such as the quarry, the Summit/Lookout café and restaurant areas, part of the Mt Coot-tha Brisbane Botanic Gardens, and JC Slaughter Falls picnic areas).
2. Since our initial draft LMP was forwarded to the department on 24 September 2018, Council has made some further changes in line with the Request for Information issued by Development Services (within Brisbane City Council) and SARA's Further Advice letter dated 17 October 2018. The further changes to the draft LMP are essentially made to further clarify the queries raised and to address concerns that the community may have.
3. While Council would prefer to incorporate feedback from your department prior to commencing community engagement, we are conscious that many people are away over the Christmas/New Year period and as such we intend to now proceed with community engagement. We would welcome the opportunity to meet again when available to discuss the DNRME feedback on the initial draft LMP and address any matters the department may wish to raise on the draft plan.
4. As discussed, Council proposes that the following LMP consultation process (whilst being a separate process) takes place concurrently with and extends beyond the formal development application public notification period which is planned to commence on 26 November 2018 and close on 14 December 2018:

Release

- a) CPR Group (an external consultancy) will be engaged by Council to hold information sessions to show the LMP to interested members of the community and to seek feedback. These sessions will be held as follows:
- Wednesday 28 November 2018, 2-4pm at the Queen Street Mall, George Street end, Brisbane.
 - Tuesday 4 December 2018, 8-10am at JC Slaughter Falls picnic area, Mt Coot-tha.
 - Saturday 8 December 2018, 12-2pm at South Bank, outside South Bank Piazza, South Brisbane.
 - Wednesday 12 December 2018, 12-2pm at the Queen Street Mall, George Street end, Brisbane.
- b) A notice will be placed in the Courier-Mail newspaper (with relevant CPR Group contact details).
- c) Letter box drops will be conducted in the local area.
- d) On-line survey available to complete on Council's website.
- e) Project web page update and draft Land Management Plan accessible online.
- f) Copies of the LMP will be displayed publicly at the Brisbane City Council Library, 266 George Street, Brisbane for interested people to see, and if required, make comment prior to completion.
- g) An updated newsletter distributed to 60,000 households in September informing that there would be upcoming engagement for the LMP.

While the formal development application public notification period will close on 14 December 2018, Council will accept feedback on the draft Land Management Plan until end of December 2018.

If you have any further enquiries regarding the draft Land Management Plan for the Mt Coot-tha Zipline, please contact Ms Helenah Mac, Project Manager and Senior Program and Portfolio Officer from Council's Natural Environment, Water and Sustainability by telephone on (07) 3178 5672.

Yours sincerely

sch4p4(6) Personal information

Tim Wright
MANAGER
NATURAL ENVIRONMENT, WATER AND SUSTAINABILITY

Date : 26/10/2018 1:10:45 PM

From : "BURLING Sharron"

To : "MACCHERONI Annie" , "TUK Daniel" , "SHERWOOD Kenneth" , "CROSS Debbie" , "DAVIES Jacqui"

Subject : Fwd: Follow up om the Draft LMP - Mt Coot-tha Zipline

Attachment : image001.png;image002.png;image003.png;image004.png;image001.png;image002.png;image003.png;image004.png;
Annie, Dan

I would like to send a response to Helenah's email below along the lines of we are in the process of outlining our formal response to you. I would also like to flag that we will seeking additional information but this will be particularised in the formal correspondence.

Anyone see any risks in this approach?

Cheers
Sharron

Sent from my iPhone

Sharron Burling
State Land Asset Management
Department of Natural Resources, Mines and Energy
Mobile: 4 (6) Personal info
Email: sharron.burling@dnrme.qld.gov.au

Begin forwarded message:

From: Helenah Mac <Helenah.Mac@brisbane.qld.gov.au>
Date: 26 October 2018 at 12:43:46 pm AEST
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Cc: Kerri Heilbronn <Kerri.Heilbronn@brisbane.qld.gov.au>, Wade Fitzgerald <Wade.Fitzgerald@brisbane.qld.gov.au>, Person 4 (6) Personal info <[4\(6\)Personalinfo@cprgroup.com.au](mailto:4(6)Personalinfo@cprgroup.com.au)>
Subject: RE: Follow up om the Draft LMP - Mt Coot-tha Zipline

Dear Sharron,

I trust you're well and your week hasn't been too hectic.

Further to my earlier email below, I am just touching base to see if the State has any comment/s on the draft LMP please.

We look forward to hearing from you asap. Any questions, please do not hesitate to contact myself.

Yours sincerely, Helenah

Helenah Mac

Senior Project & Portfolio Officer | Natural Environment, Water & Sustainability Branch |
City Planning & Sustainability Division | **BRISBANE CITY COUNCIL**

.....
Brisbane Square | Level 8, 266 George Street, Brisbane, Qld 4000
Phone: +61-7-3178 5672 | Fax 07 3334 0054
Email: helenah.mac@brisbane.qld.gov.au
.....



From: Helenah Mac
Sent: Wednesday, 17 October 2018 1:21 PM
To: 'BURLING Sharron' <Sharron.Burling@dnrme.qld.gov.au>
Subject: Follow up om the Draft LMP - Mt Coot-tha Zipline
Importance: High
Sensitivity: Confidential

Dear Sharron,

Further to my earlier email attaching the draft LMP, Council would be grateful for your response as a matter of priority as Council would like to run the LMP community consultation (drop in sessions) in parallel with the public notification period under the DA.

Your urgent response is greatly appreciated.

Yours sincerely, Helenah

Helenah Mac

Senior Project & Portfolio Officer | Natural Environment, Water & Sustainability Branch |
City Planning & Sustainability Division | **BRISBANE CITY COUNCIL**

.....
Brisbane Square | Level 8, 266 George Street, Brisbane, Qld 4000
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Date : 26/10/2018 3:06:07 PM

From : "TUK Daniel"

To : "MACCHERONI Annie"

Cc : "CROSS Debbie"

Subject : letter to BCC

Attachment : Letter from Manager to BCC re status of DNRME review of LMP Zipline.DOCX;image001.png;image002.jpg;
Hi Annie

Can you please review this attached letter which Sharron intends to send to Brisbane City Council on Monday.

Deb - do you have any issues with my proposed approach to use the draft LMP as evidence of councils view in this instance?

Regards

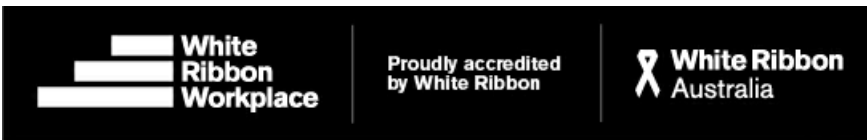


Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

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E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



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RTI Act 2009

29 October 2018

Ms Helenah Mac
Senior Project & Portfolio Officer
Brisbane City Council

helenah.mac@brisbane.qld.gov.au

Dear Ms Mac

I am writing to provide an update regarding the Department of Natural Resources, Mines and Energy's (department) assessment of the Mt Coot-tha Forest Draft Land Management Plan (Draft Plan), which has been prepared by CPR Consultancy Group on behalf of Brisbane City Council (council).

Upon receipt of the Draft Plan, which outlines council's proposal for an inconsistent use of Lot 2 on SP241566 (Mount Coot-tha Forest), the department initiated a process to assess the Draft Plan with a view to providing council with a formal response. I can advise that this assessment process is in progress.

A component of the department's assessment includes a requirement to seek views from entities who are directly or indirectly impacted by council's proposal for Mount Coot-tha Forest. It should be noted that this consultation process is underway and the department intends to consult further with entities who register views. It is anticipated that any information obtained through this consultation process will be used to inform the department's response to council's Draft Plan.

Generally, the department would contact the relevant local government authority to seek its views through this consultation process, however in this instance, the Draft Plan will be used by the department as evidence of council's view on the proposed use of Mount Coot-Tha Forest, unless council advise otherwise.

The matters being assessed by the department are complex and require significant consultation to ensure all matters are considered appropriately. As a result, it is difficult to establish a definitive timeframe for when the department's assessment of the Draft Plan will be finalised. However, I can advise that the department is prioritising this matter with a view to expediting its formal response to the Draft Plan.

Should you have any further enquiries, please contact me on telephone 5626 6828.

Sharron Burling
A/ Manager,
State Land Asset Management | Southern Region

COMPLETE ENDORSEMENT BLOCK

Print only if required by next signatory

CTS [CTS No.]

Prepared by: Title: Division/Region: Telephone: Date Prepared:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:
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Date : 11/12/2018 5:58:00 PM

From : "MACCHERONI Annie"

To : "BURLING Sharron" , "TUK Daniel" , "GRANT Renee" , "LEO Daniel" , "EDWARDS Taylor"

Cc : "SHERWOOD Kenneth" , "CROSS Debbie" , "MONIN Bradley"

Subject : Mt Cooth-tha Zipline - Weekly update

Attachment : image003.png;

Hi everyone,

Thank you all for remaining on standby for Zipline developments catch up each week since public consultation started.

- Development application public advertisement period is due to finish this Friday 14 December.
- LMP community consultation is continuing to remain open until 31 December 2018 as I understand it.

There has been no developments this week in terms of our consideration of the LMP, with the exception of some summarised MECs items as follows:

- 1 private individual – expressing dissatisfaction at the proposal in general
- 1 private individual – complaining about the consultation methodology – non-inclusive to disabled and elderly
- Local Greens MLA – Forwarded 21 letters from constituents – requesting LMP for change of purpose not be approved/objecting to proposal

There was also a D-G work request which Ken kindly referred onto our VMA officers regarding clearance distance calculations for poles – potentially impacting offset calculations – DSDMIP views expressed as different to us. I will receive a cc copy of the response provided, so we will eventually know how that ends up being reconciled.

best
Annie



Annie Maccheroni
Principal Land Officer

State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

Phone : (07) 3330 4454

Mobile: 4 (6) Personal in

Email : Annie.Maccheroni@dnrme.qld.gov.au

Location : Level 18, 275 George Street, Brisbane, Qld 4001

Postal Address: GPO Box 2771, Brisbane QLD 4001

W: www.dnrme.qld.gov.au

Date : 21/11/2018 9:12:19 PM
From : "MACCHERONI Annie"
To : "BURLING Sharron"
Cc : "PETCHELL Blake" , "TUK Daniel" , "CROSS Debbie" , "LEO Daniel"
Subject : Mt Coot-tha Zipline Dract Land Management Plan - Draft Response to BCC
Attachment : Letter to BCC - Zipline Draft LMP Response.docx;Attachment 1 Draft LMP Response.docx;image003.png;
Hi Sharron,

Attached is the proposed draft Response letter to BCC with attachment of specific areas of comment on the draft document as presented.

Blake and Dan have also prepared the following background points for use by yourself and IHL,

- BCC submitted its Draft Plan on 25 September 2018 (see attached). The Draft Plan has been prepared by the consultancy group CPR Group, on behalf of BCC, and forms part of BCC's application for an inconsistent secondary use of trust land.
- Mount Coot-tha Forest, Lot 2 on SP241566, is a Deed of Grant in Trust (DOGIT), which is dedicated for Public Park Purposes. BCC is the trustee of the DOGIT.
- A project working group (working group), led by Annie Maccheroni, has been established to coordinate the review of the Draft Plan, with a view to providing BCC with appropriate commentary to assist it through its land management planning processes.
- The working group has reviewed the Draft Plan, seeking expert advice from resources outside of SLAM where appropriate. A summary of the working groups activities through its review process is outlined below:
 - Development of supplementary guidance material for reviewers, which has been quality assured by Land and Native Title Services.
 - Formally inviting representatives from DNRME Planning Services, in-House Legal Services and Land and Native Title Services to participate as members of the working group.
 - 9 requests for agency views were sent to State Agencies with an interest in Mount Coot-tha Forest. All agencies have provided responses, with key points or issues being incorporated into the attached letter to BCC.
 - 4 independent reviewers assessed the Draft Plan using the DNRME's assessment framework.

The reviewer's findings, along with the views from the State agencies, are reflected in the attached letter to BCC. It is anticipated that the information provided in this letter will assist BCC in its land management planning processes and should be incorporated into its final land management plan, which will require the approval of the Minister (or delegate) along with its application for a trustee lease which is inconsistent with the reserve's purpose.

We are happy for you to adjust and forward direct to IHL as you see fit,

Thanks,
Annie, Blake and Dan



Annie Maccheroni
Principal Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

Phone : (07) 3330 4454

Mobile: 4(6) Personal info

Email : Annie.Maccheroni@dnrme.qld.gov.au

Location : Level 18, 275 George Street, Brisbane, Qld 4001

Postal Address: GPO Box 2771, Brisbane QLD 4001

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Helenah Mac
Senior Project & Portfolio Officer
Brisbane City Council
Level 8, 266 George Street
Brisbane Qld 4000

Dear Helenah,

Thank you for your email dated 25 September 2018 providing a Draft Land Management Plan for Mt Coot-tha Forest (Draft Plan) for consideration. In addition, thank you for meeting with Department of Natural Resources, Mines and Energy (the department) representatives on 20 November 2018 to provide a detailed briefing on community consultation activities proposed by Brisbane City Council (council) as part of developing the Draft Plan into its final format.

I note advice provided at the meeting of 20 November 2018 that council seeks the department's views on the Draft Plan as soon as possible to enable community consultation activities to commence as planned and running concurrently with public notification of the associated Development Application for the Zipline (A005011420).

I confirm the key considerations the department will take into account the department are the requirements of the *Land Act 1994* (the Act), as supported by the department's secondary use of Trust land policy (Policy) and the Information Kit for Land Management Planning for Reserves of Deeds of Grant in Trust (Information Kit).

Section 52 of the Act separates actions, leases or subleases on trust land into two categories, those consistent with the purpose for which the trust land was dedicated, and those determined to be inconsistent. Whether a proposal is consistent or inconsistent determines how that action, lease or sublease is assessed against the Act.

I confirm that on the basis a trustee lease associated with the proposed Zipline development on Lot 2 SP241566 has been determined as inconsistent with the sole designated use of the trust property for park purposes, the department's request for a full land management plan is to support its assessment of this proposed inconsistent secondary use. For such actions, leases or subleases, which are categorised as inconsistent, the Act only allows the Minister to approve such uses on trust land if satisfied the inconsistent action, lease or sublease does not:

- diminish the purpose for which the land was dedicated; and
- adversely impact any businesses in the surrounding area.

In addition, for actions, leases or subleases, which are categorised as inconsistent, the Minister is required to approve all further improvements built or placed by the lessee on the part of the trust land that is leased or subleased. Further, consistent with all decisions made under the Act, the decision-maker is required to consider the objects and principles of the Act in their decision-making.

The Policy and Information Kit identify five criteria clearly defining the circumstances in which secondary uses of trust land will ordinarily be considered.

These are:

- Strategic value - the proposed use is appropriate to the strategic value of the land's capabilities.
- Consistency with primary use - the proposed use is consistent with the designated purpose of the trust land and also facilitates or enhances, but does not diminish, the purpose of the trust land
- Commerciality - the strength of commercial motive behind the proposed use and whether it negatively effects the public interest.
- Exclusivity – degree of exclusion of use by the wider community.
- Incremental progression and forward planning - the contribution of the proposed use to any incremental chain of events that could lead to a final outcome quite different from that initially intended.

In addition to the above five criteria, community consultation and engagement is considered a critical step of land management planning for trust property. The final land management plan should present comprehensive results of community consultation activities. This should include identification of both positive and negative comments and matters received during community consultation and the identification of how adverse views received may be resolved or mitigated.

It is important for the final land management plan to explain how results of Council's community consultation process has influenced the overall proposal to address the issue of how the proposed use impacts both the continued use of the trust property for its public purpose and any expected impact of the proposal on other businesses surrounding the reserve.

From the department's review of the Draft Plan against the provisions of the secondary use framework identified above, I would like to draw your attention to the points raised in **Attachment 1**, for Council's further consideration when drafting the Plan into its final format.

I trust the information contained in this letter and the attached comments provided is useful.

Once the department has received and considered Council's final Land Management Plan - including the results of community consultation activities as indicated - it will then be in a position to determine and advise on whether:

- the proposed inconsistent secondary use of the Mt Coot-tha trust property presented by Development Application A005011420 is considered appropriate; and
- a trustee lease can be issued.

Should you have any further enquiries, please contact Sharron Burling, A/Manager, State Land Asset Management, South Region of the department on telephone 5626 6828.

Yours sincerely

Wally Kearnan
Executive Director

Attachment 1 – Summary of Comments

COMPLETE ENDORSEMENT BLOCK

Print only if required by next signatory

CTS [CTS No.]

Prepared by: Title: Division/Region: Telephone: Date Prepared:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:
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Attachment 1 – Summary of Comments

No.	Comments
1.	<p>Strategic Value;</p> <p>Does the dedicated purpose reflect the community's expectations for the contemporary use of the land?</p> <p>Does the land management plan clearly demonstrate the trust purpose is consistent with the strategic value of the site and its primary use by reserve users?</p>
2.	<p>Consistency with primary use;</p> <p>Does the land management plan contain specific information to support how the proposed secondary use/s do not diminish the purpose of the trust land?</p>
3.	<p>Commerciality;</p> <p>The land management plan should clearly outline the impacts to reserve users and other businesses surrounding the reserve.</p> <p>The land management plan must clearly demonstrate the commercial arrangements with the trustee lease, how any additional revenue generated by the proposed trustee lease arrangement will be invested into the reserve for the benefit of the community, and whether any other businesses surrounding the reserve are impacted by the proposed use. Noting this may include businesses such as commercial tour operators who are not located directly surrounding the reserve, but use the reserve for other purposes.</p> <p>The land management plan should identify that the proposed use is not a standalone commercial enterprise, whose customer base is not reserve users, while also identifying how the proposed use will be directed at reserve users, and not impair or reduce the ability of the trust land to fulfil the current purpose it is serving for the enjoyment of the community.</p>
4	<p>Exclusivity;</p> <p>The land management plan must clearly demonstrate what is the extent of any exclusive use required for the proposed use that will result in restriction of access for the general public to the trust land and how will the trustee manage the impacts to any such loss of free access.</p>
5	<p>Incremental progression and forward planning;</p> <p>The land management plan should state whether the proposed use is the final iteration of a development, and if not then what subsequent stages or intensification of this or other uses is expected into the future.</p>
6.	<p>Consultation;</p> <p>The final land management plan should include a comprehensive summary of all community consultation undertaken and include details of any consultation undertaken prior to the development of the draft Plan- refer detailed explanation in accompanying correspondence.</p>
General Comments	
7.	<p>The Draft Plan and actions within it should relate to Lot 2 SP241566 in its entirety and not only portions of the lot affected by the immediate proposal.</p>

8.	All incorrect references throughout the Draft Plan should be corrected, eg, Department of Natural Resources, Mines and Environment.
9.	The final land management plan should not contain any instances of opinion expressed within concluding statements. Such opinions should be omitted if not capable of being substituted with available facts.
10.	The final land management plan should only present the final proposed development of lot 2 SP241566.
11.	The legislation and policy section of the final land management plan should include analysis of the proposal's suitability against each of the relevant instruments, including the Brisbane City Plan 2014.
12.	The final land management plan should provide further information on the proposed approaches and strategies to address the challenges with section 7.7.2.
13.	The final land management plan should provide further information on the cumulative impacts of restricted public access to areas which the proposed development will cause, and how the lease configuration impacts access to those areas. Any mitigation strategies or actions to be taken should be fully explained.
14.	Provide further details within the final land management plan of the vegetation offset plan if certain offset measures are proposed to be located on Lot 2 SP241566.
15.	Clarify the impact of introducing the additional uses on the use of all existing infrastructure i.e. walking trails.
16.	Provide further information on the whether the measures to manage and mitigate the risk of bushfire are wholly contained with the proposed trustee lease area.

Date : 16/10/2018 4:00:07 PM

From : "CROMBIE Elizabeth"

To : "SHARPE Doreen"

Cc : "TUK Daniel" , "BURLING Sharron" , "MCCOMISKIE Desley" , "CROSS Debbie"

Subject : RE: Assessment of Land Management Plans

Attachment : LMP review template.docx;image001.png;image002.jpg;image003.jpg;

Hi Doreen,

The team has reviewed the information kit and other available information with a view to assist with the development of a robust assessment process for Land Management Plans. Attached is the LMP review template which highlights some of the barriers to undertaking consistent and rigorous assessment, along with proposed outcomes which would allow for an assessment which would withstand scrutiny.

In addition to the information contained in the LMP review template, a number of other matters were identified that will require further discussion and clarification with Ops Support. Those items are outlined below.

- Understanding the intent behind the criteria: There is an overarching theme amongst a number of the criteria regarding not having a clear understanding of the intent behind its requirement. In most scenarios, the intent behind the criteria is not overt, which may create situations where subjective views are presented due to how open for interpretation they are.
- Misalignment of supporting documents: There are four guiding documents (excluding the Act) for assessing inconsistent secondary uses and preparing LMPs. These documents include the Secondary Use Policy, the LMP guide, the information kit and the eLVS submission document. Each document contains a different criteria for assessing inconsistent secondary uses – there are also scenarios where a document will introduce a new term (i.e. not inconsistent). There doesn't appear to be a logical flow downward from the Act, through to the information kit.
- Separation of LMP assessment processes: There appears to be two milestone assessments through the process to develop an LMP. The first is a review of the draft LMP, with an opportunity for DNRME to comment and provide guidance to the trustee. The second is when the final LMP is submitted for DNRME approval. It would appear that both assessment milestones should have a different focus with regards how they are assessed – however, these separate assessment milestones are not currently accounted for.
- Understanding the intent behind the criteria: The six criteria for assessing an LMP should be reviewed to ensure that these do not overlap with other business processes that already exist to assess an application for an inconsistent use on trust land. It is not clear why these assessment criteria are being used in the context of reviewing a LMP, when they are being assessed by SLAM in parallel processes. Examples of processes already in place include determining the states interest (including the lands state strategic value), relationships with the local planning scheme (ascertained via a most appropriate use assessment), determining whether the use is consistent or inconsistent (done at the start of the process to inform the requirement for an LMP). The one criteria that should be presented by a trustee is commerciality and exclusivity of the proposed use, which will impact on the reserve users and may assist in DNRME's determination as to whether the proposed use diminishes the reserves purpose.

A part of our review, we have also identified a number of items that were not included in the information kit, but if included, may strengthen the assessment process and in turn improve the quality and effectiveness of LMP's, see below:

- The proposed community consultation plan – detailing of scope and extent of consultation
- The results, analysis scope and strategies resulting from the community consultation
- The impact of the proposed use on surrounding businesses
- The impact of the proposed use on the reserves purpose
- How future improvements and development will be handled (requiring Ministerial approval for inconsistent uses as per the Act).
- How the revenue from the inconsistent use will be attributed to the improvement and management of the reserve.

It would be appreciated if we could set up a time on **Friday 18 October** to discuss the above further. Please let us know your availability.

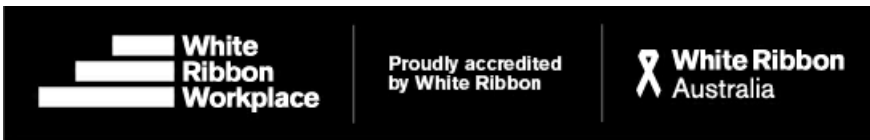
Kind regards,



Elizabeth Crombie
Principal Land Officer
Land Services |
Department of Natural Resources Mines and Energy

P: 07 3330 4209

E: elizabeth.crombie@dnrme.qld.gov.au



From: BURLING Sharron
Sent: Tuesday, 16 October 2018 1:19 PM
To: SHARPE Doreen; CROMBIE Elizabeth
Cc: TUK Daniel; MCCOMISKIE Desley; CROSS Debbie
Subject: RE: Assessment of Land Management Plans

Doreen

I have come up for air for lunch. In the first instance, can I direct you to my email to Sandra dated 9 October below.

That should give you an initial sense of what we need. Liz/Dan will follow up with some further detailed information.

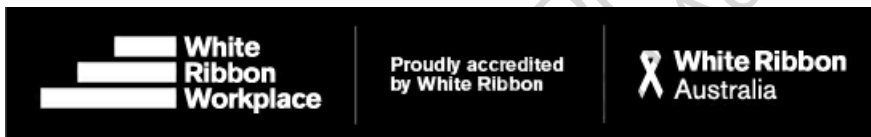
Many thanks

SB



Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

P: 07 5626 6828 M:6) Personal
E: sharron.burling@dnrme.qld.gov.au
A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, Qld, 4230
W: www.dnrm.qld.gov.au



From: SHARPE Doreen
Sent: Tuesday, 16 October 2018 1:17 PM
To: CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>
Cc: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Subject: RE: Assessment of Land Management Plans

Hi Liz

With regards to Sharron's email below. I see sch4p4(6) Personal information so thought I would contact you as this appears to be urgent.

Can you please let me know what you actually require. I am unsure if you would like Errol's template (attached) reviewed or the LMP planning kit template reviewed or something else.

Many thanks
Doreen

From: FLANAGAN Sandra
Sent: Tuesday, 16 October 2018 8:17 AM
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Cc: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: RE: Assessment of Land Management Plans

Sharron

This is a very interesting proposal and attracting lots of attention. We here at Land Services are able to provide support with any specific policy related queries and/or implement any amendments to policy document/templates.

Doreen Sharpe is our contact.

All the best
Sandra



Sandra Flanagan
Manager

Land Services | Land and Native Title Services
Department of Natural Resources, Mines and Energy

P: 07 31997865 M: (6) Personal i
E: sandra.flanagan@dnrme.qld.gov.au
A: Level 3, 1 William Street, Brisbane Qld 4000 | GPO Box 15216, Brisbane Qld 4001
W: www.dnrme.qld.gov.au



From: BURLING Sharron
Sent: Monday, 15 October 2018 4:00 PM
To: FLANAGAN Sandra <Sandra.Flanagan@dnrme.qld.gov.au>
Cc: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: RE: Assessment of Land Management Plans

Hi Sandra

Thank you for your response. My colleague Liz Crombie will forward you the information we have prepared to date.

Please can you let us know who our contact is?

As indicated in my initial email, we are seeking to provide feedback to BCC utilising the new template by 31 October 2018.

Thanks

Sharron



Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

P: 07 5626 6828 M: (6) Personal ir
E: sharron.burling@dnrme.qld.gov.au
A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, Qld, 4230
W: www.dnrm.qld.gov.au



From: FLANAGAN Sandra
Sent: Monday, 15 October 2018 9:18 AM
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Cc: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>
Subject: FW: Assessment of Land Management Plans

I've assigned your query for a response.

We can provide assistance with any document/template you are putting together and can look at the land planning kit. Is this what you require?

Regards
Sandra



Sandra Flanagan
Manager
Land Services | Land and Native Title Services
Department of Natural Resources, Mines and Energy

P: 07 31997865 M: 4(6) Personal inf
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From: BURLING Sharron
Sent: Friday, 12 October 2018 1:54 PM
To: FLANAGAN Sandra <Sandra.Flanagan@dnrme.qld.gov.au>
Cc: CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>
Subject: FW: Assessment of Land Management Plans

Hi Sandra

I was just wondering if you have been able to progress/allocate this matter for us?

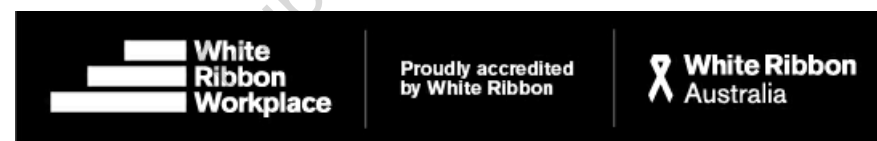
Many thanks

Sharron



Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

P: 07 5626 6828 M: 6(6) Personal i
E: sharron.burling@dnrme.qld.gov.au
A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, Qld, 4230
W: www.dnrm.qld.gov.au



From: BURLING Sharron
Sent: Tuesday, 9 October 2018 11:38 AM
To: FLANAGAN Sandra <Sandra.Flanagan@dnrme.qld.gov.au>; HAENFLER Anita <Anita.Haenfler@dnrme.qld.gov.au>
Cc: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>; RADDATZ Warren <Warren.Raddatz@dnrme.qld.gov.au>; DATE Andrew <Andrew.Date@dnrme.qld.gov.au>; SANDER Errol <Errol.Sander@dnrme.qld.gov.au>; ANDREWS Joanna <Joanna.Andrews@dnrme.qld.gov.au>
Subject: Assessment of Land Management Plans

Hi Sandra

I was unable to reach you by phone today, so have put pen to paper!

We currently have a draft LMP to review for the proposed Zipline project on Mount Coot-tha. As you may be aware there is a considerable

amount of public and political scrutiny being paid to this proposal.

It has become apparent the course of conducting an initial review of the draft LMP that the agency is exposed in terms of not having a robust assessment process for these documents. The team in SLAM South are putting together a draft assessment template but we would appreciate your team's assistance to finalise this document in the next fortnight due to our need to respond to the Brisbane City Council within the next 3 weeks. I have spoken with Errol today and confirmed Central has a template which we will also draw on to prepare our draft for your review.

A key aspect of this assessment process is also the need to ascertain the views of internal stakeholders such as planning and veg management together with interagency views such as DES. We would like this element factored into the assessment and would appreciate your views on this.

The zipline project as well as the challenging approach taken by certain key councils in our region, has demonstrated that the Information Kit in relation to LMPs could also benefit from a critical review. There is a need to clarify and strengthen the department's ability to inform trustee councils about the nature and standard of information/consultation to be provided or undertaken.

However, our immediate priority is the assessment template.

I look forward to speaking with you soon.

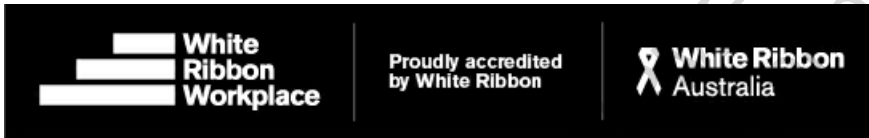
Kind regards

Sharron



Sharron Burling
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Analysis of Information Kit – Secondary Use LMP

Assessment Criteria	Sub-category	Where to source information	Proposed outcome
The impact of the proposed use/s on the strategic value of the site	<p><i>Intent from the info pack:</i></p> <ul style="list-style-type: none"> • <i>Most appropriate use</i> • <i>Do agencies need to retain land for a public purpose?</i> • <i>Other environmental factors (i.e. contamination registers)</i> <p>Missing from info pack</p> <ul style="list-style-type: none"> • Clearer definition of <u>strategic value</u> and what measures/ indicators can be used to describe an “impact”? • Is this a negative connotation, as in, are we only looking for issues as opposed to positive influences/ impacts? I.e. linkage to a masterplan or state planning objective? • How the Most Appropriate Use assessment would affect decision making – i.e. if applicant is requesting approval of an inconsistent use, MAU is unlikely to provide clarification for decision making. Is it more about determining if the primary tenure should be reassessed? • Is there an established network with departments to determine future need – reference to future schools, hospitals open space etc? 	<ul style="list-style-type: none"> • Planning services (DNRME) – Most appropriate use assessment for the proposed inconsistent use. Planning Services should be used for complex/ contentious matters. • SLAM – Undertake agency consultations to establish which agencies have what interests. This would also include assessments/ referrals to agencies to identify environmental factors (i.e. vegetation, contamination). 	<p>State strategic value:</p> <ul style="list-style-type: none"> • There is a state strategic purpose which may prevent the proposal from proceeding. • There is not a state strategic purpose preventing the proposal from proceeding. <p>State interest:</p> <ul style="list-style-type: none"> • There is State interest’s which will need to be factored into the trust land management. • There are no State interest identified that would prevent this proposal from proceeding.
The inconsistency of the proposal with the primary use of the land (if applicable)	<p><i>Intent from the info pack:</i></p> <ul style="list-style-type: none"> • (1) <i>Determine if the proposed use is appropriate from a land planning perspective.</i> • (2) <i>How commercial, and (3) how exclusive?</i> 	<ul style="list-style-type: none"> • Further clarification regarding the intent of these assessment criteria is required to determine the business process required for assessment. 	<ul style="list-style-type: none"> • Further clarification regarding the intent of these assessment criteria is required to determine the

	<ul style="list-style-type: none"> • <i>Scale of consistency definition: (1) consistent (as of right use), (2) not inconsistent (permissible use), inconsistent (prohibited).</i> <p>Missing from the info pack:</p> <ul style="list-style-type: none"> • It is not clear why we are assessing the inconsistency of the proposed use when reviewing the land management plan. The Act outlines that a use is either consistent or inconsistent with the reserves purpose – what is purpose for clarifying this? • The intent of this criteria needs to be clarified so that a DNRME officer’s focus can be on providing constructive feedback to inform the development of a land management plan that will satisfy the requirements of the Land Act. • The public consultation should clarify if the community accept the proposed inconsistent use of its trust land, which will inform our decision-making regarding if the proposal would diminish the reserves purpose. 		business process required for assessment.
The impact of the proposal on the State’s interests	<p>Intent from the info pack:</p> <ul style="list-style-type: none"> • This isn’t expanded on in the information pack. <p>Missing from the info pack:</p> <ul style="list-style-type: none"> • Appears to be covered in the section “The impact of the proposed use/s on the strategic value of the site”. For example, it may be determined that the State has a requirement to retain the land for a strategic purpose. • Further clarification regarding the intent of these assessment criteria is required to establish acceptable/ unacceptable thresholds for State interests that may impact the proposal. 	<ul style="list-style-type: none"> • Further clarification regarding the intent of these assessment criteria is required to determine the business process required for assessment. 	<ul style="list-style-type: none"> • Further clarification regarding the intent of these assessment criteria is required to determine the business process required for assessment.
The degree of forward planning undertaken in	<p>Intent from the info pack:</p>	<ul style="list-style-type: none"> • Further clarification regarding the intent of these assessment 	<ul style="list-style-type: none"> • Further clarification regarding the intent of these

<p>relation to the site and the risk of incremental progression</p>	<ul style="list-style-type: none"> Defines the impacts of incremental progression in the context of a reserve. <p>Missing from the info pack:</p> <ul style="list-style-type: none"> There is no information outlining what supporting documentation (i.e. local planning policy) trustees should provide in the LMP templates or in the information kit. How can officers make a definitive decision that what is included in the land management plan is the final iteration of the design? 	<p>criteria is required to determine the business process required for assessment.</p> <ul style="list-style-type: none"> Depending on the outcomes to clarify the intent of this criteria, SLAM may need to engage Planning Services to advise on how the trustees planning policy supports that its proposal is the 'final' iteration. 	<p>assessment criteria is required to determine the business process required for assessment.</p>
<p>the proposal's relationship with the Local Government planning scheme</p>	<p>Intent from the info pack:</p> <ul style="list-style-type: none"> This isn't expanded on in the information pack. <p>Missing from the info pack:</p> <ul style="list-style-type: none"> Further clarification regarding the intent of these assessment criteria is required to establish acceptable/ unacceptable thresholds for relationships with the local government-planning scheme that may impact the proposal. 	<ul style="list-style-type: none"> Depending on the outcomes to clarify the intent of this criteria, SLAM may need to engage Planning Services to advise on how a trustees proposal holds up against the local planning scheme, noting that a development application is likely to be run in parallel to the LMP activities. 	<ul style="list-style-type: none"> Further clarification regarding the intent of these assessment criteria is required to determine the business process required for assessment.
<p>the degree of commerciality and exclusivity associated with the proposal</p>	<p>Intent from the info pack:</p> <ul style="list-style-type: none"> Scalable examples of commercialisation and exclusivity. <p>Missing from the info pack:</p> <ul style="list-style-type: none"> Further clarification regarding the intent of these assessment criteria is required to establish acceptable/ unacceptable thresholds for commercially/ exclusivity that may affect the proposal. It is difficult to assess a proposals commerciality and ultimately we need to be clear about why we are intending to measure this in the first place. The Act does not contemplate commerciality on reserves, in addition, the community consultation that trustees 	<ul style="list-style-type: none"> Further clarification regarding the intent of these assessment criteria is required to determine the business process required for assessment. 	<ul style="list-style-type: none"> Further clarification regarding the intent of these assessment criteria is required to determine the business process required for assessment.

	<p>must undertake will advise on the community's view regarding the appropriateness of the proposal (with regards to its commerciality/ exclusivity).</p> <ul style="list-style-type: none">• Is this about whether a commercial entity might operate on the reserve without serving reserve users – I.e. a standalone business?		
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Published on DNRME Disclosure Log
RTI Act 2009

Date : 16/10/2018 8:16:46 AM

From : "FLANAGAN Sandra"

To : "BURLING Sharron"

Cc : "SHARPE Doreen" , "FURNELL Teresa" , "TUK Daniel" , "CROMBIE Elizabeth" , "CROSS Debbie" , "MCCOMISKIE Desley"

Subject : RE: Assessment of Land Management Plans

Attachment : image001.png;image002.jpg;image003.jpg;

Sharron

This is a very interesting proposal and attracting lots of attention. We here at Land Services are able to provide support with any specific policy related queries and/or implement any amendments to policy document/templates.

Doreen Sharpe is our contact.

All the best
Sandra



Sandra Flanagan
Manager

Land Services | Land and Native Title Services
Department of Natural Resources, Mines and Energy

P: 07 31997865 M: 6) Personal i

E: sandra.flanagan@dnrme.qld.gov.au

A: Level 3, 1 William Street, Brisbane Qld 4000 | GPO Box 15216, Brisbane Qld 4001

W: www.dnrme.qld.gov.au



From: BURLING Sharron

Sent: Monday, 15 October 2018 4:00 PM

To: FLANAGAN Sandra <Sandra.Flanagan@dnrme.qld.gov.au>

Cc: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>

Subject: RE: Assessment of Land Management Plans

Hi Sandra

Thank you for your response. My colleague Liz Crombie will forward you the information we have prepared to date.

Please can you let us know who our contact is?

As indicated in my initial email, we are seeking to provide feedback to BCC utilising the new template by 31 October 2018.

Thanks

Sharron



Sharron Burling
A/Manager

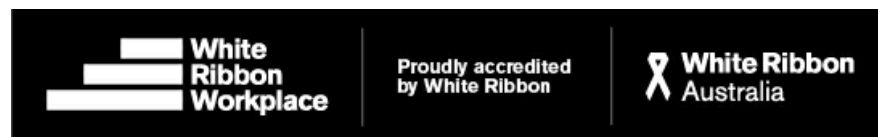
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

P: 07 5626 6828 M: 6) Personal i

E: sharron.burling@dnrme.qld.gov.au

A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, Qld, 4230

W: www.dnrm.qld.gov.au



From: FLANAGAN Sandra
Sent: Monday, 15 October 2018 9:18 AM
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Cc: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>
Subject: FW: Assessment of Land Management Plans

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We can provide assistance with any document/template you are putting together and can look at the land planning kit. Is this what you require?

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Sandra



Sandra Flanagan
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Land Services | Land and Native Title Services
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Cc: CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>
Subject: FW: Assessment of Land Management Plans

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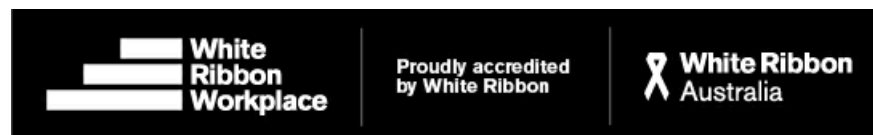
Many thanks

Sharron



Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

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From: BURLING Sharron
Sent: Tuesday, 9 October 2018 11:38 AM
To: FLANAGAN Sandra <Sandra.Flanagan@dnrme.qld.gov.au>; HAENFLER Anita <Anita.Haenfler@dnrme.qld.gov.au>
Cc: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>; RADDATZ Warren <Warren.Raddatz@dnrme.qld.gov.au>; DATE Andrew <Andrew.Date@dnrme.qld.gov.au>; SANDER Errol <Errol.Sander@dnrme.qld.gov.au>;

ANDREWS Joanna <joanna.Andrews@dnrme.qld.gov.au>

Subject: Assessment of Land Management Plans

Hi Sandra

I was unable to reach you by phone today, so have put pen to paper!

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However, our immediate priority is the assessment template.

I look forward to speaking with you soon.

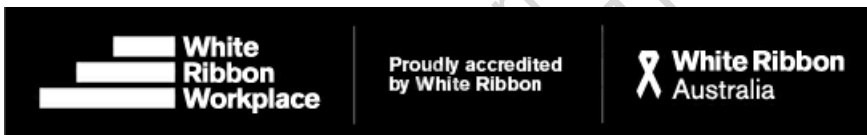
Kind regards

Sharron



Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/ Wellbeing Ambassador

P: 07 5626 6828 M: (6) Personal in
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W: www.dnrm.qld.gov.au



Date : 23/10/2018 11:41:55 AM
From : "SHARPE Doreen"
To : "BURLING Sharron" , "CROSS Debbie"
Cc : "FURNELL Teresa" , "FLANAGAN Sandra" , "TUK Daniel"
Subject : RE: Assessment of Land Management Plans
Attachment : image001.png;image002.jpg;image003.jpg;
Hi Sharron

The comments/information in the document are not specific to the zipline – the comments are intended to be general information in response to the queries raised.

Thanks
Doreen

Regards

Doreen Sharpe
A/Senior Policy Officer
Land Services | Land and Native Title Services | Natural Resources
Department of Natural Resources, Mines and Energy

P: 3199 7937
E: Doreen.sharpe@dnrme.qld.gov.au
A: Level 3, 1 William Street, 4000 | PO BOX 15216, CITY EAST, QLD 4002
W: www.dnrme.qld.gov.au

From: BURLING Sharron
Sent: Tuesday, 23 October 2018 10:41 AM
To: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>
Cc: FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; FLANAGAN Sandra <Sandra.Flanagan@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>
Subject: RE: Assessment of Land Management Plans

Hi Doreen & Sandra

I am seeking clarification that the document attached to your email below is what Ops Support is recommending we use to assess the Draft LMP for the Mt Cootha Zipline (noting that a further review is proposed documentation)?

Is there is a timeline on this review?

Thanks

Sharron



Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

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A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, Qld, 4230
W: www.dnrm.qld.gov.au



From: SHARPE Doreen
Sent: Tuesday, 23 October 2018 9:00 AM
To: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
19-047 File C

Cc: FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; FLANAGAN Sandra <Sandra.Flanagan@dnrme.qld.gov.au>

Subject: FW: Assessment of Land Management Plans

Hi Deb & Sharron

With regards to Liz's email below.

I have raised the possibility of a policy refresh regarding the LMP kit, guidelines and also drafting an LMP checklist. The information provided below and attached will be used in this regard.

I have added my comments to the attached but this is definitely not exhaustive.

The submission for LMP's contains the minimum information that is required, however as discussed defining quantifiable measures across the state is difficult as trust land and uses differ dramatically across the state and assessments are guided by many matters including locality issues and local requirements.

Thanks

Regards

Doreen

Regards

Doreen Sharpe
A/Senior Policy Officer
Land Services | Land and Native Title Services | Natural Resources
Department of Natural Resources, Mines and Energy

P: 3199 7937

E: Doreen.sharpe@dnrme.qld.gov.au

A: Level 3, 1 William Street, 4000 | PO BOX 15216, CITY EAST, QLD 4002

W: www.dnrme.qld.gov.au

From: CROMBIE Elizabeth

Sent: Tuesday, 16 October 2018 4:00 PM

To: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>

Cc: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>

Subject: RE: Assessment of Land Management Plans

Hi Doreen,

The team has reviewed the information kit and other available information with a view to assist with the development of a robust assessment process for Land Management Plans. Attached is the LMP review template which highlights some of the barriers to undertaking consistent and rigorous assessment, along with proposed outcomes which would allow for an assessment which would withstand scrutiny.

In addition to the information contained in the LMP review template, a number of other matters were identified that will require further discussion and clarification with Ops Support. Those items are outlined below.

- Understanding the intent behind the criteria: There is an overarching theme amongst a number of the criteria regarding not having a clear understanding of the intent behind its requirement. In most scenarios, the intent behind the criteria is not overt, which may create situations where subjective views are presented due to how open for interpretation they are.
- Misalignment of supporting documents: There are four guiding documents (excluding the Act) for assessing inconsistent secondary uses and preparing LMPs. These documents include the Secondary Use Policy, the LMP guide, the information kit and the eLVAS submission document. Each document contains a different criteria for assessing inconsistent secondary uses – there are also scenarios where a document will introduce a new term (i.e. not inconsistent). There doesn't appear to be a logical flow downward from the Act, through to the information kit.
- Separation of LMP assessment processes: There appears to be two milestone assessments through the process to develop an LMP. The first is a review of the draft LMP, with an opportunity for DNRME to comment and provide guidance to the trustee. The second is when the final LMP is submitted for DNRME approval. It would appear that both assessment milestones should have a different focus with regards how they are assessed – however, these separate assessment milestones are not currently accounted for.


- Understanding the intent behind the criteria: The six criteria for assessing an LMP should be reviewed to ensure that these do not overlap with other business processes that already exist to assess an application for an inconsistent use on trust land. It is not clear why these assessment criteria are being used in the context of reviewing a LMP, when they are being assessed by SLAM in parallel processes. Examples of processes already in place include determining the states interest (including the lands state strategic value), relationships with the local planning scheme (ascertained via a most appropriate use assessment), determining whether the use is consistent or inconsistent (done at the start of the process to inform the requirement for an LMP). The one criteria that should presented by a trustee is commerciality and exclusivity of the proposed use, which will impact on the reserve users and may assist in DNRME's determination as to whether the proposed use diminishes the reserves purpose.

A part of our review, we have also identified a number of items that were not included in the information kit, but if included, may strengthen the assessment process and in turn improve the quality and effectiveness of LMP's, see below:

- The proposed community consultation plan – detailing of scope and extent of consultation
- The results, analysis scope and strategies resulting from the community consultation
- The impact of the proposed use on surrounding businesses
- The impact of the proposed use on the reserves purpose
- How future improvements and development will be handled (requiring Ministerial approval for inconsistent uses as per the Act).
- How the revenue from the inconsistent use will be attributed to the improvement and management of the reserve.


It would be appreciated if we could set up a time on **Friday 18 October** to discuss the above further. Please let us know your availability.


Kind regards,



Elizabeth Crombie
Principal Land Officer
Land Services |
Department of Natural Resources Mines and Energy

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A: Level 18, 275 George Street, Brisbane QLD 4000
W: www.dnrme.qld.gov.au





From: BURLING Sharron
Sent: Tuesday, 16 October 2018 1:19 PM
To: SHARPE Doreen; CROMBIE Elizabeth
Cc: TUK Daniel; MCCOMISKIE Desley; CROSS Debbie
Subject: RE: Assessment of Land Management Plans

Doreen

I have come up for air for lunch. In the first instance, can I direct you to my email to Sandra dated 9 October below.

That should give you an initial sense of what we need. Liz/Dan will follow up with some further detailed information.

Many thanks

SB

Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador



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A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, Qld, 4230
W: www.dnrm.qld.gov.au



From: SHARPE Doreen
Sent: Tuesday, 16 October 2018 1:17 PM
To: CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>
Cc: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Subject: RE: Assessment of Land Management Plans

Hi Liz

With regards to Sharron's email below. I see [redacted] sch4p4(6) Personal information so thought I would contact you as this appears to be urgent.

Can you please let me know what you actually require. I am unsure if you would like Errol's template (attached) reviewed or the LMP planning kit template reviewed or something else.

Many thanks
Doreen

From: FLANAGAN Sandra
Sent: Tuesday, 16 October 2018 8:17 AM
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Cc: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: RE: Assessment of Land Management Plans

Sharron

This is a very interesting proposal and attracting lots of attention. We here at Land Services are able to provide support with any specific policy related queries and/or implement any amendments to policy document/templates.

Doreen Sharpe is our contact.

All the best
Sandra



Sandra Flanagan
Manager
Land Services | Land and Native Title Services
Department of Natural Resources, Mines and Energy

P: 07 31997865 M: (6) Personal
E: sandra.flanagan@dnrme.qld.gov.au
A: Level 3, 1 William Street, Brisbane Qld 4000 | GPO Box 15216, Brisbane Qld 4001
W: www.dnrme.qld.gov.au



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Cc: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>

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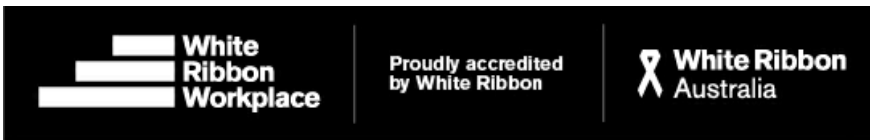
Thanks

Sharron



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Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

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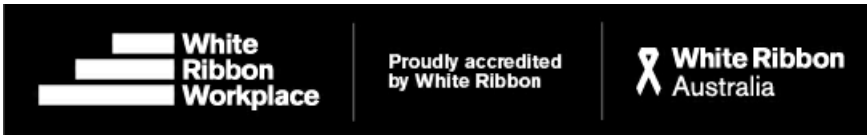
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Cc: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>; RADDATZ Warren <Warren.Raddatz@dnrme.qld.gov.au>; DATE Andrew <Andrew.Date@dnrme.qld.gov.au>; SANDER Errol <Errol.Sander@dnrme.qld.gov.au>; ANDREWS Joanna <Joanna.Andrews@dnrme.qld.gov.au>
Subject: Assessment of Land Management Plans

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A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider/White Ribbon Ambassador/Wellbeing Ambassador

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Published on DNRME Disclosure Log
RTI Act 2009

Date : 26/10/2018 4:17:39 PM

From : "TUK Daniel"

To : "BURLING Sharron" , "MACCHERONI Annie" , "SHERWOOD Kenneth" , "CROSS Debbie" , "DAVIES Jacqui"

Cc : "PETCHELL Blake"

Subject : RE: Follow up om the Draft LMP - Mt Coot-tha Zipline

Attachment : Letter from Manager to BCC re status of DNRME review of LMP Zipline.DOCX;image001.png;image002.jpg;

Hi Sharron

Find attached draft letter to BCC for you to consideration.

Regards



Daniel Tuk

Senior Land Officer

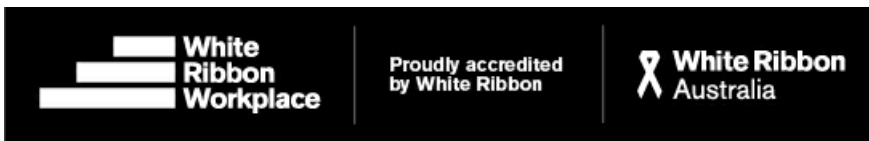
State Land Asset Management | Land Services - South Region

Department of Natural Resources, Mines and Energy

P: 5451 2212 M: (6) Personal in

E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



From: BURLING Sharron

Sent: Friday, 26 October 2018 1:11 PM

To: MACCHERONI Annie; TUK Daniel; SHERWOOD Kenneth; CROSS Debbie; DAVIES Jacqui

Subject: Fwd: Follow up om the Draft LMP - Mt Coot-tha Zipline

Sensitivity: Confidential

Annie, Dan

I would like to send a response to Helenah's email below along the lines of we are in the process of outlining our formal response to you. I would also like to flag that we will seeking additional information but this will be particularised in the formal correspondence.

Anyone see any risks in this approach?

Cheers

Sharron

Sent from my iPhone

Sharron Burling

State Land Asset Management

Department of Natural Resources, Mines and Energy

Mobile: (6) Personal in

Email: sharron.burling@dnrme.qld.gov.au

Begin forwarded message:

From: Helenah Mac <Helenah.Mac@brisbane.qld.gov.au>

Date: 26 October 2018 at 12:43:46 pm AEST

To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>

Cc: Kerri Heilbronn <Kerri.Heilbronn@brisbane.qld.gov.au>, Wade Fitzgerald <Wade.Fitzgerald@brisbane.qld.gov.au> (6) Personal infor

@cprgroup.com.au>

Subject: RE: Follow up om the Draft LMP - Mt Coot-tha Zipline

Dear Sharron,

I trust you're well and your week hasn't been too hectic.

Further to my earlier email below, I am just touching base to see if the State has any comment/s on the draft LMP please.

We look forward to hearing from you asap. Any questions, please do not hesitate to contact myself.

Yours sincerely, Helenah

Helenah Mac

Senior Project & Portfolio Officer | Natural Environment, Water & Sustainability Branch |
City Planning & Sustainability Division | **BRISBANE CITY COUNCIL**

.....
Brisbane Square | Level 8, 266 George Street, Brisbane, Qld 4000
Phone: +61-7-3178 5672 | Fax 07 3334 0054
Email: helenah.mac@brisbane.qld.gov.au
.....



From: Helenah Mac
Sent: Wednesday, 17 October 2018 1:21 PM
To: 'BURLING Sharron' <Sharron.Burling@dnrme.qld.gov.au>
Subject: Follow up om the Draft LMP - Mt Coot-tha Zipline
Importance: High
Sensitivity: Confidential

Dear Sharron,

Further to my earlier email attaching the draft LMP, Council would be grateful for your response as a matter of priority as Council would like to run the LMP community consultation (drop in sessions) in parallel with the public notification period under the DA.

Your urgent response is greatly appreciated.

Yours sincerely, Helenah

Helenah Mac

Senior Project & Portfolio Officer | Natural Environment, Water & Sustainability Branch |
City Planning & Sustainability Division | **BRISBANE CITY COUNCIL**

.....
Brisbane Square | Level 8, 266 George Street, Brisbane, Qld 4000
Phone: +61-7-3178 5672 | Fax 07 3334 0054
Email: helenah.mac@brisbane.qld.gov.au
.....



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29 October 2018

Ms Helenah Mac
Senior Project & Portfolio Officer
Brisbane City Council

helenah.mac@brisbane.qld.gov.au

Dear Ms Mac

I am writing to provide an update regarding the Department of Natural Resources, Mines and Energy's (department) assessment of the Mt Coot-tha Forest Draft Land Management Plan (Draft Plan), prepared by CPR Consultancy Group on behalf of Brisbane City Council (council).

Upon receipt of the Draft Plan, which outlines council's proposal for an inconsistent use of Lot 2 on SP241566 (Mount Coot-tha Forest), the department initiated a process to assess the Draft Plan with a view to providing council with a formal response. I can advise that this assessment process is in progress.

A component of this assessment includes a requirement to seek views from entities who are directly or indirectly impacted by council's proposal for Mount Coot-tha Forest. Please note this consultation process is underway and it's the department's intention to consult further with entities who register views. It is anticipated that any information obtained through this consultation process will be used to inform the department's response to council's Draft Plan.

Generally, the department would contact the relevant local government to seek its views through this consultation process, however in this instance, the department will use the Draft Plan as evidence of council's view on the proposed use of Mount Coot-tha Forest, unless council advises otherwise.

The matters being assessed by the department are considered complex. As a result, it is difficult to establish a definitive timeframe for the finalisation of this assessment. However, I can provide assurance that the department is prioritising this matter and I expect to be able to provide you with a further status update within the next 30 days.

In the meantime, should you have any further enquiries, please contact me on telephone 5626 6828.

Sharron Burling
A/ Manager,
State Land Asset Management | Southern Region

COMPLETE ENDORSEMENT BLOCK

Print only if required by next signatory

CTS [CTS No.]

Prepared by: Title: Division/Region: Telephone: Date Prepared:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:
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Published on DNRME Disclosure Log
RTI Act 2009

Date : 26/10/2018 3:41:23 PM

From : "MACCHERONI Annie"

To : "TUK Daniel"

Subject : RE: letter to BCC

Attachment : Letter from Manager to BCC re status of DNRME review of LMP Zipline.DOCX;image001.png;image002.jpg;

Hi Dan,

Made some suggested changes.

I am working on zipline too today – deep diving into the mecs items to identify most popular issues of complaint – killing 2 birds with one stone basically to get myself well across the substantive issues and also produce some information to assist the assessment.

Annie

From: TUK Daniel

Sent: Friday, 26 October 2018 3:06 PM

To: MACCHERONI Annie

Cc: CROSS Debbie

Subject: letter to BCC

Importance: High

Hi Annie

Can you please review this attached letter which Sharron intends to send to Brisbane City Council on Monday.

Deb - do you have any issues with my proposed approach to use the draft LMP as evidence of councils view in this instance?

Regards



Daniel Tuk

Senior Land Officer

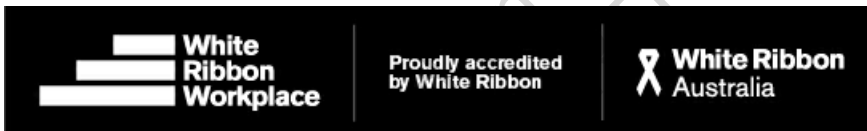
State Land Asset Management | Land Services - South Region

Department of Natural Resources, Mines and Energy

P: 5451 2212 M: 4 (6) Personal inf

E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



29 October 2018

Ms Helenah Mac
Senior Project & Portfolio Officer
Brisbane City Council

helenah.mac@brisbane.qld.gov.au

Dear Ms Mac

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~~The department has initiated an assessment process of the council proposal in the Upon receipt of the Draft Plan, which outlines council's proposal for an inconsistent use of Lot 2 on SP241566 (Mount Coot-tha Forest) which process is continuing. ; the department initiated a process to assess the Draft Plan with a view to providing council with a formal response. I can advise that this assessment process is in progress.~~

A component of ~~this e department's~~ assessment includes a requirement to seek views from entities who are directly or indirectly impacted by council's proposal for Mount Coot-tha Forest. ~~Please note It should noted that~~ this consultation process is underway and the department ~~intention ds~~ to consult further with entities who register views. It is anticipated that any information obtained through this consultation process will be used to inform the department's response to council's Draft Plan.

Generally, the department would contact the relevant local government ~~authority~~ to seek its views through this consultation process, however in this instance, the ~~department will use the~~ Draft Plan ~~will be used by the department~~ as evidence of council's view on the proposed use of Mount Coot-~~t~~Tha Forest, unless council advises ~~s~~ otherwise.

The matters being assessed by the department are ~~considered~~ complex, ~~and require significant consultation to ensure all matters are considered appropriately.~~ As a result, it is difficult to establish a definitive timeframe for ~~finalisation of when the department's assessment of the Draft Plan will be finalised.~~ However, I can ~~provide assurance advise that~~ the department is prioritising this matter ~~and I expect to be able to provide you with a either a further status update or firmer estimate of when completion could be expected within the next 30 days. with a view to expediting its formal response to the Draft Plan.~~

~~In the meantime, S~~hould you have any further enquiries, please contact me on telephone 5626 6828.

Sharron Burling
A/ Manager,
State Land Asset Management | Southern Region

COMPLETE ENDORSEMENT BLOCK

Print only if required by next signatory

CTS [CTS No.]

Prepared by: Title: Division/Region: Telephone: Date Prepared:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:	Endorsed by: Title: Division/Region: Telephone: Date Endorsed:
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Date : 7/01/2019 12:17:26 PM
From : "PETCHELL Blake"
To : "BURLING Sharron" , "SHERWOOD Kenneth" , "SLAM - South Complex"
Cc : "CROSS Debbie" , "MONIN Bradley" , "FURNELL Teresa" , "LEO Daniel"
Subject : RE: Zipline - LMP status
Attachment : image001.png;image002.jpg;
SB,

Actual decision – Helenah was going to contact BCC Development Services to get an idea (ill follow up).

Statutory timeframes under the *Planning Act 2016* – assuming no period is extended I have a due date of 1 March 2019 for the decision (10+35 bd starting from 19/12/2018)

- Public Notification stage - The Assessment Manager has 10 business days to consider properly made submissions received during the public notification period, starting the day after the Assessment Manager receives the notice of compliance (received by BCC on 18/12/2018).
 - By my count BCC has currently used 7 days of this period.
- Decision stage - 35 business days from the completion of the previous stages (referral, information request, public notification)
- The Assessment Manager can seek applicant agreement to extend both of the periods above.

Planning Act 2016 definition - business day does not include a day between 26 December of a year and 1 January of the next year.

Thanks,
Blake

From: BURLING Sharron
Sent: Monday, 7 January 2019 11:14 AM
To: PETCHELL Blake <Blake.Petchell@dnrme.qld.gov.au>; SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>; SLAM - South Complex <SLAM-SouthComplex@dnrme.qld.gov.au>
Cc: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MONIN Bradley <Bradley.Monin@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; LEO Daniel <Daniel.Leo@dnrme.qld.gov.au>
Subject: RE: Zipline - LMP status

Thanks BP

Do we have any idea of timing around DA decision?

Cheers

SB

From: PETCHELL Blake
Sent: Monday, 7 January 2019 10:54 AM
To: SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>; SLAM - South Complex <SLAM-SouthComplex@dnrme.qld.gov.au>
Cc: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MONIN Bradley <Bradley.Monin@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; LEO Daniel <Daniel.Leo@dnrme.qld.gov.au>
Subject: Zipline - LMP status

Hi All,

I spoke with Helenah Mac from BCC this morning regarding the status of the final LMP. She had only just returned 6) Personal and will be contacting a few people to firm up some of the items below.

- The LMP will not be finalised until a decision is made on the DA (to allow the inclusion of any conditional requirements of the DA into the LMP).
- DA – SARA has provided its concurrency agency response. The public notification period has finalised, the application is now with BCC Development services to make a decision on the application (I will keep an eye on this).
- LMP consultation finalised 31 December 2018.
- Likely lodgement of the final LMP with the department is end of January/ start of February (incorporating DA requirements & LMP consultation).

Next Steps

- Confirm the plan for the review of the final LMP – Blake to discuss with Sharron, then document
- Follow up with Meaghan on the IHL review of the LMP framework - Blake

Regards,

Blake Petchell
Senior Land Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy



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E: Blake.Petchell@dnrme.qld.gov.au
A: Level 1/9-13 Mill Street, Nambour | PO Box 573, Nambour, QLD 4560
W: www.dnrme.qld.gov.au



Published on DNRME Disclosure Log
RTI Act 2009

Date : 7/01/2019 1:54:46 PM
From : "PETCHELL Blake"
To : "BURLING Sharron"
Cc : "TUK Daniel" , "SHERWOOD Kenneth" , "CROSS Debbie" , "MONIN Bradley"
Subject : RE: Zipline - LMP status
Attachment : image001.png;image002.jpg;

SB,
Yes, decisions are often made before the final day of the statutory timeframe. I believe the decision will definitely be made earlier than the legislation requires on this DA, end jan/ start feb seems to be a target for the project team. Once Helenah has contacted BCC Development Services we may have a better indication.

Yes - The statutory public notification of the DA concluded on 14 December 2018 (COB), and the Notice of Compliance (with public notification requirements) from the applicant was received by BCC on 18 December 2018, so the 10 day period for consideration of the submissions started on 19 December 2018.

Chat further tomorrow.

Thanks,
Blake

From: BURLING Sharron
Sent: Monday, 7 January 2019 1:10 PM
To: PETCHELL Blake <Blake.Petchell@dnrme.qld.gov.au>
Cc: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MONIN Bradley <Bradley.Monin@dnrme.qld.gov.au>
Subject: RE: Zipline - LMP status

Thanks BP

So unless decision is made earlier than allowed 10+35 BD statutory period (does this happen?) we cannot expect to receive final LMP until some point in March??

Was the public notification concluded prior to 26 December 2018 (noting the planning act definition of below)?

I had a brief discussion with Ken about our approach to the review of this document today. Ken agrees we need to prepare to take the working group team off line for up to one week. We also need to confirm who will be making decision on the LMP. We can discuss this further.

Cheers

SB

From: PETCHELL Blake
Sent: Monday, 7 January 2019 12:17 PM
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>; SLAM - South Complex <SLAM-SouthComplex@dnrme.qld.gov.au>
Cc: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MONIN Bradley <Bradley.Monin@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; LEO Daniel <Daniel.Leo@dnrme.qld.gov.au>
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To: SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>; SLAM - South Complex <SLAM-SouthComplex@dnrme.qld.gov.au>
Cc: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; MONIN Bradley <Bradley.Monin@dnrme.qld.gov.au>; FURNELL Teresa <Teresa.Furnell@dnrme.qld.gov.au>; LEO Daniel <Daniel.Leo@dnrme.qld.gov.au>
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Regards,



Blake Petchell
Senior Land Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy

P: 5451 2408 M: (6) Personal ir
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W: www.dnrme.qld.gov.au



DNRME

Date : 8/01/2018 11:18:34 AM
From : "Helenah Mac"
To : "SHARPE Doreen"
Cc : "Kerri Heilbronn" , "Ian Dennis" , "Paul O'Kane" , "Anthony Franklin"
Subject : RE: Mt Coot-tha - Zipline

Hi Doreen

Thank you, I've passed this onto Council's legal team - for their information and reference.

No doubt, we will be in further contact to progress this matter.

Your assistance as always is greatly appreciated.

Yours sincerely, Helenah

Helenah Mac
Senior Project & Portfolio Officer | Natural Environment, Water & Sustainability Branch |
City Planning & Sustainability Division | BRISBANE CITY COUNCIL

.....
Brisbane Square | Level 8, 266 George Street, Brisbane, Qld 4000
Phone: +61-7-3178 5672 | Fax 07 3334 0054
Email: helenah.mac@brisbane.qld.gov.au
.....

-----Original Message-----

From: SHARPE Doreen [mailto:Doreen.Sharpe@dnrme.qld.gov.au]
Sent: Monday, 8 January 2018 9:14 AM
To: Helenah Mac <Helenah.Mac@brisbane.qld.gov.au>
Subject: FW: Mt Coot-tha - Zipline
Importance: High

Hi Helenah

With reference to your email below.

A licence is not a valid tenure under the Land Act 1994. However, Council could consider a trustee lease with a survey of the areas to be leased as a volumetric lot. The proponents would then only be responsible for the volumetric surveyed area which will be referred to in the trustee lease document.

Also, previous departmental correspondence to the zipline proposal stated that a land management plan would not be necessary. However, the proposal has now changed from the initial information submitted and due to the extent of the current proposal it is considered that a full land management plan is now required.

It is noted that a development application (DA) will be required for the zipline proposal and community consultation will be required as part of this process.

Therefore, the community consultation component of a full land management plan can be completed by including the results of the community consultation for the DA process ie. including details of the issues raised by the public during the notification period for the DA process and how council intends to resolve these issues.

If you have any questions please let me know.

Regards
Doreen

Doreen Sharpe
Senior Land Officer, Land Services
Department of Natural Resources and Mines
Telephone: 07 33304398
Email: Doreen.sharpe@dnrme.qld.gov.au
Level 3, Landcentre, 867 Main St, Woolloongabba GPO Box 2771, Brisbane, Qld, 4001

-----Original Message-----

From: Helenah Mac [mailto:Helenah.Mac@brisbane.qld.gov.au]
Sent: Thursday, 21 December 2017 3:18 PM
To: SHARPE Doreen <Doreen.Sharpe@dnrme.qld.gov.au>
Cc: Anthony Franklin <Anthony.Franklin@brisbane.qld.gov.au>; Kerri Heilbronn <Kerri.Heilbronn@brisbane.qld.gov.au>; Ian Dennis <Ian.Dennis@brisbane.qld.gov.au>
Subject: Mt Coot-tha - Zipline
Importance: High

Hi Doreen,

Further to my telephone conversation with you of this afternoon, please find attached the proposed Mt Coot-tha Zipline area maps which you will note essentially comprises of 3 activities:

1. Treetop Tour Course
2. Megazip
3. Suspension Bridge

Given the nature of the activities, Council seeks your advice as which way the State would prefer from a legal tenure perspective to facilitate Council obtaining the

State's consent to document the proposed zipline courses.

Would a Trustee Lease over the hard assets/infrastructure (which I have highlighted in blue) contemporaneous with a licence over the aerial cables/cloud station areas as these are only required for airspace/traversing purposes. The proposed operator's solicitors have raised concerns about the intrinsic nature of leases over these areas as they do not believe that their client should have to be responsible for areas that are at ground level still used by the general public.

I note your advice that Trustee Permits are not suitable for these areas as they have hard infrastructure/assets attached. I have highlighted the areas that we have been requested by the operator's solicitor's as licensed areas in pink.

Kindly note that the RP description that this area falls under is Lot 2 on SP241566.

I will be [sch4p4(6) Personal information] however, in my absence please liaise with Anthony Franklin.

Finally, Merry Christmas to you and your family. Stay safe if you're travelling.

Yours sincerely, Helenah

Helenah Mac
Senior Project & Portfolio Officer | Natural Environment, Water & Sustainability Branch | City Planning & Sustainability Division | BRISBANE CITY COUNCIL

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Email: helenah.mac@brisbane.qld.gov.au
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RTI Act 2009

10/1/18

Phone conversation with Helenah Mac Brisbane City Council & Doreen Sharpe DNRME about zipline proposal:

Helenah advised:

- The proponent has advised that they do not want a trustee lease over parts of the areas of the zipline
- The proponent regards these areas as non exclusive and do not wish to be responsible for these areas (around the trees and under the cables) which council is responsible for as well
- Council has offered conditions to address this but the proponent does not agree to these
- Council want to use a licence agreement as this is more flexible
- For example if a tree being used for the zipline falls over or is destroyed by lightning they will need to realign the zipline to another tree but have to make sure they use the right tree which is structurally sound. Can't just use any tree, which may mean the alignment changes substantially
- This would require a large buffer area if leased which is not practical anyway but a licence can be amended more easily
- The proponent doesn't want to come to the State every time the alignment changes
- The proposal is bringing \$18 million to the state so there are benefits to approval
- Why is a land management plan needed now and not required before
- Council doesn't view the current proposal as having a large impact on the land – still view the proposal as low impact. Council view the areas to be used for the viewing platform at the summit as already commercial and the hardstand which is being used for the entry and gift shop as developed. The cables and tree walk/suspension bridge are low impact and not affecting the land at all. Shouldn't need a LMP
- A LMP will require more time and work and council do not think the LMP is needed

Doreen advised:

- A licence is not recognised under the land act & is not a valid tenure
- This department can't stop council from using it but won't be valid
- The state's interests need to be protected by way of a trustee lease
- The state's interests won't be protected in a licence
- The state couldn't formally consent to a licence agreement
- If the zipline alignment changes the leased area should be changed as well
- Proponent will have no entitlement to the land under licence so no consent by DNRM if development application required
- Recommend council ask the proponent to put something in writing detailing why they don't want a trustee lease for consideration
- The current proposal differs from the original information submitted and the department's view is that a LMP is required.
- Can use community consultation results from development application for the LMP, doesn't need to be advertised itself

Doreen Sharpe

sh4p4(6) Personal inform

Date : 19/10/2018 12:00:44 PM

From : "TUK Daniel"

To : "SLAM - South Complex" , "CROMBIE Elizabeth" , "CROSS Debbie" , "SHARPE Doreen" , "ATHERTON Maggie" , "DAVIES Jacqui" , "MCCOMISKIE Desley"

Cc : "SHERWOOD Kenneth"

Subject : Zipline LMP - request for information

Attachment : image001.png;image002.jpg;

Good morning all

Following on from this morning's meeting regarding the assessment process for the Zipline LMP, I will begin preparing a letter to the Brisbane City Council (council) requesting additional information regarding the content of its draft LMP. The letter will advise council that the department will require this additional information to finalise its review of the draft LMP, and as a result the 31 October date which the department committed to providing its advice is unlikely to be realised.

One of the significant points that we will request additional information on relates to the proposed community consultation process, specifically how council propose to respond to the views of the community and build them into a final proposal/ LMP.

To assist me in preparing the letter, it would be appreciated if you could forward me any relevant information that you believe is missing from the LMP, or information that requires further explanation in the LMP, or notes from previous discussions with council about its process to establish an LMP (including its public consultation processes).

Regards



Daniel Tuk

Senior Land Officer

State Land Asset Management | Land Services - South Region

Department of Natural Resources, Mines and Energy

P: 5451 2212 M:4(6) Personal inf

E: Daniel.Tuk@dnrme.qld.gov.au

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