

Daniel Park

From: [REDACTED]@qfes.qld.gov.au>
Sent: Monday, 15 January 2018 9:29 AM
To: Thomas Holmes
Subject: RE: Case relevant to GC FEMP policy/guidance
Attachments: FW: Flood Emergency Management Plan Policy - Gold Coast City Council

Thomas, also here is the response we put back to Susan on Friday.

From: Thomas Holmes [mailto:Thomas.Holmes@dilgp.qld.gov.au]
Sent: Friday, 12 January 2018 3:56 PM
To: [REDACTED]@qfes.qld.gov.au>
Subject: RE: Case relevant to GC FEMP policy/guidance

Thanks [REDACTED]

I have forwarded this onto my manager for consideration. Once we have the full assessment, he has advised we can brief up/seek confirmation from there.

Hope this makes sense.

Cheers,
Tom.



Thomas Holmes
Senior Planning Officer
Planning and Development Services (SEQ South)
Department of State Development
Manufacturing, Infrastructure and Planning
P [REDACTED]
Level 1, 7 Short Street, Southport QLD 4215
PO Box 3290, Australia Fair QLD 4215
www.dsdmip.qld.gov.au

From: [REDACTED]@qfes.qld.gov.au]
Sent: Thursday, 11 January 2018 9:13 AM
To: Thomas Holmes <Thomas.Holmes@dilgp.qld.gov.au>
Subject: Case relevant to GC FEMP policy/guidance

Planning and Environment Court

Arora Construction Pty Ltd & Anor v Gold Coast City Council & Anor [2012] QPEC 052 (07/2355) Rackemann DCJ 14 September 2012

Full-text: [QPEC12-052.pdf](#)

Catchwords

PLANNING AND ENVIRONMENT – Applicant appeal – Proposed residential unit complex in the Guragunbah flood plain – Where the development is appropriate in terms of land use, density and building heights – Flooding – Where the development site will be immune to flooding up to the probable maximum flood – Where the subject site will not have trafficable road access beyond a Q20 flood event – Whether reliance on early voluntary evacuation

followed by 'shelter in place' is a viable alternative to evacuation – Whether subject site occupants are exposed to an unreasonable level of risk – Qualitative and quantitative assessment of risk – Whether alternate solutions meet relevant performance criteria – Grounds for approval not withstanding conflict.

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Daniel Park

From: BEATTIE James <James.BEATTIE@hpw.qld.gov.au>
Sent: Monday, 12 February 2018 2:56 PM
To: Thomas Holmes
Cc: MELLISH Raoul
Subject: RE: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction) - Response to information request

Hi Thomas

Thanks for clarifying. If the planning instrument hasn't changed then we don't have anything to add. We are more than happy to address specific queries Council may have about our previous comments in the future.

Regards

James Beattie
Advisor
Building Industry and Policy
Department of Housing and Public Works
Queensland Government
www.hpw.qld.gov.au

tel [REDACTED] email james.beattie@hpw.qld.gov.au
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From: Thomas Holmes [mailto:Thomas.Holmes@dilgp.qld.gov.au]
Sent: Monday, 12 February 2018 2:24 PM
To: BEATTIE James <James.BEATTIE@hpw.qld.gov.au>
Cc: MELLISH Raoul <Raoul.MELLISH@hpw.qld.gov.au>; Daniel Park <Daniel.Park@dilgp.qld.gov.au>
Subject: RE: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction) - Response to information request

Hi James,

As discussed, there is no new planning instrument as a result of council's response to the "information request", just material to why the council considers they should progress it through this type of planning instrument.

I understand that you have previously provided comments on the actual planning instrument.

Can you please confirm that given the planning instrument has not changed, HPW's comments on the Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction) will not change?

Regards,


Thomas Holmes
Senior Planning Officer
Planning and Development Services (SEQ South)
Department of State Development,
Manufacturing, Infrastructure and Planning

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Queensland
Government

From: BEATTIE James [<mailto:James.BEATTIE@hpw.qld.gov.au>]
Sent: Monday, 12 February 2018 12:08 PM
To: Thomas Holmes <Thomas.Holmes@dilgp.qld.gov.au>
Cc: MELLISH Raoul <Raoul.MELLISH@hpw.qld.gov.au>
Subject: RE: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction) - Response to information request

Hi Thomas

I've just had a look over this "Response to information request" and I'm trying to determine what we need to review and why? There seems to be a lot of information here and no actual draft amendment to a planning instrument for review. Is our input sought on the recommendations contained in the 11 October presentation PDF? If so we would request more time to undertake a proper review.

Kind regards

James Beattie
Advisor
Building Industry and Policy
Department of Housing and Public Works
Queensland Government
www.hpw.qld.gov.au

tel [REDACTED] email james.beattie@hpw.qld.gov.au
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From: Thomas Holmes [<mailto:Thomas.Holmes@dilgp.qld.gov.au>]
Sent: Thursday, 8 February 2018 5:01 PM
To: Natural Hazards <NaturalHazards@dilgp.qld.gov.au>; hicb@oir.qld.gov.au; HHS CA Town Planning <HHSCATownPlanning@hpw.qld.gov.au>; BCC State Interest <bcqstateinterest@hpw.qld.gov.au>
Cc: Rebecca De Vries <Rebecca.DeVries@dilgp.qld.gov.au>; Daniel Park <Daniel.Park@dilgp.qld.gov.au>; Kim Kirstein <Kim.Kirstein@dilgp.qld.gov.au>; Best Planning SEQ South <bestplanning-SEQS@dilgp.qld.gov.au>
Subject: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction) - Response to information request

Good afternoon,

Your state agency recently provided an assessment of the Gold Coast City Council's (the council) Temporary Local Planning Instrument (minimum land above designated flood level and residential risk reduction) No.5 (the proposed TLPI).

- On 15 January 2018, the Department of State Development, Manufacturing, Infrastructure and Planning (the department) requested further justification from the council.
- On 7 February 2018, the council provided further information (attached) on the proposed TLPI in response to the department's request. The department is requesting your agency's assessment of the proposed TLPI, including the additional information provided by the council. All documents have been attached to this email and are also available through the Ezi-Scheme online portal (reference TLPI-00046).

Can you please email your response to bestplanning-SEQS@dilgp.qld.gov.au AND daniel.park@dilgp.qld.gov.au AND thomas.holmes@dilgp.qld.gov.au by **COB Wednesday, 14 February 2018**. If you have any concerns with achieving this timeframe, please do not hesitate to contact me to discuss.



If you are not the appropriate contact in your department, can you please contact either myself, or Daniel Park on 07 5644 3217 as soon as possible to confirm the correct contact.

Thank you, should you have any further queries please do not hesitate to call.

Regards,



**Queensland
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Thomas Holmes
Senior Planning Officer
Planning and Development Services (SEQ South)
Department of State Development,
Manufacturing, Infrastructure and Planning

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Thank you.



Daniel Park

From: HHS CA Town Planning <HHSCATownPlanning@hpw.qld.gov.au>
Sent: Wednesday, 14 February 2018 10:09 AM
To: Best Planning SEQ South; Daniel Park; Thomas Holmes
Cc: PUTTOCK Lara
Subject: RE: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction) - Response to information request

Thomas,

Thank you for forwarding the Gold Coast City Council's TLPI in relation to land above the designated flood level and residential risk reduction. Housing and Homelessness Services, Department of Housing and Public Works (DHPW) has reviewed this amendment and the further information provided in this round for review, and advises it has no requirements in relation to its housing state interests.

Please note due to DHPW's range of interests that you may receive comments from other areas of DHPW (such as the Accommodation Office and Building Industry and Policy).

For any further information please contact me at the details below.

Regards,

Peter Do

Senior Planning Officer | Housing Portfolio Solutions
Capital and Assets | Housing and Homelessness Services | Department of Housing and Public Works

Level 22 | 41 George Street | Brisbane Q 4001

T: [REDACTED] E: peter.do@hpw.qld.gov.au

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From: Thomas Holmes [mailto:Thomas.Holmes@dilgp.qld.gov.au]
Sent: Thursday, 8 February 2018 5:01 PM
To: Natural Hazards <NaturalHazards@dilgp.qld.gov.au>; hicb@oir.qld.gov.au; HHS CA Town Planning <HHSCATownPlanning@hpw.qld.gov.au>; BCQ Stateinterest <bcqstateinterest@hpw.qld.gov.au>
Cc: Rebecca De Vries <Rebecca.DeVries@dilgp.qld.gov.au>; Daniel Park <Daniel.Park@dilgp.qld.gov.au>; Kim Kirstein <Kim.Kirstein@dilgp.qld.gov.au>; Best Planning SEQ South <bestplanning-SEQS@dilgp.qld.gov.au>
Subject: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction) - Response to information request

Good afternoon,

Your state agency recently provided an assessment of the Gold Coast City Council's (the council) Temporary Local Planning Instrument (minimum land above designated flood level and residential risk reduction) No.5 (the proposed TLPI)

- On 15 January 2018, the Department of State Development, Manufacturing, Infrastructure and Planning (the department) requested further justification from the council.
- On 7 February 2018, the council provided further information (attached) on the proposed TLPI in response to the department's request. The department is requesting your agency's assessment of the proposed TLPI,

including the additional information provided by the council. All documents have been attached to this email and are also available through the Ezi-Scheme online portal (reference TLPI-00046).

Can you please email your response to bestplanning-SEQS@dilgp.qld.gov.au AND daniel.park@dilgp.qld.gov.au AND thomas.holmes@dilgp.qld.gov.au by **COB Wednesday, 14 February 2018**. If you have any concerns with achieving this timeframe, please do not hesitate to contact me to discuss.

If you are not the appropriate contact in your department, can you please contact either myself, or Daniel Park on [redacted] as soon as possible to confirm the correct contact.

Thank you, should you have any further queries please do not hesitate to call.

Regards,


Queensland Government
Thomas Holmes
Senior Planning Officer
Planning and Development Services (SEQ South)
Department of State Development,
Manufacturing, Infrastructure and Planning
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PO Box 3290, Australia Fair QLD 4215
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Thank you.

Daniel Park

From: BEATTIE James <James.BEATTIE@hpw.qld.gov.au>
Sent: Thursday, 11 January 2018 1:05 PM
To: Daniel Park; Thomas Holmes; Best Planning SEQ South
Cc: MELLISH Raoul; ALLEN Amanda L
Subject: RE: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction)
Attachments: Gold Coast Temporary Local Planning Instrument No 5.docx

Good Afternoon

Building Industry and Policy (DHPW) have reviewed the proposed Gold Coast City Council TLPI No. 5 and provided one comment in the attached document.

Kind regards

James Beattie
Advisor
Building Industry and Policy
Department of Housing and Public Works
Queensland Government
www.hpw.qld.gov.au

tel: [REDACTED] email james.beattie@hpw.qld.gov.au

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From: Daniel Park [mailto:Daniel.Park@dilgp.qld.gov.au]
Sent: Monday, 8 January 2018 4:31 PM
To: Natural Hazards <NaturalHazards@dilgp.qld.gov.au>; hcb@oir.qld.gov.au; HHS CA Town Planning <HHSCATownPlanning@hpw.qld.gov.au>; BCQ Stateinterest <bcqstateinterest@hpw.qld.gov.au>
Cc: Thomas Holmes <Thomas.Holmes@dilgp.qld.gov.au>; Isaac Harslett <Isaac.Harslett@dilgp.qld.gov.au>
Subject: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction)

Good Afternoon,

Gold Coast City Council (the council) has prepared a Temporary Local Planning Instrument (TLPI) to the Gold Coast City Plan 2015, titled the proposed TLPI (minimum land above designated flood level and residential risk reduction) No.5.

The council, utilising *the Minister's Guidelines and Rules* is now seeking the Planning Minister's approval to proceed to adopt the proposed TLPI.

On 5 December 2017, the council tabled a confidential report relating to the proposed TLPI. On 8 December 2017, the council resolved to send the proposed TLPI to the Planning Minister for approval and to seek an early effective date of 8 December 2017.

As the council has now progressed the proposed TLPI for approval, the department is now requesting your state agency assessment of the proposed TLPI. All relevant documents have been attached to this email and will be shortly be available through the EziScheme online portal.

Can you please reply to this email with any comments you have on the proposed TLPI with regards to your relevant state interests.

Note that the contents of the proposed TLPI is included within Major Update 2 for the Gold Coast City Council. If your agency comments with respect to the provisions of the proposed TLPI are the same as those you have already provided for Major Update 2 please reply stating this to be the case.

Please note that all comments and responses are to be emailed to bestplanning-SEQS@dilgp.qld.gov.au AND daniel.park@dilgp.qld.gov.au AND thomas.holmes@dilgp.qld.gov.au by **COB Friday 12 January 2018**.

If you are not the appropriate contact in your department, can you please contact either myself, or Thomas on 5644 3210 as soon as possible to confirm the correct contact.

Thank you, should you have any further queries please do not hesitate to call.



Daniel Park
 Senior Planning Officer
Planning and Development Services (SEQ South)
 Department of State Development,
 Manufacturing, Infrastructure and Planning
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Daniel Park

From: HHS CA Town Planning <HHSCATownPlanning@hpw.qld.gov.au>
Sent: Wednesday, 14 February 2018 10:09 AM
To: Best Planning SEQ South; Daniel Park; Thomas Holmes
Cc: PUTTOCK Lara
Subject: RE: Gold Coast City Council - Proposed TLPI No.5 (minimum land above designated flood level and residential risk reduction) - Response to information request

Thomas,

Thank you for forwarding the Gold Coast City Council's TLPI in relation to land above the designated flood level and residential risk reduction. Housing and Homelessness Services, Department of Housing and Public Works (DHPW) has reviewed this amendment and the further information provided in this round for review, and advises it has no requirements in relation to its housing state interests.

Please note due to DHPW's range of interests that you may receive comments from other areas of DHPW (such as the Accommodation Office and Building Industry and Policy).

For any further information please contact me at the details below.

Regards,

Peter Do

Senior Planning Officer | Housing Portfolio Solutions
Capital and Assets | Housing and Homelessness Services | Department of Housing and Public Works

Level 22 | 41 George Street | Brisbane Q 4001

T: [REDACTED] E: peter.do@hpw.qld.gov.au

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Cc: Rebecca De Vries <Rebecca.DeVries@dilgp.qld.gov.au>; Daniel Park <Daniel.Park@dilgp.qld.gov.au>; Kim Kirstein <Kim.Kirstein@dilgp.qld.gov.au>; Best Planning SEQ South <bestplanning-SEQS@dilgp.qld.gov.au>
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If you are not the appropriate contact in your department, can you please contact either myself, or Daniel Park on [redacted] as soon as possible to confirm the correct contact.

Thank you, should you have any further queries please do not hesitate to call.

Regards,

 Thomas Holmes
Senior Planning Officer
Planning and Development Services (SEQ South)
Department of State Development,
Manufacturing, Infrastructure and Planning
P [redacted]
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PO Box 3290, Australia Fair QLD 4215
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Thank you.

Daniel Park

From: Thomas Holmes
Sent: Tuesday, 27 February 2018 1:45 PM
To: Thomas Holmes
Attachments: GCCC Major Update 2; HIB - Gold Coast City Council TLPI No. 5.docx



**Queensland
Government**

Thomas Holmes
Senior Planning Officer
Planning and Development Services (SEQ South)
Department of State Development,
Manufacturing, Infrastructure and Planning

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Daniel Park

From: Susan Mercer Nightingale
Sent: Friday, 5 January 2018 1:49 PM
To: Thomas Holmes; Daniel Park
Cc: Dominique Gallagher
Subject: GCCC Major Update 2
Attachments: Attachment 2 - s. 73(2) - Not relevant/ Out of scope
s. 73(2) - Not relevant/ Out of scope State Interest Review.docx

Thomas and Daniel,

I have reviewed these and agree with the comments as outlined by Peter.

Given the TLPI issue, we have ensured that there is consistency.

All the best

Susan



Susan Mercer Nightingale
Director
Planning Group
Department of State Development,
Manufacturing, Infrastructure and Planning

P [redacted] M Sch. 4(4)(6) - Disclo

From: Peter Do
Sent: Thursday, 21 December 2017 12:25 PM
To: Susan Mercer Nightingale <SusanMercer.Nightingale@dilgp.qld.gov.au>
Subject: Major Update 2

Hi Susan,

Please find attached my comments for Gold Coast City Council's Major Update 2.

The documents for the amendment are contained in **WR14/23047**. See the document titled '3 City Plan Update' which provides in detail each of the amendments.

There were 79 documents as part of the amendment, so I only uploaded those relevant ones on the source. If there are any other documents you want to look at let me know and I can forward it to you.

The two main items from the amendment related to natural hazards are:

- **Item 9: Designing for flood** – This is for amendments to the flood overlay code
 - I've requested a risk assessment to support the provisions with special mention to PO17 (area above DFL for lots).
 - Asked for shelter in place not be for vulnerable uses in PO11. QFES are also looking at this provision and the associated policy and will comment in the new year.

- o Could you also look at the amendment to RO3 and PO3/AO3.1 which is similar. This allows non-habitable floors to be below the DFL in some cases. Are we happy with this? We can chat about this further just grab me.

s. 73(2) - Not relevant/ Out of scope

Also to note is that information provided for the council resolutions for the amendments to the flood overlay code only deal with the shelter in place changes, not those in TLPI.

Regards,

Peter Do,
Senior Planner
Policy and Statutory Planning
Department of State Development, Manufacturing, Infrastructure and Planning
Level 13, 1 William Street, Brisbane QLD 4000
p. [REDACTED] | e. peter.do@dilqp.qld.gov.au

Pages 174 through 178 redacted for the following reasons:

Sch. 3(6)(c)(i) - Infringe the privileges of Parliament

RTI RELEASE - DSDMIP

Pages 1 through 2 redacted for the following reasons:

Sch. 3(7) - Legal professional privilege

RTI RELEASE - DSDMIP