



Australian Institute of
Landscape Architects

1 November 2018

Project Team
Mt Coot-tha Zip Line
Brisbane City Council
266 George Street
Brisbane Qld 4000

RE: DA APPLICATION NUMBER, A005011420 THE MT COOT-THA ZIP LINE

The Queensland Chapter of the Australian Institute of Landscape Architects (AILA) welcomes the opportunity to respond to the development application number A005011420 for The Mt Coot-tha Zip Line.

AILA is the growing national advocacy body representing over 3,000 active and engaged landscape architects, promoting the importance of the profession today and for the future. Committed to designing and creating a better Australia, landscape architects shape the world around us. Landscape Architects conceive, reimagine and transform the outside world from streetscapes to parks and playgrounds, transport solutions to tourism strategies, new suburbs and even cities.

AILA advocates the development of high quality open space that focuses on the health of our communities.

AILA supports innovative recreation opportunities where amenity and ecological impacts can be adequately managed.

AILA appreciates the comprehensive technical assessments with involvement by qualified landscape architects. We would also like to acknowledge the efforts of Brisbane City Council in undertaking a comprehensive community consultation program.

AILA has concerns around the currently proposed Mt Coot-tha Zip Line in relation to the reduction of car parking and the visual impact of the Zip Line. AILA has detailed technical comments on the attached sheets, with a key focus on the long range visual assessment. AILA welcomes additional consideration of these matters in the continuing design process.

We would welcome the opportunity to discuss these issues above. Should you have any queries or wish to discuss, please contact Georgina Scriha, AILA Queensland Chapter Manager on 0417 666 622 or georgina.scriha@aila.org.au.

Yours sincerely,

David Uhlmann
President, AILA Queensland



TECHNICAL COMMENTS IN RESPONSE TO MT COOT-THA ZIP LINE (A005011420)

Reduction in existing car parking to the summit lookout and restaurant area:

- No assessment of current capacity requirements for the summit appears to be undertaken and a large area of car parking has been removed at the summit to add in bus stops for the Zip Line, where is the replacement car parking?
- There is no consideration in the new road alignments for the development for cycle lanes
- There appears to be only two disabled parking bays for the entire summit area, this does not appear to be adequate for the existing facility and the addition of the Zip Line.

Visual Impact of Zip Line:

- We support the use of a robust landscape and visual impact assessment methodology carried out with reference to appropriate guidelines including AILA's Guidance Note for Landscape and Visual Assessment Guidance Note for Queensland (AILA GNLVA).
- While the methodology is sound in principle, we are concerned that the significance of the impact of the proposals on Mt Coot-tha's visual amenity to the greater Brisbane has been downplayed.
- The high sensitivity of many of the receptors has been adequately recognised. Indeed, arguably, Mount Coot-tha is *the* most sensitive viewing location in the Greater Brisbane Region.
- However, the assessment of magnitude of change for some receptors appears to be lower than would be expected with reference to the definitions given in Table 2 Impact Magnitude Ratings and the associated visualisations. In particular:
 - VP01 and VP02 (summit views) are both assessed to have a low magnitude of change. The launch structure clearly introduces built development into the natural landscape immediately fringing the current summit development as viewed from this regionally-important vantage point. A magnitude of at least moderate would appear to be a fairer reflection of the change to this view; this would result in an impact of at least high-moderate (significant)
 - VP03 (Botanic Garden view) is also assessed to have a low magnitude of change. The landing structure clearly introduces built development and movement into this naturalistic setting within the Botanical Gardens. Again, a magnitude rating of at least moderate would follow the categories defined in Table 2 more closely. It is also noted that for this and other Viewpoints greater consideration of the introduction of movement is warranted to adequately determine magnitude.
 - VP08 (Summit Track) is assessed as having Negligible magnitude of change (defined in Table 2 as "no consequences of significance at a local or regional level, almost imperceptible or no change to features or characteristics of the landscape, no memorable or lasting change to the landscape or views") despite the clear evidence in the photomontage that a high suspension bridge with people walking on it will be clearly evident and change the current natural quality of this popular bushwalk. Earlier it is stated (at paragraph 47) that these structures are considered "visually compatible" with the landscape setting – further explanation to support this assessment is warranted.
- There does not appear to be robust consideration for potential longer-range views e.g. from Mt Gravatt lookout or the city itself to Mt Coot-tha. The assessment states that as such views are beyond 5 km they would not be significant. However, given the regional significance of this location it is considered that further evidence to support this conclusion would be warranted in the assessment.



- While the visual impact assessment references the impact of tree loss for construction of the structures for the Zip Line, no clear conclusions appear to be drawn about the significance of this loss in the context of this regionally-significant scenic and recreational landscape.
- Finally, it is noted (at paragraph 7) that the visual impact assessment clarifies that this is a visual impact assessment and *“Impacts on the landscape and particular landscape features have only been considered in so far as they contribute to the visual amenity of the local area or city”*. As a consequence of this, AILA is concerned that other aspects of landscape character and amenity have not been sufficiently considered by the proponent. For example, perceptual characteristics, such as tranquillity, are not addressed. The quiet character of the area of the Botanical Gardens around Melaleuca Lake and when walking the summit track will change as a result of the proposals which is not captured in any current assessment due to the focus on visual amenity.