1. The land that is the subject of the Mt Coot-tha Zipline proposal is approximately 600 hectares of bushland and comprises 37.5% of the greater Mt Coot-tha Forest;

2. The Mt Coot-tha forest is an iconic, multiply-constrained part of the Brisbane landscape, with significant wilderness experience, indigenous heritage, regional wildlife corridor, biodiversity, threatened species and recreational strategic values;

3. The draft LMP is artificially constrained to Lot 2 on SP214566 and does not consider the balance of the Mt Coot-tha Forest. There is no 'whole of mountain' or 'holistic' plan.

4. The Zipline proposal will alienate 15.6246 hectares of public parkland in the Mount Coot-tha Forest for strictly commercial purposes. A much greater area than stated will need to be cleared for fire and disaster planning reasons but this matter remains unresolved;

5. The Zipline proposal is both inconsistent and in conflict with the primary use of the DOGIT land for public park and no other purpose whatsoever;

6. The Zipline proposal is non-compliant with the SEQ Regional Plan and the Brisbane City Plan 2014, our statutory planning scheme;

7. The Applicant BCC has not comprehensively demonstrated any economic and/or social benefits accrued by the Zipline proposal;

8. The Zipline proposal has not demonstrated compliance with relevant engineering and safety standards;

9. The Zipline proposal will cause a range of poorly articulated and understated ecological, noise, traffic, visual and heritage impacts;

10. The Brisbane community has not been properly consulted about the draft LMP;

11. The draft LMP is an incomplete first draft that does not address the likely impacts and whether they can be avoided or mitigated. A second draft should be referred to the public for a true consultation process that meets the statutory planning standards;

12. The Zipline proposal will, if implemented, be a dangerous precedent for the incremental progression of commercial development of the Mt Coot-tha Forest and Botanic Garden, including the Mt Coot-tha Quarry;

13. The Zipline proposal is clearly against the wishes of the residents of Brisbane. Over the last three days (13-15 December) of the public notification period, 1205or 95.9% of the total 1256 submission uploaded to the Assessment Manager BCC'spd online website objected to the proposal. Submissions in favour during this period numbered only 51, or 4.1%;

14. The many interested residents of Brisbane deserve to review a comprehensive, well-referenced draft LPM that addresses all the issues raised in this and other submissions.

15. In view of these facts, I respectfully recommend that the draft Land Management Plan be not accepted and that no permission be given to the Applicant BCC for a lease to any commercial operator, including Zipline Australia Pty Ltd.