

Amity Point Flow Slide Barrier Preliminary Approval

Redland City Council

17 March 2022



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1.3 Current condition of flow slide barrier onsite

A FSB has been built over many years in this location at Amity Point (listed as an existing 'seawall' on QLD Globe state mapping) and topped up numerous times as an ongoing structural response to flow slide events. The current FSB has not been approved.

FSB are not fixed structures but designed to respond to flow slide events and allow for movement over time. Significant flow slide events can cause the crest alignment to change, which has occurred at this site. There have been significant shifts from its original location along the shoreline, with rock continuously slumping, moving closer to the seafloor.

Flow slide barriers are a reactive management solution with additional rock placed on site when slumping occurs. Additional FSB infrastructure is required along a larger stretch of coastline at Amity Point to protect the properties, parks, and other infrastructure from erosion. Changes are expected to be less rapid compared to historical movement due to an increased size of the FSB. As the previous and current FSB installations were not approved, retrospective/preliminary planning approval for the FSB works is being sought.

1.4 Purpose of planning report

As the SEMP recommendations reinforce continued individual ownership and responsibility of the FSB rather than becoming managed by Council, it is intended that a formal approval for the overall design of the structure is gained, which enables subsequent individual development permits obtained by individual property owners.

To contribute towards the preparation and lodgement of all necessary documentation for a preliminary approval for the length of the Flow Side Barrier, this Planning Report sets out the approval strategy and summarises the pre-lodgement process and findings completed as a part of this project.

A pre-lodgement meeting with the State Assessment and Referral Agency (SARA) was held on the 19th May 2021 to discuss potential approval requirements. The minutes of the pre-lodgement meeting is provided in Appendix E.

This report provides commentary and assessment of relevant assessment benchmarks, including:

- Planning Regulation 2017
 - Tidal works: schedule 10, Part 17, Division 3, Table 1 and 2.
 - State transport thresholds: Schedule 10, Part 9, Division 4, Subdivision 1, Table 1.
- State Development Assessment Provisions
 - State Code 6: Protection of State Transport Networks
 - State Code 7: Maritime Safety
 - State Code 8: Coastal Development and Tidal Works
 - State Code 11: Removal, Destruction or Damage of Marine Plants
- Development Permit
- Marine Parks Permit

The following sections outline the relevant parts of the statutory framework that will be considered in the planning report, pending further advice from SARA.



2 PROPOSAL SUMMARY

Redland City Council has proceeded with the recommendations and actions from the Amity Point SEMP Implementation Plan to pursue preliminary approval for the Flow Slide Barrier at Amity Point. The Flow Slide Barrier protects several private properties and also local (e.g. road-ends and parks) and state government land parcels. A copy of DA Form 1 is in Appendix A, and associated engineering drawings in Appendix D.

Table 2-1 Summary of proposal

Proposal Summary	
Address	Properties adjacent to the coastline from Toompany Street to the Southern end of Cabarita Park; including: Millers Lane, Ballow Street, Cook Street, Birch Street, Kindara Street, Mirimar Street, and Llewellyn Street.
Real Property Description	7A3395, 12A3393, 16A33931, 13A33910, 3SP283824, 51RP905457, 1SP307049, 4RP880797, 17RP126450, 16RP126450, 1RP78617, 2RP79135, 3RP880797, 805A3392, 806A3392, 2RP880797, 1RP880797, 2SP307049, 29A3395, 1SP251716, 521A33912, 520A33912, 519A33912, 507A3392, 506A3392, 26A3395, 9A3395, 10A3395, 505A3392, 522A33912, 801A3392, 52RP905457, 25AP14321, 30AP14321, 508AP14322, 509AP14322, 6AP14321, 9A3393, 10A3393.
Site Area/Frontage	0.8 kilometres
Owners	Property tenure includes private land (freehold lots listed above) and public land (road reserve, reserve land and unallocated state land).
Easements & Encumbrances	NA
Proposal	Preliminary Approval for Operational Works for an existing structure (flow slide barrier) along several seaward lots at Amity Point to protect residential and local/state-owned lots from continued coastal erosion. This is sought to endorse standard plans and conditions to assist private landowners in seeking development permit approvals, and to make this existing structure lawful.
Approvals Sought	Preliminary Approval for Operational Works for tidal works
Category of Assessments	Code assessment
Public Notification	NA
Zone	The location of this development (operational works) is the coastal fringe of multiple zones, including Low Density Residential, Recreation and Open Space, And Conservation.
Overlays (sub-category)	Coastal Protection Overlay Environmental Significance Overlay
Local Area Plan (Precincts)	NA
Regional Plan Designation	Amity Point village is noted in the Regional Plan as a 'great place' to 'develop and promote to support the region' (under outcomes for <i>Live</i>).
State Interest – State Planning Policy	High ecological value water areas Erosion prone area Medium storm tide inundation area

Proposal Summary	
State Interest – SARA Mapping	MSES high ecological significance wetlands MSES marine park (Moreton Bay Marine Park South Passage-Boat Rock)
Referral Agencies	SARA
State Development Assessment Provision (V3.0)	State Code 8: Coastal Development and Tidal Works
Pre-lodgement Advice	2105-22344 SPL
Specialists Report	Marine Plant Survey – conducted by FRC Environmental Pty. Ltd (available on request from Redland City Council.
Contact	Richard Sharp, Tahlia Rossi – Water Technology

At the time of installation, planning approval was not sought. Therefore, Redland City Council is seeking to work with State Government agencies and departments to make this existing structure lawful, and encourage residents to gaining approvals for future erosion mitigation works. The SEMP recommended this as one of the first management actions necessary to enable ongoing maintenance of the structure. The preliminary approval process will bring all State agencies and Council together to streamline individual approvals that are to follow. As part of the preliminary approval process several plans, drawings and documents have been produced to support the application and provide guidance for individual landholders.



Figure 2-1 Extent of flow slide barrier and location of design drawing cross-sections



3 STATUTORY PLANNING CONSIDERATIONS

3.1 Planning Act

All development activities are considered under the Planning Act. Under the Planning Act the following approvals needed:

1. Preliminary approval for retrospective operational works and maintenance of FSB
 - a. SARA referral and assessment of benchmarks in State Code 8.
2. A marine plant and fish habitat survey to be completed to establish impact / presence of marine plants and fish habitat,
 - a. SARA referral and assessment against State Code 11 deemed not applicable.
3. Under Marine Parks Regulation 2017
 - a. Marine Parks Permit – need to contact DES to establish if this permit is needed or not, and then liaise with DES to apply for this permit separately to SARA.
4. Under Coastal Protection and Management Regulation 2017
5. The Coastal Protection and Management Regulation 2017 provides the assessment benchmarks for prescribed tidal works. Schedule 3 of the Regulation is considered to be relevant.

3.1.1 Regional Plan

The South East Queensland Regional Plan 2017 (the Regional Plan) provides a sustainable growth management strategy for the region that articulates strategic direction and certainty that will accommodate an increase in South East Queensland population. The proposed development supports the strategies of the Regional Plan, as it relates to the provision of management strategy that ensures communities are sustainable and resilient to natural hazards.

3.1.2 Assessable Development

Pre-lodgement advice received from SARA identifies that if marine plants are present, a component of the development will be considered assessable, stating:

Under the Planning Regulation 2017, works involving the removal, destruction or damage of marine plants must be undertaken in accordance with the relevant ADR or under a development approval (assessable development).

A survey was conducted by frc Environmental to determine the presence, distribution and identify species type of marine plants in and around the Flow Slide Barrier. Assessment against State Code 11 would typically be required, however justification as to why this has not been assessed is provided in section 4.2.

3.1.3 Assessment Manager

The SARA pre-lodgement advice identified Redland City Council as the Assessment Manager for this Development Assessment.

3.1.4 Category of Assessment

A Preliminary Approval for Operational Works for tidal works is considered code assessable under the Planning Act and State Development Assessment Provision.



3.1.5 State Mapping Overlays

The area has been identified in various state mapping overlays, as detailed below. The site has been identified within:

- (Fish Habitat Areas) tidal waterways – *including the entirety of Moreton Bay*
- (Maritime Safety and Development) high risk maritime development zone – *including the entirety of Moreton Bay*
- MSES high ecological significance wetlands – tidal zones around.
- MSES declared high ecological value waters (wetland).
- MSES Marine Park (Moreton Bay South Passage – Boat Rock).
- Coastal area - erosion prone area
- Coastal area - medium storm tide inundation area

Erosion Prone Area and Storm Tide inundation are listed under the SPP Assessment Benchmark for Natural Hazards, Risk, and Resilience. This triggers assessment under the State Development Assessment Provisions and the Coastal Protection and Management Regulation.

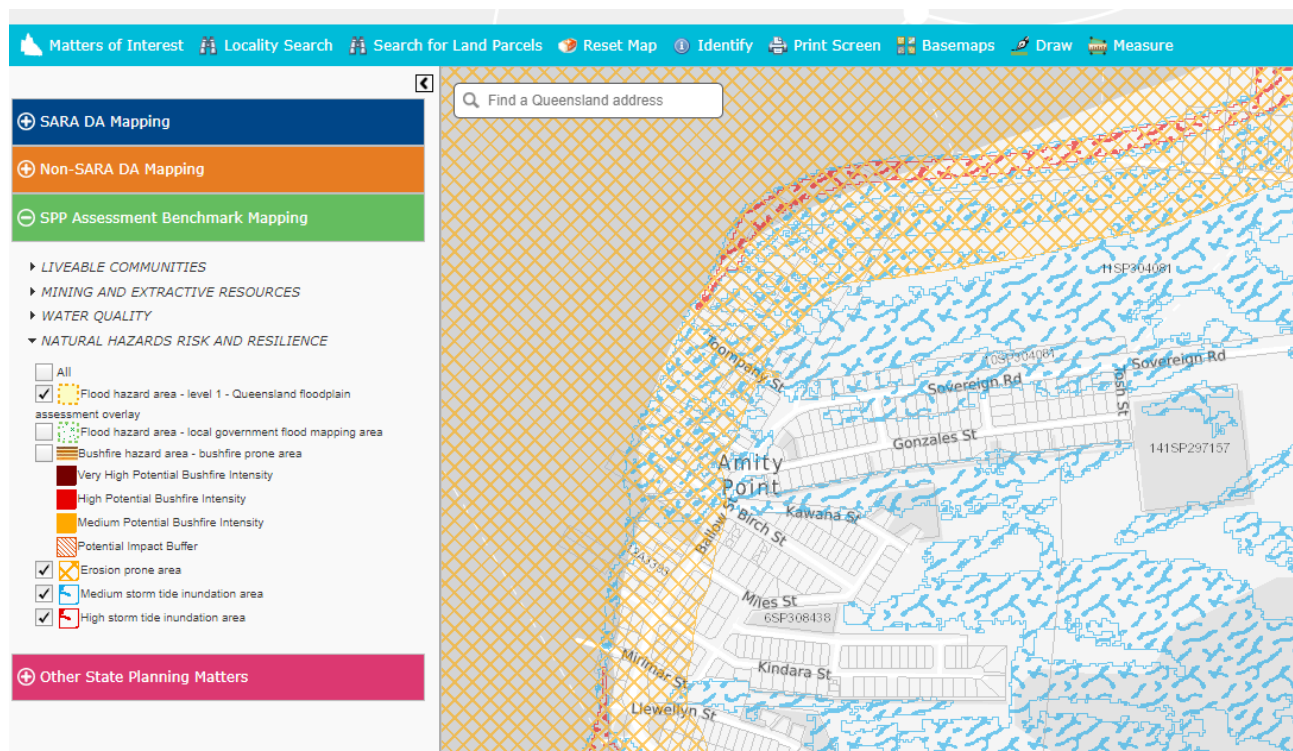


Figure 3-1 SPP Assessment Benchmark Mapping – overlays of relevance to site

3.1.6 Referral Trigger

Under the Planning Regulation 2017, referral to SARA is required for:

- Tidal works (schedule 10, part 17, division 3, table 1, item 1; table 2, item 1).
- Additionally, *potential referral triggers* or development permits have been considered for:
 - Marine plants (schedule 10, part 6, division 3, subdivision 3, table 1, item 1).



- State transport thresholds (schedule 10, part 9, division 4, subdivision 1, table 1, item 1).

This is in accordance with pre-lodgement advice from SARA.

3.1.7 State Planning Policy

Part E of the State Planning Policy (SPP) provides the assessment benchmarks for development to manage state interest policies to the extent it is not identified as being appropriately integrated in the planning scheme. As previously stated, the SPP for Natural Hazards, Risk and Resilience mapping identifies the site as an erosion prone area and a medium storm tide inundation area. assessment under the State Development Assessment Provisions is therefore required.

3.1.8 State Development Assessment Provisions

State Development Assessment Provisions identified for consideration are State codes 6, 7, 8 and 11.

3.1.9 Coastal Protection and Management Regulation

The Coastal Protection and Management Regulation 2017 provides the assessment benchmarks for prescribed tidal works. In accordance with the Schedule 10, part 17, division 2, table 1, item 2 of the Planning Regulation, 2017, Schedule 3 of the Coastal Protection and Management Regulation is considered to be assessment benchmarks. Assessment against Schedule 3 has been provided in this application.

3.1.10 Marine Parks

As the proposed development is adjacent to a Conservation Park Zone of the Moreton Bay Marine Park, any works to maintain the flow side barrier will require a works permit under the Marine Parks Act 2004. Advice has been sought from the Queensland Parks and Wildlife Service as part of the Department of Environment and Science. Although Marine Parks works permits are issued to individuals not properties, in this case permits may be applied for by Council and subsequently authorised to individual property owners as outlined in the SARA advice from 24/09/2020 (2009-18646 SPL).

Redland City Council will not be applying for Marine Park Permits on behalf of individual landowners as part of the preliminary approval process due to issues around insurance, indemnity, and associated costs. Redland City Council will support individual landowners with reference information to assist each individual landowner obtain the necessary Marine Park Permits.

3.1.11 Local Planning Instruments – Redland City Plan 2018

The proposed development does not trigger assessment against the Redland Planning Scheme.



4 STATEMENT OF COMPLIANCE

4.1 Relevant Assessment Benchmarks

Statement of compliance against the relevant assessment benchmarks is as follows:

- The proposed development doesn't trigger assessment against the Redland City Planning Scheme.
- Based on the assessment triggers the following assessment benchmarks were considered:
 - State Development Assessment Provisions (SDAP V3.0):
 - State Code 6 was determined to be **not applicable** to the proposed development, given the proposed development doesn't include or impact on state transport networks.
 - State Code 7 was determined to be **not applicable** to the proposed development, given the proposed development doesn't include lighting, interfere with navigation, or impede safe passage in the watercourse.
 - The proposed development is considered **compliant against the assessment benchmarks in State Code 8**.
 - State Code 11 was determined to be **not applicable** as it is considered a reasonable assumption that any damage to marine plants at the time of the flow slide barrier construction was caused by natural coastal processes and erosion event/s at Amity Point, rather than by the installation of the flow slide barrier itself. Historical photos show erosion scarps are highly disturbed therefore construction of the flow slide barrier is not the primary cause marine plant damage. Further details and justification for this assumption is listed in section 4.2.
 - Coastal Protection Assessment Regulation 2017

Further detail of each assessment benchmarks is detailed in section 5.

4.2 Consideration of Marine Plants

4.2.1 Marine plants are a matter of state environmental significance

It is understood marine plants are a Matter of State Environmental Significance (MSES) and falls under the jurisdiction of State government in accordance with the *Planning Regulation 2017*. Marine plants are defined by the *Fisheries Act 1994* as any living or dead plant material on tidal land (below HAT), commonly including seagrass, algae, intertidal species such as mangroves, and coastal grasses, shrubs and trees that may occur on or at the HAT mark. Detritus such as leaf matter and driftwood are also included in the State definition of protected marine plants.

In accordance with *Planning Regulation 2017*, assessment benchmarks within SDAP, specifically State code 11 relate to any instance of damage, removal or destruction of marine plants associated with proposed development. The importance of this assessment and the careful handling of marine plants is not taken lightly by Council. In this instance, assessment against State Code 11 was determined to be not applicable. The points of consideration and due diligence undertaken to reach this conclusion are outlined below.

4.2.2 Investigation of coastal processes in area

It is well understood that Amity Point is subject to active coastal processes resulting in erosion. Historic photographs show erosion scarps close to both residential properties and vegetated areas following coastal erosion events (Figure 4-1).

Coastal erosion causes a disturbance to both the marine substrate and coastal fringe where marine plants grow, with the on-piling of sand and debris during a slip. Established vegetation has been damaged/displaced due

erosion through natural coastal processes (Figure 4-1), this indicates damage or destruction of marine plants in this area as a direct result of the erosion event itself, and it can be assumed that placement of rock to mitigate further erosion is therefore not the primary cause of marine plant disturbance.



Image: Redland City Council, circa 1980



Image: Redland City Council, 2017

Figure 4-1 Erosion scarp with visible damage to marine plants, caused by coastal processes



4.2.3 FSB top-up occurs only after an erosion event

The initial installation of the flow slide barrier was a response to ongoing coastal erosion (which itself causes damage to marine plants). Subsequent FSB top-up also only occurs in response to an erosion event, in which any marine plants or plant material would be affected by the flow side event. Therefore, loose rock placed in an area where a noticeable slip has occurred is filling erosion scarps where the substrate is already highly disturbed.

As the FSB is an existing structure and designed to allow movement overtime, is it likely disturbance to marine plants will occur due to a slip event rather than maintenance works at the crest of the FSB, when rock is 'topped up'.

Note - erosion slip events are spatially and temporally unpredictable, it is not possible to predict the location and extent of damage or disturbance to marine plants from coastal erosion processes.

4.2.4 Marine survey was completed

To investigate the presence, distribution, density and diversity of marine plants in the area, an environmental survey¹ of the marine, inter-tidal and terrestrial areas surrounding the FSB has been undertaken by FRC Environmental Pty Ltd for Council in January 2022. The environmental survey report supplied by FRC can be made available on request.

The environmental survey reported recolonisation of several marine plant species on and around the FSB structure. This includes algae and coral on the submerged sections of the FSB, and coastal grasses (e.g., spinifex grass) and terrestrial species (e.g., casuarina saplings) on the landward stretch of the FSB. This demonstrates the submerged FSB rock structure has become a part of the marine substrate, and the coastal fringe of the FSB has stabilised the area, enabling grasses and saplings to establish.

4.2.5 Marine plants have recolonised on the FSB structure

As an erosion event occurs, the substrate becomes highly disturbed. Marine plants recolonise when the marine substrate is stabilised. Marine plants including coral and seagrass have re-established (presumed within the last 5 years or less) in areas surrounding the FSB, with filaments algae, vines, grasses and terrestrial saplings colonising the rock structure itself.

4.2.6 Concluding remarks: State Code 11 assessment is not applicable

As outlined in the above sections, it has been established that while marine plants are MSES, removal, damage or destruction is occurring due to erosion events, as a part of natural coastal processes. The historical installation of the FSB and future maintenance of the structure will occur only as a response to coastal erosion, known as a flow slide event. Moreover, marine plants are noted on the structure and surrounding areas, demonstrating that recolonisation is occurring following flow slide events.

Based on these conclusions, it is agreed that assessment of State Code 11 is not applicable in this instance.

¹ FRC Environmental 2022, *Amity Point Flow Slide Barrier: Distribution of Marine Plants*. Available on request through Redland City Council.



5 TABLES OF ASSESSMENT

The following sections detail each performance and acceptable outcome table of relevance to the proposed development.

5.1 State Code 8 – Coastal development and tidal works (SDAP V3.0)

The proposed development is considered compliant against the assessment benchmark in State Code 8 v3.0.

Table-5-1 Table 8.1 Performance and Acceptable Outcomes for State Code 8 – All development

Performance outcomes	Response
Development in the erosion prone area	
<p>PO1 Development is only permitted in the erosion prone area where it:</p> <ul style="list-style-type: none"> is one of the following types of development: coastal-dependent development; or temporary, readily relocatable or able to be abandoned; or essential community infrastructure; or redevelopment of an existing permanent building or structure that cannot be relocated or abandoned; and cannot feasibly be located elsewhere; or is located landward of: <ul style="list-style-type: none"> a fit for purpose revetment; or a proposed revetment that is consistent with: an agreement with a local government; or the alignment of adjacent lawful revetments; or is on a lot less than 2000m² where a coastal building line is present. 	<p>Complies with PO1</p> <p>The development is coastal dependent development in line with the Amity Point Shoreline Erosion Management Plan (SEMP) 2019.</p> <p>The development is retrospective approval of an existing structure and therefore cannot be feasibly located elsewhere.</p>
<p>PO2 Development (other than coastal protection work) in the erosion prone area:</p> <ul style="list-style-type: none"> does not adversely impact coastal processes; and ensures that the protective function of landforms and vegetation is maintained. <p>Note: In considering reconfiguring a lot applications, the State may require land in the erosion prone area to be surrendered to the State for coastal management purposes under the <i>Coastal Protection and Management Act 1995</i>. Where the planning chief executive receives a copy of a land surrender requirement or proposed land surrender notice under the <i>Coastal Protection and Management Act 1995</i>, this must be considered in assessing the application.</p>	<p>Not applicable -</p> <p>The development is coastal protection work.</p>
<p>PO3 Development is sited, designed and constructed to limit the risk of impacts of coastal erosion to an acceptable level by:</p> <ul style="list-style-type: none"> locating development outside the erosion prone area; or 	<p>Complies with PO3</p> <p>The development is coastal protection work to minimise the impacts from coastal erosion in line with the Amity Point SEMP 2019. The works are located as landwards as possible in the intertidal zone.</p>



Performance outcomes	Response
mitigating or otherwise accommodating the risks posed by coastal erosion.	
PO4 Development in the erosion prone area does not significantly increase the risk or impacts to people and property from coastal erosion.	Complies with PO4 The development is coastal protection work and mitigates the risk from coastal erosion to people and property.
PO5 Development (other than coastal protection work) in the erosion prone area does not directly or indirectly increase the severity of coastal erosion either on or off the site.	Not applicable - The development is coastal protection work.
PO6 In erosion prone areas where a coastal building line is present, building work is located landward of the coastal building line unless coastal protection work has been constructed to protect the development.	Not applicable - no coastal building line present.
Artificial waterways	
PO7 Development of artificial waterways, canals and dry-land marinas conserves coastal resources by: ensuring changes to water flows, water levels and sediment movement do not adversely impact the natural waterway to which it is connected; demonstrating appropriate storage, treatment and disposal of dredged material for the life of the development.	Not applicable - The development is not an artificial waterway.
Coastal protection work	
PO8 Works for beach nourishment minimises adverse impacts on coastal processes.	Not applicable - The development does not contain beach nourishment works.
PO9 Works for beach nourishment do not increase the severity of erosion on adjacent land.	Not applicable - The development does not contain beach nourishment works.
PO10 Erosion control structures (excluding revetments) are only constructed where there is an imminent threat to significant buildings or infrastructure, and there is no feasible option for either: beach nourishment; or relocation or abandonment of structures.	Not applicable – The development is coastal protection work in the form of a revetment
PO11 Erosion control structures (revetments only) are only constructed where: there is an imminent threat to significant buildings or infrastructure, and there is no feasible option for either: beach nourishment; or relocation or abandonment of structures; or	Complies with PO11 The development is coastal protection work in line with the Amity Point SEMP 2019. While the threat to buildings or infrastructure is imminent to some assets (road ends have sustained damage, and several properties being within close proximity to the FSB), it is highlighted in the SEMP agreed with the local



Performance outcomes	Response
<p>the development:</p> <p>is in a consistent alignment with adjacent lawful revetments; or</p> <p>is consistent with an agreement with a local government that a revetment is appropriate in the proposed location.</p>	<p>government (Redland City Council) that one continuous line of protection is required to successfully combat coastal erosion (retrogressive flow slides) at Amity Point.</p> <p>Beach nourishment or abandonment have been assessed in the SEMP and are not recommended for the site due to the cost -benefit of the FSB.</p>
<p>PO12 Erosion control structures minimise interference with coastal processes and reduce the severity of erosion on adjacent land.</p>	<p>Complies with PO12</p> <p>The development is coastal protection work. The Flow Slide Barrier protects several private properties and also government-owned land parcels (e.g., road ends and parks).</p> <p>At the northern end the FSB has been built with a return wall to reduce ongoing erosion impacts to neighbouring properties. At the southern end the FSB merges into an existing boat ramp, acting as a barrier to downdrift erosion.</p>
Water quality	
<p>PO13 Development:</p> <p>maintains or enhances environmental values of receiving waters;</p> <p>achieves the water quality objectives of Queensland waters;</p> <p>avoids the release of prescribed water contaminants to tidal waters.</p>	<p>Complies with PO13</p> <p>The development does not impact on water quality and is unlikely to have an impact on receiving waters.</p>
Public use of and access to State coastal land	
<p>PO14 Development maintains or enhances public use of and access to and along State coastal land (except where this is contrary to the protection of coastal resources or public safety).</p>	<p>Complies with PO14</p> <p>The development maintains existing limitations to access of state coastal land.</p>
<p>PO15 Private marine development does not reduce public use of and access to State coastal land and ensures that works:</p> <p>are used for marine access purposes only;</p> <p>minimise the use of State coastal land;</p> <p>are designed to accommodate the berthing of one vessel only per waterfront residence;</p> <p>do not interfere with access between navigable waterways and adjacent properties.</p>	<p>Not applicable -</p> <p>The development is not private marine development.</p>
<p>PO16 Development does not reduce public use of and access to State coastal land and ensures that erosion control structures, intended to protect a freehold or leasehold (not State land) premises, are wholly located within the lot:</p> <p>except where impeded by significant buildings or infrastructure that cannot be removed or relocated; or</p> <p>for revetments the development is:</p>	<p>Complies with PO16</p> <p>The development maintains existing limitations to access of state coastal land.</p> <p>The development is coastal protection work in line with the Amity Point SEMP 2019. While the threat to buildings or infrastructure is imminent to some assets (road ends have sustained damage, and several properties being within close proximity to the FSB), it is highlighted in the SEMP agreed with the local</p>



Performance outcomes	Response
in a consistent alignment with adjacent lawful revetments; or consistent with an agreement with a local government that a revetment is appropriate in the proposed location.	government (Redland City Council) that one continuous line of protection is required to successfully combat coastal erosion (retrogressive flow slides) at Amity Point. The FSB is wholly located within the lots subject to this application.
Matters of state environmental significance	
PO17 Development is designed and sited to: avoid impacts on matters of state environmental significance; or minimise and mitigate impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and provide an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance. Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.	Complies with PO17 The proposed development lies within mapped areas of Matters of State Environmental Significance (MSES) identified by Queensland Government. These being: <ul style="list-style-type: none"> • Marine Park • High ecological significance wetlands • As the proposed development is an existing structure, there will be no additional impacts to MSES. The proposed development is also within the Erosion Prone Area mapping. The development impacts on the Moreton Bay Marine Park and as such a permit is required. The development is the top up of existing rock works. As such, the site has previously been disturbed and additional impacts on environmental significant matters are considered unlikely. As the development is located in a protected marine park, a permit to undertake the activity may be needed.

Table 5-2 Table 8.2 Performance and Acceptable Outcomes for State Code 8 - All operational work

Performance outcomes	Response
Private marine development	
PO18 Private marine development is designed and constructed to maintain existing waterway banks in their natural state and not require: coastal protection work; shoreline or riverbank hardening; dredging for marine access purposes.	Not applicable - The development is not private marine development.
Disposal of solid waste or dredged material from artificial waterways	
PO19 Solid waste from land and dredged material from artificial waterways is not disposed of in tidal water unless it is for beneficial reuse.	Not applicable - The development is not the disposal of solid waste or dredged material.
Disposal of dredged material other than from artificial waterways	
PO20 Dredged material is returned to tidal water where the material is needed to maintain coastal processes and sediment volume.	Not applicable - The development is not the disposal of solid waste or dredged material.



Performance outcomes	Response
PO21 Where the dredged material is not needed to maintain coastal processes and sediment volume, the quantity of dredged material disposed to tidal water is minimised through beneficial reuse or disposal on land.	Not applicable - The development is not the disposal of solid waste or dredged material.
All dredging and any disposal of dredged material in tidal water	
PO22 Dredging or disposal of dredged material in tidal waters does not adversely impact on coastal processes and coastal resources.	Not applicable - The development is not dredging or the disposal of dredge material. The development will be mindful of the surrounding land.
Reclamation	
PO23 Development does not involve reclamation of land below tidal water, other than for the purposes of: coastal-dependent development, public marine development or essential community infrastructure; or strategic ports, priority ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan or master plan; or coastal protection work or work necessary to protect coastal resources or coastal processes.	Complies with PO23 The development is coastal dependent development (coastal protection work) and doesn't involve reclamation of land.

Table 5-3 Table 8.3 Performance and Acceptable Outcomes for State Code 8 - Operational work which is not assessed by local government

Performance outcomes	Acceptable outcomes	Response
PO23 Works are located and designed such that they continue to operate safely during and following a defined storm tide event.	AO23.1 Tidal work is designed and located in accordance with the Guideline: Building and engineering standards for tidal works, Department of Environment and Heritage Protection, 2017.	Not applicable - The development is assessed by local government.

5.2 Coastal Protection and Management Regulation 2017

As the proposed development is within a coastal erosion area and a medium (risk) storm tide inundation area, assessment under the Coastal Protection and Management Regulation Schedule 3 is required. The table of assessment is detailed below.

Due to the length of this assessment table, items of relevance have been detailed in this table.

Table 5-4 Performance and Acceptable Outcomes for Schedule 3

PO/AO	Performance outcomes	Acceptable outcomes	Response
Character and amenity (generally) – prescribed tidal works not in a canal			



PO/AO	Performance outcomes	Acceptable outcomes	Response
1.1	Prescribed tidal works in a canal are compatible with their location	The design and construction of the prescribed tidal works is consistent with the following standards – (see CPMR Schedule 3)	Not applicable -
2.1	Prescribed tidal works not in a canal are compatible with their location, having regard to the following— (see CPMR Schedule 3)	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies - The proposed development is already in place and will continue to be compatible with the character and amenity of the location.
Character and amenity (height, scale and size)			
3.1	Prescribed tidal works are of a height, scale and size to ensure the works are compatible with the character and amenity of their location, having regard to the following— (see CPMR Schedule 3)	The height, scale and size of the prescribed tidal works is consistent with each relevant planning scheme standard.	Complies – The proposed development is located along the shoreline as an erosion protection measure, compatible with the character and amenity of the location.
Character and amenity (materials and colours)			
4.1	The materials used for, and the colours of, prescribed tidal works are compatible with the character and amenity of the works' location, having regard to the following— (see CPMR Schedule 3)	The materials used for, and colours of, the prescribed tidal works are consistent with each relevant planning scheme standard.	Complies – The proposed development is a marine structure made of natural resources and is already in place onsite.
Lighting			
5.1	Lighting, other than an aid to navigation, for prescribed tidal works is installed	The lighting for the prescribed tidal works, other than an aid to navigation, is consistent with the following standards— (see CPMR Schedule 3)	Not applicable – The proposed development does not include lighting.
Signage			
6.1	A sign erected or otherwise placed in position for prescribed tidal works, other than a sign erected or placed for safety reasons or under an Act— (see CPMR Schedule 3)	A sign erected or otherwise placed in position for prescribed tidal works, other than a sign erected or placed for safety reasons or under an Act, is consistent with the following standards— (see CPMR Schedule 3)	Not applicable – The proposed development does not include signage other than for safety purposes.



PO/AO	Performance outcomes	Acceptable outcomes	Response
Earthwork, vegetation and rehabilitation			
7.1	Excavation and filling for prescribed tidal works— (see CPMR Schedule 3)	The earthwork and filling for the prescribed tidal works is consistent with each relevant planning scheme standard.	Complies - The proposed development doesn't include excavation but involves rock stacking to 'top-up' the existing flow slide barrier to the extent reasonably necessary, and without significant adverse effect natural features or land surface of the site.
7.3	After the construction of prescribed tidal works, any land damaged or destabilised by, and any vegetation damaged, destroyed or removed by, the construction of the works is rehabilitated.	Land or vegetation affected by the prescribed tidal works is dealt with in a way consistent with the following standards— (see CPMR Schedule 3)	Complies - Construction works to 'top-up' the flow slide barrier will be managed to avoid damage to vegetation or destabilisation to land, and any minor impacts will be rehabilitated.
Public access – availability			
8.1	Prescribed tidal works do not have a significant adverse effect on the availability of public access to, along or across State coastal land.	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3).	Complies - The proposed development comprises the topping up of the flow slide barrier as an erosion mitigation structure and does not impact the availability of public access to coastal land.
Public access – availability			
9.1	The location and design of prescribed tidal works does not adversely affect the safety of members of the public accessing State coastal land.	Public access to State coastal land near the prescribed tidal works is consistent with each relevant planning scheme standard.	Complies - The proposed development protects the foreshore from erosion with no impact on beach access. Signage will be installed to advise of safety considerations around the FSB.
Navigable access to, or egress from, lots that adjoin, or are in the immediate surroundings of, a lot connected to prescribed tidal works			
10.1	Prescribed tidal works that are for a private purpose do not adversely affect navigable access to, or navigable egress from, any lot that adjoins, or is in the immediate surroundings of, a lot connected to prescribed tidal works.	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies - The proposed development is to occur on the immediate shoreline within the tidal zone, and as such doesn't affect navigable access to surrounding lots.
Design, construction and safety—all prescribed tidal works			



PO/AO	Performance outcomes	Acceptable outcomes	Response
12.1	Prescribed tidal works are designed and constructed in away to ensure they are structurally sound, having regard to the following— (see CPMR Schedule 3)	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies - The proposed development is in line with the RPEQ designed plans for the FSB, having regards to the considerations listed in schedule 3 (see the associated engineering report for details).
12.2	Prescribed tidal works do not adversely affect the structural integrity of any existing revetment or seawall or another existing structure.	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies - The proposed development is to support the effectiveness of the current structure in place against coastal erosion.
12.3	Prescribed tidal works are designed and constructed in a way to ensure they do not adversely affect the stability of the bed and banks of tidal water.	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies - The proposed development is mitigating coastal erosion and stabilises tidal bed and banks with the addition of rock material (flow slide barrier top-up).
12.4	Prescribed tidal works are designed and constructed using materials suitable for marine environments, having regard to their ability to resist the following—	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies - The proposed development is to top up the existing flow slide barrier, designed to withstand the considerations detailed in PO 12.4
12.5	Prescribed tidal works are designed and constructed in a way to ensure they do not adversely affect the operation or maintenance of any existing stormwater outlet.	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies - There are no stormwater outlets along the length of the existing flow slide barrier.
12.6	Prescribed tidal works are designed and constructed in a way to ensure they do not adversely affect the water quality of tidal water, including, in particular, as a result of— (see CPMR Schedule 3)	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies - The proposed development involves the deployment of rock into the tidal zone. Some minimal localised turbidity might be experienced from the placement of rock, but no excavation or exposure of bare soil is to occur as part of the construction works.
12.7	Prescribed tidal works are designed and constructed in a way to ensure they are safe for persons using the works.	The design and construction of the prescribed tidal works is consistent with the following standards— (see CPMR Schedule 3)	Complies: The proposed development is in-situ erosion reduction and increases the safety of persons using the lots adjoined to this stretch of coast line.
12.8	Appropriate measures are taken for prescribed tidal	The design and construction of the prescribed tidal works	Complies:



PO/AO	Performance outcomes	Acceptable outcomes	Response
	works for a non-private purpose to ensure an unsupportable live load is not applied to the works by persons or vehicles.	is consistent with the following standards— (see CPMR Schedule 3)	No formal access provided in the vicinity of the FSB.
Design, construction and safety—pipelines and other underground services			
17.1	The design and construction of prescribed tidal works that are a pipeline or another underground service ensures vessels anchoring near the works can not interfere with, or damage, the works.	The design and construction of the pipeline or underground service is consistent with the following standards— (see CPMR Schedule 3)	Not applicable: The proposed development is not a pipeline and does not include underground services.
Design, construction and safety—revetments and seawalls			
19.1	Prescribed tidal works that are a revetment or seawall, are designed and constructed in a way to ensure the revetment or seawall is able to support its intended loads, having regard to its relevant loading matters and its intended design life.	The design and construction of the revetment or seawall is consistent with the following standards— (see CPMR Schedule 3)	Complies: The proposed development is designed by a RPEQ engineer. Refer to the associated engineering report.
19.2	Prescribed tidal works that are a revetment or seawall, are designed and constructed in a way to ensure the revetment or seawall can withstand— (see CPMR Schedule 3)	The design and construction of the revetment or seawall is consistent with the following standards— (see CPMR Schedule 3)	Complies: The proposed development is designed for flow slide events and includes top-up over time to withstand these impacts.
19.3	Prescribed tidal works that are a revetment or seawall are designed and constructed to protect the revetment or seawall from erosion at the base of the revetment or seawall.	The design and construction of the revetment or seawall is consistent with the following standards— (see CPMR Schedule 3)	Complies: The proposed development is designed for flow slide events and includes top-up over time to withstand these impacts.
19.4	Prescribed tidal works that are a revetment or seawall are not adversely affected by hydrostatic pressure.	The design and construction of the revetment or seawall is consistent with the following standards— (see CPMR Schedule 3)	Complies: The proposed development is designed by a RPEQ engineer. Refer to the associated engineering report.



6 ADDITIONAL CONSIDERATIONS

To comply with PO9.1 of State Code 8 (shown below), it is recommended that signage be installed at the top of the flow slide barrier in areas where the public may have access to the site (e.g. at road endings).

Table 6-1 State Code 8, PO9.1 – additional considerations for Council

Public access – availability			
9.1	The location and design of prescribed tidal works does not adversely affect the safety of members of the public accessing State coastal land.	Public access to State coastal land near the prescribed tidal works is consistent with each relevant planning scheme standard.	Complies - The proposed development protects the foreshore from erosion with no impact on beach access. Signage will be installed to advise of safety considerations around the FSB.

The signage could warn of instability of the rock structure and discourage walking on or near the structure. This sign may also be an educational opportunity to raise awareness of coastal processes and mitigation solutions at Amity Point. Possible signage text could include messaging to the effect of 'Warning: this structure is comprised of stacked rock and use of the structure is at your own risk', or similar based on Council protocol and corporate communications guidelines.

Additional technical reports associated with this application can be requested. These include:

- Amity Point Shoreline Erosion Management Plan V07 (Water Technology, March 2019);
- Amity Point SEMP Implementation Plan V08 (Water Technology, December 2020); and
- Amity Point Flow Slide Barrier: Distribution of Marine Plants V01 (frc environmental, January 2022).



APPENDIX A DA FORM 1



DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Redland City Council c-/ Water Technology
Contact name <i>(only applicable for companies)</i>	Tahlia Rossi
Postal address <i>(P.O. Box or street address)</i>	Level 5, 43 Peel Street
Suburb	South Brisbane
State	Queensland
Postcode	4101
Country	Australia
Contact number	3105 1460
Email address <i>(non-mandatory)</i>	Tahlia.rossi@watertech.com.au
Mobile number <i>(non-mandatory)</i>	-
Fax number <i>(non-mandatory)</i>	-
Applicant's reference number(s) <i>(if applicable)</i>	FA254961

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/> No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

☐ Street address **AND** lot on plan (all lots must be listed), **or**

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1	Ballow Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	7	A3395	Redland City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		11	Ballow Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	12	A3393	Redland City Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
		15	Ballow Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	16	A33931	Redland City Council
d)	Unit No.	Street No.	Street Name and Type	Suburb
		17	Ballow Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	13	A33910	Redland City Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		33	Ballow Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	51	RP905457	Redland City Council
f)	Unit No.	Street No.	Street Name and Type	Suburb
		1	Birch Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	4	RP880797	Redland City Council
g)	Unit No.	Street No.	Street Name and Type	Suburb
		1A	Birch Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	3	RP880797	Redland City Council
h)	Unit No.	Street No.	Street Name and Type	Suburb
		4	Birch Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	16	RP126450	Redland City Council
i)	Unit No.	Street No.	Street Name and Type	Suburb
		8	Cook Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	805	A3392	Redland City Council

j)	Unit No.	Street No.	Street Name and Type	Suburb
		9A	Cook Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	2	RP880797	Redland City Council
k)	Unit No.	Street No.	Street Name and Type	Suburb
		9B	Cook Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	1	RP880797	Redland City Council
l)	Unit No.	Street No.	Street Name and Type	Suburb
		11	Cook Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	806	A3392	Redland City Council
m)	Unit No.	Street No.	Street Name and Type	Suburb
		1	Kindara Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	2	SP307049	Redland City Council
n)	Unit No.	Street No.	Street Name and Type	Suburb
		4	Kindara Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	29	A3395	Redland City Council
o)	Unit No.	Street No.	Street Name and Type	Suburb
		3	Millers Lane	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	521	A33912	Redland City Council
p)	Unit No.	Street No.	Street Name and Type	Suburb
		5	Millers Lane	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	520	A33912	Redland City Council
q)	Unit No.	Street No.	Street Name and Type	Suburb
		7	Millers Lane	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	519	A33912	Redland City Council
r)	Unit No.	Street No.	Street Name and Type	Suburb
		9	Millers Lane	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	507	A3392	Redland City Council
s)	Unit No.	Street No.	Street Name and Type	Suburb
		9A	Millers Lane	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	506	A3392	Redland City Council
t)	Unit No.	Street No.	Street Name and Type	Suburb
		3	Mirimar Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

	4183	26	A3395	Redland City Council
u)	Unit No.	Street No.	Street Name and Type	Suburb
		4	Mirimar Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	9	A3395	Redland City Council
v)	Unit No.	Street No.	Street Name and Type	Suburb
		6	Toompany Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	522	A33912	Redland City Council
w)	Unit No.	Street No.	Street Name and Type	Suburb
		11	Toompany Street	Amity Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4183	801	A3392	Redland City Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

☒ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
153°26'19.3"E	27°23'41.4"S	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Redland City Council

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

☒ Additional premises are relevant to this development application and their details have been attached in a schedule to this application

☐ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

Moreton Bay

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☒ In a tidal area

Name of local government for the tidal area (if applicable):

Redland City Council

Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

Port of Brisbane

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☒ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Preliminary approval for residents and Council to maintain over time the existing Flow Slide Barrier to protect the coastline properties and Council land from coastal erosion.

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input checked="" type="checkbox"/> Other – please specify: Retrospective approval of construction and maintenance of flow slide barrier structure to mitigate coastal erosion impacts		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	
<input checked="" type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

The preliminary approval is for retrospective approval for an existing structure. Therefore, there are no initial construction costs.

Total estimated value is \$17,075,520 based on the following assumptions:

- A geophysical survey conducted in 2016 assessed the structure consists of 271,040 tonnes of rock (estimated to cost \$63.00 per tonne for materials and labour).
- It is also noted that the structure will require ongoing top-ups over time, so maintenance costs for flow slide barriers are to be ongoing.

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Redland City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☒ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☒ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina <i>(more than six vessel berths)</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☒ Yes – the following is included with this development application:
☒ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
☐ A certificate of title
☐ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
---	--

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



APPENDIX B LIST OF PROPERTIES





Table 6-2 List of properties / lots adjoining the existing and proposed flow slide barrier

Lot/Plan Number	Street #	Address	Ownership	Owner's consent
7A3395	1	Ballow Street, Amity	Private	Attached
12A3393	11	Ballow Street, Amity	Private	Attached
16A33931	15	Ballow Street, Amity	Private	Attached
13A33910	17	Ballow Street, Amity	Private	Attached
Lot 3 / SP283824	19	Ballow Street, Amity	State	Attached
51RP905457	33	Ballow Street, Amity	Private	Attached
1SP307049	9a	Ballow Street, Amity	Private	Attached
4RP880797	1	Birch Street, Amity	Private	Attached
17RP126450	2	Birch Street, Amity	Private	Attached
16RP126450	4	Birch Street, Amity	Private	Attached
1RP78617	8	Birch Street, Amity	Council	N/A
2RP79135	8	Birch Street, Amity	Council	N/A
3RP880797	1a	Birch Street, Amity	Private	Attached
805A3392	8	Cook Street, Amity	Private	Attached
806A3392	11	Cook Street, Amity	Private	Attached
2RP880797	9a	Cook Street, Amity	Private	Attached
1RP880797	9b	Cook Street, Amity	Private	Attached
2SP307049	1	Kindara Street, Amity	Private	Attached
29A3395	4	Kindara Street, Amity	Private	Attached
Lot 1 / SP251716	1a	Llewellyn Street, Amity	State	Attached
521A33912	3	Millers Lane, Amity	Private	Attached
520A33912	5	Millers Lane, Amity	Private	Attached
519A33912	7	Millers Lane, Amity	Private	Attached
507A3392	9	Millers Lane, Amity	Private	Attached
506A3392	9a	Millers Lane, Amity	Private	Attached
26A3395	3	Mirimar Street, Amity	Private	Attached
9A3395	4	Mirimar Street, Amity	Private	Attached
10A3395	-	Mirimar Street, Amity	Council	N/A
505A3392	-	Old Ballow Street, Amity	Council	N/A
522A33912	6	Toompany Street, Amity	Private	Attached
801A3392	11	Toompany Street, Amity	Private	Attached
52RP905457	13	Toompany Street, Amity	Private	Attached
Lot 25 / AP14321	Adj 3	Mirimar Street, Amity	State	Attached
Lot 30 / AP14321	Adj 4	Kindara Street, Amity	State	Attached



Lot/Plan Number	Street #	Address	Ownership	Owner's consent
Lot 508 / AP14322	Adj 7	Millers Lane, Amity	State	Attached
Lot 509 / AP14322	Adj 5	Millers Lane, Amity	State	Attached
Lot 6 / AP14321	Adj 1	(Off Llewellyn St)	State	Attached
9A3393	-	<i>(Lot has possibly eroded)</i>	Historic	N/A
10A3393	-	<i>(Lot has possibly eroded)</i>	Historic	N/A



APPENDIX C OWNERS' CONSENT FORMS



Individual owner's consent for making a development application under the *Planning Act 2016*

I, G.E. and A. E. Shaw as Trustee

as owner of the premises identified as follows:

1 Ballow Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

AK Shaw
Amy Shaw
Gary Shaw

[signature of owner and

18/5/2018
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

We, Dianne and Glenn Scott

as owner of the premises identified as follows:

9A Ballow Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



[signature of owner and

17.12.21 date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Barry Yarrow

as owner of the premises identified as follows:

11 Ballow Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

B. L. Yarrow

27/5/2021.

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, ~~Keith Norris (G/ Alan Norris, Power of Attorney)~~

ALAN NORRIS, EXECUTOR OF ESTATE OF KEITH NORRIS

as owner of the premises identified as follows:

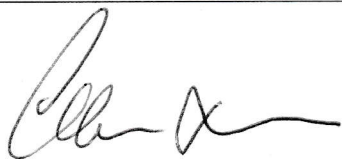

15 Ballow Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

 23RD MAY, 2021 

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Isidora Panebianco

as owner of the premises identified as follows:

17 Ballow Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

J. Panebianco

11-6-21-

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Natalie Strijland, sde director of Strijland Nominees Pty Ltd

as owner of the premises identified as follows:


33 Ballow Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

 18.5.2021

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Judith Bligh and Roderick Bligh

as owner of the premises identified as follows:

1 Birch Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

Roderick H Bligh

16/5/2021.

[signature of owner and

J Bligh

16/5/2021

date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Elizabeth Burns and William Stubbs

as owner of the premises identified as follows:

1A Birch Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



Elizabeth Dora Burns

[signature of owners and

x 15/5/21

15/5/21

date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Ronald Murphy and Karen Murphy

as owner of the premises identified as follows:

2 Birch Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



[signature of owner and

9-6-21 date signed]



Individual owner's consent for making a development application under the *Planning Act 2016*

I, Bianca Shearwin and Grant Shearwin

as owner of the premises identified as follows:

4 Birch Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

B Shearwin
G Shearwin

18/5/2021

18/5/2021

[signature of owner and

date signed]



Individual owner's consent for making a development application under the *Planning Act 2016*

I, Sharon Thomas

as owner of the premises identified as follows:

8 Cook Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

Sharon Thomas

03-06-2021

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Elizabeth Burns and William Stubbs

as owner of the premises identified as follows:

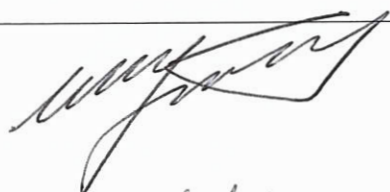
9A Cook Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.


15/5/21

Elizabeth Ann Burns
15/5/21

[signature of owners and

date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Matthew Hayden and Kellie Hayden

as owner of the premises identified as follows:

9B Cook Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

M Hayden

K Hayden

[signature of owner and

9/6/21
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Colmark (Australia) Pty Ltd as Trustee

as owner of the premises identified as follows:


11 Cook Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

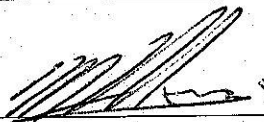
COLLEEN TRENOWETH


1/6/2021

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Roger Sellars and Fengyan Guo



as owner of the premises identified as follows:

1 Kindara Street, Amity Point

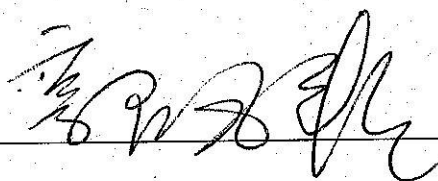
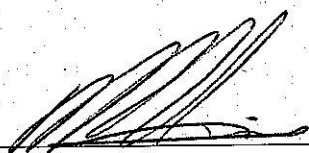
consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

[signature of owner and



date signed]

24/05/2021

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Jarrod Olsen and Sara Markgren

as owner of the premises identified as follows:

4 Kindara Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



[signature of owner and



11/6/21

date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Quentin Evans

as owner of the premises identified as follows:

3 Millers Lane, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



23 May 2021

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Lorraine Walker

as owner of the premises identified as follows:

5 Millers Lane, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

L. M. Walker

[signature of owner and
date signed]

26/5/2021



Individual owner's consent for making a development application under the *Planning Act 2016*

I, Ann Brown

as owner of the premises identified as follows:

7 Millers Lane, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



8/6/2021.

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Rodney Wiley

as owner of the premises identified as follows:

9 Millers Lane, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



15-05-2021

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*.

I, Jennifer Caulfield

as owner of the premises identified as follows:

9A Millers Lane, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

gcaulfield 20.5.21

[signature of owner and
date signed]



Received via Aust - Post 28/5/21

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Amy McDonnell

as owner of the premises identified as follows:

3 Mirimar Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



[signature of owner and
date signed]

24.05.21

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Charlie Di Francesco and Maria Di Francesco

as owner of the premises identified as follows:

4 Mirimar Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.

Charlie Di Francesco
M Di Francesco

[signature of owner and

26-5-2021

date signed]

26-5-2021



Individual owner's consent for making a development application under the *Planning Act 2016*

I, Eileen Cilento

as owner of the premises identified as follows:


6 Toompany Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



[signature of owner and
date signed]

02/06/2021

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Xiao Kiang Asset Pty Ltd as Trustee

as owner of the premises identified as follows:

11 Toompany Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



28/05/2021

[signature of owner and
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Grant Robertson and Mandy Robertson

as owner of the premises identified as follows:

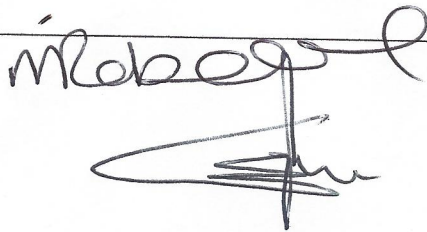
13 Toompany Street, Amity Point

consent to the making of a development application under the *Planning Act 2016* by:

Water Technology Pty Ltd on behalf of Redland City Council

on the premises described above for:

The preliminary approval of Tidal Works associated with the Amity Point Flow Slide Barrier.



27/10/2021

[signature of owner and

date signed]

Author: Ellyn Dorman
File / Ref number: 2021/003008
Directorate / Unit: Land Administration and Acquisitions
Phone: (07) 5626 6830



8 October 2021

Department of Resources

Redland City Council
Attention: Mr Michael Holland
PO Box 21
Cleveland QLD 4163

Dear Mr Holland,

OWNERS CONSENT FOR OPERATIONAL WORKS (TIDAL WORKS) FOR MAINTAINING THE FLOW SLIDE BARRIER WITHIN AND SEWARD OF VARIOUS LOTS, INCLUDING PUBLIC LAND (ROAD RESERVE, RESERVE LAND AND UNALLOCATED STATE LAND) AT AMITY POINT, NORTH STRADBROKE ISLAND

Reference is made to the request for owners consent required to accompany the development application for tidal works below high-water mark and outside of a canal. The development application is for retrospective approval to maintain the existing unapproved rock structure (flow slide barrier) that is contained within and seaward of various lots, including public land (road reserve, reserve land and unallocated State land (USL)) and private land at Amity Point, North Stradbroke Island. The reserve parcels impacted by these works are Lot 1 on SP251716 and Lot 3 on SP283824 and Redland City Council is the trustee of these reserves. The USL impacted by these works are Lots 508 and 509 on AP14322 and Lots 6, 25 and 30 on AP14321, as well as USL seaward of the land boundaries.

This owners consent does not apply to areas affecting the freehold parcels, the department is not involved with providing owners consent. Any infrastructure affecting freehold parcels must be built as far landward as possible.

The department hereby gives owner's consent as the owner to accompany the development application for the purpose of section 51(2) of the *Planning Act 2016* for tidal works outside of a canal.

Although owner's consent to the development application has been provided and no tenure under the Land Act is required, you are to undertake works on the land only if and when the development application has been approved by the assessment manager, and in accordance with the conditions of that approval.

A copy of this letter is to be attached to your DA Form 1 as the required evidence of owners consent.

You will also need to comply with all other legislative and regulatory requirements which may also include approvals that are not part of the assessment of the development application under the *Planning Act 2016* e.g., a marine park permit if in a marine park.

It is recommended that you contact Marine Parks regarding making an application for a marine park permit, to undertake the proposed works. The application will be assessed against the criteria in the Marine Parks Regulation 2017 and Marine Parks (Moreton Bay) Zoning Plan 2019, including the object of the marine park zone (conservation park zone).

Any application for works within the marine park should include other options that have been considered and the reasons they are not preferred. Any significant reclamation within the marine park boundary is generally not supported.

Department of Agriculture and Fisheries provided advice regarding the proposal and how it relates to Fisheries Queensland policy:

- Erosion control structures, such as seawalls and revetments, have the potential to adversely impact tidal fish habitats, and will affect existing coastal and waterway processes. They require careful assessment to ensure the selected solution will improve the situation rather than worsen it or transfer the issues elsewhere.
- Fish Habitat Management Operational Policy FHMOP010 (Tidal fish habitats, erosion control and beach replenishment) provides details on the use of erosion control structures.

For any removal, destruction or damage of marine plants associated with erosion control structures to be supported, it should be verified that the erosion has become significant, meaning the erosion has resulted in, or if left uncontrolled would result in the loss of one or both of the following in the short term:

- The ability to exercise the existing as-of-right or approved use of the property or
- Buildings, structures or infrastructure that are not expandable or which cannot be relocated.

In your development application, Department of Agriculture and Fisheries had advised that the above issues will need to be addressed within the relevant state codes of the State Development Assessment Provisions.

Further, please note that the above consent will expire on **8 April 2022**. Should the development application not be lodged with the assessment manager prior to this date, you will be required again to lodge the DA Form 1 and any attachments with this Department with a further request for owner's consent - any further request will need to be reconsidered by the Department.

It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

Finally, owner's consent is required under the *Planning Act 2016* to enable the application to be considered properly made for lodging with the assessment manager and is a completely separate process to assessment of the application under the *Planning Act 2016*.

Accordingly, the State may act at a later date as referral agency or affected entity in the assessment of the development application - providing owner's consent will not influence any role the State may have in this development assessment.

If you wish to discuss this matter, please contact Ellyn Dorman on (07) 5626 6830.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to SLAM-GoldCoast@resources.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2021/003008 in any future correspondence.

Yours sincerely



Diane McQuade

Senior Land Officer

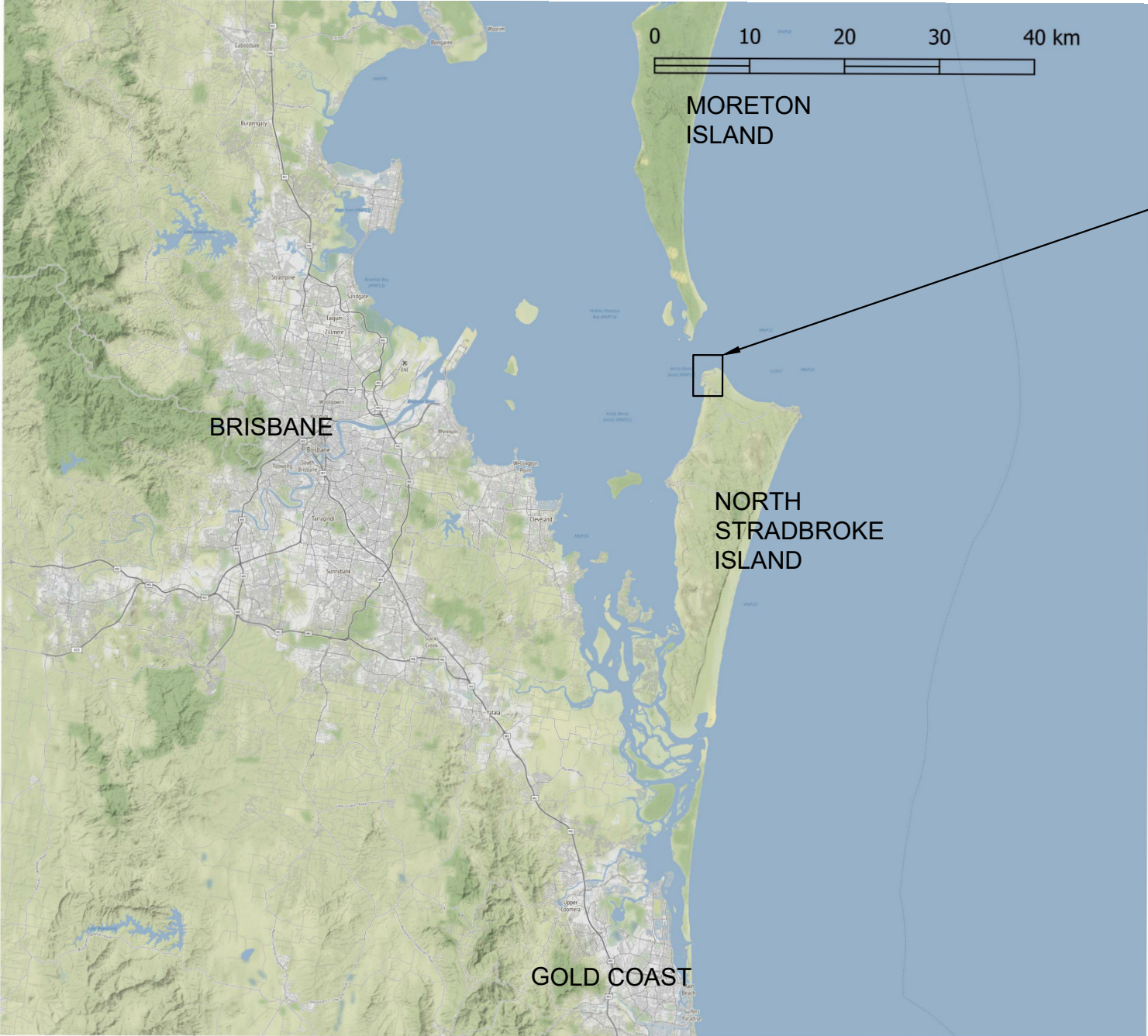
A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation



APPENDIX D ASSOCIATED ENGINEERING DRAWINGS



AMITY POINT FLOW SLIDE BARRIER PRELIMINARY APPROVAL DRAWINGS



AMITY POINT



SITE

DRAWING INDEX		
SHEET	TITLE	DESCRIPTION
1	Cover sheet	Drawing index and locality plan
2	Plan View 1	Plan layout (Southern extent of the site)
3	Plan View 2	Plan layout (Northern extent of the site)
4	Section View 1	Cross sections 1 and 2
5	Section View 2	Cross sections 3 and 4

VERSION			
V01	DRAFT	27/10/2021	DMT



CLIENT:
Redland City Council
Bloomfield and Middle St
Cleveland, QLD, 4163



CONSULTANT:
Water Technology Pty Ltd
ABN: 60 093 377 283
Brisbane T 07 3105 1460



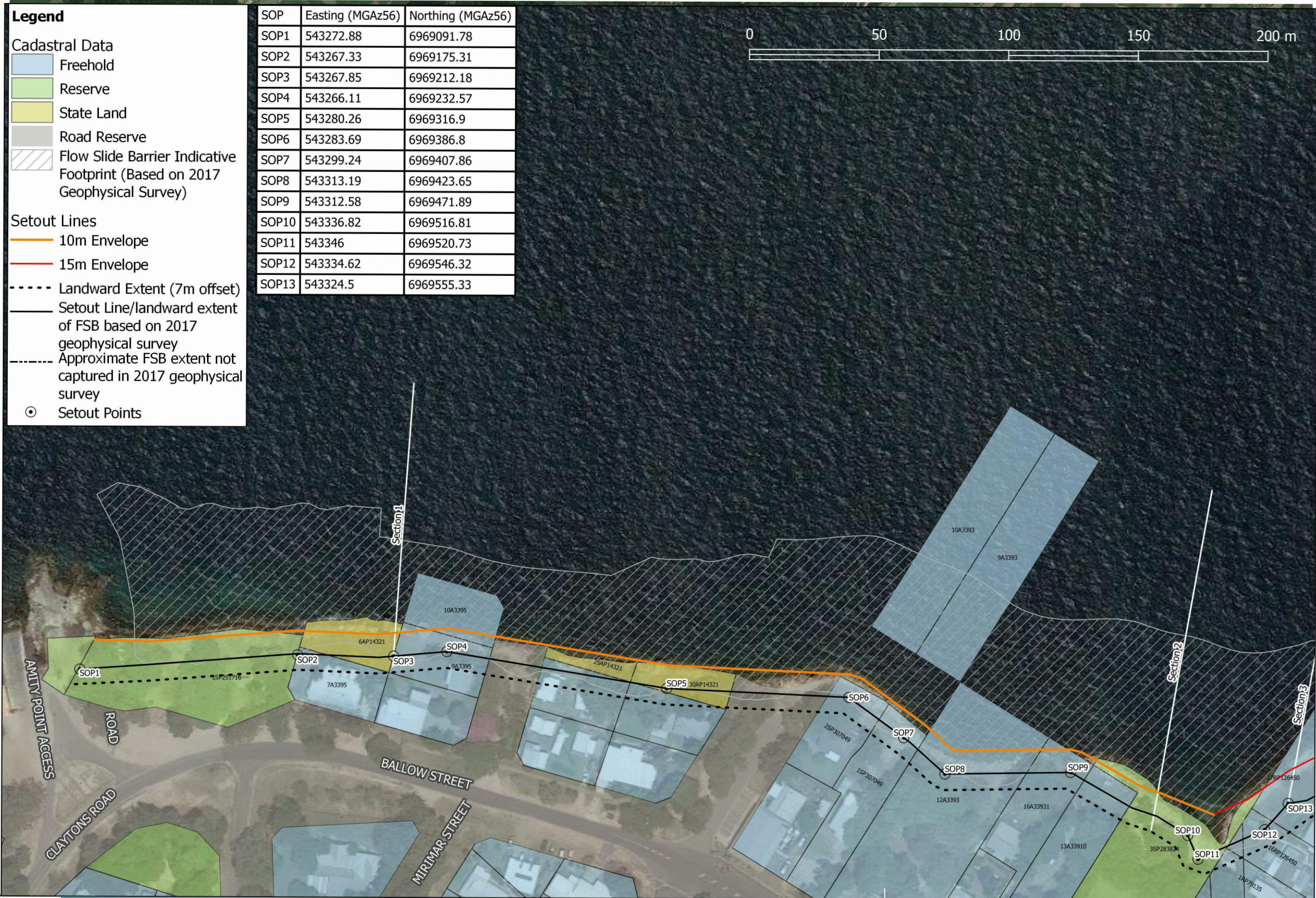
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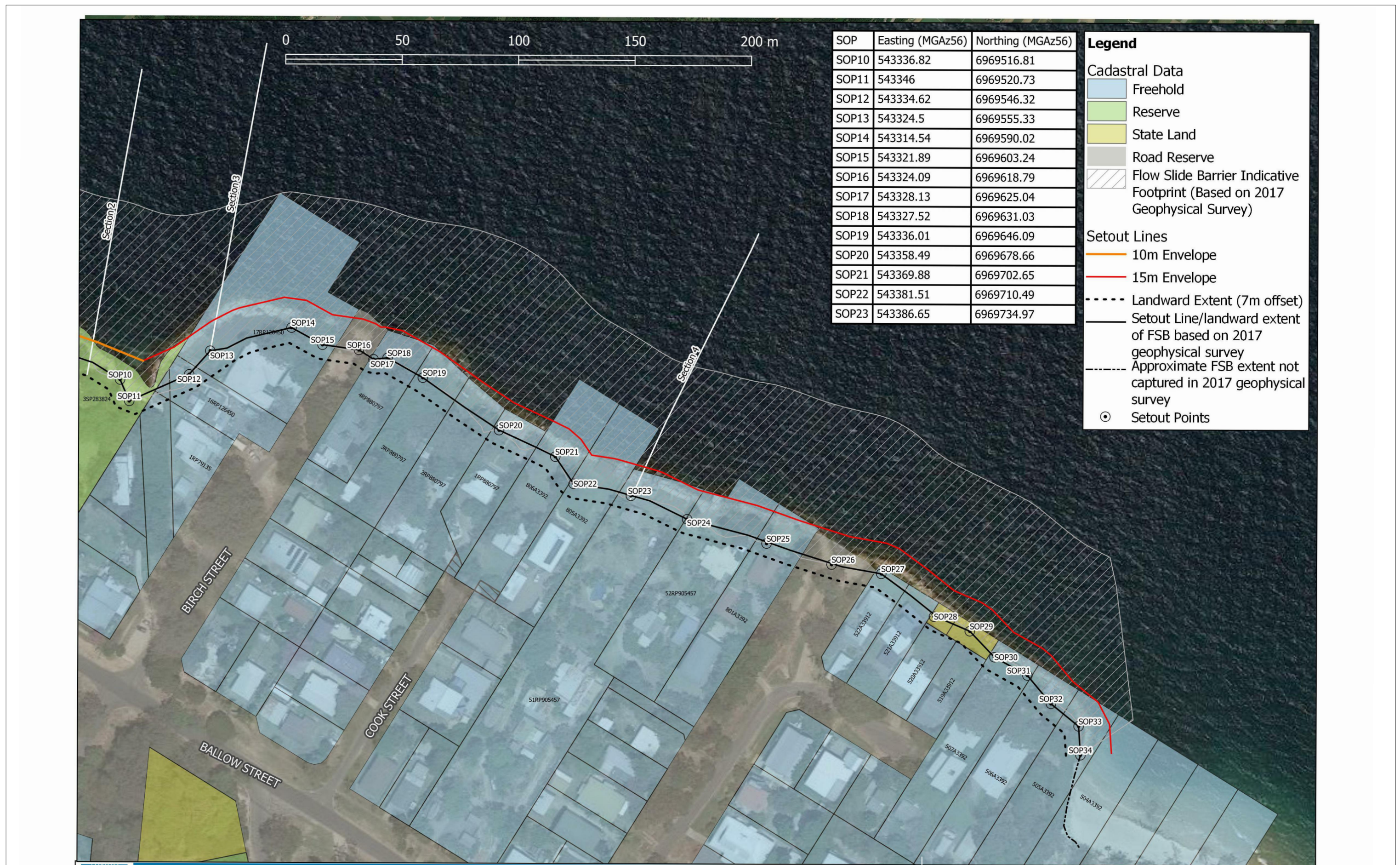
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ASX
PORT OF BRISBANE

AMITY POINT FSB PRE APPROVAL

COVER PAGE
JOB NO. 21020223
SHEET 1 OF 5

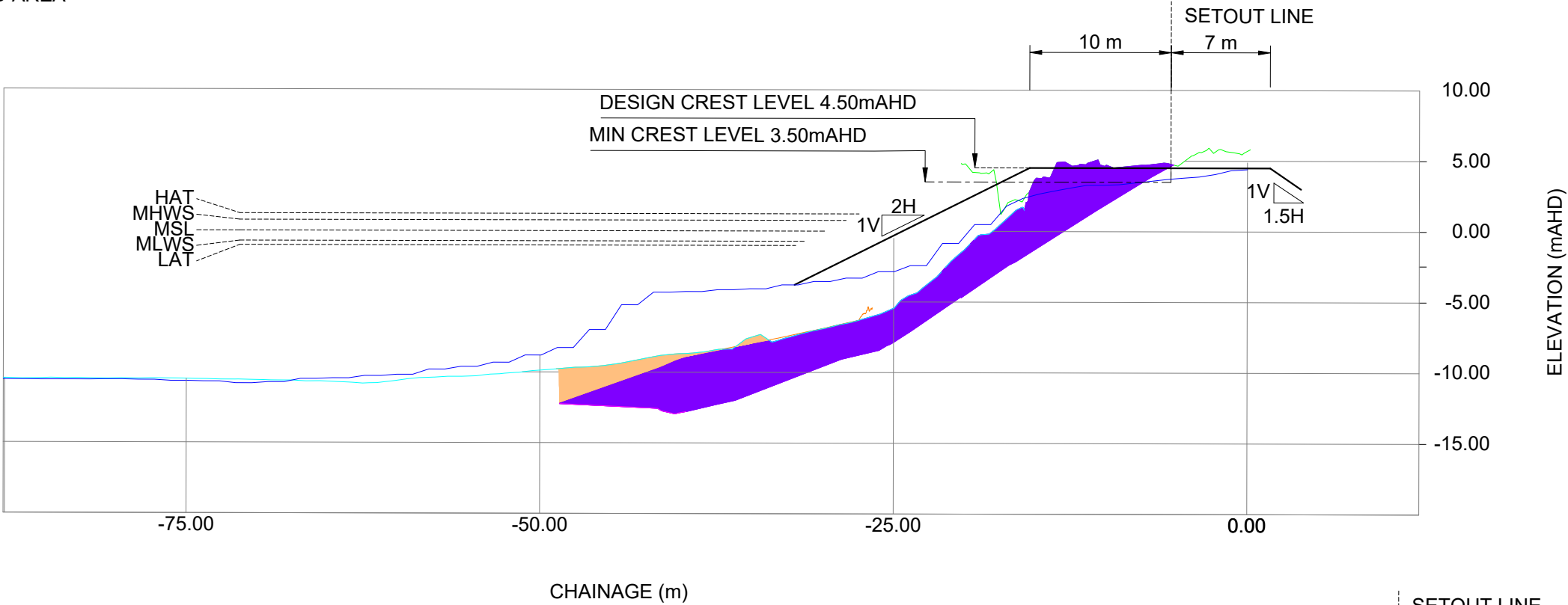
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Rev No. V01



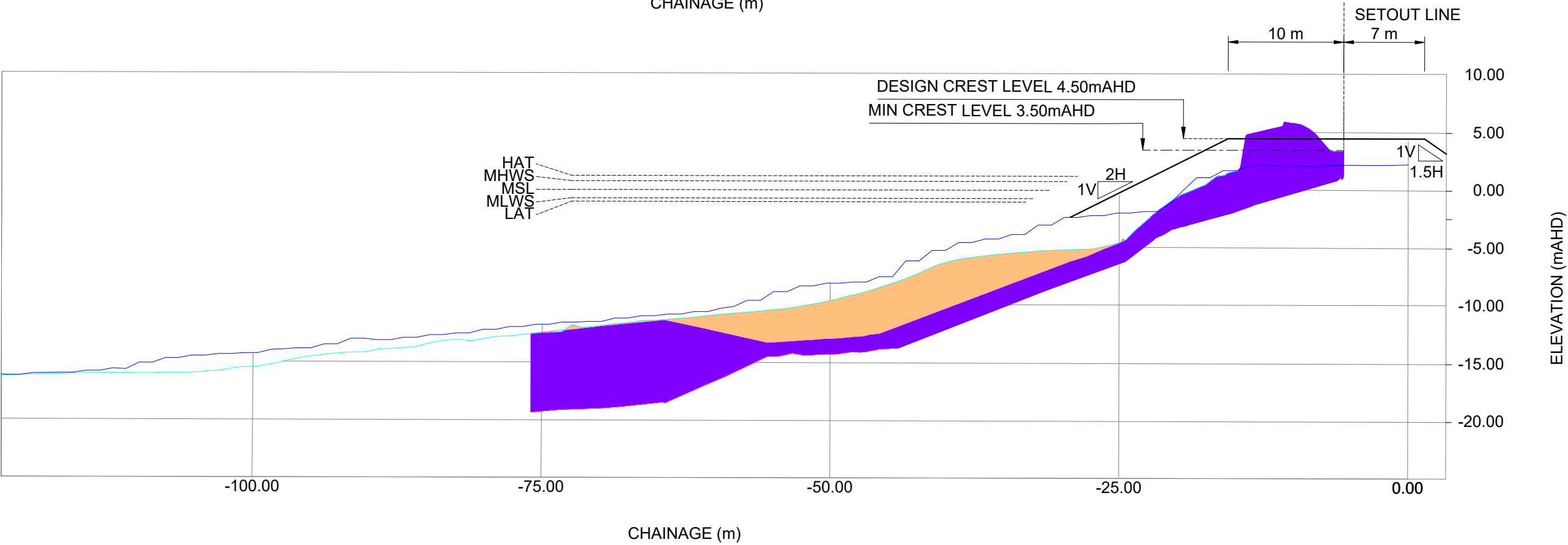


NOTE: A MINIMUM LAYER THICKNESS OF 6
ARMOUR ROCKS SHALL BE ACHIEVED ON THE
GRADIENT. THIS CAN INCLUDE EXISTING ROCK
THAT REMAINED IN PLACE AT THE SLUMPED AREA

CROSS SECTION 1 (CH. 700)



CROSS SECTION 2 (CH. 1000)



VERSION			
V01	DRAFT	27/10/2021	DMT

AMITY POINT TIDAL PLANES		
TIDAL PLANE	mLAT	mAHD
HAT	2.24	1.12
MHWS	1.78	0.76
MHWN	1.46	0.44
MSL	1.09	0.07
MLWN	0.62	-0.4
MLWS	0.3	-0.72
LAT	0.0	-1.02

LEGEND	
—	FLOW SLIDE BARRIER CONSTRUCTION ENVELOPE FOR MAINTENANCE WORKS
—	BATHYMETRY (2020) AND LIDAR (2009)
—	BATHYMETRY (2015)
—	LASER SURVEY (2017)
—	APPROX. EXTENT OF ROCK ARMOUR (GEOPHYSICAL SURVEY 2017)
—	APPROX. EXTENT OF SAND (GEOPHYSICAL SURVEY 2017)
—	SEAWARD TOE
—	INFERRED BASE OF SAND
—	INFERRED BASE OF ROCK ARMOUR/BOULDER

SCALE: 400 at A3

CLIENT:
Redland City Council
Bloomfield and Middle St
Cleveland, QLD, 4163



CONSULTANT:
Water Technology Pty Ltd
ABN: 60 093 377 283
Brisbane T 07 3105 1460



DRAWN	DMT
DESIGN	ASX & DMT
CHECKED	ASX
SURVEY	PORT OF BRISBANE
APPROVED	

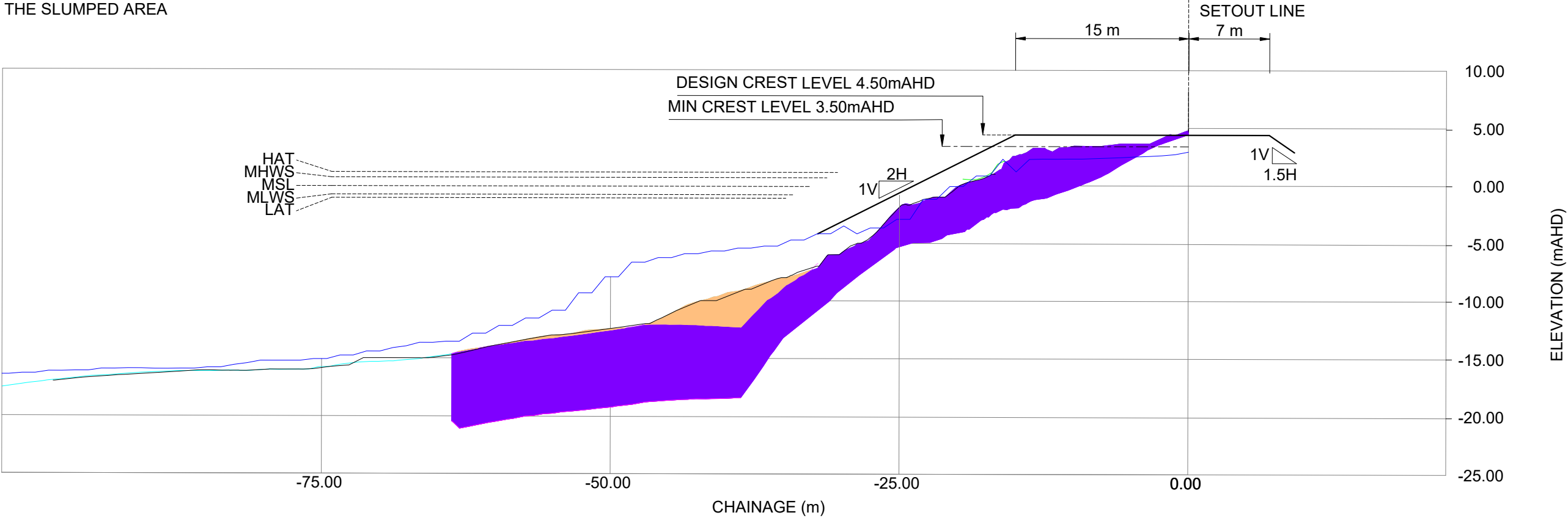
AMITY POINT FSB PRE APPROVAL

SECTION VIEW 1
JOB NO. 21020223
SHEET 4 OF 5

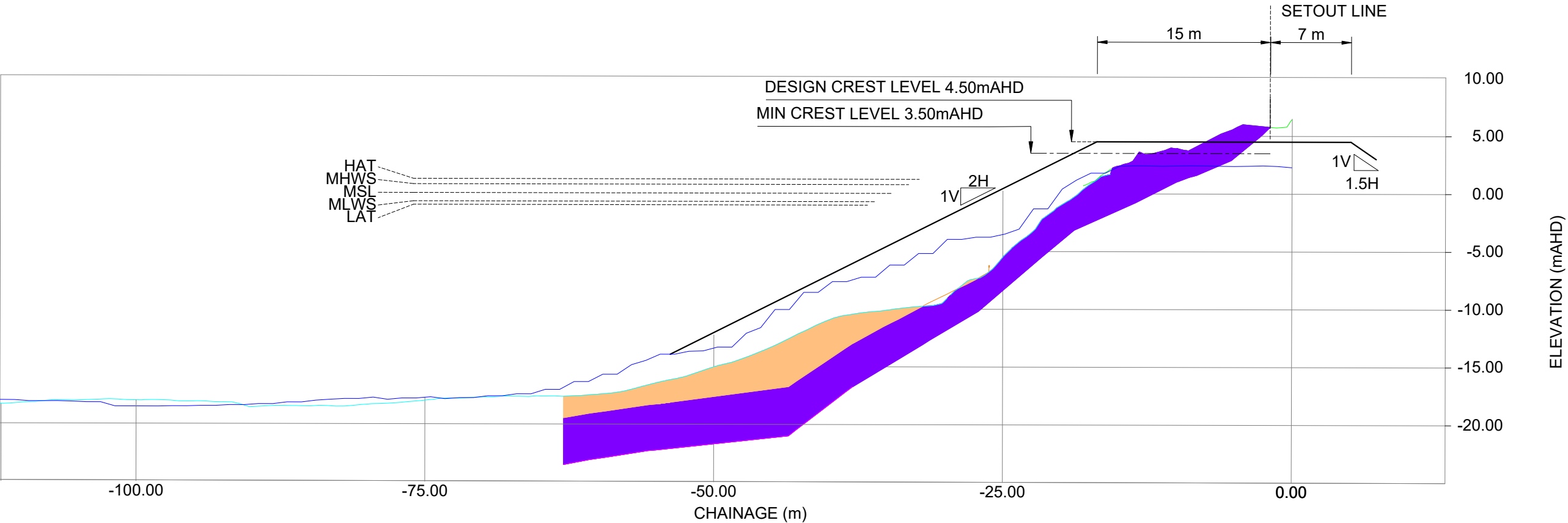
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Rev No. V01

NOTE: A MINIMUM LAYER THICKNESS OF 6
ARMOUR ROCKS SHALL BE ACHIEVED ON THE
GRADIENT. THIS CAN INCLUDE EXISTING ROCK
THAT REMAINED IN PLACE AT THE SLUMPED AREA

CROSS SECTION 3 (CH 1050)



CROSS SECTION 4 (CH 1250)



VERSION				AMITY POINT TIDAL PLANES			LEGEND	SCALE: 400 at A3	CLIENT: Redland City Council Bloomfield and Middle St Cleveland, QLD, 4163	CONSULTANT: Water Technology Pty Ltd ABN: 60 093 377 283 Brisbane T 07 3105 1460	DRAWN DESIGN CHECKED SURVEY APPROVED	DMT ASX ASX PORT OF BRISBANE	AMITY POINT FSB PRE APPROVAL SECTION VIEW 2 JOB NO. 21020223 SHEET 5 OF 5 File Name. AMITY_Prel_Approval_Drawings_c Rev No. V01
V01	DRAFT	27/10/2021	DMT	TIDAL PLANE	mLAT	mAHD							
				HAT	2.24	1.12	FLOW SLIDE BARRIER CONSTRUCTION ENVELOPE FOR MAINTENANCE WORKS						
				MHWS	1.78	0.76	BATHYMETRY (2020) AND LIDAR (2009)						
				MHWN	1.46	0.44	BATHYMETRY (2015)						
				MSL	1.09	0.07	LASER SURVEY (2017)						
				MLWN	0.62	-0.4	APPROX. EXTENT OF ROCK ARMOUR (GEOPHYSICAL SURVEY 2017)						
				MLWS	0.3	-0.72	APPROX. EXTENT OF SAND (GEOPHYSICAL SURVEY 2017)						
				LAT	0.0	-1.02	SEAWARD TOE						
							INFERRED BASE OF SAND						
							INFERRED BASE OF ROCK ARMOUR/BOULDER						



APPENDIX E CORRESPONDANCE WITH SARA





SARA reference: 2105-22344 SPL

25 June 2021

Redland City Council
c/- Water Technology
Level 5, 43 Peel Street
SOUTH BRISBANE QLD 4101

Email: richard.sharp@watertech.com.au

Dear Sir/Madam

SARA Pre-lodgement advice – 9A, 11, 15, 17, 19 & 33 Ballow Street, Old Ballow Street, 1, 1A, 2, 4 & 8 Birch Street, 3, 4 Mirimar Street, 1 & 4 Kindara Street, 3, 5, 7, 9 & 9A Millers Lane, 6, 11 & 13 Toompany Street, 8, 9A, 9B & 11 Cook Street, 1A Llewellyn Street and 24-42 Claytons Road, Amity Point, North Stradbroke Island and Unallocated State Land.

I refer to the pre-lodgement meeting in which you sought advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

SARA understands that:

- there is an existing unapproved coastal protection rock structure (flow slide barrier) that is contained within and seaward of various lots, including public land (road reserve, reserve land and unallocated state land) and private land (freehold lots listed above) at Amity Point, North Stradbroke Island
- the unapproved rock protection structure is defined as a flow slide barrier, meaning that, unlike a conventional seawall, the rocks shift with erosion and tidal pressures (such as retrogressive flow slide events) and the structure requires responsive rock stacking (this rock stacking is not considered routine maintenance in the traditional sense)

- the flow slide barrier seeks to protect residential infrastructure and was built in response retrogressive flow slide events (not necessarily in accordance with the *Planning Act 2016* emergency work provisions)
- the Amity Point Shoreline Erosion Management Plan (SEMP) is a non-statutory planning document that adopts an agreed framework and strategy for Council and private landowners to manage and respond to current and future erosion risks. The associated Amity Point SEMP Implementation Plan identifies recommendations to implement the SEMP, these documents recommend that the existing flow slide barrier structure is maintained to limit further erosion
- the Amity Point SEMP identified three district management zones; Southern Reach, Central Reach and Northern Reach, the proposed flow slide barrier subject to this advice is contained within the Central Reach area
- Redland City Council c/- Water Technology has proposed that:
 - o they seek a Preliminary Approval for Operational Works for the flow slide barrier, for the purposes of endorsing standard plans and conditions to assist the private landowners in seeking the downstream development permit approvals; and
 - o following the preliminary approval, each individual landowner will seek a Development Permit for the existing flow slide barrier and associated rock stacking/maintenance (i.e. a Development Permit for Operational works for tidal works for a flow slide barrier and rock stacking)

In light of the above, the applicant seeks comment from SARA on the proposed approval pathway/process and advice regarding; owners consent, purchasing of state land, marine plants, confirmation of who the assessment manager is and any other relevant state matters/interests.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request or tabled at the pre-lodgement meeting.

Drawing/report title	Prepared by	Date
Amity Point Shoreline Erosion Management Plan (SEMP) Final report	Water Technology for Redland City Council	March 2019
Amity Point SEMP Implementation Plan	Water Technology for Redland City Council	11 December 2020

Pre-lodgement meeting record

Meeting date	19 May 2021
Meeting location	Microsoft teams
Meeting chair	Ashleigh Slater (DSDILGP) and Astrid Struer (Water Technology)
Meeting attendees	Representatives from DSDILGP, DES, Water Technology and Redland City Council

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
<i>Proposed preliminary approval</i>	
1.	Based on the information provided, a future development application for a Preliminary Approval for Operational Works for tidal works (for a flow slide barrier and rock stacking) will

<p>require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <p><i>Tidal works</i></p> <ul style="list-style-type: none"> • Schedule 10, Part 17, Division 3, Table 1, Item 1 – Tidal works. The applicable fee for this trigger is \$3,373.00. • Schedule 10, Part 17, Division 3, Table 2, Item 1 – Tidal works in tidal waters. The applicable fee for this \$13,486.00. <p><i>Potential referral triggers/further development permit</i></p> <p><i>Marine Plants</i></p> <p>SARA does not have enough information to determine if the proposed development involves the removal, damage or destruction of marine plants (defined in section 5). If marine plants are present, it is advised that the construction and ongoing maintenance of private erosion control structures do not constitute any of the prescribed work types under the accepted development requirements (ADR). Therefore, if the proposed works involve the removal, damage or destruction of marine plants, it is likely to be assessable and require a referral under the following provision:</p> <ul style="list-style-type: none"> • Schedule 10, Part 6, Division 3, Subdivision 3, Table 1, Item 1 – Development application for operational work involving the removal, destruction or damage of marine plants. Please note the applicable fee for this trigger is dependent on the amount of marine plant damage, it ranges from \$3,373.00-\$13,486.00. <p>Please note that if a preliminary approval for marine plant removal, damage or destruction is given, downstream development permits will still be required to authorise the works to remove, damage or destroy marine plants. To remove this imposition on the landowners/downstream approvals, Redlands City Council could apply for a Development Permit for removal, damage or destruction of marine plants for the whole structure.</p> <p><i>State transport thresholds</i></p> <p>SARA understands that the scope of the preliminary approval will reflect the entire footprint of the flow slide barrier (i.e. across all lots). Therefore, the structure as a whole, may trigger referral if the operational works involve filling or excavation greater than 10,000 tonnes (schedule 20, item 43). If the works exceed the 10,000-tonne threshold it will require referral pursuant to</p> <ul style="list-style-type: none"> • Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Aspect of Development stated in Schedule 20, specifically item 43. The applicable fee for this trigger is \$6,744.00. <p>SARA will be a referral agency for the development application.</p> <p><i>State Development Assessment Provisions (SDAP)</i></p> <p>Based on the confirmed triggers above, the relevant state codes of the SDAP are:</p> <ul style="list-style-type: none"> • State code 7: Maritime Safety (State code 7) • State code 8: Coastal development and tidal works (State code 8) <p>Based on the potential triggers, the following codes may be applicable:</p> <ul style="list-style-type: none"> • State code 11: Removal, destruction or damage of marine plants (State code 11)
--

	<ul style="list-style-type: none"> State code 6: Protection of state transport networks (State code 6). <p>The state code templates and more information about the SDAP can be found via: https://planning.dsdmip.qld.gov.au/planning/better-development/the-development-assessment-process/the-states-role/state-development-assessment-provisions.</p>
Downstream Development Permits	
2.	<p>Upon initial review, SARA advises that a downstream Development Permit for Operational Works for tidal works (for a flow slide barrier and rock stacking) will likely require referral to SARA for the following provisions of the Planning Regulation 2017:</p> <p><i>Tidal works</i></p> <ul style="list-style-type: none"> Schedule 10, Part 17, Division 3, Table 1, Item 1 – Tidal works. The applicable fee for this trigger is \$3,373.00. Schedule 10, Part 17, Division 3, Table 2, Item 1 – Tidal works in tidal waters. The applicable fee for this \$13,486.00. <p><i>Potential triggers</i></p> <p>SARA do not have enough information to determine if downstream approvals will require referral for matters pertaining to marine plants. This trigger will only apply to the lots that involve assessable removal, destruction or damage of marine plants. If a section of the flow slide barrier involves marine plant interference this will require referral pursuant to:</p> <ul style="list-style-type: none"> Schedule 10, Part 6, Division 3, Subdivision 3, Table 1, Item 1 – Development application for operational work involving the removal, destruction or damage of marine plants. Please note the applicable fee for this triggers is dependent on the amount of marine plant damage, it ranges from \$3,373.00-\$13,486.00. <p>To remove this imposition on the landowners/downstream approvals, Redlands City Council could apply for a Development Permit for removal, damage or destruction of marine plants for the whole structure instead of a <u>Preliminary Approval</u>.</p> <p>It should be noted that the individual downstream development permits will not trigger for schedule 20 state transport thresholds.</p>
Key matters and action items	
Preliminary Approval	
3.	<p>SARA have concerns about the proposed preliminary approval pathway in its current form. Whilst SARA can see merit in the methodology, SARA are cautious this process may not achieve the intentions of Redlands City Council. Specifically:</p> <ul style="list-style-type: none"> regardless of conditioning, a preliminary approval has no legal weighting to enforce landowners to apply for the structure the downstream development permit application fees are a large financial imposition on landowners council should consider applying for a Development Permit for marine plants a preliminary approval does not allow the assessable works to occur owners consent for all lands subject to the future application a contingency plan to avoid structural integrity/project consequences if land owners do not apply for downstream approvals and the structure remains unlawful <p>SARA advise that the above should be reviewed, considered and resolved before an application is lodged.</p> <p>Please be advised that the information enclosed in this advice, pertain to matters discussed</p>

	<p>in the pre-lodgement meeting, it does not constitute an endorsement from SARA that they support the proposed preliminary approval.</p> <p><i>Preliminary Approval (variation request)</i></p> <p>The applicant should be whether a preliminary approval for a variation request is a more appropriate mechanism to achieve the best outcome for this proposal. Under section 43(3)(c) of the <i>Planning Act 2016</i>, a variation request is a type of local categories instruments which sets out levels of assessment and assessment benchmarks which override the current levels of assessment and benchmarks in the current planning scheme. In other words, it becomes the planning scheme for a specific matter and location. In advance of this pathway is it allows downstream works to be considered 'accepted development' if they comply with certain assessment benchmarks thus eliminating the requirement for an application for a development permit (and referral).</p>
Flow Slide Barrier	
4.	<p><i>Defining lawful work (topping up of rocks)</i></p> <p>The flow slide barrier requires rock to be topped up following a retrogressive flow slide event. This 'topping up' of rocks is not considered excluded work (maintenance work on a lawful work) and therefore is assessable tidal works and must form part of the development applications (both the preliminary approval and development permits). To allow for the appropriate amount of topping up of rocks to be captured in the development approval please include further information in future applications, such as:</p> <ul style="list-style-type: none"> a cross section drawing that demonstrates an acceptable 'top up' (refer to page 61 of the SEMP). <p>Please note that the acceptable 'top up' parameters are set both in terms of, volume of rock and location of placement to ensure a standard exists to inform residents what would constitute a lawful top up. Any rock placed within the vicinity of the flow slide barrier that is not in accordance with the standard design would be beyond the scope of the approval.</p>
Marine Plants	
5.	<p>Under the Planning Regulation 2017, works involving the removal, destruction or damage of marine plants must be undertaken in accordance with the relevant ADR or under a development approval (assessable development).</p> <p>The construction and ongoing maintenance of private erosion control structures do not comply with the ADR, as the proposal does not constitute any of the prescribed work types. Therefore, if the proposed development involves the removal, damage or destruction or marine plants, a development approval will be required.</p> <p>Marine plants include:</p> <ul style="list-style-type: none"> <i>any plant (a tidal plant, including marine algae) that usually grows on or adjacent to tidal lands whether it is living, dead, standing or fallen; or</i> <i>any plant material on tidal land (up to the level of Highest Astronomical Tide (HAT)).</i> <p>Plants such as mangroves, mangrove fern, saltcouch or samphire species are considered marine plants regardless of whether or not they are above or below the level of HAT.</p> <p>Marine plants do not include:</p> <ul style="list-style-type: none"> a plant that is prohibited matter or restricted matter under the <i>Biosecurity Act 2014</i>; or a plant that is controlled biosecurity matter or regulated biosecurity matter under the <i>Biosecurity Act 2014</i>.

	Marine plant protection applies irrespective of the tenure (e.g. unallocated state land and all state tenured lands, including private freehold and leasehold lands) of the land on which the plant occurs, the time the plant has been growing at the location, or the degree of or purpose of the disturbance.
Lodgement material	
6.	<p>It is recommended that the following information is submitted when referring the application to SARA:</p> <ul style="list-style-type: none"> • DA form 1. • a full response to the relevant sections of State code 7, State code 8 and State code 11 (and State code 6 if relevant) of the SDAP • landowner's consent as relevant • a copy of both the Amity Point SEMP and Amity Point SEMP Implementation plan, with appropriate evidence these have been endorsed by Council and have DES support • appropriate description of the subject site (land intended to be developed), including the full property address, all tenures and real property descriptions • detailed description of the development, including: <ul style="list-style-type: none"> o location of all built structures or structures to be modified or demolished, as a result of the proposed development o details of any operational works (including expected timeframes and proposed staging (if applicable)) o details about any machinery to be used or stored on the site o details about the impact to coastal areas and marine plants. • detailed and appropriately scaled drawings and/or plans: <ul style="list-style-type: none"> o as per the DA Forms guide; o that clearly identify the total amount of marine plants that will be disturbed, clearly describing if it is permanent or temporary disturbance (in square metres of hectares) o that identify the location and extent of fish habitat within the development area (including creeks, sand and/or yabby banks, drainage lines, lagoons and marshes) o which clearly identify the footprint and location of the existing profile and proposed profiles in reference to: <ul style="list-style-type: none"> <input type="checkbox"/> adjacent real property boundaries, adjacent riverbanks, walls, sandbanks, structures, the limit of vegetation and other principal features of the immediate area; <input type="checkbox"/> marine plants and those that will be disturbed by the development; <input type="checkbox"/> relevant tidal planes (e.g. Highest Astronomical Tide, Mean High Water Springs, low water spring tide, lowest astronomical tide); <input type="checkbox"/> how far seaward it protrudes noting shoreline navigational signs may be needed); and <input type="checkbox"/> the location and setting out details for cross sections; o clearly identified as the proposed 'standard drawings', that will be suitable for residents to use in their individual applications, including: <ul style="list-style-type: none"> <input type="checkbox"/> cross sections of standard/acceptable rock 'topping up', also defining the parameters of appropriate maintenance in volume of rock, location of placement and methodology for work <input type="checkbox"/> any variations for particular areas/sections of the structure <input type="checkbox"/> any other supporting information/material that will clearly communicate to residents/future applicants the application process, standard design and lawful 'top up' maintenance

	All plans/drawings should include title, date and numbering suitable to identify the plan and should be mapped to GDA94 projection and should be able to be read to scale at A3 size.
Advice outside of SARA's jurisdiction	
<i>Landowners consent</i>	
8.	<p><i>Development application requirements</i></p> <p>The Department of Resources may be required to grant Owner's Consent if tidal works trigger on unallocated State land, below the high-water mark. Redland City Council will need to provide evidence with their application for Owner's Consent, what approval the flow slide barrier (on state land) is being constructed under, either section 123 of the <i>Coastal Protection Management Act 1995</i> (right to occupy state land), or if a Marine Park Permit has been applied for/granted by Department of Environment and Science.</p> <p>If relevant, an application should be made to the Department of Resources, please submit for Part A LA00 and Part B LA08, more information via https://www.qld.gov.au/environment/land/state/application/forms</p> <p>Note: if the structure is being constructed within a private freehold boundary, then the Department of Resources will not be required to grant Owner's Consent.</p> <p><i>Right to occupy and use State Tidal Land</i></p> <p>Under section 123 of the <i>Coastal Protection and Management Act 1995</i>, a resident may have a right to occupy and use State tidal land for a private purpose (i.e. private flow slide barrier) if a development permit is granted for the tidal works and the resident is the owner or occupier of land adjacent to the State tidal land. If there is State land between freehold land and tidal water the resident will be required to obtain authority from the State, for s123 to be extended to the resident. Please liaise with the Department of Resources in this regard.</p>
<i>Purchasing of State land</i>	
9.	<p>The applicant has advised that some landowners have expressed an interest in purchasing adjacent State land in which the wall is constructed on.</p> <p>The Department of Resources have confirmed that they cannot allow the sale of unallocated State land seaward of the private tidal boundaries (i.e. seaward of Lot). They have advised, the land seaward of the tidal boundary is below the high-water mark and no deed of grant can be issued for land below the high-water mark.</p>
<i>Marine Parks Permit</i>	
10.	<p>As the development is located in a protected marine park, a permit to undertake the activity may be needed. Please see the following link for more information: https://www.qld.gov.au/environment/coasts-waterways/marine-parks/works.</p>

This advice outlines aspects of the proposed development that are relevant to SARA's jurisdiction.

This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

The advice in this letter does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal after a formal application has been lodged.

For further information please contact Ashleigh Slater, Principal Planning Officer - Planning and Development Services (SEQ South), on 0756443229 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Isaac Harslett

A/Manager, Planning and Development Services (SEQ South)

Development details	
Proposal:	Preliminary Approval for Operational Works for Tidal works, marine plant removal, damage, and destruction
Street address:	9A, 11, 15, 17, 19 & 33 Ballow Street; Old Ballow Street; 1, 1A, 2, 4 & 8 Birch Street; 3, 4 Mirimar Street; 1 & 4 Kindara Street; 3, 5, 7, 9 & 9A Millers Lane; 6, 11 & 13 Toompany Street; 8, 9A, 9B & 11 Cook Street; 1A Llewellyn Street; and 24-42 Claytons Road, Amity and Unallocated State Land
Real property description:	Lot 9, 10 and 12 on A3393; Lot 9 and 10 on A3395; Lot 13 on A 33910; Lot 13 on A 33931; Lot 16 and 17 on RP126450; Lot 1 on RP78617; Lot 1 on RP880797; Lot 1 on SP251716; Lot 1 on SP307049; Lot 25 on AP14321; Lot 26 and 29 on A3395; Lot 2 on RP79135; Lot 2 on RP880797; Lot 2 on SP251715; Lot 2 on SP307049; Lot 30 on AP14321; Lot 3 on RP880797; Lot 3 on SP283824; Lot 4 on RP880797; Lot 503, 504, 505, 506 and 507 on A3392; Lot 508 and 509 on AP14322; Lot 519 on A33912; Lot 51 on RP905457; Lot 520, 521 and 522 on A33912; Lot 52 on RP905467; Lot 6 on AP14321; Lot 801 and 805 on A3392;
SARA role:	Referral Agency
Assessment Manager:	Redland City Council
Assessment criteria:	State Development Assessment Provisions (SDAP): <ul style="list-style-type: none"> State code 7: Maritime safety State code 8: Coastal development and tidal works State code 11: Removal, destruction or damage of marine plants
Existing use:	Existing unlawful coastal protection rock structure (flow slide barrier), residential dwellings and public and private infrastructure
Relevant site history:	Existing unlawful coastal protection rock structure (flow slide barrier)



APPENDIX F LOT PLAN REPORTS



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Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 13A33910 (Area: 2,023 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 16A33931 (Area: 1,180 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 26A3395 (Area: 680 m²)

Coastal management district

Coastal area - erosion prone area

SEQ Regional Plan land use categories

Lot Plan: 29A3395 (Area: 723 m²)

Coastal management district

Coastal area - erosion prone area

SEQ Regional Plan land use categories

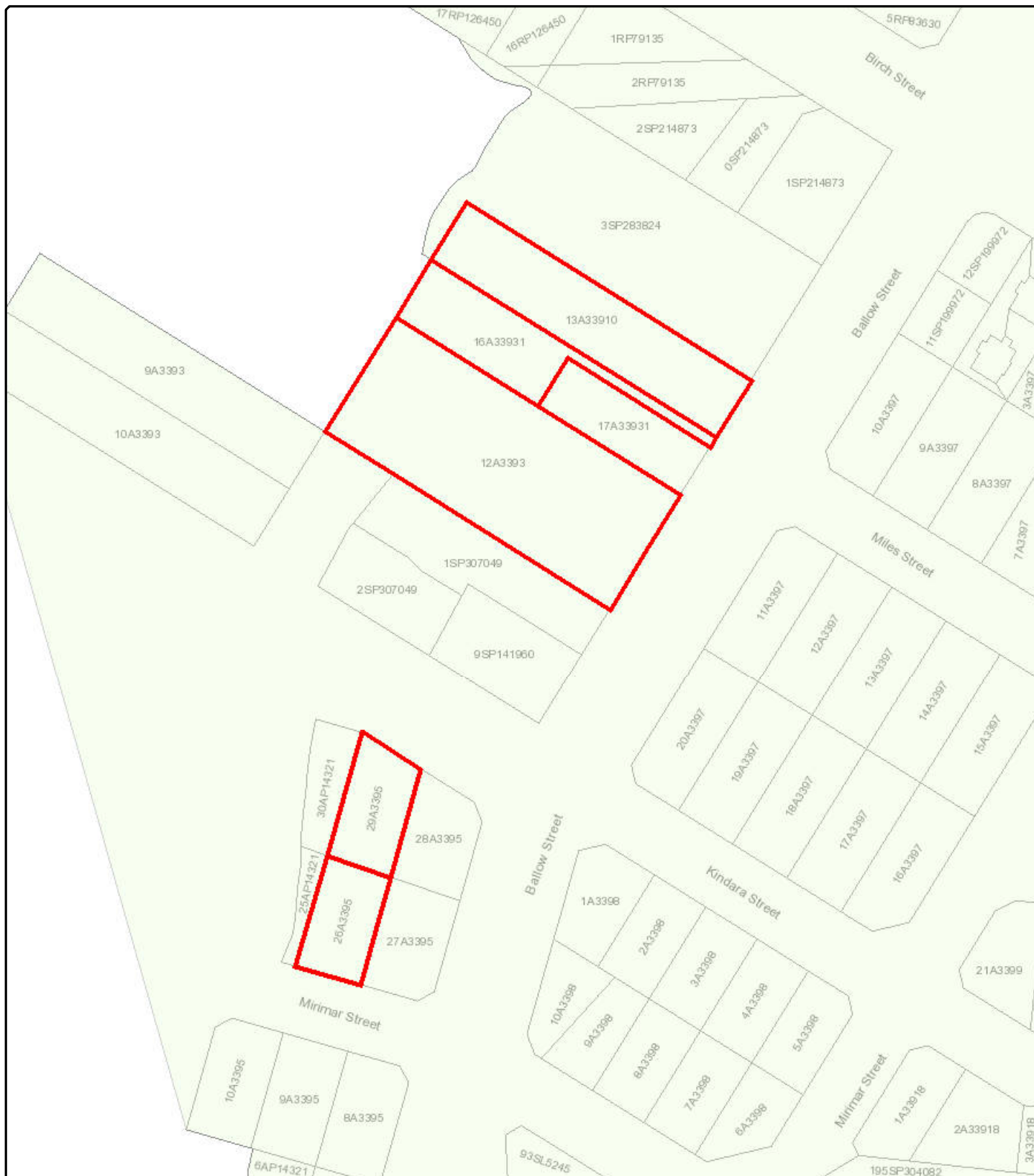
Lot Plan: 12A3393 (Area: 4,047 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories



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SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 30 60 90 120
Metres

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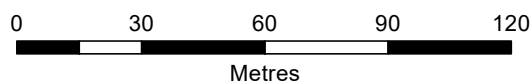
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Coastal management district

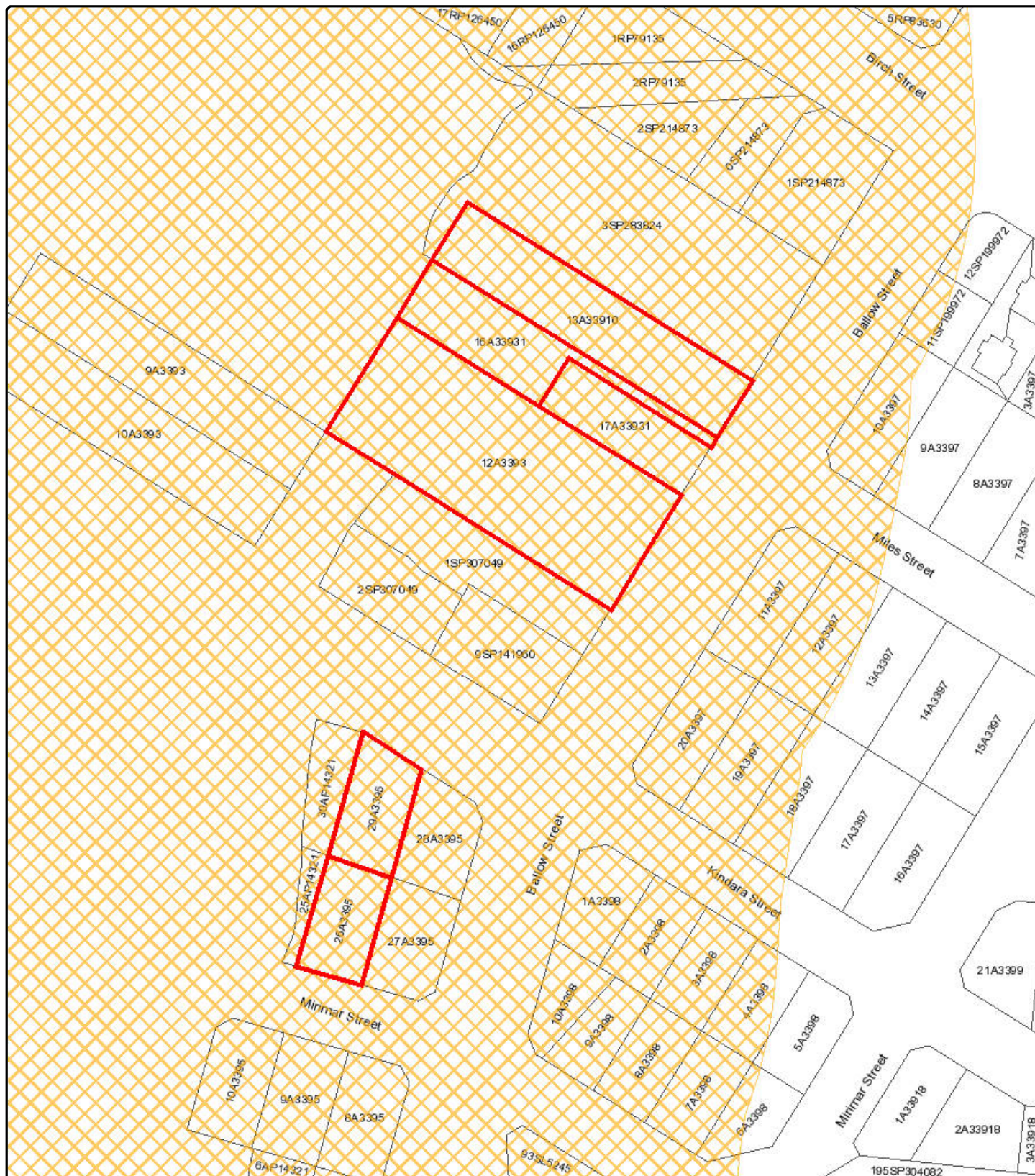


Coastal management district



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Coastal area - erosion prone area



Coastal area - erosion prone area

0 30 60 90 120
Metres

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Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area

0 30 60 90 120
Metres

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Matters of Interest for all selected Lot Plans

Regulated vegetation management map (Category A and B extract)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Core koala habitat area
SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 505A3392 (Area: 2,023 m²)

Regulated vegetation management map (Category A and B extract)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Core koala habitat area
SEQ Regional Plan land use categories

Lot Plan: 506A3392 (Area: 2,023 m²)

Regulated vegetation management map (Category A and B extract)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Core koala habitat area
SEQ Regional Plan land use categories

Lot Plan: 507A3392 (Area: 2,023 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 504A3392 (Area: 2,023 m²)

Regulated vegetation management map (Category A and B extract)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Core koala habitat area
SEQ Regional Plan land use categories

Lot Plan: 519A33912 (Area: 607 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories



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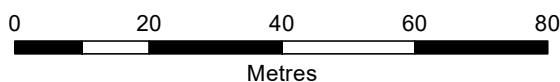
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Coastal area - high storm tide inundation area



Coastal area - high storm tide inundation area



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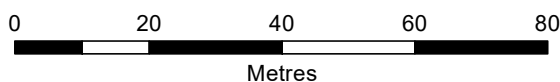
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Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map



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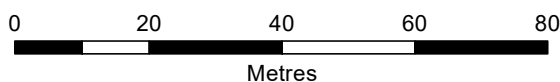
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Core koala habitat area



Core koala habitat area



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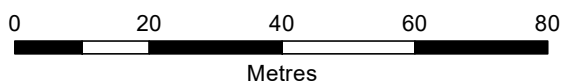
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Coastal management district

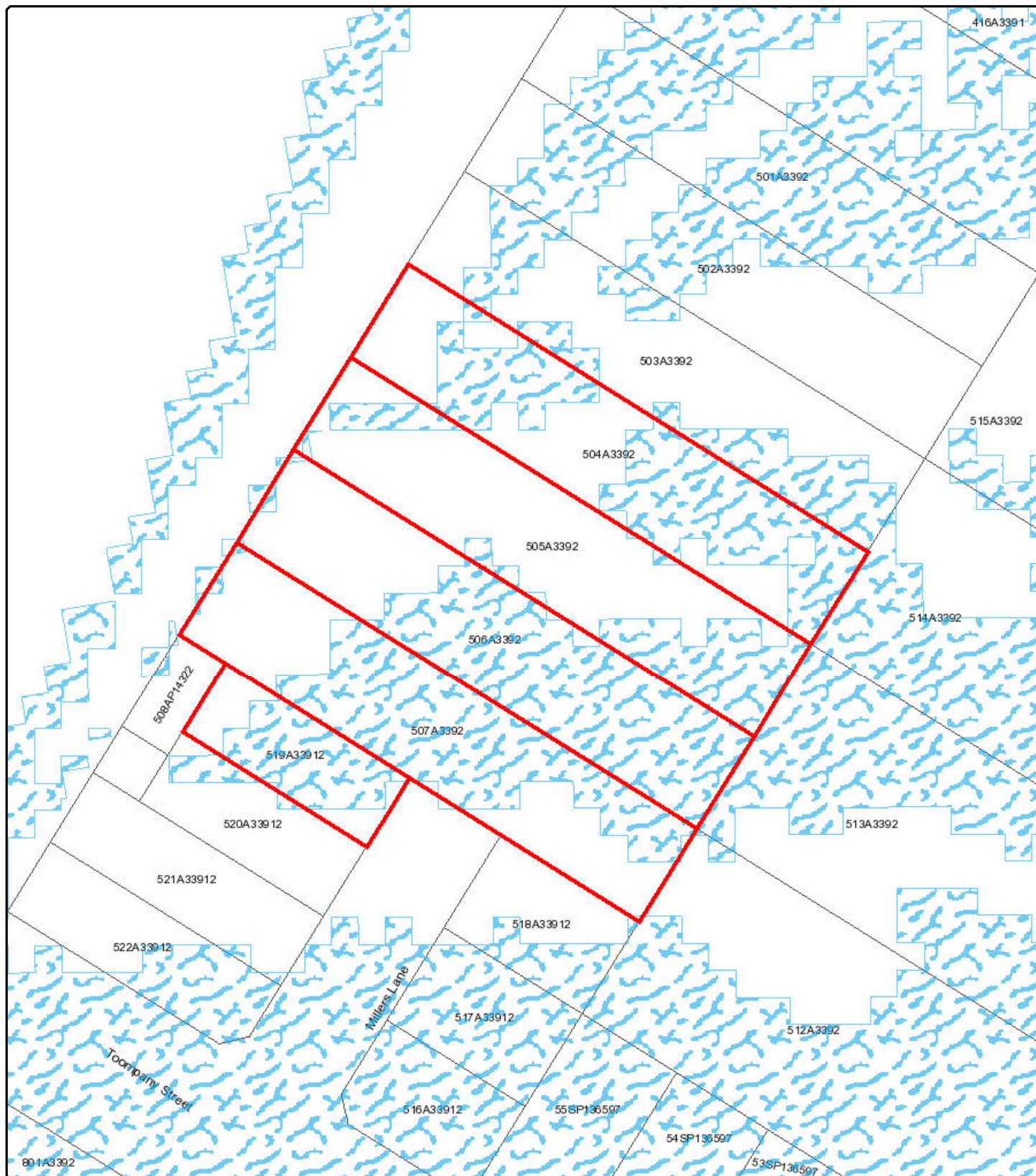


Coastal management district



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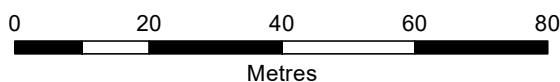
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Coastal area - medium storm tide inundation area

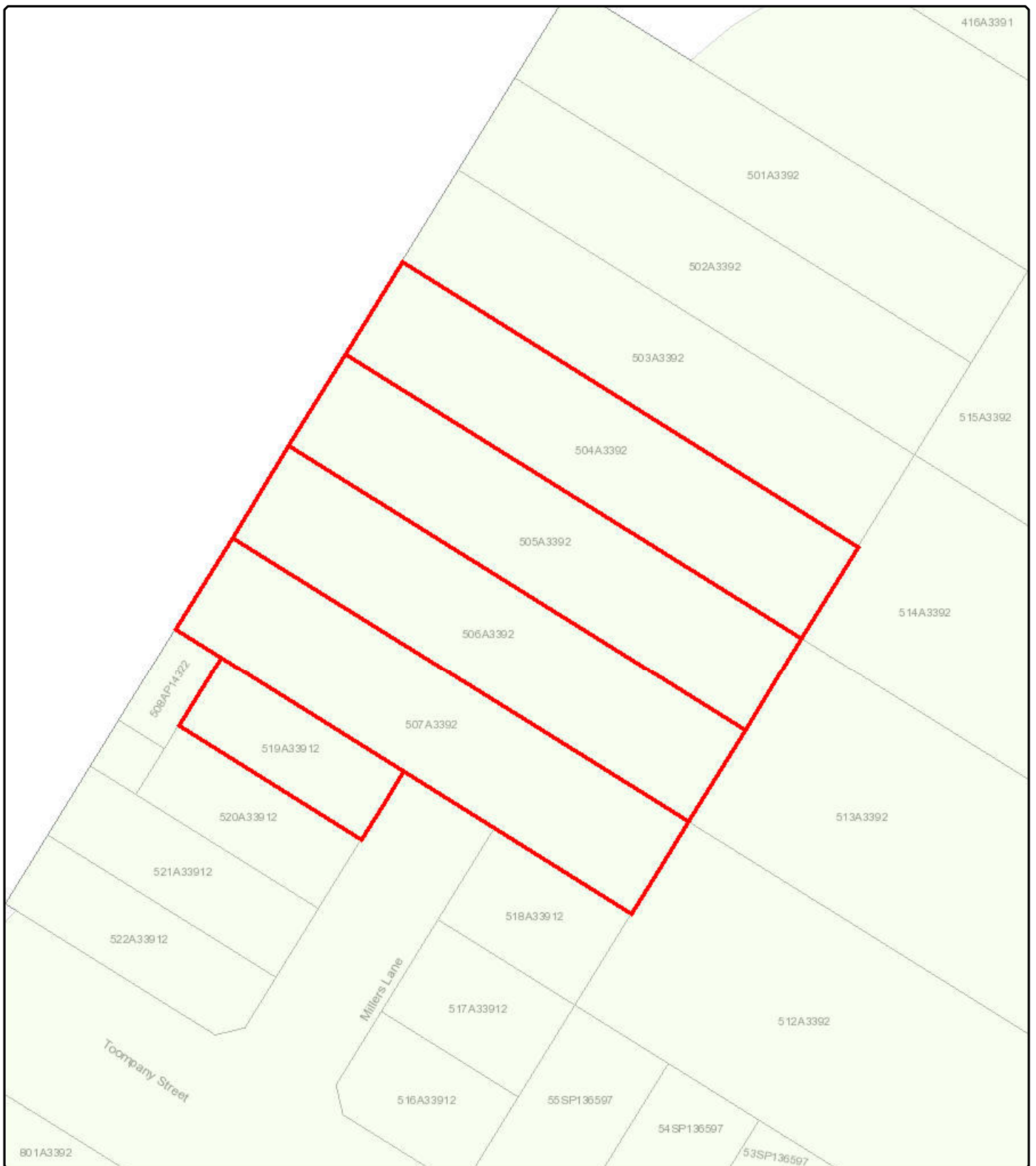


Coastal area - medium storm tide inundation area



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SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 20 40 60 80
Metres

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Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 10A3393 (Area: 2,023 m²)

Coastal management district

Coastal area - erosion prone area

SEQ Regional Plan land use categories

Lot Plan: 520A33912 (Area: 607 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 9A3395 (Area: 718 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 801A3392 (Area: 2,023 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 10A3395 (Area: 711 m²)

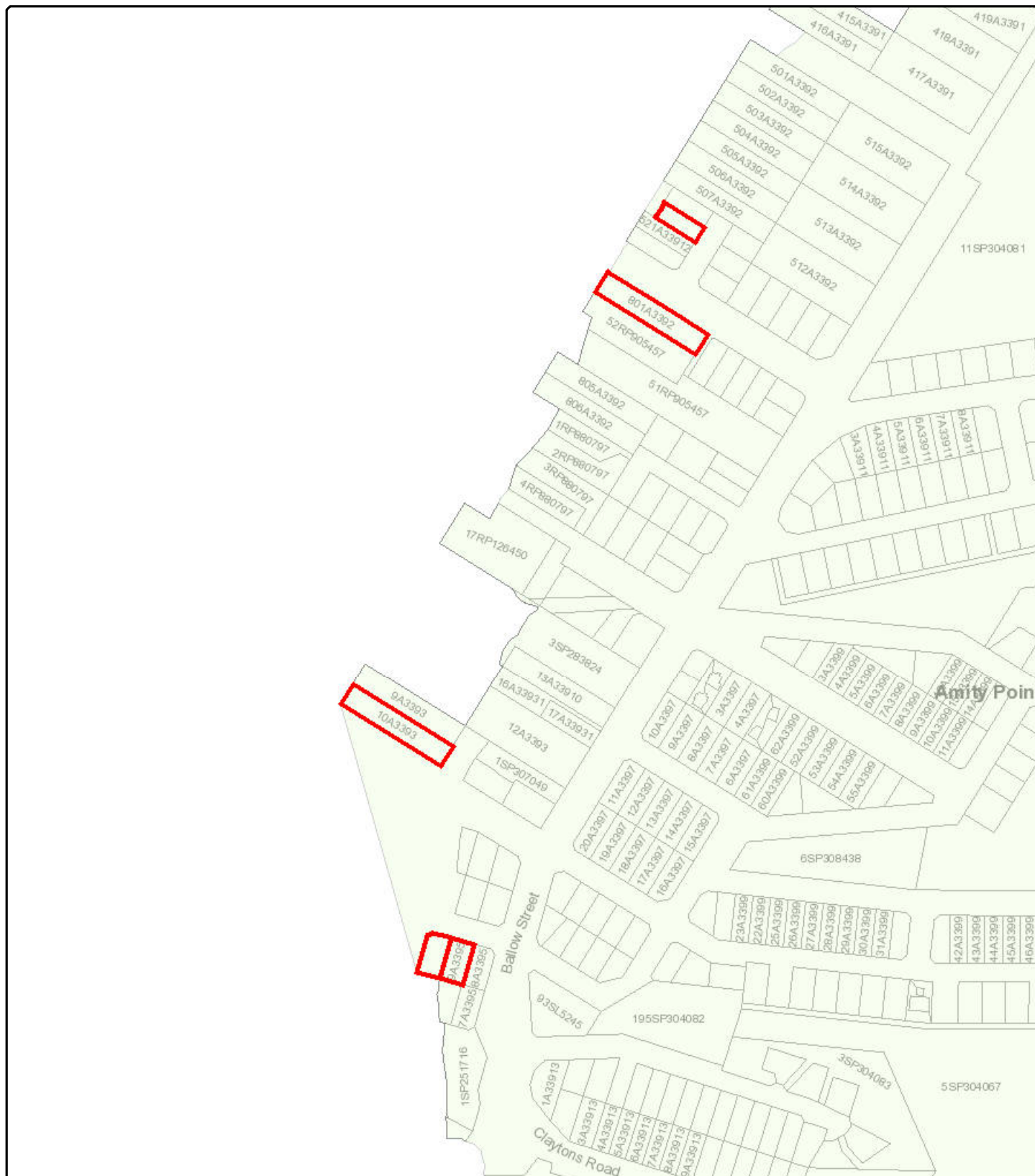
Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

SEQ Regional Plan land use categories



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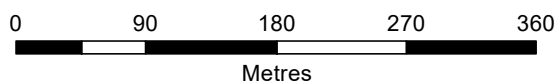
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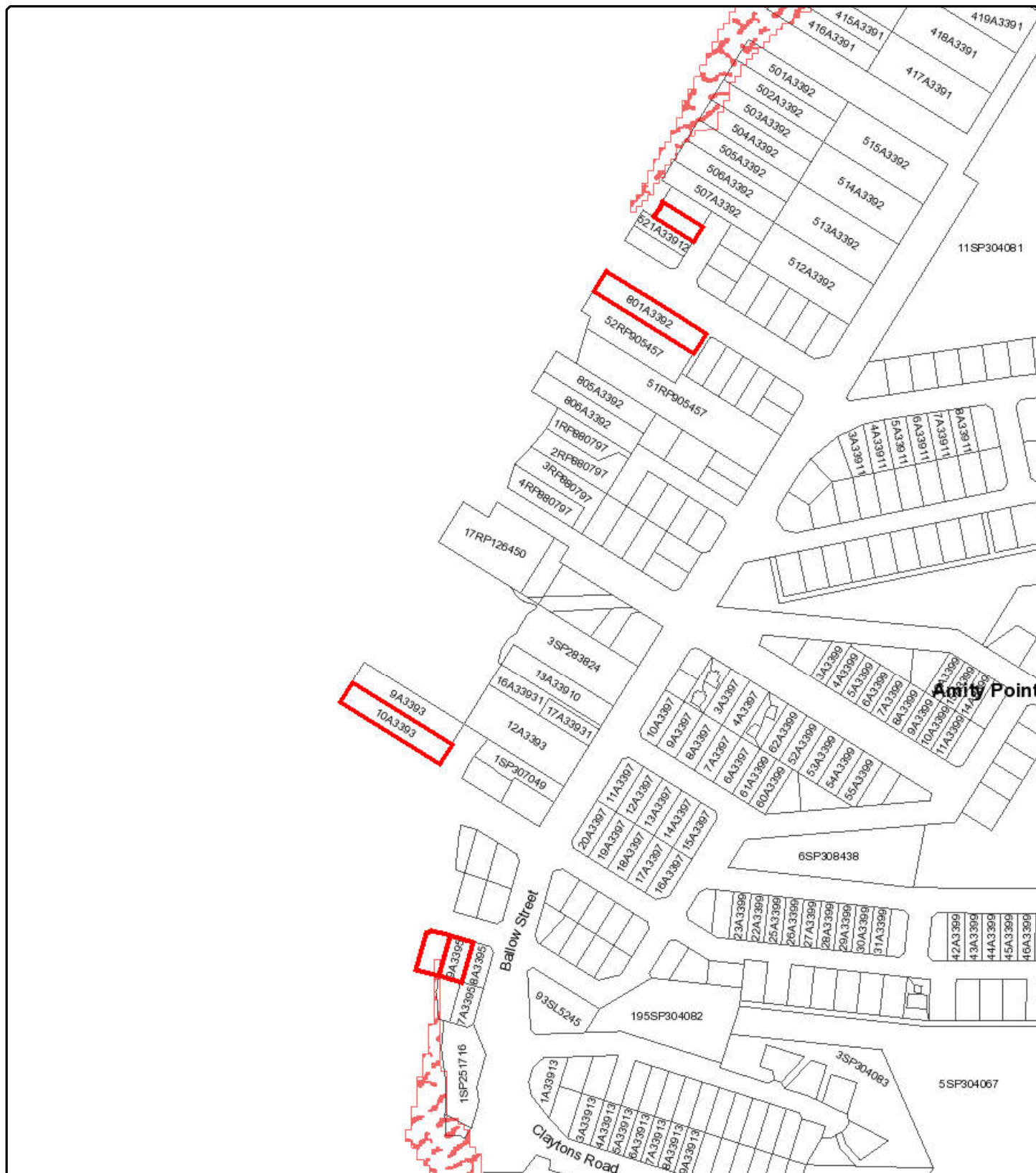
SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area



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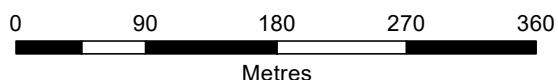
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Coastal area - high storm tide inundation area

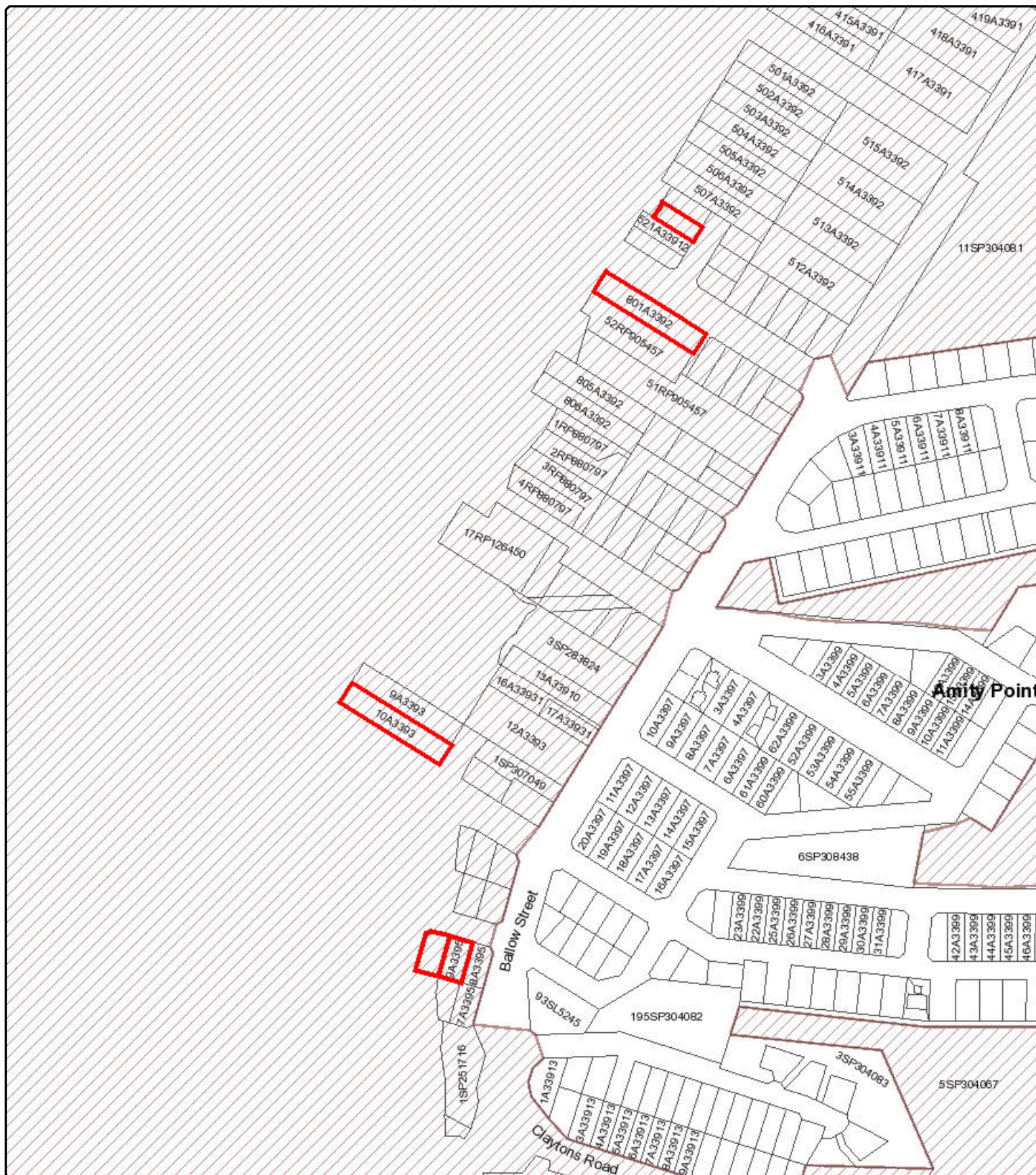


Coastal area - high storm tide inundation area



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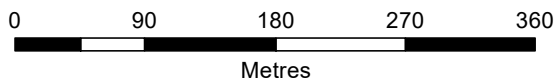
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Coastal management district

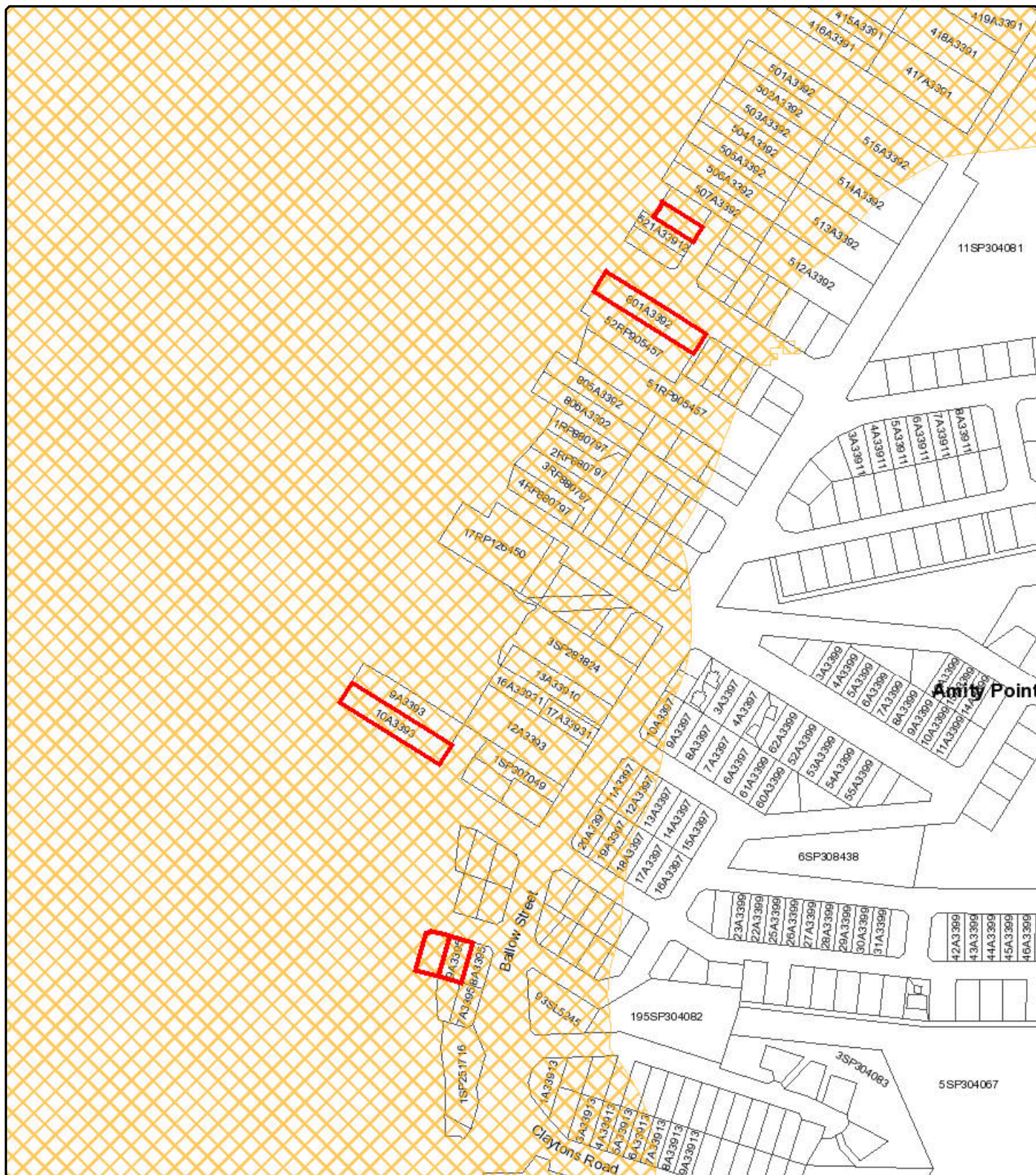


Coastal management district



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Coastal area - erosion prone area

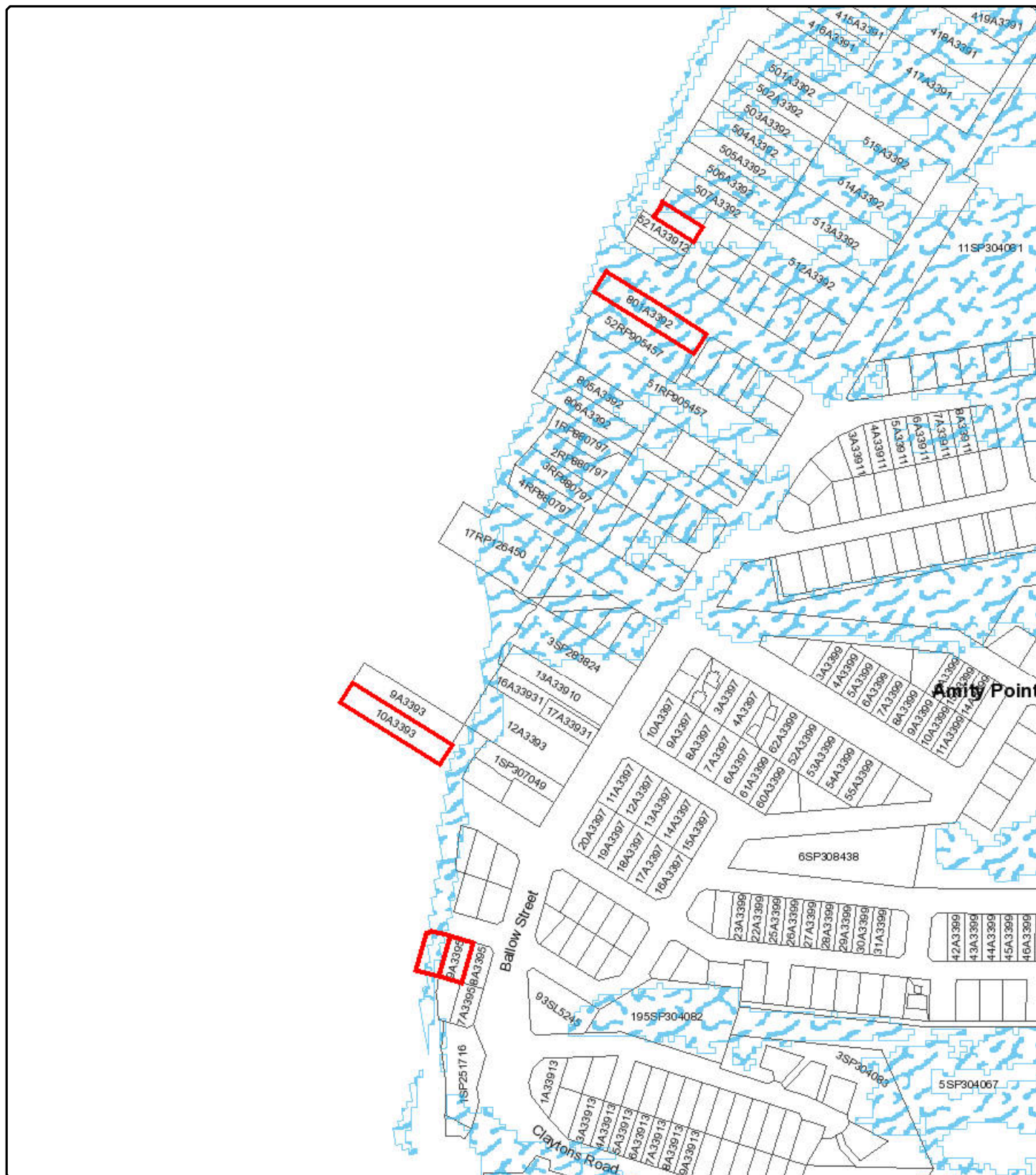


Coastal area - erosion prone area

0 90 180 270 360
Metres

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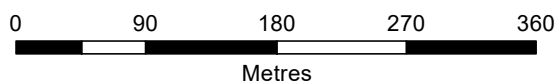
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Legend

Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area



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Matters of Interest for all selected Lot Plans

Regulated vegetation management map (Category A and B extract)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Core koala habitat area
SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 806A3392 (Area: 2,023 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 503A3392 (Area: 2,023 m²)

Regulated vegetation management map (Category A and B extract)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Core koala habitat area
SEQ Regional Plan land use categories

Lot Plan: 521A33912 (Area: 759 m²)

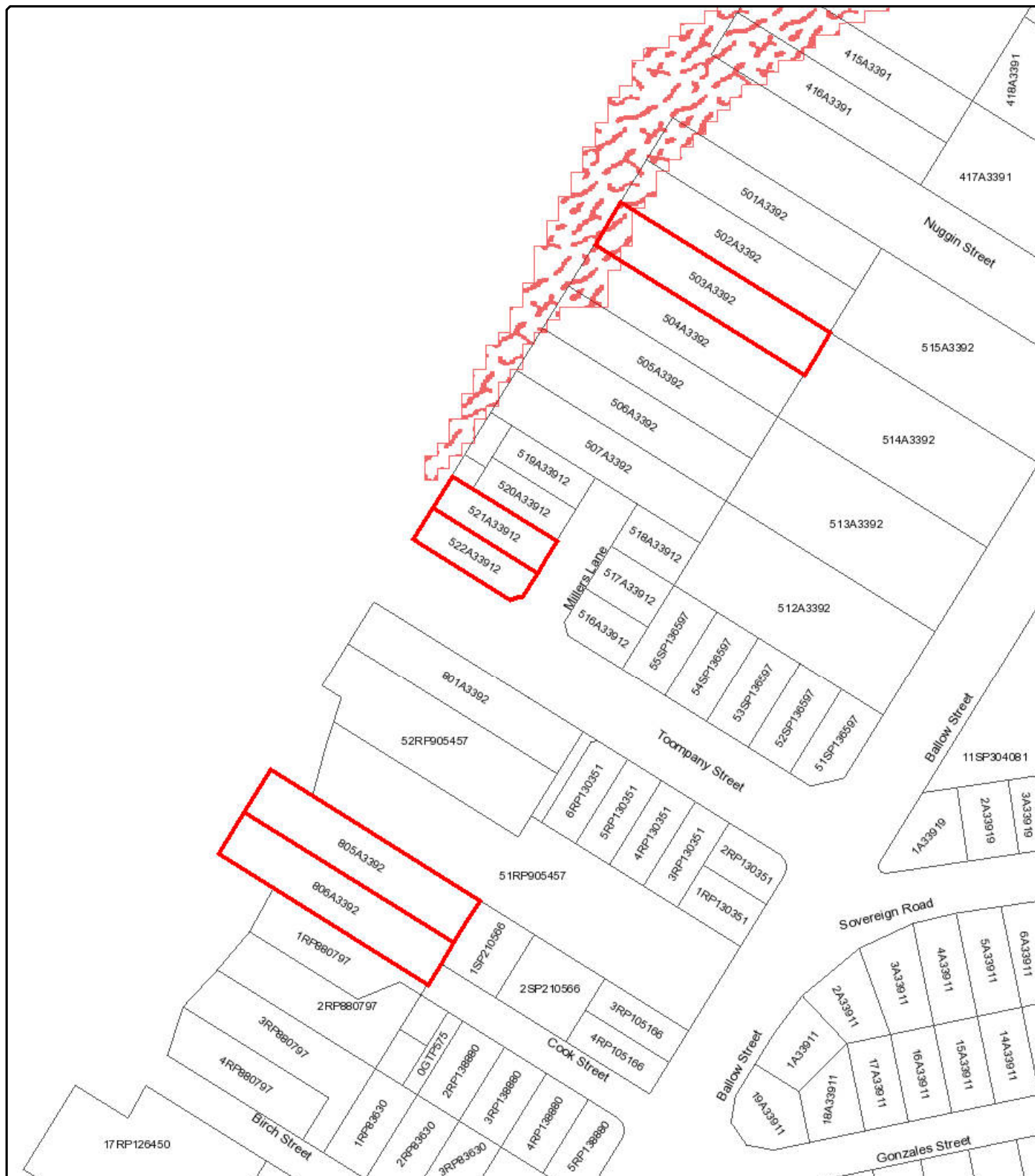
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 522A33912 (Area: 751 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 805A3392 (Area: 2,023 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories



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Coastal area - high storm tide inundation area

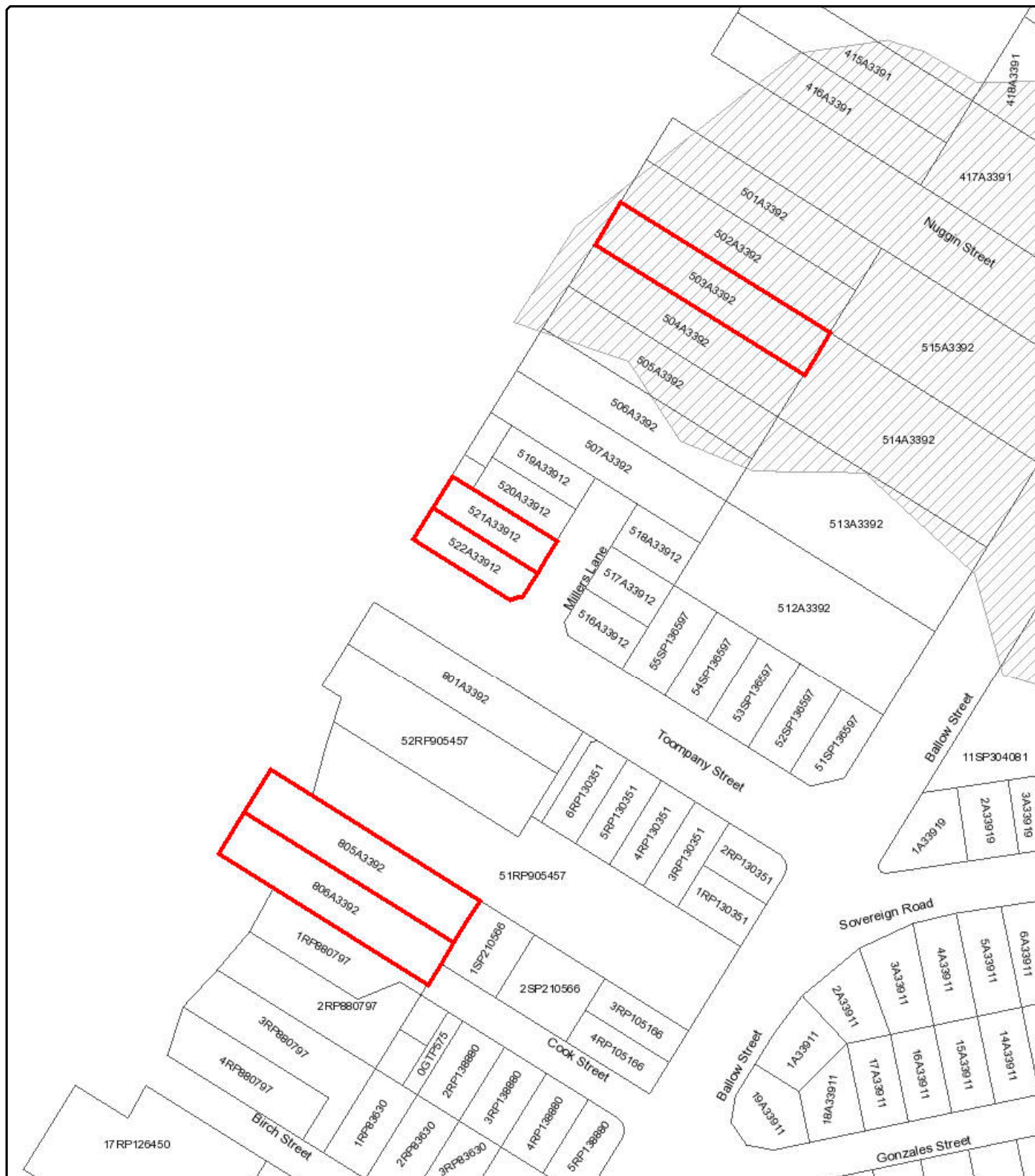


Coastal area - high storm tide inundation area

0 40 80 120 160
Metres

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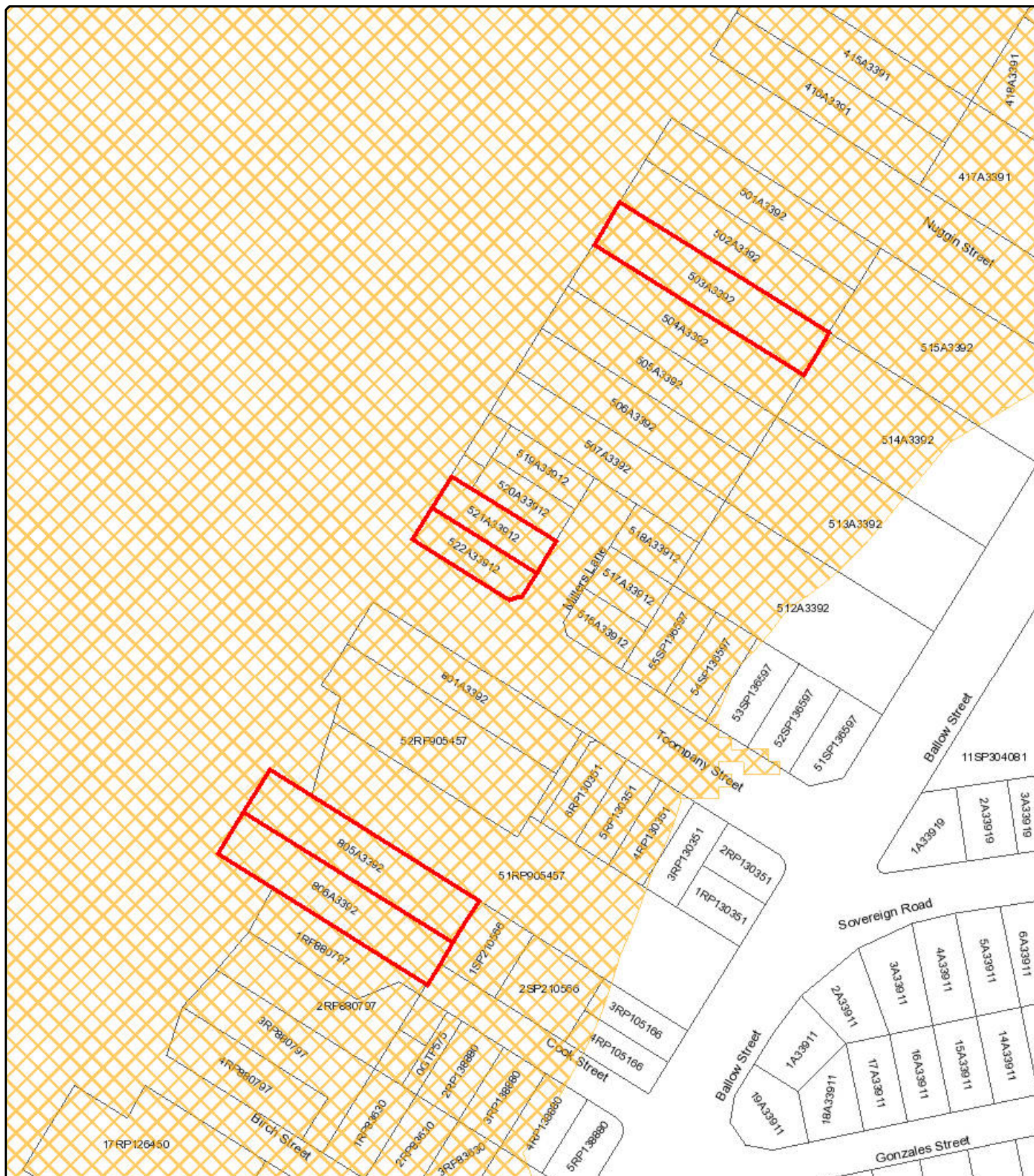
Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 40 80 120 160
Metres

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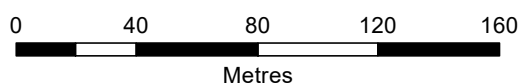
© The State of Queensland 2021.

Legend

Coastal area - erosion prone area

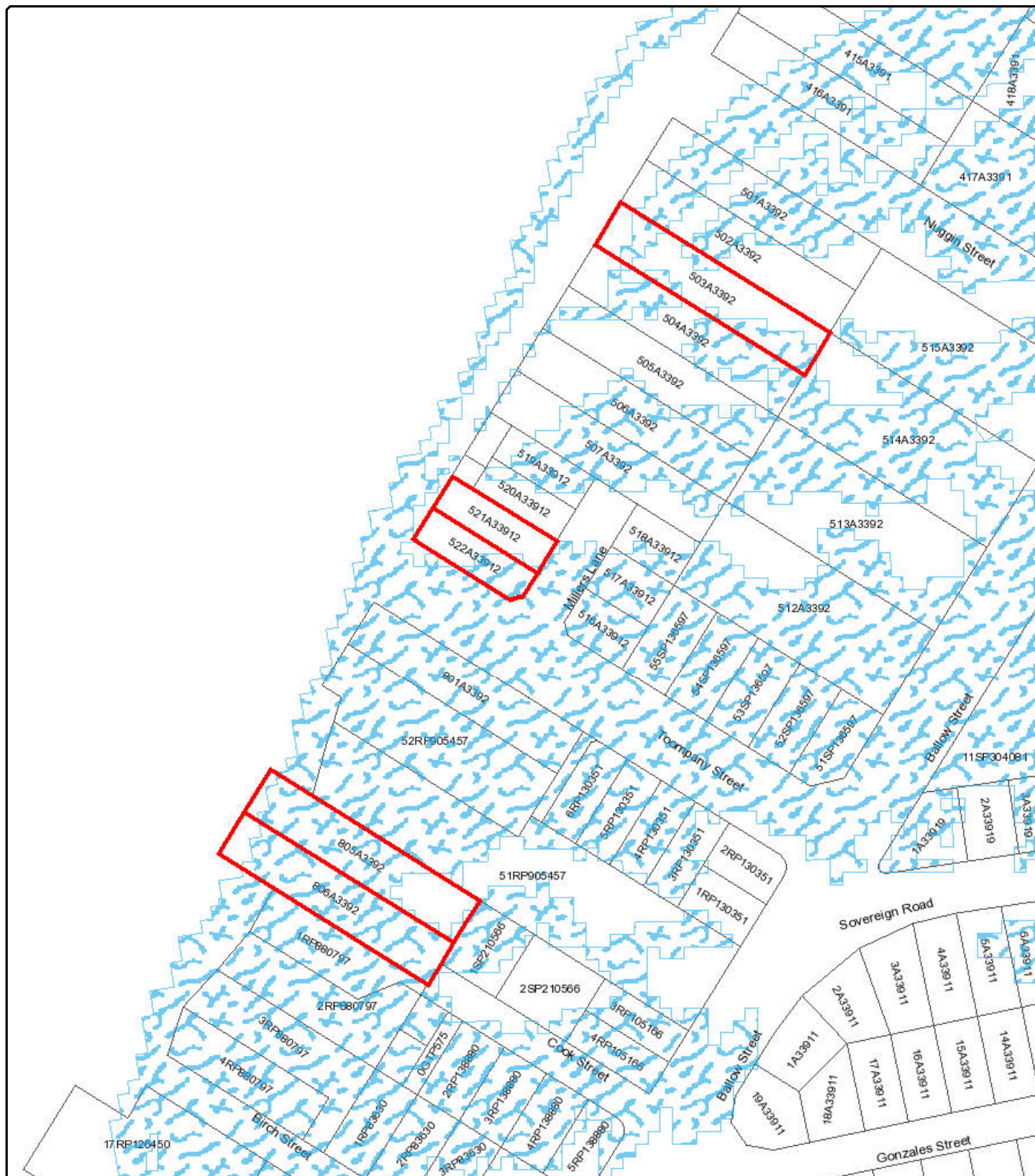


Coastal area - erosion prone area



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Coastal area - medium storm tide inundation area

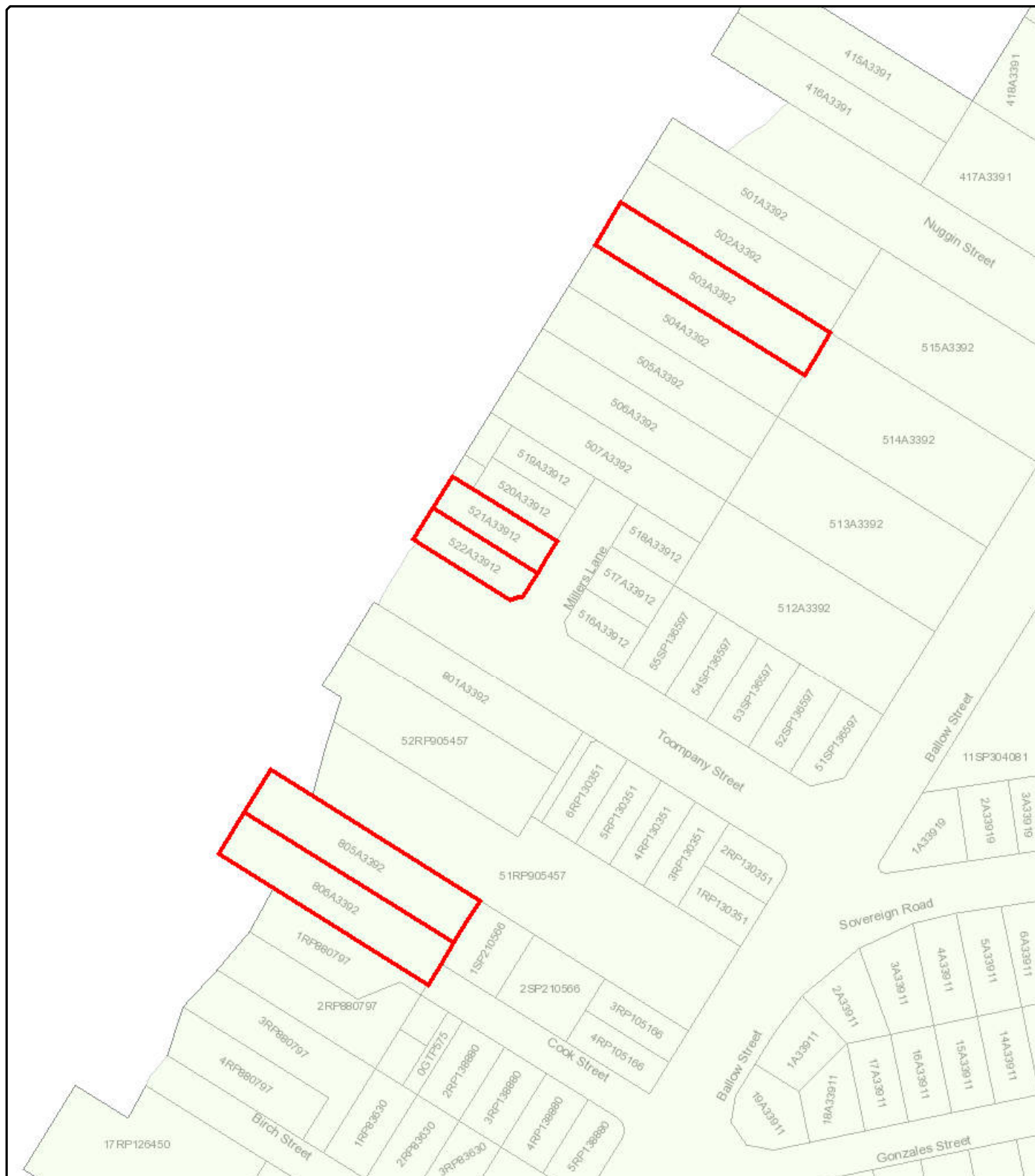


Coastal area - medium storm tide inundation area

0 40 80 120 160
Metres

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SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 40 80 120 160
Metres

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Matters of Interest for all selected Lot Plans

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 25AP14321 (Area: 176 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 509AP14322 (Area: 102 m²)

Coastal management district
Coastal area - erosion prone area
SEQ Regional Plan land use categories

Lot Plan: 30AP14321 (Area: 451 m²)

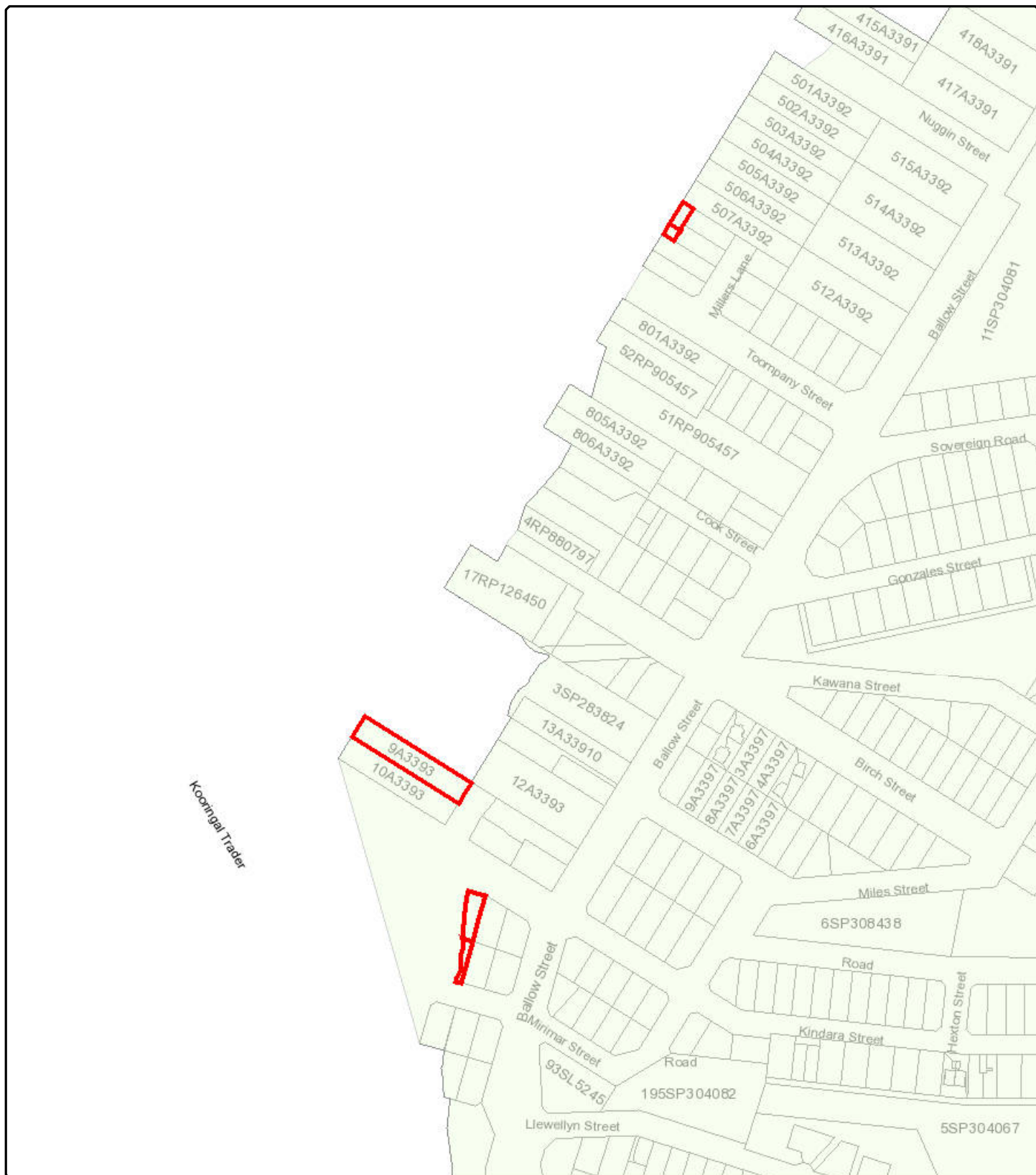
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 9A3393 (Area: 2,023 m²)

Coastal management district
Coastal area - erosion prone area
SEQ Regional Plan land use categories

Lot Plan: 508AP14322 (Area: 203 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
SEQ Regional Plan land use categories



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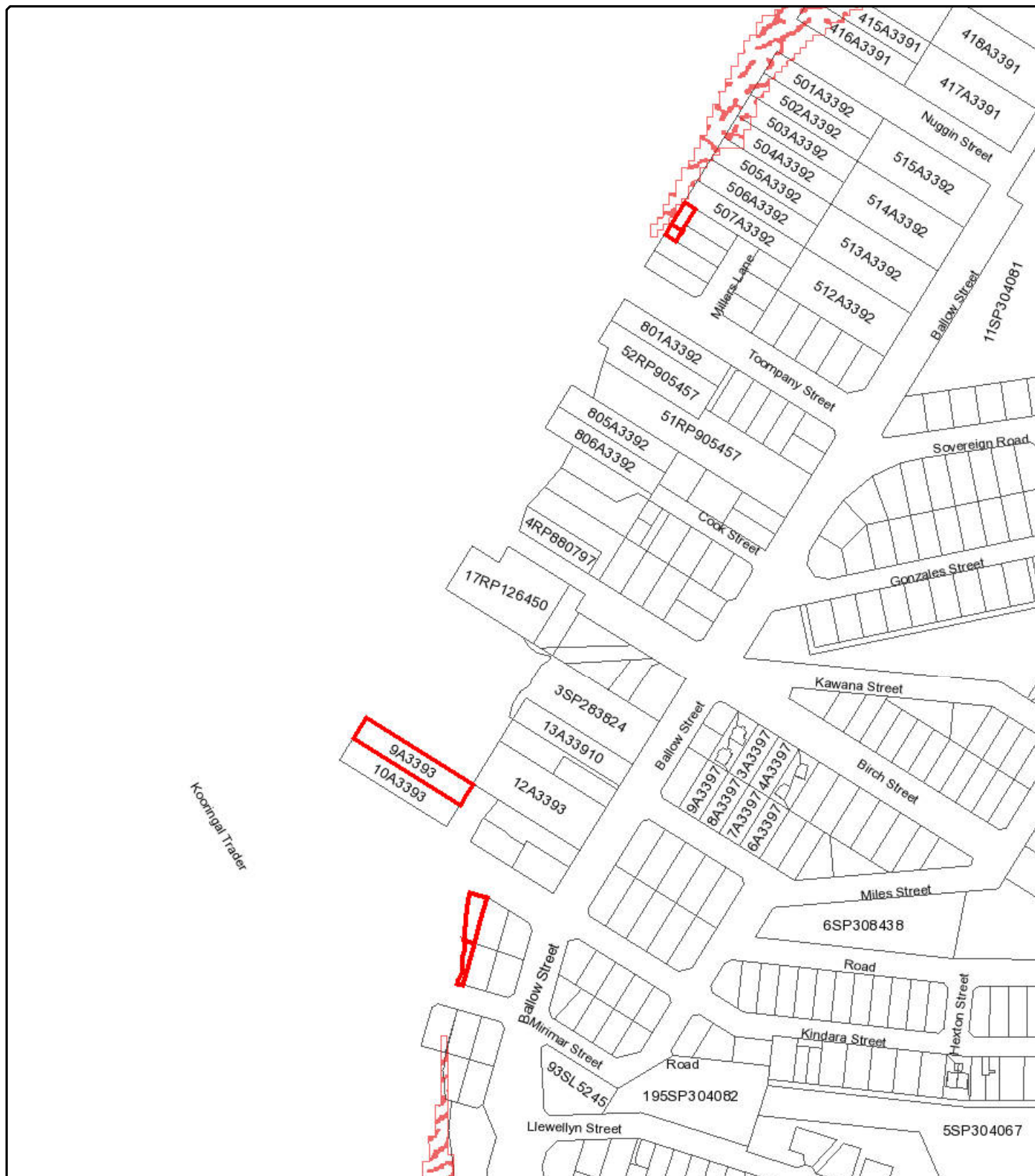
SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 80 160 240 320
Metres

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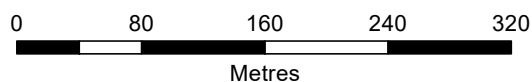
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Legend

Coastal area - high storm tide inundation area

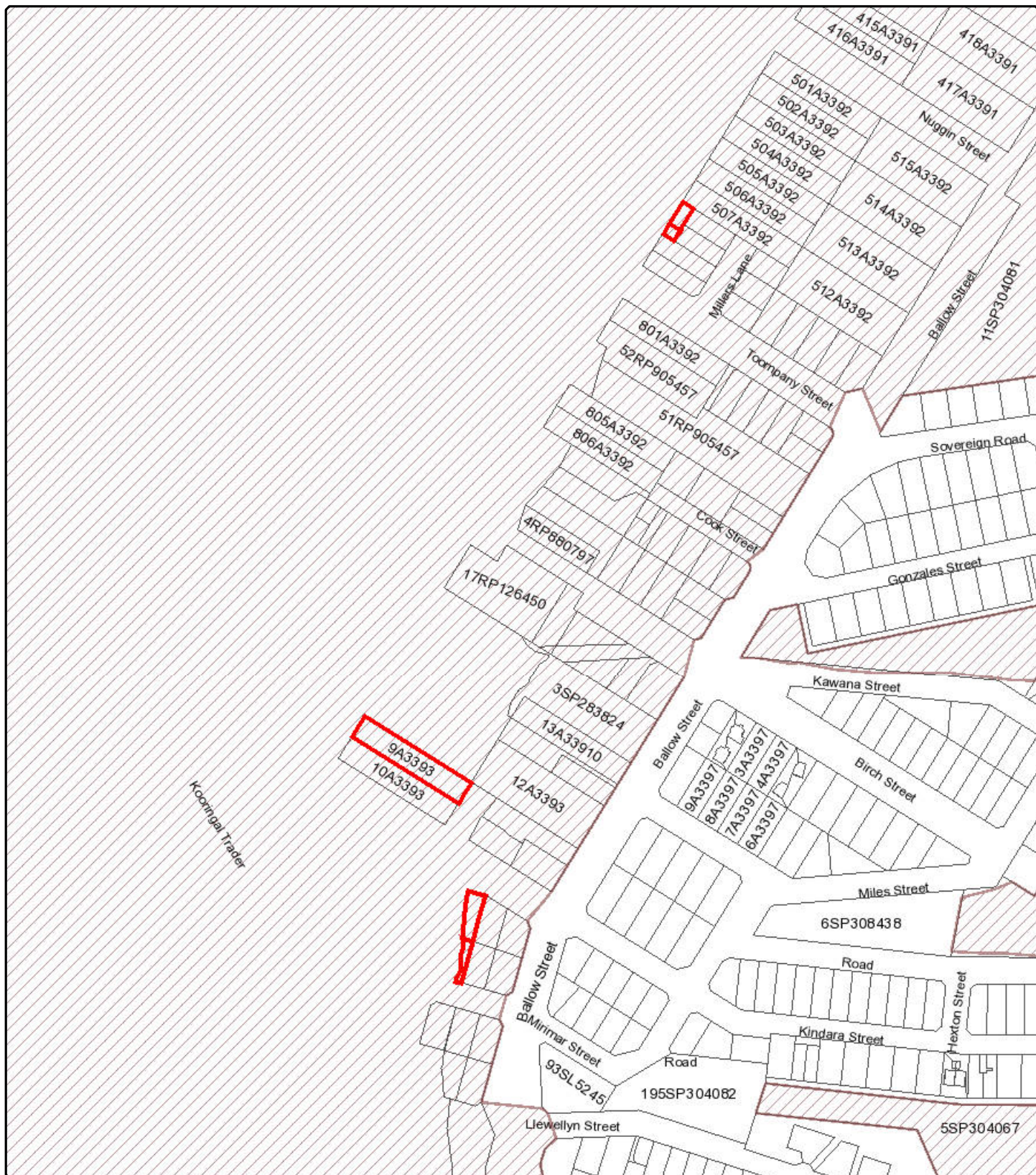


Coastal area - high storm tide inundation area



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Coastal management district

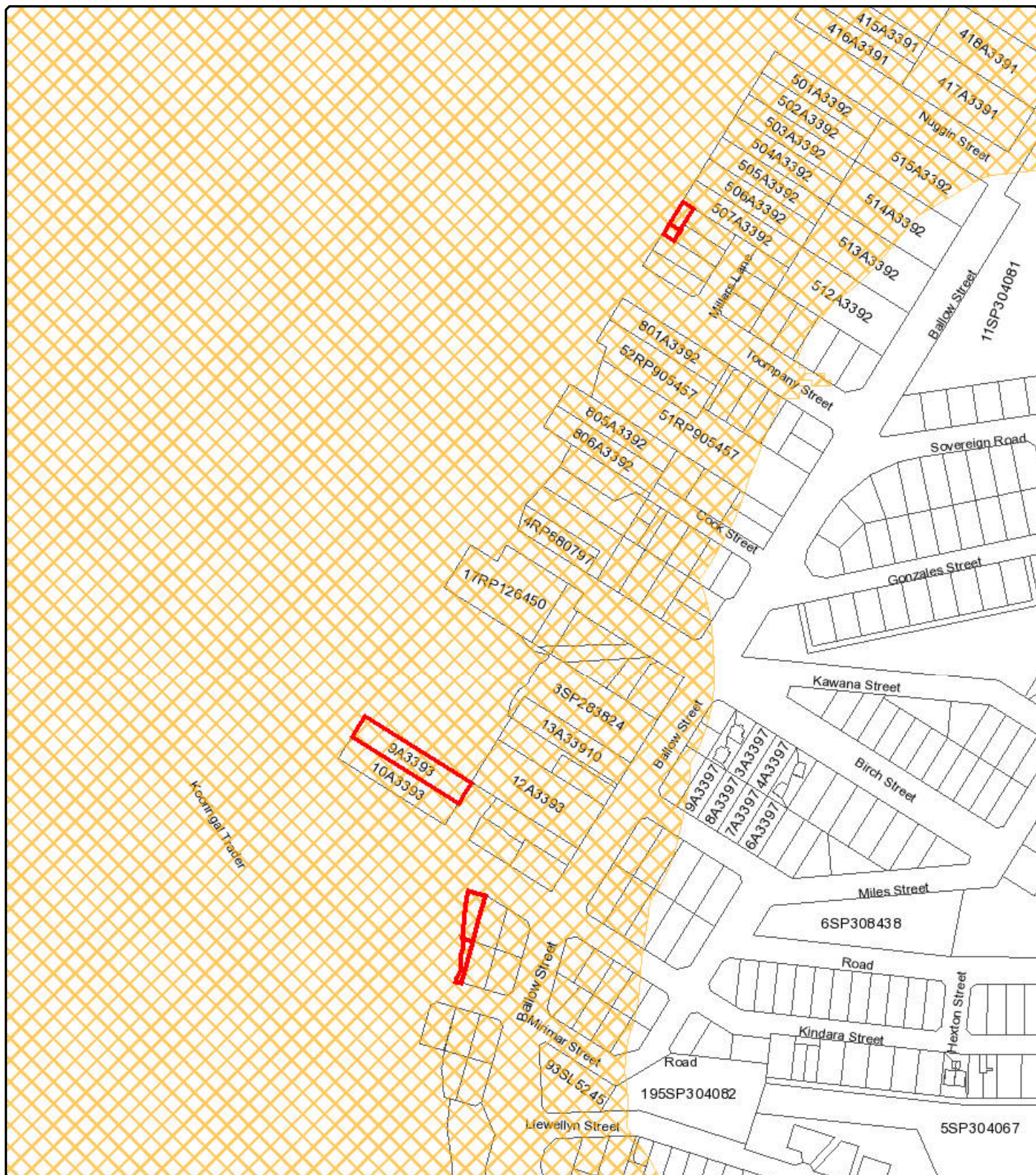


Coastal management district

0 80 160 240 320
Metres

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Coastal area - erosion prone area

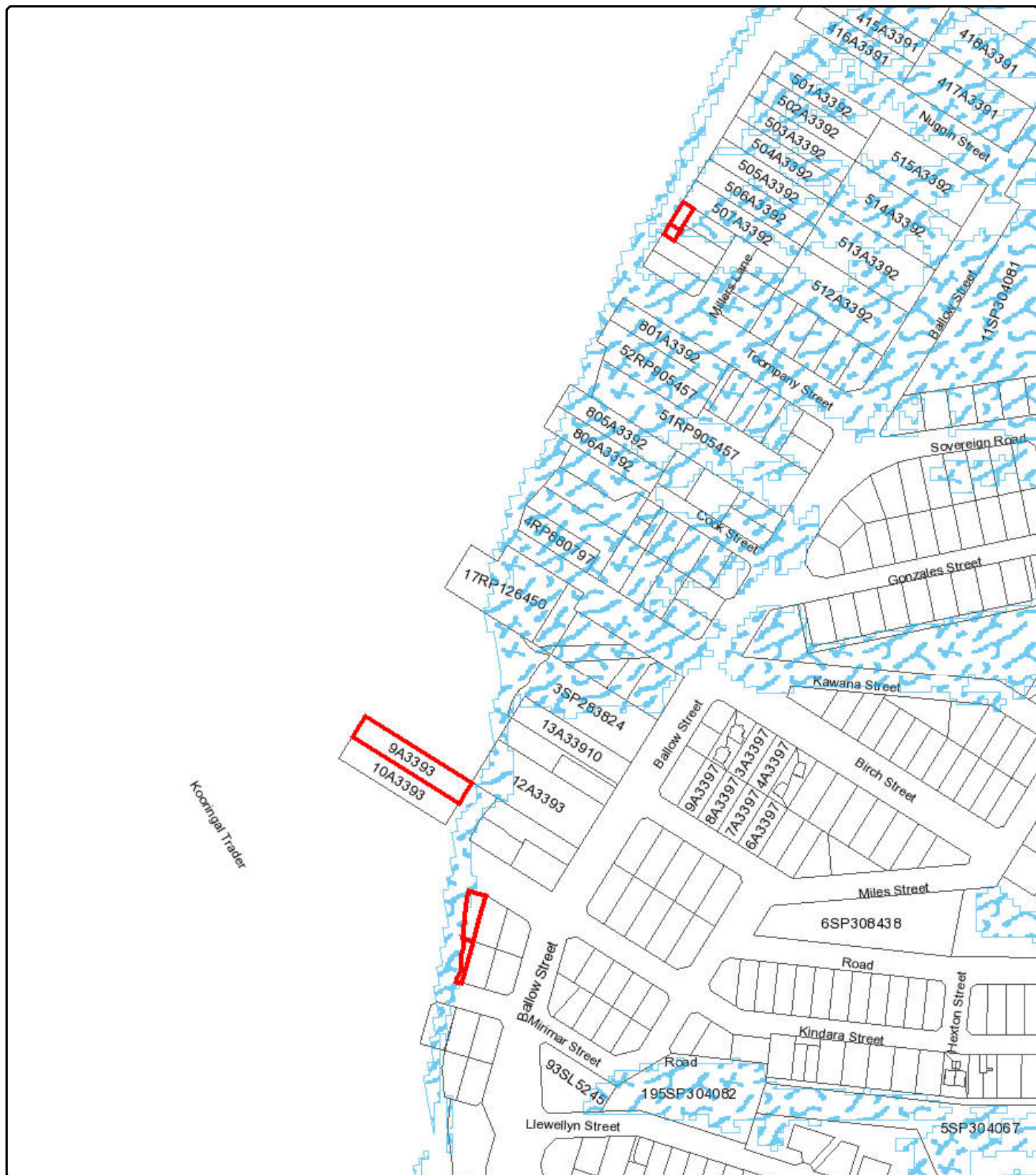


Coastal area - erosion prone area

0 80 160 240 320
Metres

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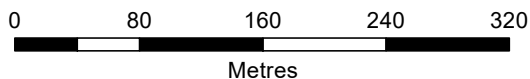
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Legend

Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area



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Matters of Interest for all selected Lot Plans

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 1RP880797 (Area: 1,245 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 51RP905457 (Area: 6,607 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 17RP126450 (Area: 4,194 m²)

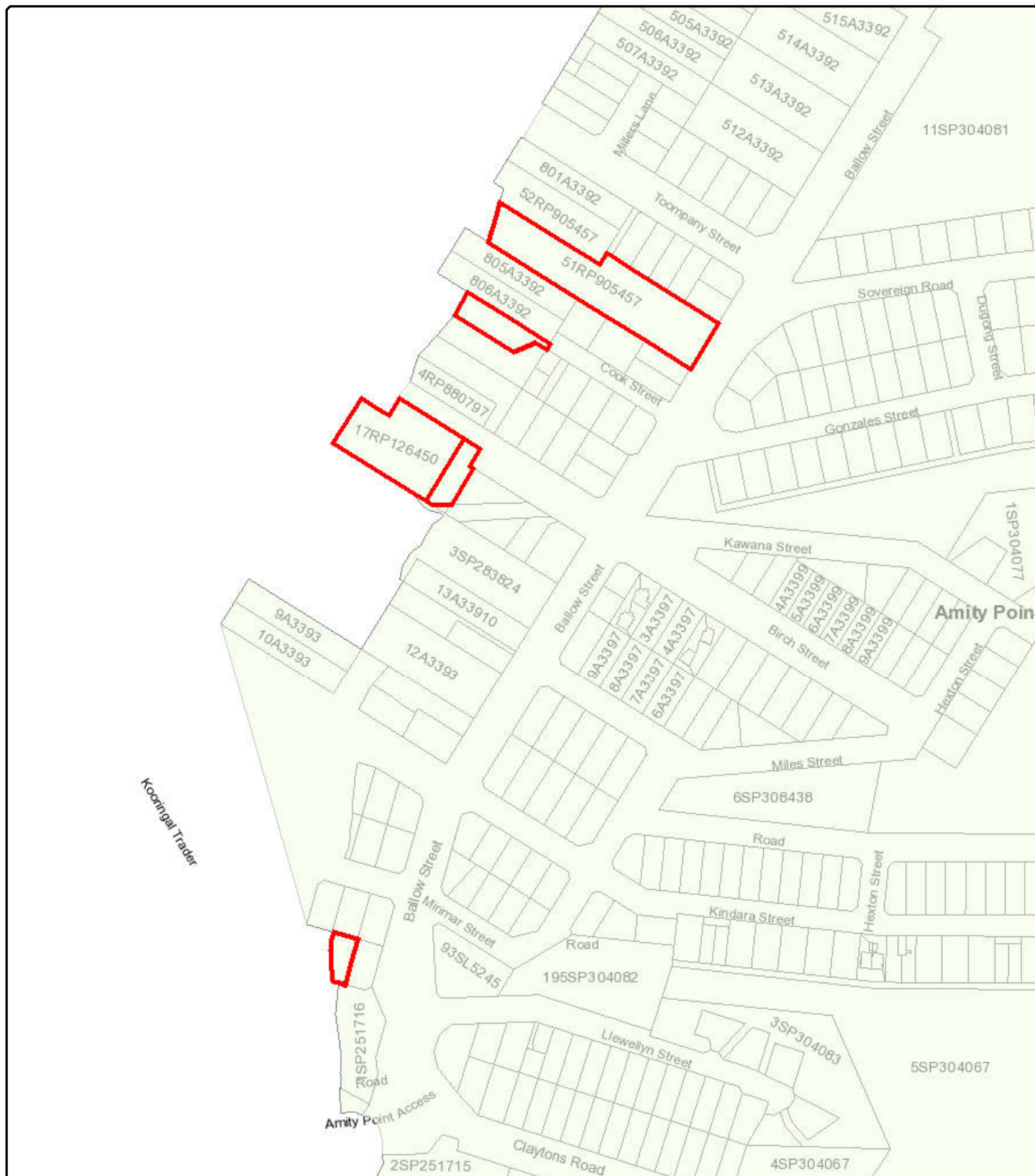
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 16RP126450 (Area: 898 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
SEQ Regional Plan land use categories

Lot Plan: 6AP14321 (Area: 556 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
SEQ Regional Plan land use categories



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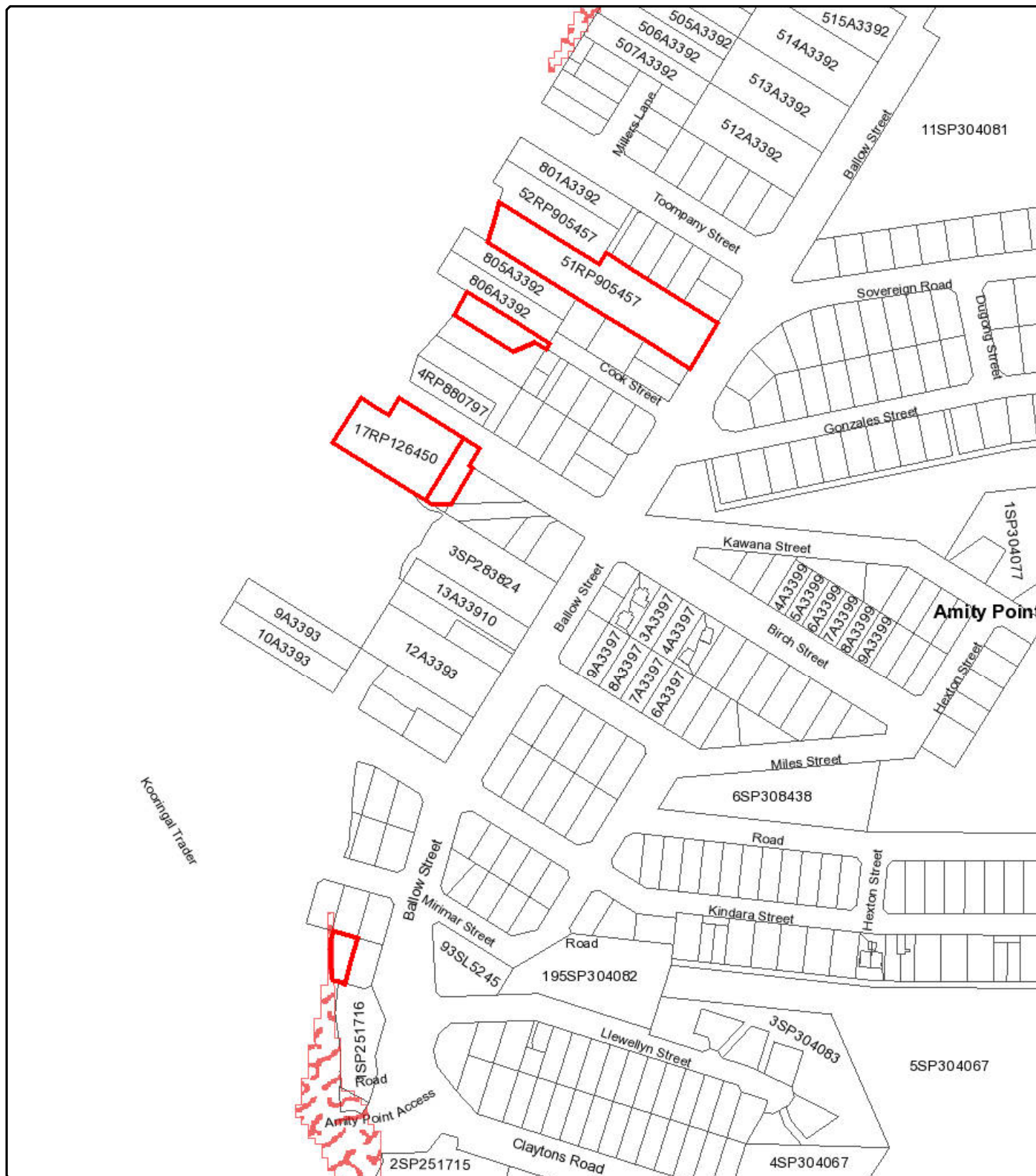
SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 80 160 240 320
Metres

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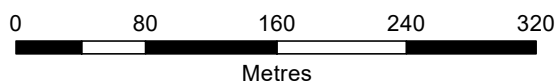
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Coastal area - high storm tide inundation area

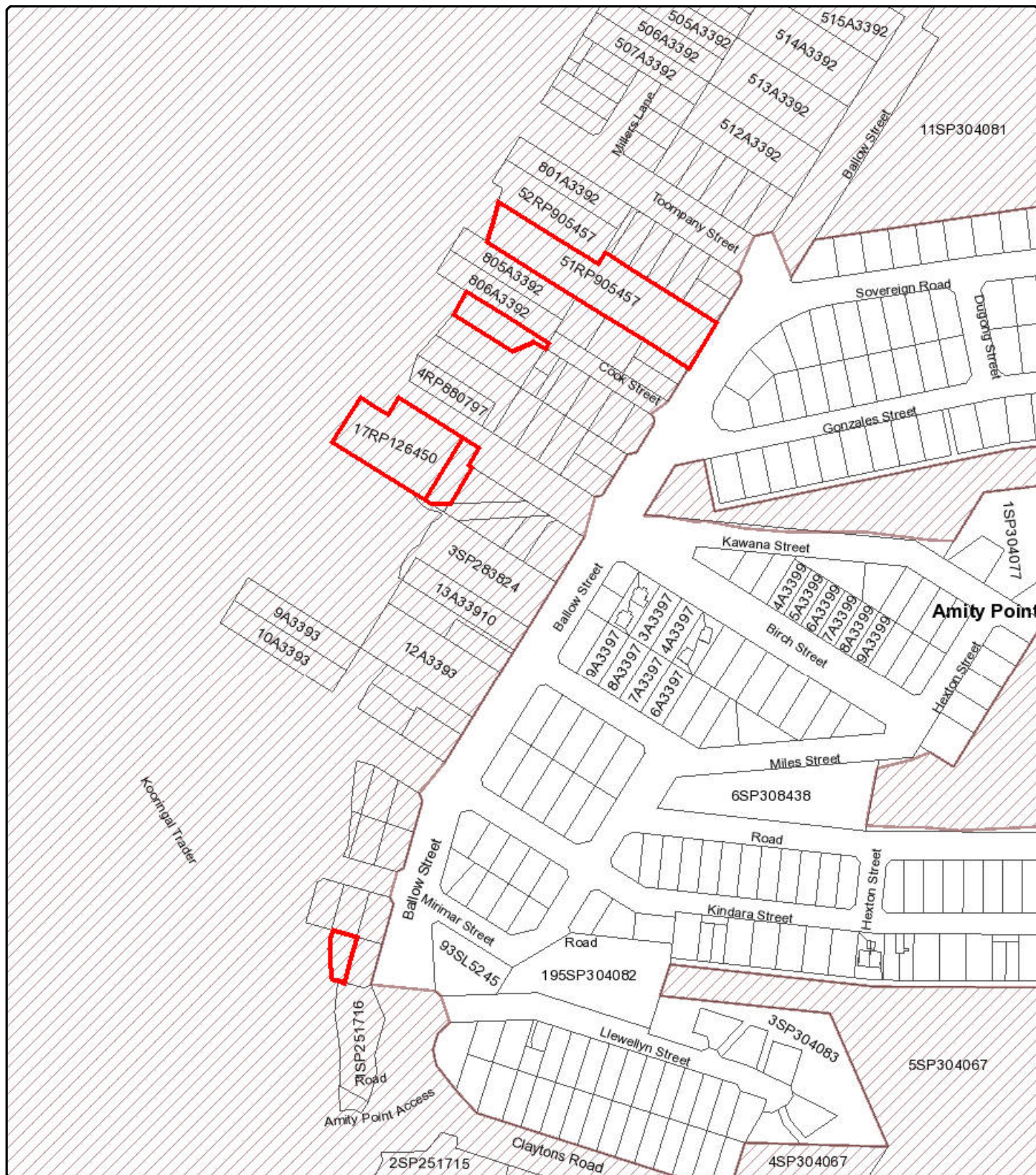


Coastal area - high storm tide inundation area



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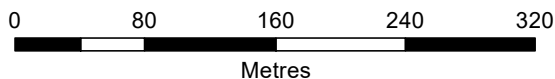
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Legend

Coastal management district

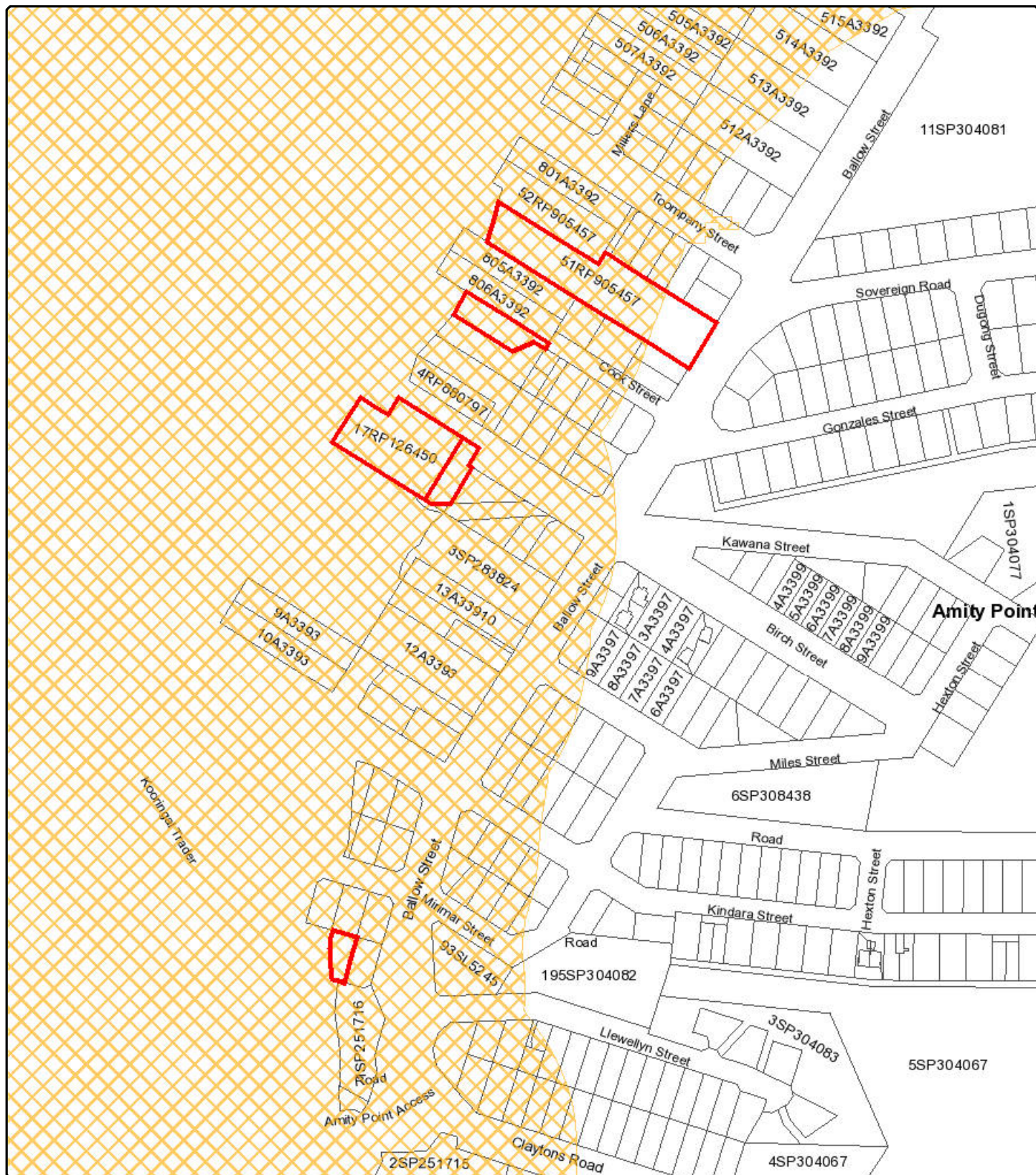


Coastal management district



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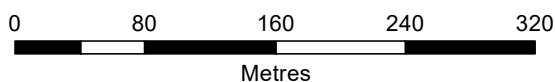
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Coastal area - erosion prone area

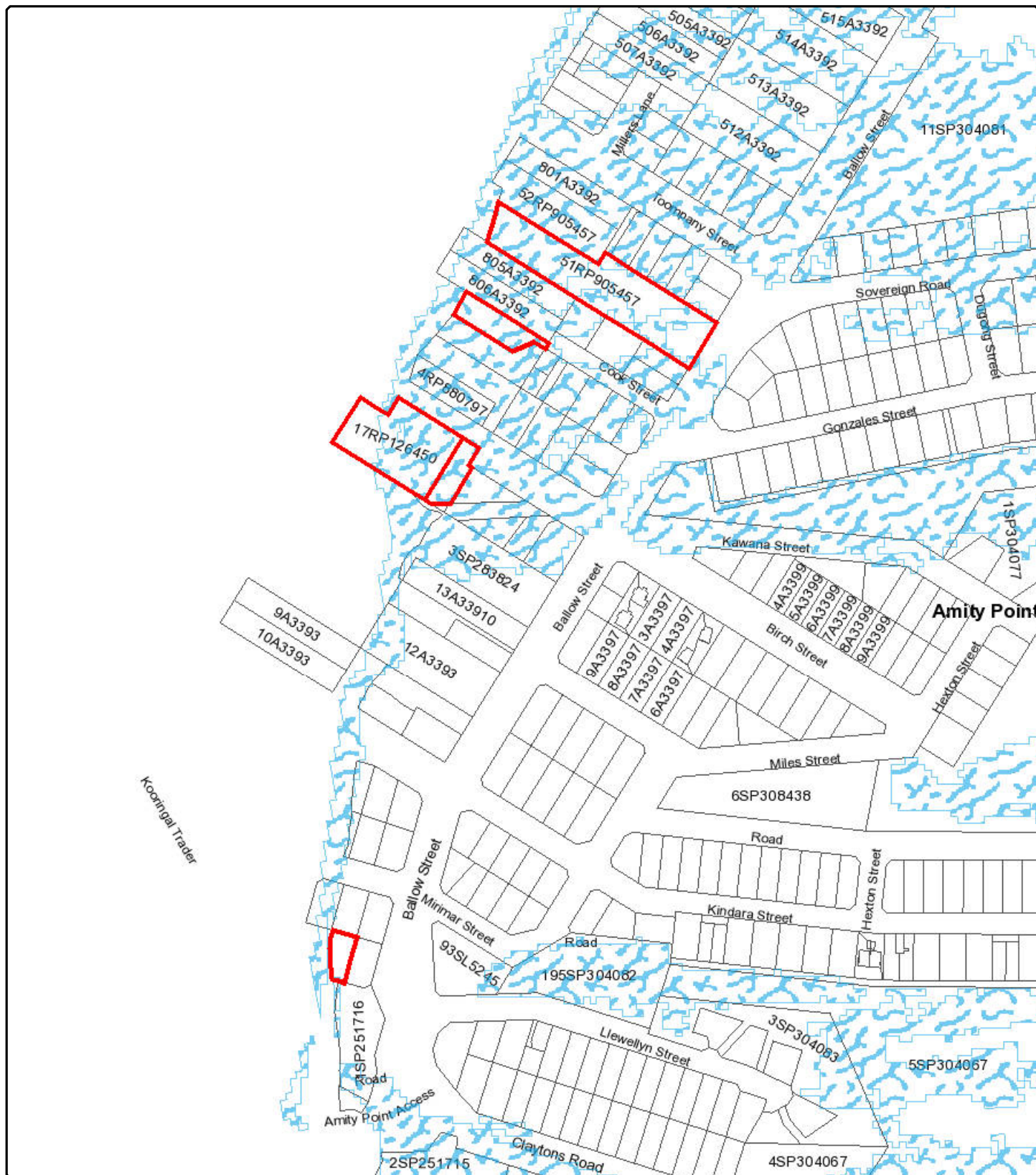


Coastal area - erosion prone area



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Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area

0 80 160 240 320
Metres

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Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 2RP79135 (Area: 835 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 4RP880797 (Area: 1,358 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 52RP905457 (Area: 2,929 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 2RP880797 (Area: 1,732 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

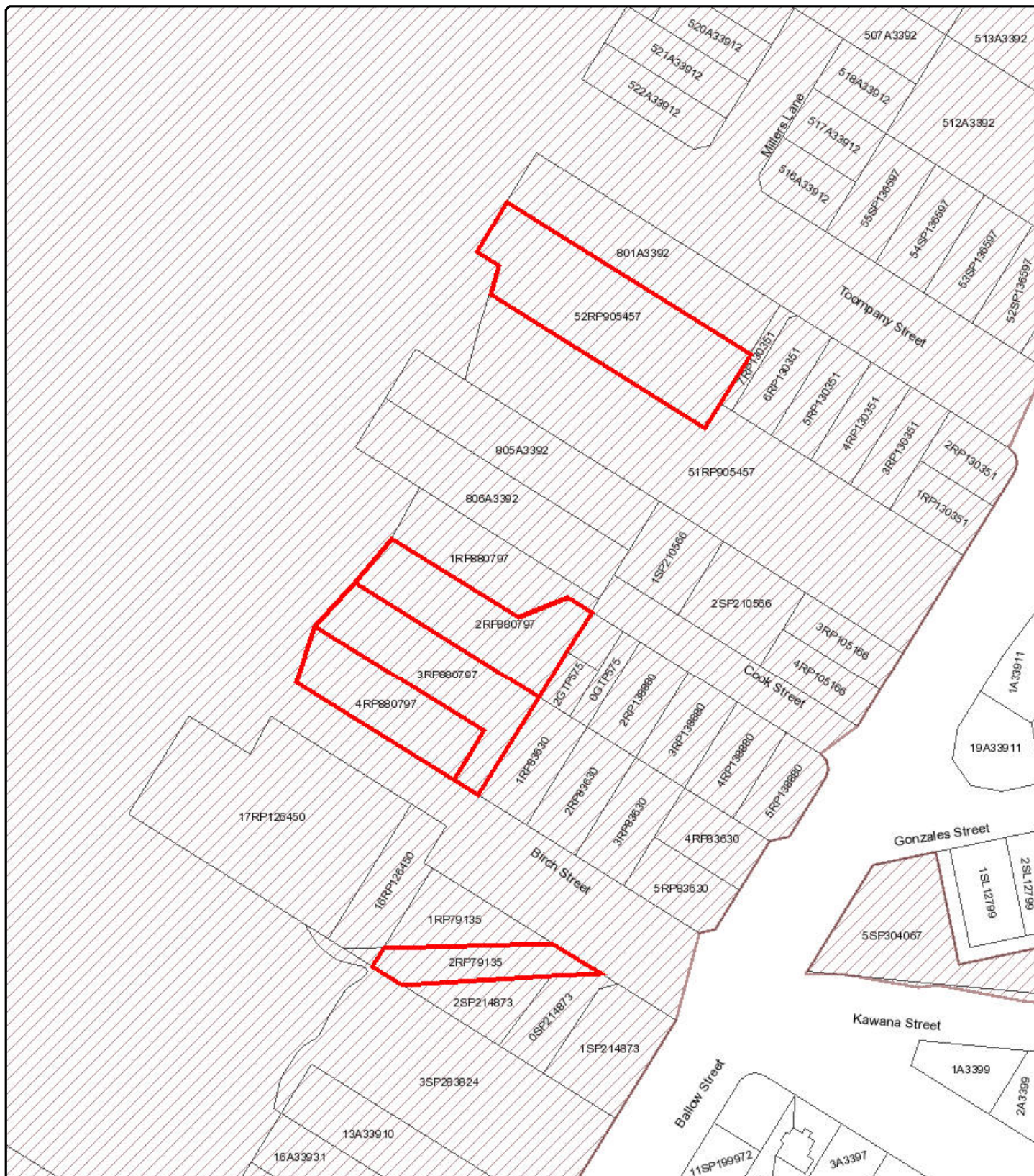
Lot Plan: 3RP880797 (Area: 1,837 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories



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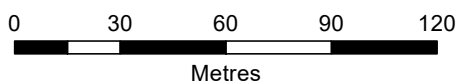
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Coastal management district

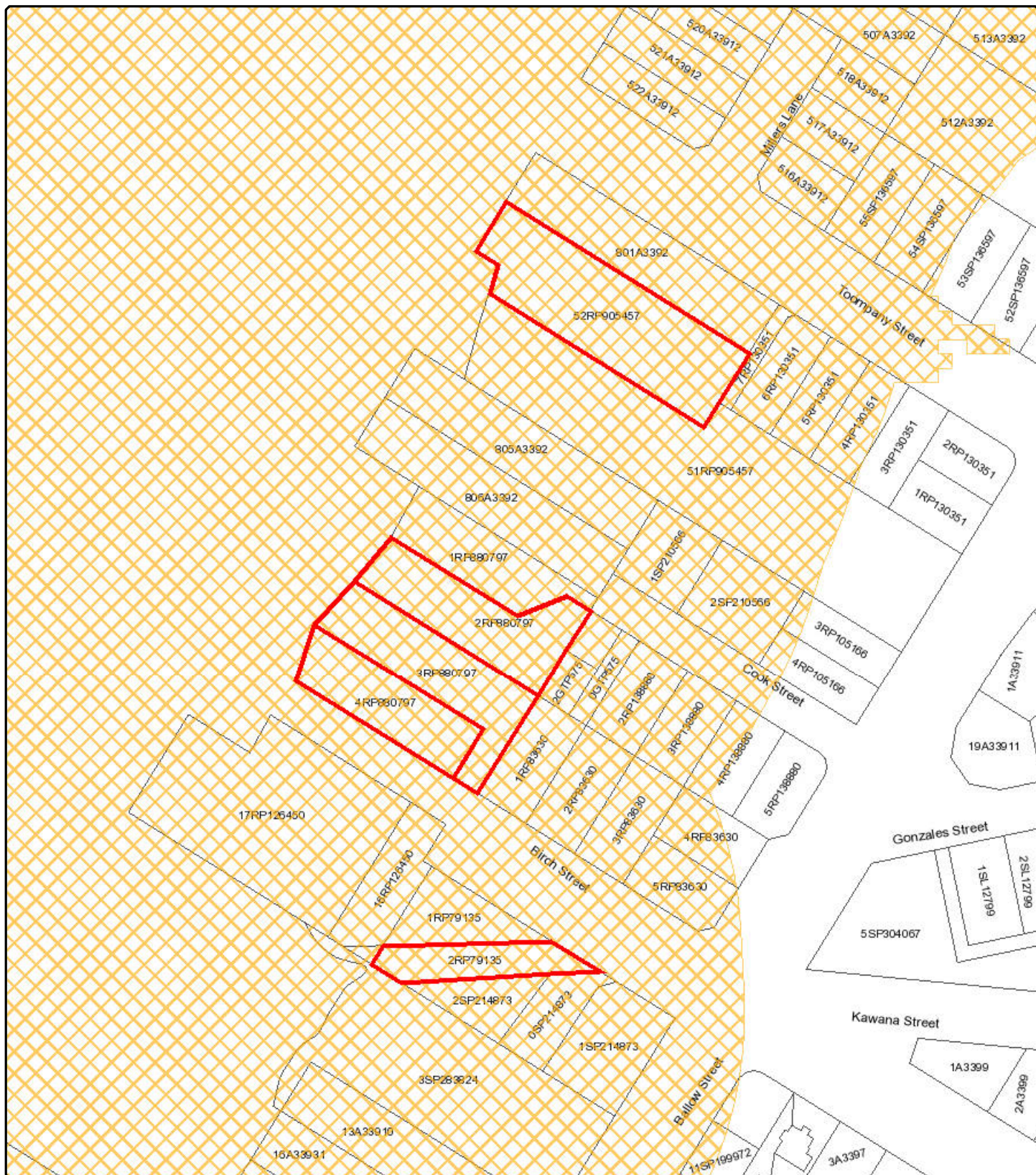


Coastal management district



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Coastal area - erosion prone area



Coastal area - erosion prone area

0 30 60 90 120
Metres

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Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 1SP307049 (Area: 1,360 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 1SP251716 (Area: 2,483 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 1RP78617 (Area: 43 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

Lot Plan: 3SP283824 (Area: 4,410 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories

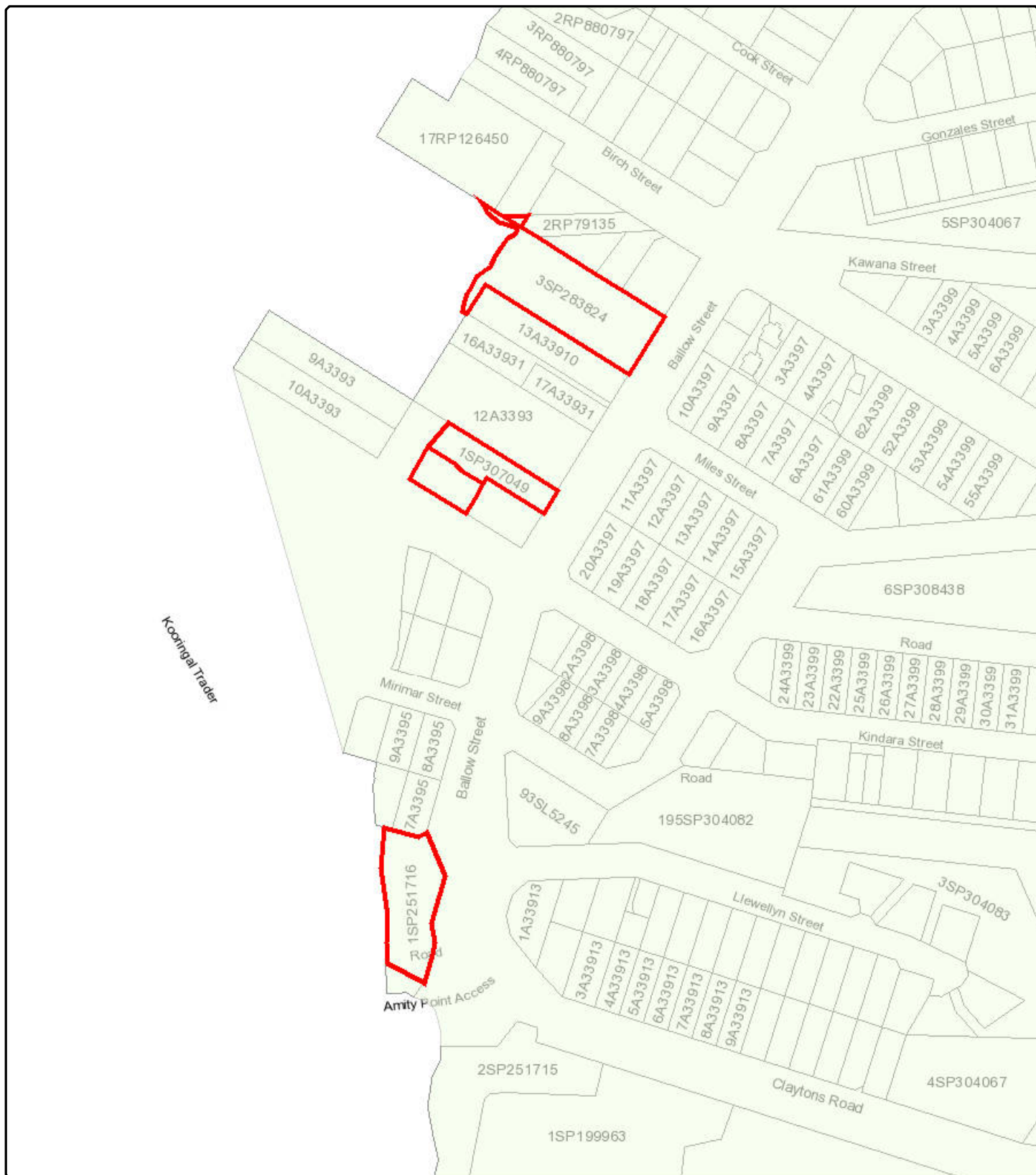
Lot Plan: 2SP307049 (Area: 826 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

SEQ Regional Plan land use categories



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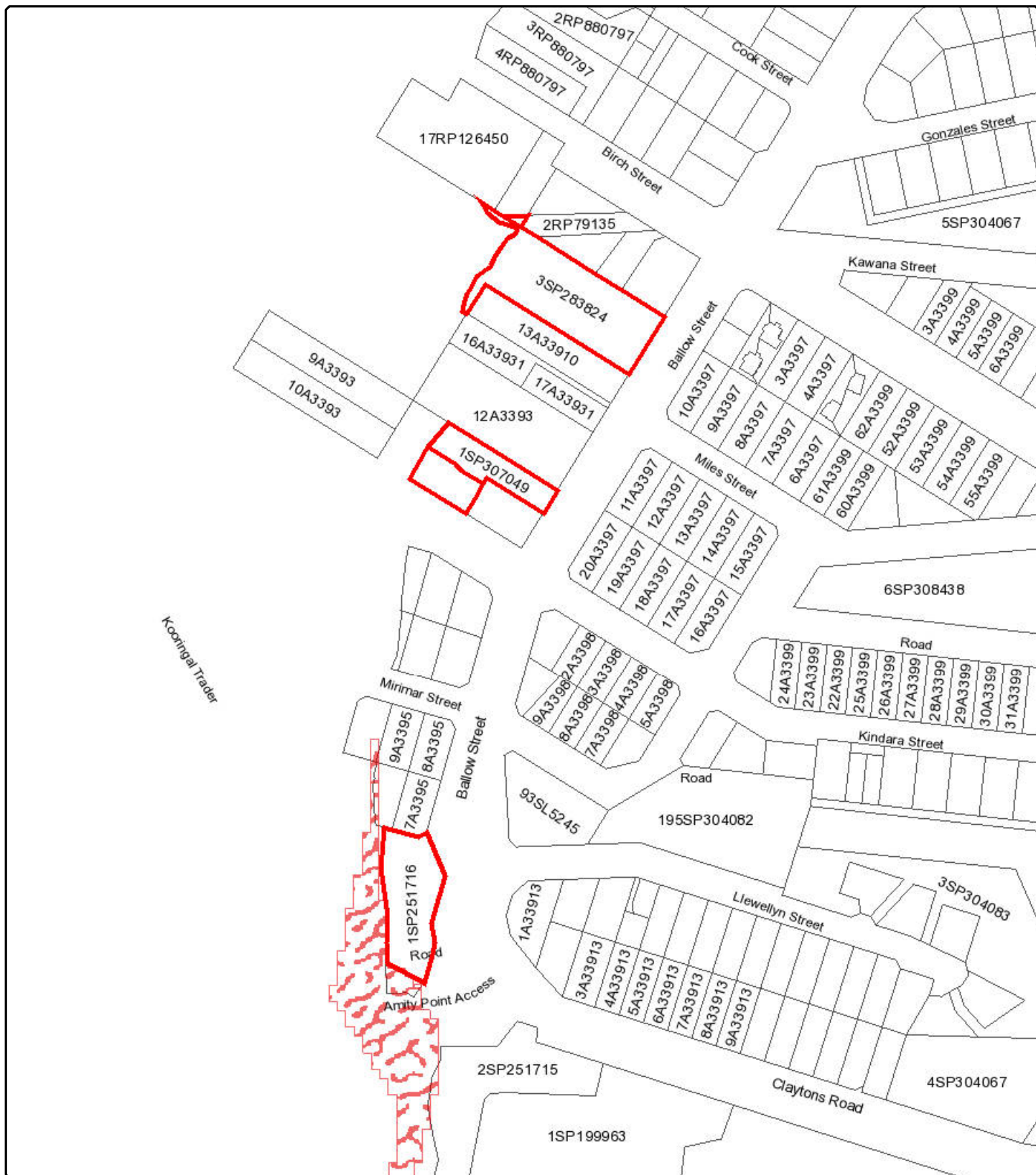
SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 60 120 180 240
Metres

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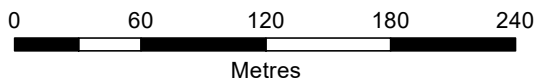
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Legend

Coastal area - high storm tide inundation area

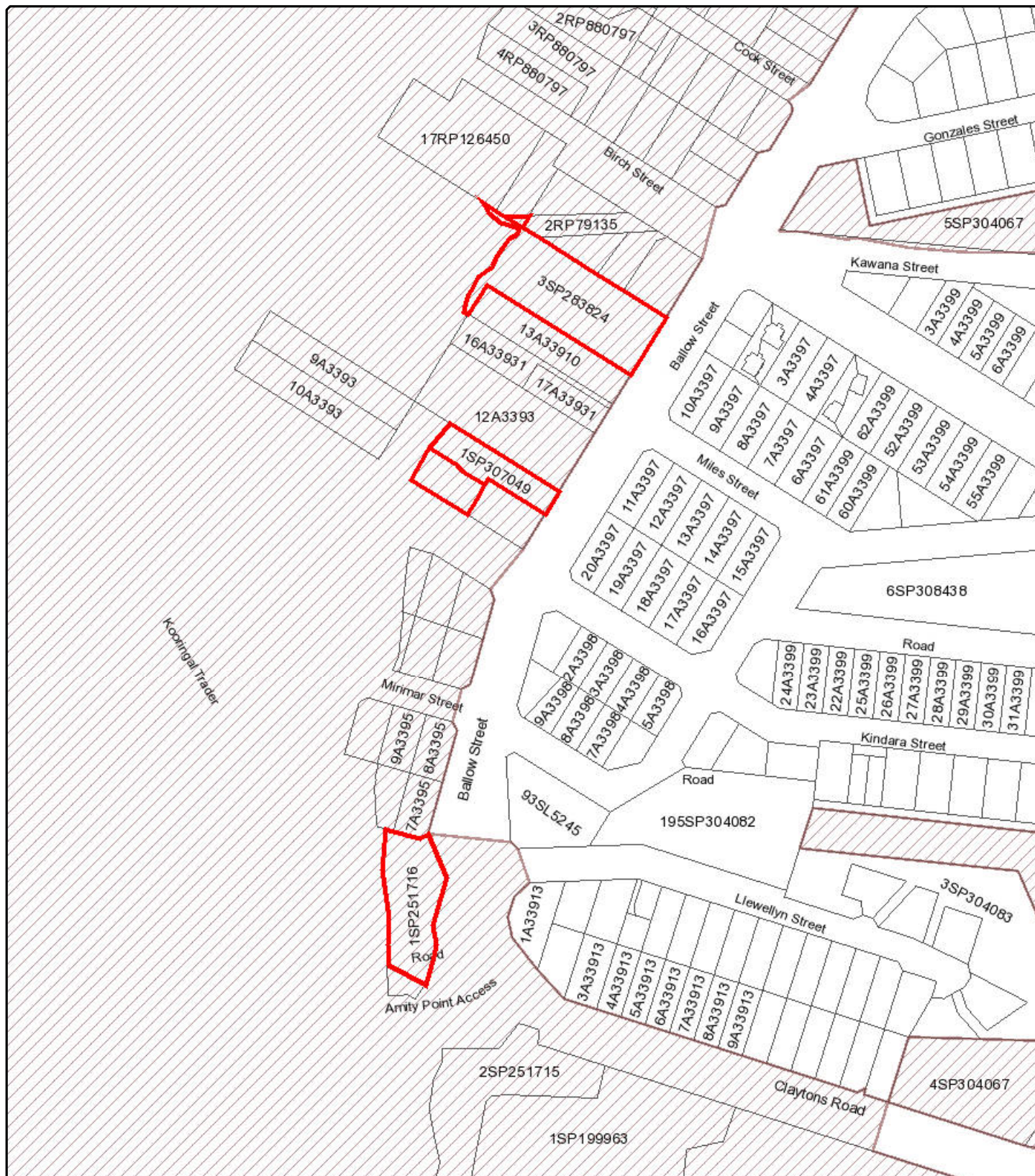


Coastal area - high storm tide inundation area



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Legend

Coastal management district

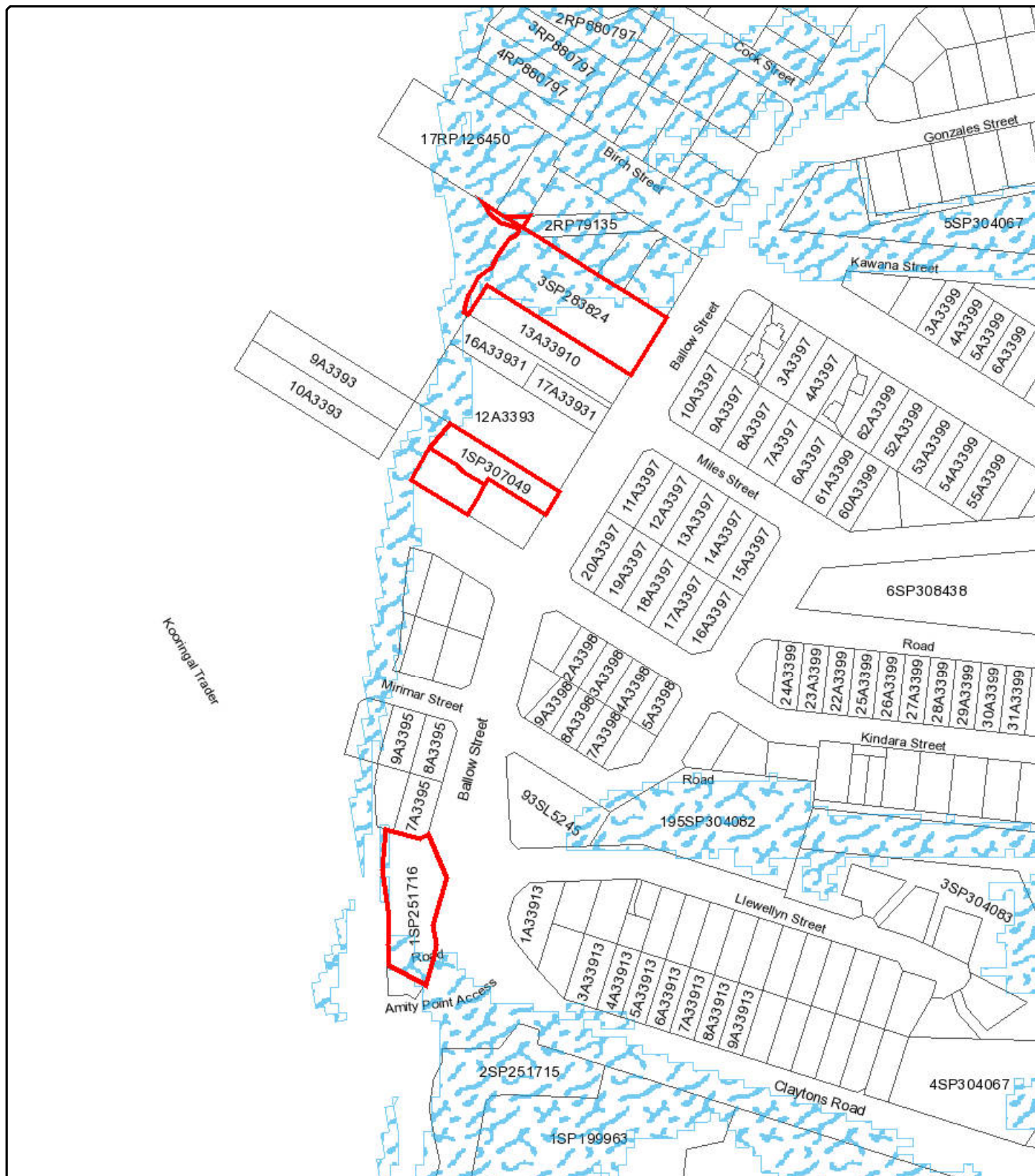


Coastal management district

0 60 120 180 240
Metres

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Legend

Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area

0 60 120 180 240
Metres

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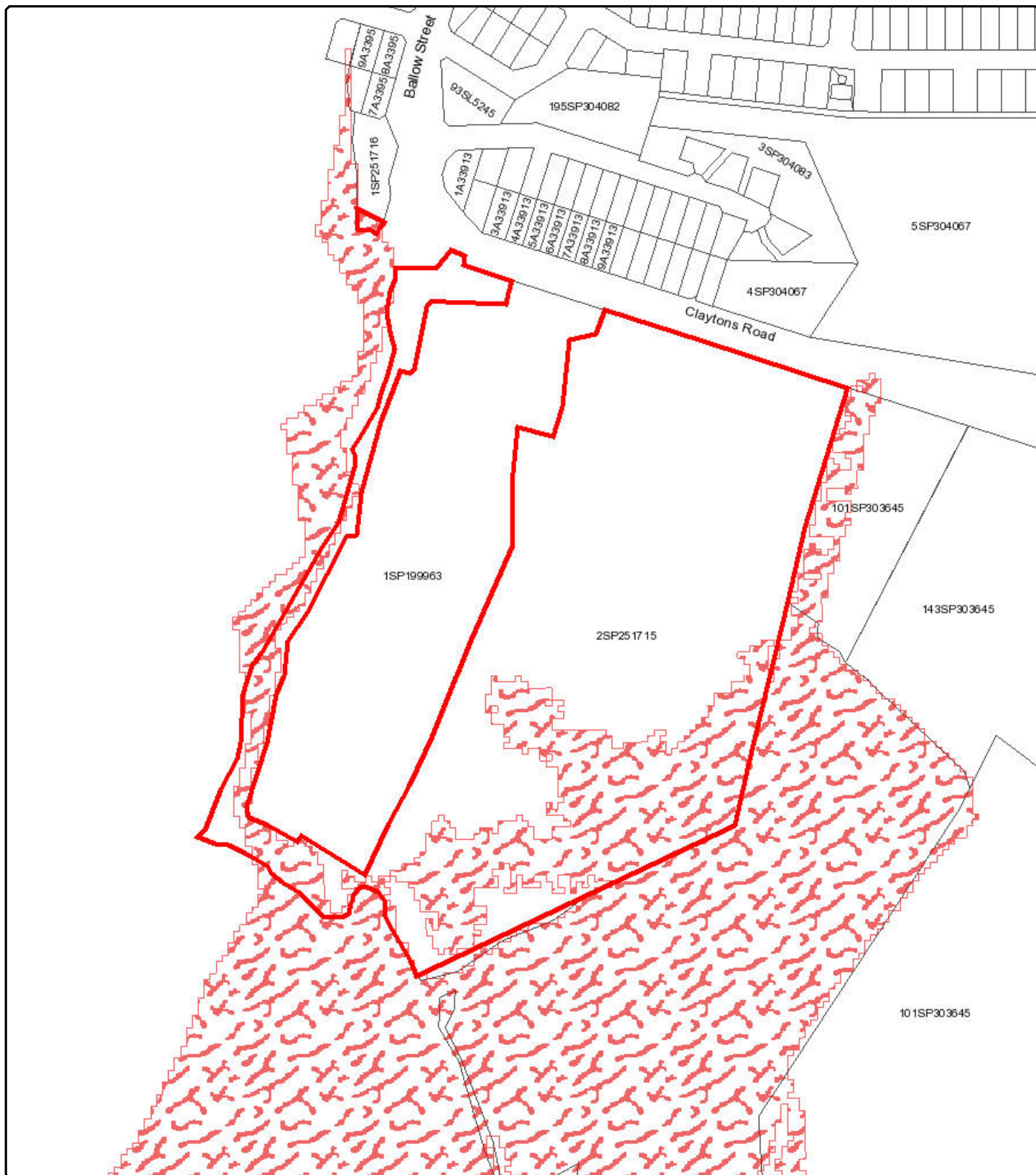
Matters of Interest for all selected Lot Plans

Regulated vegetation management map (Category A and B extract)
Fish habitat management area A
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Core koala habitat area
Locally refined koala habitat area
SEQ Regional Plan land use categories

Matters of Interest by Lot Plan

Lot Plan: 2SP251715 (Area: 138,543 m²)

Regulated vegetation management map (Category A and B extract)
Fish habitat management area A
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Core koala habitat area
Locally refined koala habitat area
SEQ Regional Plan land use categories



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Date: 05/05/2021



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Legend

Coastal area - high storm tide inundation area



Coastal area - high storm tide inundation area

0 90 180 270 360
Metres

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Legend

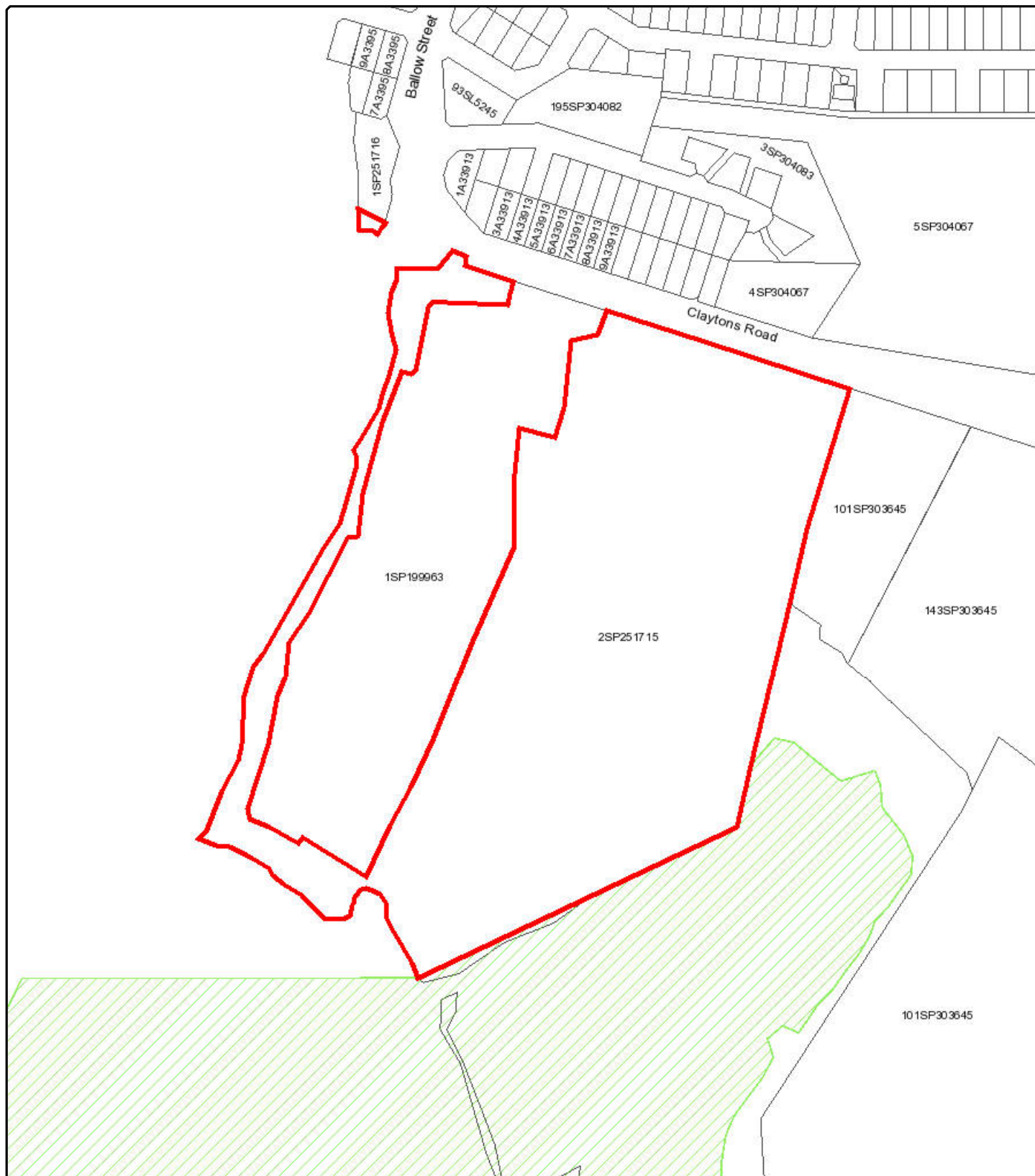
Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 90 180 270 360
Metres

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Fish habitat management area A



FHAA



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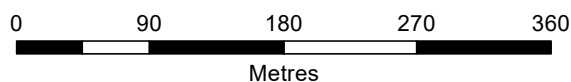
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Legend

Core koala habitat area

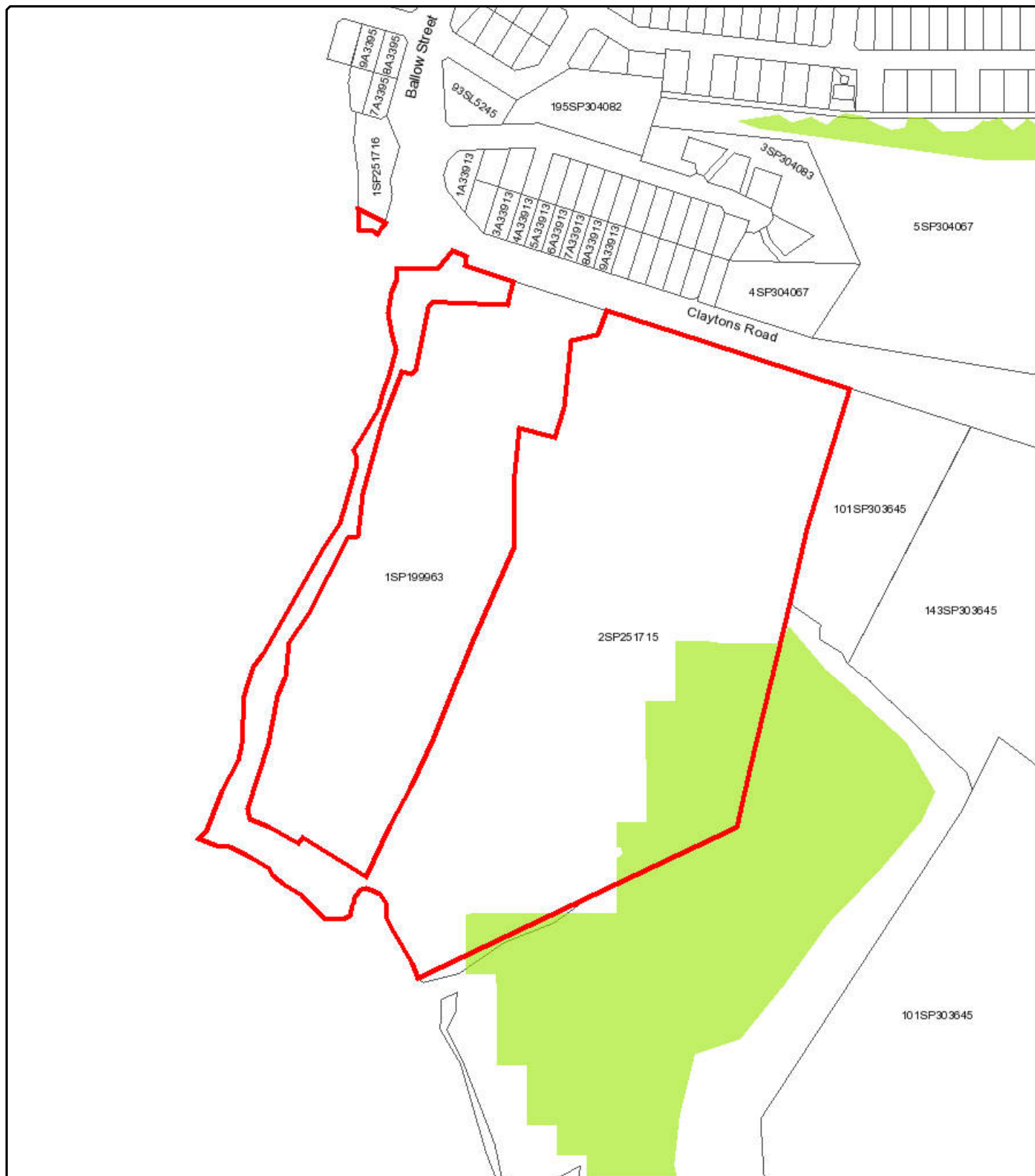


Core koala habitat area



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Locally refined koala habitat area

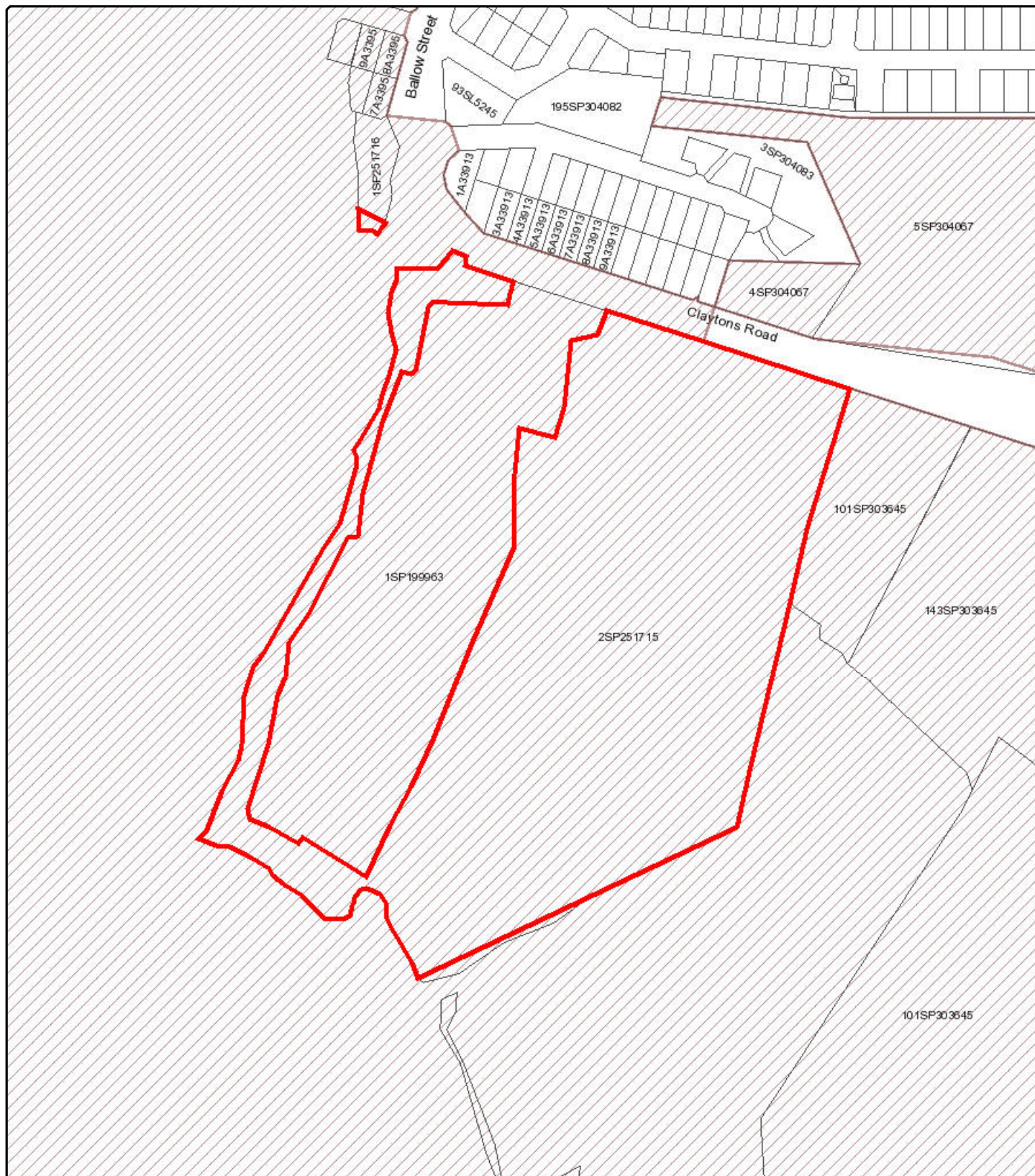


Locally refined koala habitat area



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Coastal management district

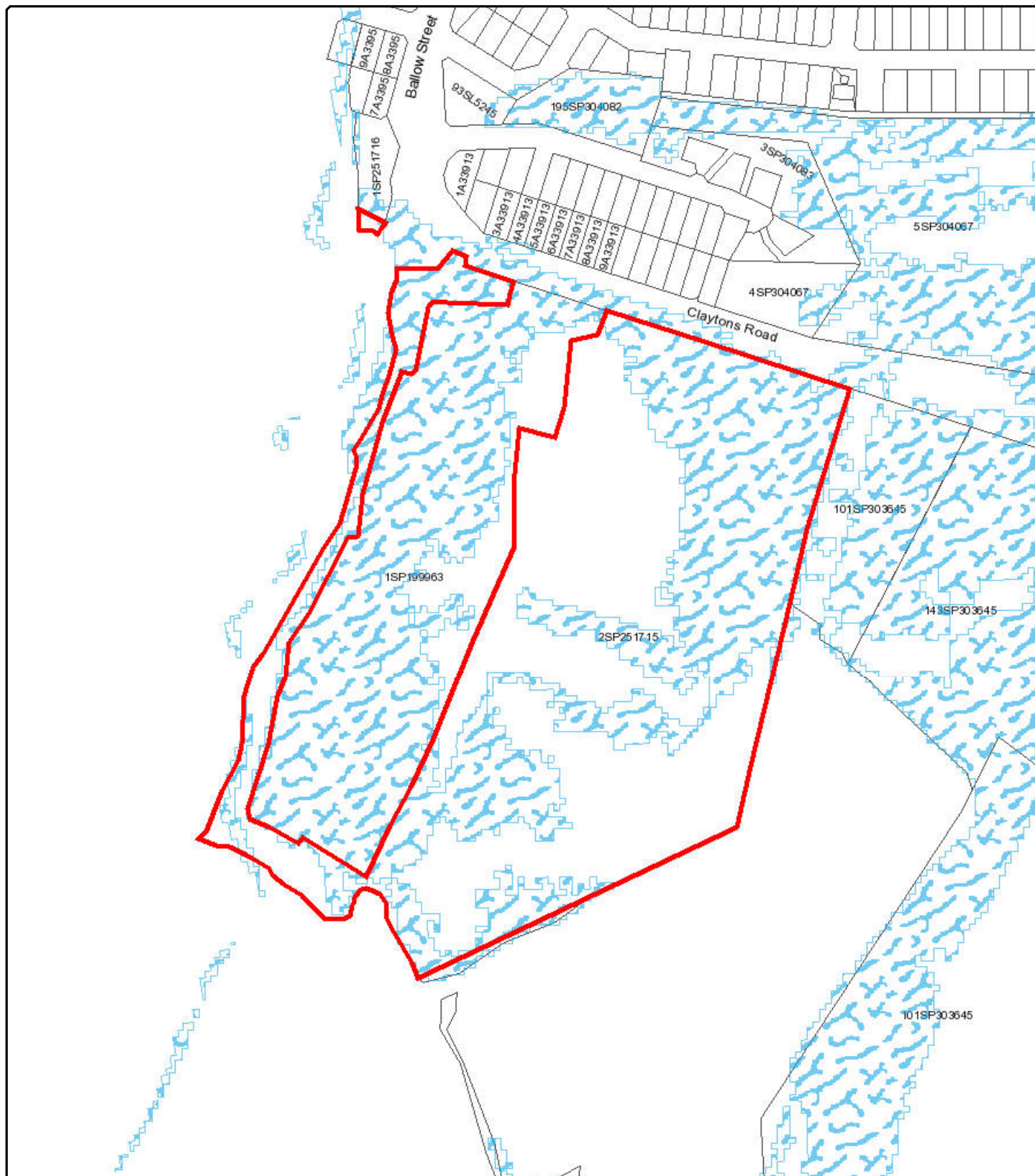


Coastal management district



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Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area



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SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 90 180 270 360
Metres

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APPENDIX G RECORDS OF COUNCIL ADOPTION AND STATE SUPPORT OF AMITY POINT SEMP



OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2021/23

Moved by: Cr Peter Mitchell

Seconded by: Cr Rowanne McKenzie

That Council resolves as follows:

1. To adopt the Implementation Plan for the Amity Point Shoreline Erosion Management Plan.
2. To lodge a development application for a preliminary approval for the flow slide barrier as recommended by the Implementation Plan.
3. To communicate with landowners regarding their responsibilities for permits, approvals and maintenance as outlined in the Implementation Plan.
4. To authorise the Service Manager, Marine Infrastructure Asset Management to revise and update the Implementation Plan in response to operational changes.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.



Report

Amity Point SEMP Implementation Plan

Redland City Council

11 December 2020



Document Status

Version	Doc type	Reviewed by	Approved by	Date issued
01	Draft SP1	Astrid Stuer	Astrid Stuer	26/07/2019
02	Final SP1	Astrid Stuer	Astrid Stuer	16/08/2019
03	Draft Report	POB, TMA	Tony McAlister	17/12/2019
04	Final Report	Astrid Stuer	Astrid Stuer	07/04/2020
05	Final Report	Astrid Stuer	Astrid Stuer	21/05/2020
06	Final Report	Astrid Stuer	Astrid Stuer	24/08/2020
07	Final Report	Astrid Stuer	Astrid Stuer	24/11/2020
08	Final Report	Astrid Stuer	Astrid Stuer	11/12/2020

Project Details

Project Name	Amity Point SEMP Implementation Plan
Client	Redland City Council
Client Project Manager	Alistair Michell
Water Technology Project Manager	Astrid Stuer
Water Technology Project Director	Steve Clark
Authors	Linda Rijkenberg
Document Number	19020018_R01v04



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 ABN 60 093 377 283



19020018_R01v08

OPTIONS**Option One**

That Council resolves to adopt the Final Report: Amity Point Shoreline Erosion Management Plan.

Option Two

That Council resolves not to adopt the Final Report: Amity Point Shoreline Erosion Management Plan.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/223

Moved by: Cr Peter Mitchell

Seconded by: Cr Wendy Boglary

That Council resolves to adopt the Final Report: Amity Point Shoreline Erosion Management Plan.

CARRIED 10/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Mark Edwards was absent from the meeting.



Final Report

Amity Point Shoreline Erosion Management Plan

Redland City Council

March 2019





Document Status

Version	Doc type	Reviewed by	Approved by	Date issued
V01	Draft Report	Christine Lauchlan Arrowsmith	Steve Clark	13Dec16
V02	Final Report	Christine Lauchlan Arrowsmith	Christine Lauchlan Arrowsmith	18Dec17
V03	Final Report	Paul O'Brien	Christine Lauchlan Arrowsmith	01May18
V04	Final Report	Christine Lauchlan Arrowsmith	Christine Lauchlan Arrowsmith	13June18
V05	Final Report	Paul O'Brien	Christine Lauchlan Arrowsmith	14Sep18
V06	Final Report	Astrid Stuer	Paul O'Brien	26Feb19
V07	Final Report	Astrid Stuer	Paul O'Brien	20Mar19

Project Details

Project Name	Amity Point Shoreline Erosion Management Plan
Client	Redland City Council
Client Project Manager	Rod Powell
Water Technology Project Manager	Paul O'Brien
Water Technology Project Director	Steve Clark
Authors	Paul O'Brien
Document Number	4193-01_R03v07



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From: SULTMANN Sel [<mailto:Sel.Sultmann@des.qld.gov.au>]
Sent: Tuesday, 19 March 2019 1:12 PM
To: Alistair Michell <Alistair.Michell@redland.qld.gov.au>
Subject: RE: Endorsement of the Amity Point SEMP

Hi Alistair

It means the strategy for erosion protection, including using a flow slide barrier, is supported but there is uncertainty as to the configuration of those works including the specific location or design of the works. For example there are still issues around if, or to what extent, the works will extend onto State land or into the Marine Park, would there be any reclamation etc. So it has to be a qualified support. It is expected these details will be provided in the implementation plan council is providing in time with further consultation with the State..

There is not a formal endorsement process as the SEMP is not a statutory or formal requirement of the Department. So the SEMP guideline needs to be updated to reflect this. The Guideline was originally prepared when coastal development assessment powers existed under the Coastal Protection and Management Act, they now are under the Planning Regulation administered by DSDMIP. DES is the technical advice agency to DSDMIP on coastal development applications, not the decision maker.

What I have provided on behalf of the department is confirmation that the strategy is consistent with current State coastal policy and is best practice coastal management (this included positive feedback from our coastal development assessment people and the Marine Parks assessment and approval unit). Therefore I can support the document as an appropriate plan to guide coastal management at Amity Point. For development application the council /land owners will still need to address the performance outcomes of the SDAP and the SEMP will be the key document relied on to facilitate this.

Yes I can provide a response on letterhead.

Sel Sultmann
Principal Coastal Scientist
Environment Policy and Planning
Dept of Environment and Science

Ph: (07) 33305768
E-mail: sel.sultmann@des.qld.gov.au
GPO Box 2454 BRISBANE, QLD, 4001
Level 10 400 George St Brisbane

www.des.qld.gov.au.



From: Alistair Michell [<mailto:Alistair.Michell@redland.qld.gov.au>]
Sent: Monday, 18 March 2019 4:09 PM
To: SULTMANN Sel <Sel.Sultmann@des.qld.gov.au>
Cc: Rodney Powell <Rodney.Powell@redland.qld.gov.au>; Julie Fullerton <Julie.Fullerton@redland.qld.gov.au>; Michael Holland <Michael.Holland@redland.qld.gov.au>
Subject: RE: Endorsement of the Amity Point SEMP

Hi Sel,

Thank you very much for this. I just tried calling you to discuss one aspect your email:

"The erosion management strategy in the Amity Point SEMP is supported, however the Department is unable to endorse any proposal until the full details of works are known."

By this, do you mean that the SEMP itself is supported but the Department can't endorse any applications for the respective works until applications for them are submitted? I'm really after clarification that your support constitutes 'endorsement' for the purpose of the following statement in the "DES Guideline for Preparing a Shoreline Erosion Management Plan":

"The local authority may request that the SEMP be endorsed by the Department of Environment and Science to facilitate its application in the assessment of development applications lodged for land contained in the coastal zone."

Also, once I get the final report to you are you able to provide your response in a formal capacity on Departmental Letterhead?

Look forward to hearing from you.

Cheers,
Alistair.

From: Murray Lane [<mailto:Murray.Lane@dsdmip.qld.gov.au>]
Sent: Friday, 18 September 2020 3:29 PM
To: Lachlan McClure <Lachlan.McClure@redland.qld.gov.au>
Cc: Michael Holland <Michael.Holland@redland.qld.gov.au>
Subject: RE: Amity Point SEMP / prelodgement request

Thanks Lachlan,

Yes, I wanted to clarify that with DES.

In short, DES do not approve the SEMP for development assessment purposes, but a DES 'supported' SEMP should be included a relevant background information with any development application.

Very relevant as RCC prepares DA's for Amity, noting conversations around the variation approval / future DAs / emergency works.

Cheers,



Murray Lane
Principal Planning Officer
Planning and Development Services (SEQ South)
Planning Group
Queensland Treasury

P 07 5644 3216
Level 1, 7 Short Street, Southport QLD 4215
PO Box 3290, Australia Fair QLD 4215
www.dsdmip.qld.gov.au

Unite & Recover 

From: Lachlan McClure
Sent: Friday, 18 September 2020 3:25 PM
To: Murray Lane
Cc: Michael Holland
Subject: RE: Amity Point SEMP / prelodgement request

Thanks Murray

That point in my presentation referred to me sending you the correspondence from DES (as attached).

I understand that there may be some confusion about the word 'endorse'. Looking back in his correspondence (attached) Sel confirmed that there is no formal process or statutory requirement for the 'endorsement' of the SEMP (though I note that the state policy guidance on the website does still refer to endorsement). What was provided by Sel on behalf of the Department was described as follows -

'What I have provided on behalf of the department is confirmation that the strategy is consistent with current State coastal policy and is best practice coastal management (this included positive feedback from our coastal development assessment people and the Marine Parks assessment and approval unit). Therefore I can support the document as an appropriate plan to guide coastal management at Amity Point. For development application the council /land owners will still need to address the performance outcomes of the SDAP and the SEMP will be the key document relied on to facilitate this.'

Hope this helps,

Lach

From: Murray Lane [<mailto:Murray.Lane@dsdmip.qld.gov.au>]
Sent: Wednesday, 11 November 2020 4:11 PM
To: Lachlan McClure <Lachlan.McClure@redland.qld.gov.au>
Subject: RE: Draft Amity SEMP Implementation Plan - invitation to provide comment/feedback

Hi Lachlan,

Thanks for the discussion last week.

I confirm I have reviewed the draft Amity Point SEMP Implementation Plan and do not have any concerns with the intent/framework to progress a development application of the Flow Slide Barrier by way of a proposed Preliminary approval for operational work that may include a variation request. This approach has been subject to previous discussions between RCC and this office.

I also encourage RCC's Marine team to ensure the RCC Strategic and Development Assessment branches also agree with this approach.

Of note, whilst the concept of such a preliminary approval has been discussed, we're both aware that the actual application structure and the function of any proposed variation is yet to be prepared and has not been reviewed (and could be subject to change). As such, the advice provided as part of 2009-18646 SPL should be followed, being that the *council is encouraged to continue to engage with SARA, and request further prelodgement advice about the preparation and content of any proposed development applications for the flow-slide barrier, particularly in regard to the drafting of the proposed Preliminary approval for operational work that may include a variation request to the Redland City Plan 2018.*

I also advise that if further clarification of any DES comments about on going maintenance of historic emergency work is required, please seek further prelodgement advice from SARA.

Please do not hesitate to contact me if you would like to discuss.

Many thanks,



Queensland
Government

Murray Lane
Principal Planning Officer
Planning and Development Services (SEQ South)
Planning Group
Queensland Treasury

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PO Box 3290, Australia Fair QLD 4215
www.dsdmip.qld.gov.au

Unite & Recover 

From: Lachlan McClure
Sent: Tuesday, 20 October 2020 9:49 AM
To: Murray Lane ; 'SULTMANN Sel'
Subject: FW: Draft Amity SEMP Implementation Plan - invitation to provide comment/feedback

Hi Murray and Sel

Just following up on my below email. Just wanted to check if either of your departments want to provide any further feedback or comment on the Draft Amity Point Implementation Plan? We did receive advice in the form of the attached prelodgement minutes. As I think you were both out of office when I originally sent the email I also forwarded it to SEQSouthPlanning@dsdmip.qld.gov.au and coastal.support@des.qld.gov.au.

Thanks,

Lach

Lachlan McClure

Adviser – Marine Strategic Infrastructure Planning

City Assets

Redland City Council

P +617 3829 8124



I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

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