COMPLIANCE INVESTIGATION LOG – CRDC534091

Date lodged	08/04/2026 10:27:03 AM	**Priority**	003
Request Details	CATEGORY 3 - Material Change Of Use Refer CRDC533716 - This CRDC has been raised as further concerns		
Investigating Officer	DCU Group DCU Mail Distribution Grp		

Owner	Mr Yujuan Li
Address	71-73 Sanctuary Drive Mount Cotton QLD 4165
Property Warning	
Name Warning	

Land particulars

Legal Description	Lot 91 RP 880401
Land Use	DWELLING (1 UNIT)
City Plan Zone	LDR - Low Density Residential - Precinct LDR2
Scheme Overlays	Bushfire Hazard Overlay
	Environmental Significance Overlay
	Landslide Hazard Overlay

Wednesday, 8 April 2026 – Taylor Connolly – COM033 – DCO

Please refer to CRDC533716 for previous request information

[redacted]

Information Release

Contrary to Public Interest, Irrelevant Information

Desktop:

Owner: Mr Yujuan Li
Default Postal Address: 71-73 Sanctuary Drive, Mount Cotton QLD 4165
Email: jeffandamberley@gmail.com
Ph: 0451 961 025
Work: 0420 221 616

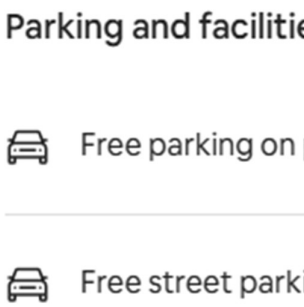
Advertisement Research:

- PDF copy of the below links saved and registered to objective file.

Website address – Mt Cotton Sanctum -Private Sanctum Among the Trees - Houses for Rent in Mount Cotton, Queensland, Australia - Airbnb

Website address – Mt Cotton Sanctum -Private Sanctum Among the Trees, Mount Cotton (updated prices 2026)

- Airbnb website states "Free street parking"
    - Part of the MCU decision notice states "There is ample parking onsite to accommodate the proposed number of guests and residents."
    - This is causing issues in the community with cars lining the road and road reserves on narrow street and causing impact to surrounding properties



Access and parking	
3. Provide six (6) car parks onsite including: • Four (4) guests car parks; and • Two (2) resident car parks.	Prior to the use commencing and ongoing.

Right to Information Release

STATEMENT OF REASONS	
Assessment Benchmarks:	The proposed development was assessed against the following assessment benchmarks: • Redlands Planning Scheme v3: • Home based business code

The key issues identified in the assessment were:

- Number of guests

For these issues, the development meets the specific or overall outcomes, which therefore complies with the code as outlined below.

Issue	Performance assessment
Number of guests	The scale of the proposed use is limited to four bedrooms and a maximum of ten guests. There is ample parking onsite to accommodate the proposed number of guests and residents.

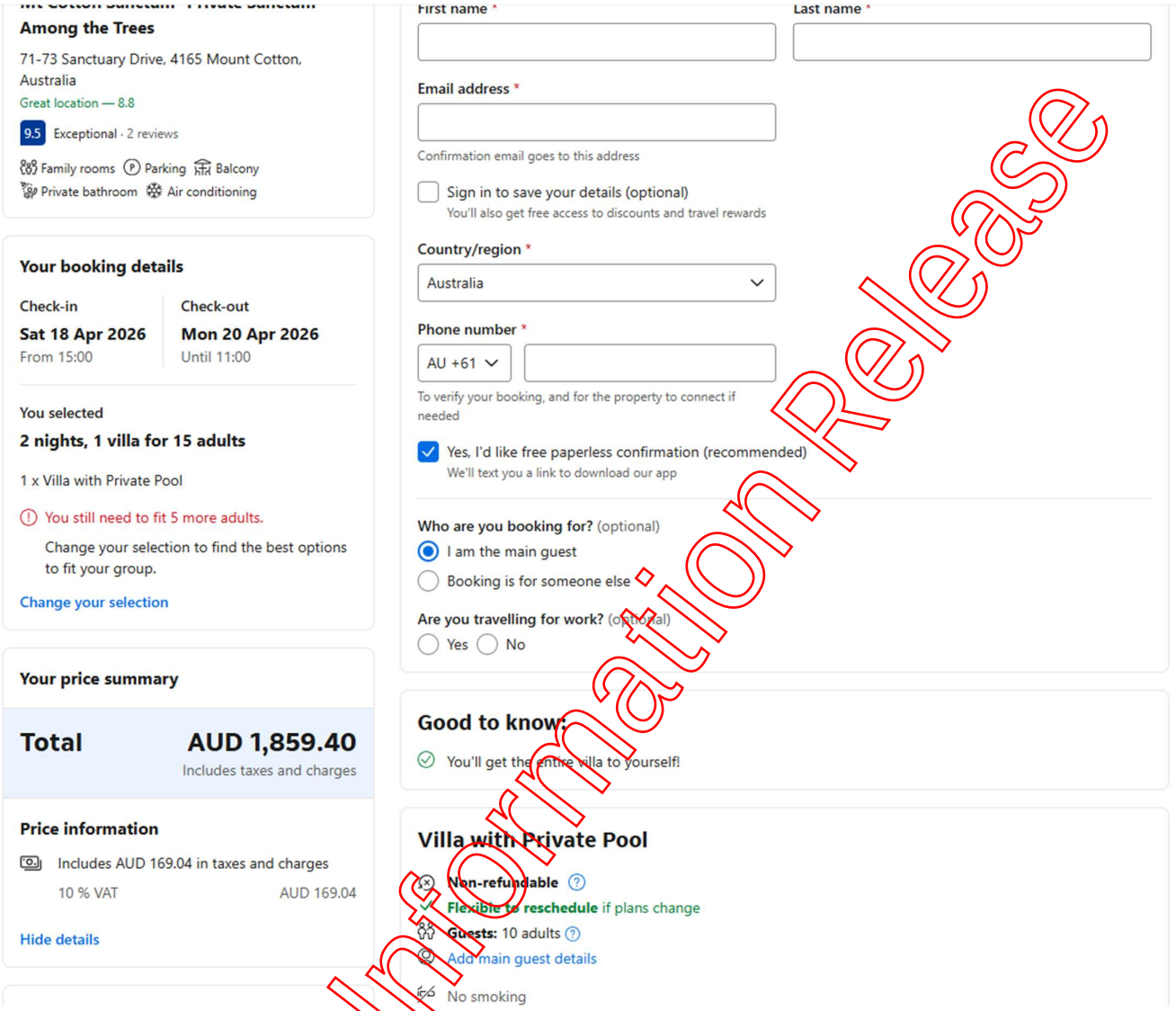
- Booking.com listing shows 6 bedrooms available in images of property, and states “the property features six bedrooms”
  - This is a breach of MCU as it states 4 bedrooms out of 5 bedrooms to be used
  - Appears there are 2 Living Rooms being used as bedrooms (Also breach of MCU)

Employees and clients	
5. Operate the bed and breakfast so that a maximum number of four (4) rooms are let to guests and a maximum of ten (10) guests are on the premises at any time.	Prior to the use commencing and ongoing.

Issue	Performance assessment
Number of guests	The scale of the proposed use is limited to four bedrooms and a maximum of ten guests. There is ample parking onsite to accommodate the proposed number of guests and residents.

Right to Information Release

- In the reservation page shown below it states “Good to know: You’ll get the entire villa to yourself!”



Email Correspondence:

[redacted]

Information Release
Rig





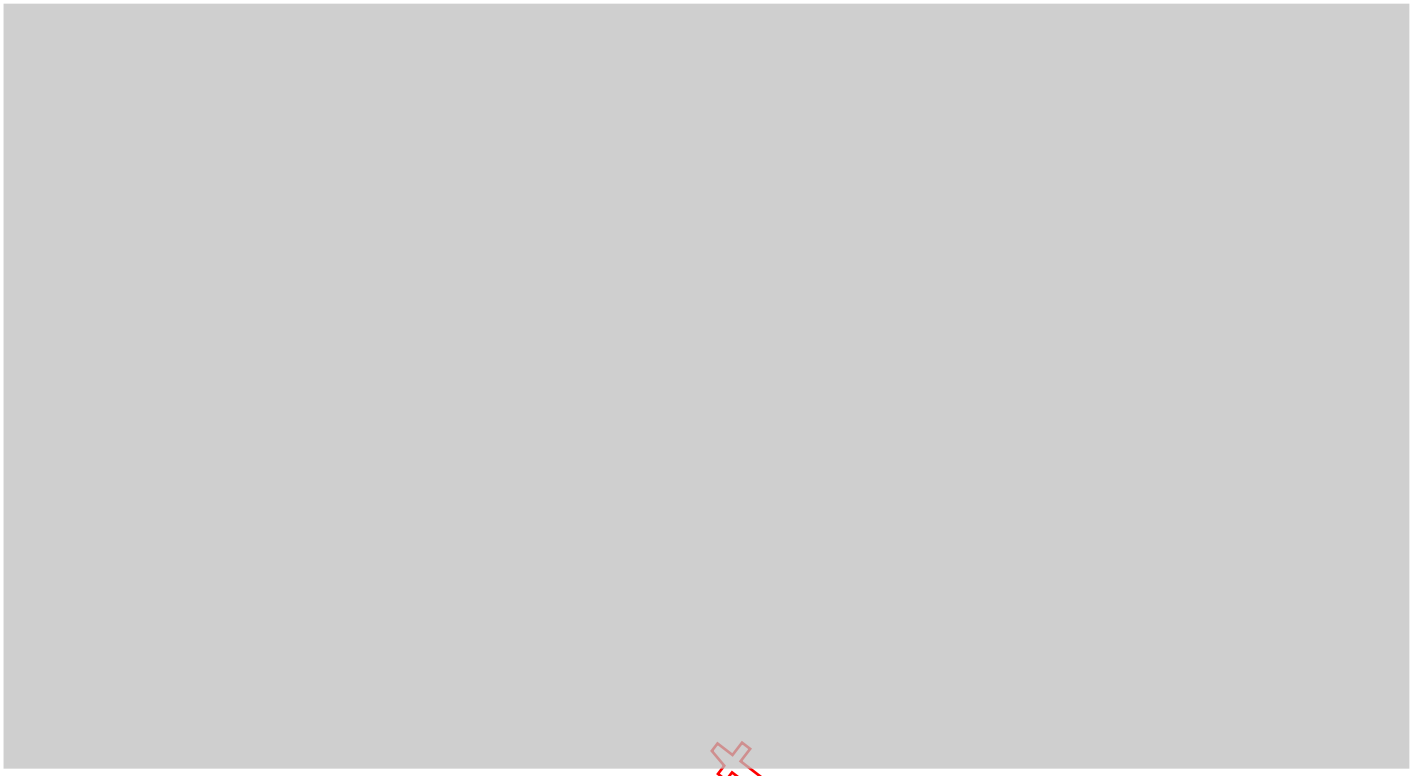
Monday, 13 April 2026 – Taylor Connolly – COM033 – DCO

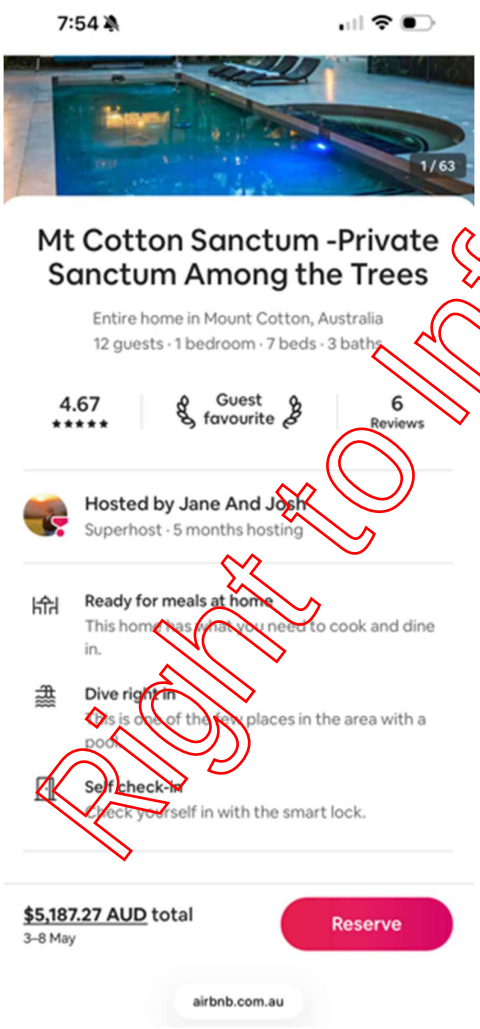


Contrary to Public Interest, Irrelevant Information

[redacted]

Contrary to Public Interest, Irrelevant Information

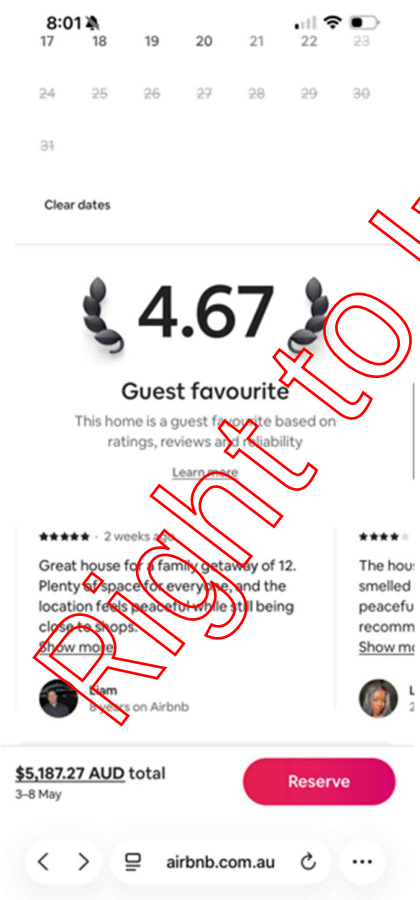




Right to Informat

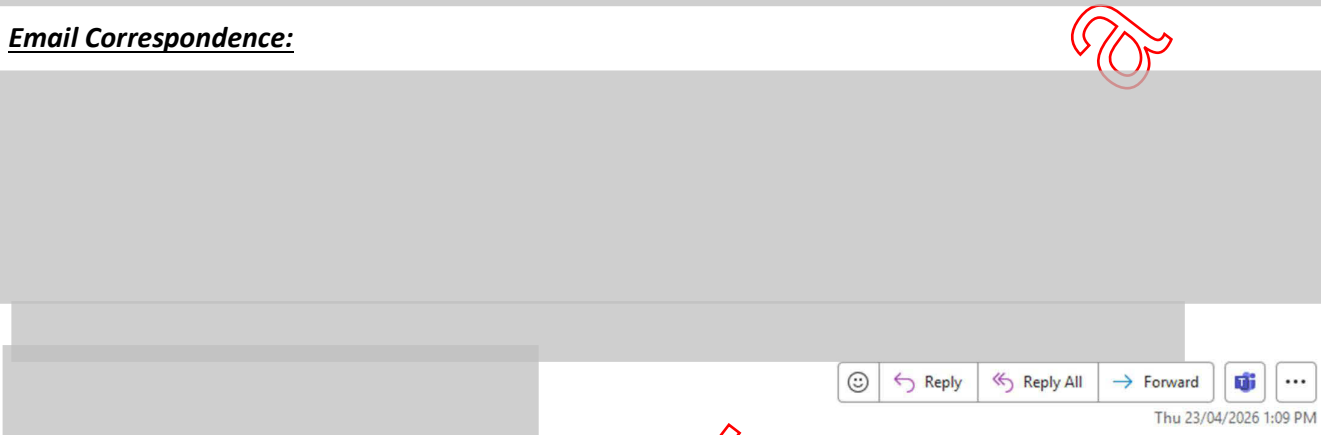
[redacted]

Get Outlook for iOS



Right to Inform

Email Correspondence:



Contrary to Public Interest, Irrelevant Information

Pages 10 through 11 redacted for the following reasons:
- -
Irrelevant Information

[redacted]

Friday, 24 April 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

[redacted]

I will continue my investigation by gathering evidence of more than 10 people being on site through the property through random door knock inspections on upcoming Friday afternoons, as this is likely when people will be arriving at the property for their stays going off [redacted] where parties are occurring on Saturday nights.

I believe the only obvious MCU condition that is being breached would be pertaining to 10 persons on the property at any one time. [redacted] and I of the understanding that the HBB checklist is irrelevant as it relates to accepted HBB's, and as the HBB that was applied for was not accepted, there was an MCU applied for an in turn issued in lieu of the HBB.

There is nothing on the MCU issued by Planning that states in addition to the MCU conditions, that home owners are required to also comply with the HBB code/checklist.

Right to form n R

Contrary to Public Interest, Irrelevant Information

Page 13 redacted for the following reason:
- -
Contrary to Public Interest

[redacted]

[redacted]

Thursday, 30 April 2026 – Taylor Connolly – COM033 – DCO

Roadside Inspection:

DCO Taylor Connolly and [redacted] onducted unannounced door knock;

- No answer
- No vehicles present at the property



Right to Inform

Contrary to Public Interest, Irrelevant Information



On Release

[redacted]

12 May 2026 - [redacted]

ICCC have raised new CRDC534271 with the following details:

[redacted]

Contrary to Public Interest, Irrelevant Information

Friday, 15 May 2026 – Taylor Connolly – COM033 – DCO

Roadside Inspection:



Right to Inform

Contrary to Public Interest, Irrelevant Information

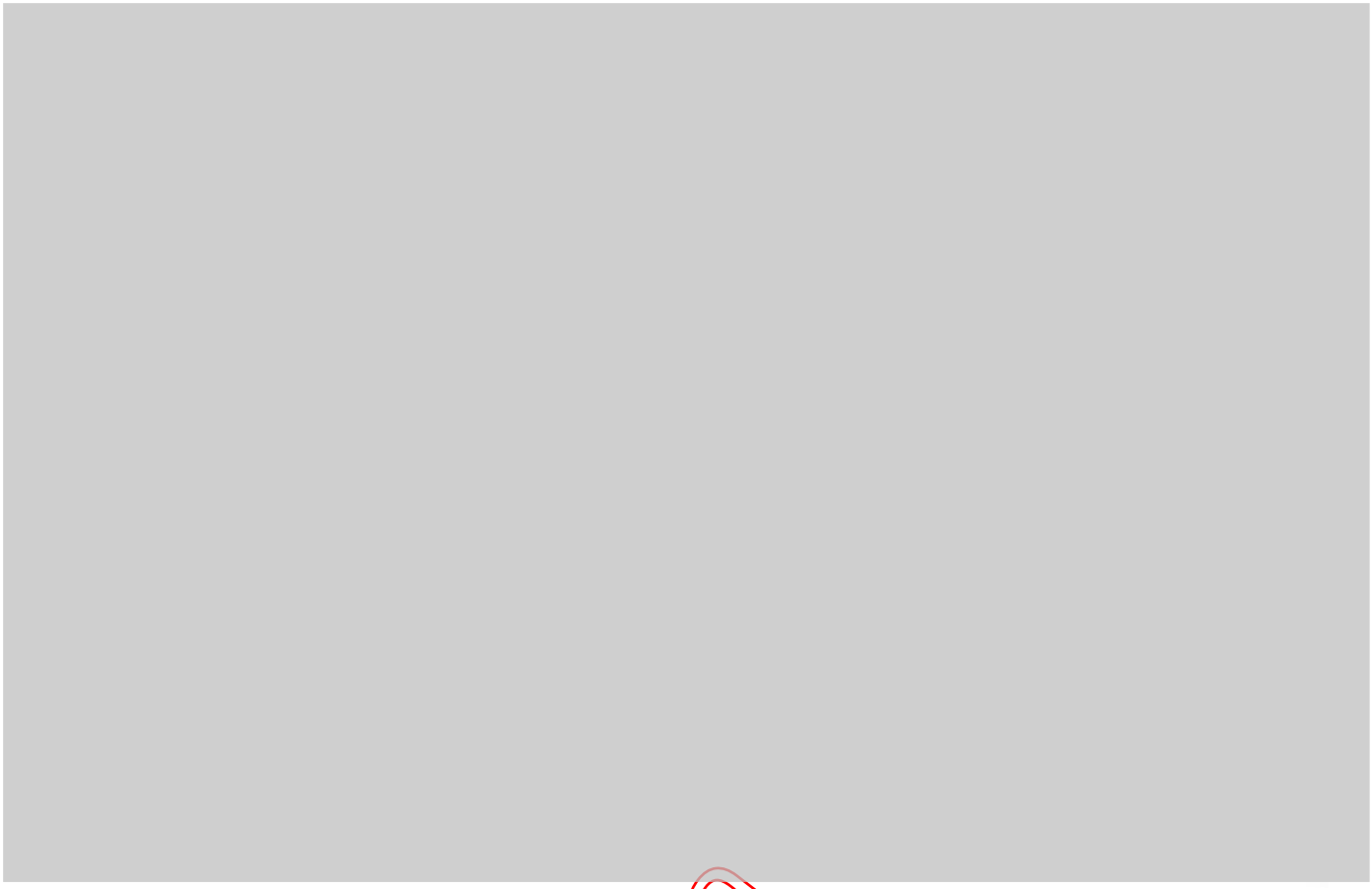


Thursday, 21 May 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

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Page 18 redacted for the following reason:
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Contrary to Public Interest



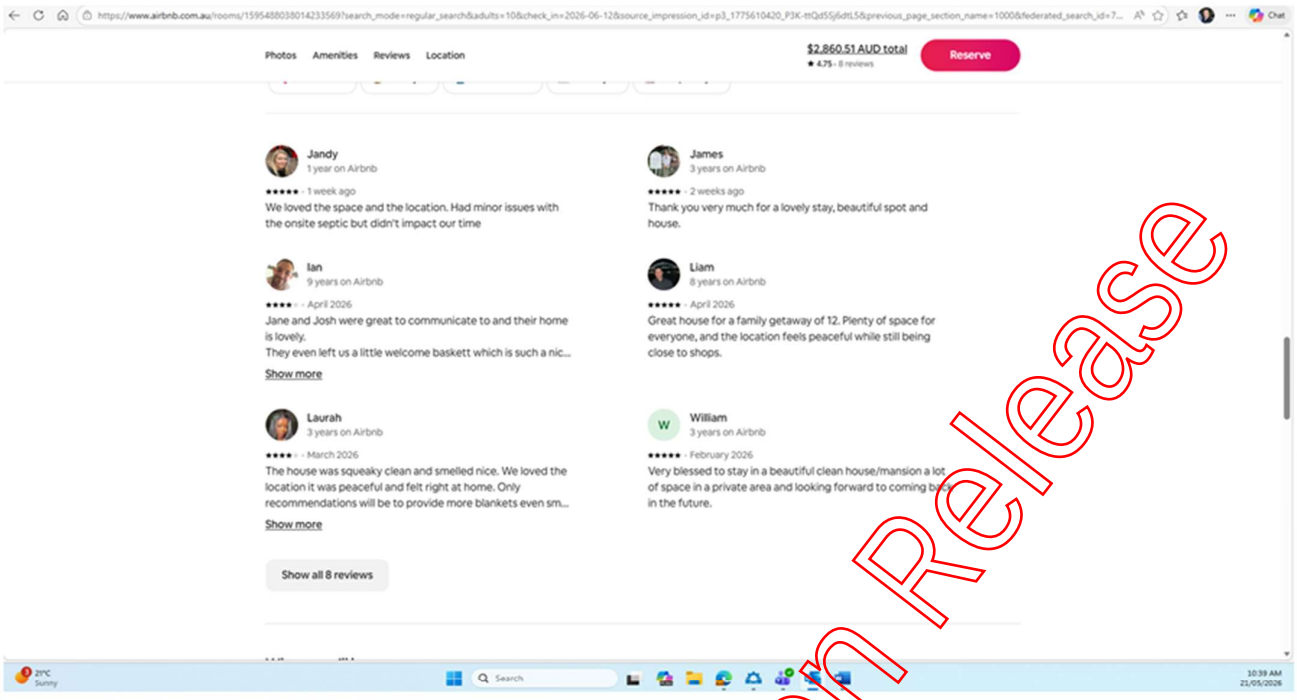
Further Research:

- Airbnb listing images saved in Objective
- Listing shows 6 bedrooms as 21 May 2026
- 5 Queen beds in 5 separate rooms
- 1 room with 2 Single beds which appears to be a “study” room
- The MCU states only 4 bedrooms to be utilised for bed and breakfast, however they utilising 5 bedrooms and a study according to images on listing

Email Correspondence:

Informa

Contrary to Public Interest



Kind Regards,

Taylor Connolly
Development Control Officer

Email Correspondence:

Email sent to owner Li requesting further information into the operations at the property. Email was reviewed by [redacted]

20260521 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Alleged Short-Term Accommodation

Taylor Connolly
To JJ 0772

Reply | Reply All | Forward

Thu 21/05/2026 10:59 AM

Good morning Li,

I am contacting you today regarding your property at 71-73 Sanctuary Drive, Mount Cotton QLD 4165.

Council has received further concerns from the community relating to the use of your property since our last communications in March 2026.

Council would appreciate if you were able to provide some further information surrounding the use of the property:

- Is 71-73 Sanctuary Drive, Mount Cotton your primary place of residence?
- Are you aware of parties occurring at the property on weekends if/when the property is being leased?
- If so, what steps are you taking to prevent parties at the property whilst it is being leased?
- What steps are you taking to ensure only 10 people are present at any one time on the premises whilst it is being leased?
- How many beds and bedrooms are made available when the property is being leased?

Any further information not listed above that you believe may assist in our investigation would also be welcome.

Please be aware that, as part of Council's standard regulatory process, the issuance of a formal notice may be required.

Kind Regards,

Taylor Connolly
Development Control Officer

mation Release
Right to I

Friday, 22 May 2026 – Taylor Connolly – COM033 – DCO

[redacted]

Onsite Inspection:

3:30pm DCO Taylor Connolly and Acting TL [redacted] ttended the property for unannounced door knock (BWC footage available):

- 2 Males, 1 Female, and a child were present at the property with white ute in driveway
- DCO Taylor asked if they were the property owners
- They advised they were not the property owner and the property owner is not present during stay
- They advised they were renting the premises through Airbnb just for the weekend
- The younger couple advised it was their wedding tomorrow
- When asked how they retrieve the key they advised there is a smart lock

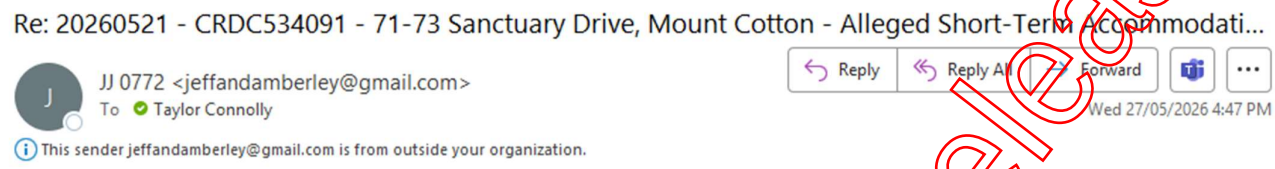
Contrary to Public Interest, Irrelevant Information

- They asked if there was anything they could pass on to the owner for me and I advised that it was okay I would try and contact them again at a later time

Thursday, 28 May 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

Email received from owner Li, dated Wednesday 27 May 2026. Did not address my previous enquiries.



Hi Taylor,

Thank you very much for your email and for reaching out. I appreciate the Council's work in listening to the community.

With respect and in the spirit of constructive communication, I would like to seek a little more clarity and I hope this is okay.

First, just to make sure I understand correctly – Council has received "further concerns from the community". Would it be correct to understand these as general concerns rather than a formal complaint? I only ask so I can understand where the situation is.

Second, in order for me to properly understand the community's concerns and to conduct a careful review on my end, would it be possible to know a bit more specifically what these concerns relate to? In your email you mentioned "parties" a few times – am I right to understand that the main concerns are about parties and possible noise issues? Please do correct me if I have misunderstood.

Third, I have tried to look into the concerns but I couldn't seem to find any specific details of incidents that might have given rise to these concerns – for example, specific dates and times, a brief description of what happened, or how long the issue lasted. If any of that information is available, it would be very helpful for me to investigate properly.

Fourth, if convenient, could you please kindly share a brief outline of Council's standard process for handling community concerns or complaints? Also, I was wondering how Council identifies and manages any complaints that might be frivolous or vexatious. I completely understand that everyone's needs and expectations can be different, and I fully respect that. At the same time, I hope it's okay to ask whether overly sensitive standards or demands – if they place an unnecessary burden on neighbours and the community – might also be considered inappropriate? I ask this respectfully, not to challenge, but to better understand how to balance everyone's interests.

Fifth, what I would sincerely like to convey to Council is this: I take very seriously the importance of ensuring that my use of the property fully complies with all applicable laws and regulations. Maintaining good relationships with neighbours and preserving a peaceful, respectful community environment has always been a top priority for me. In return, I would also hope to be treated with respect by the community and my neighbours – including respect for my legitimate rights as a property owner.

I do want to mention, for completeness, that I have not recently received any direct contact, concerns, or complaints from any neighbour or community member. That said, I remain completely open and would always encourage anyone with concerns to contact me directly, so that I can understand and address any issues as quickly as possible.

Thank you again for your email. I would greatly appreciate any response to the few clarifications I've raised above. Thank you very much for your understanding and assistance.

Kind regards,

Li

Right to Information Release

Title Search:

Title Search previously requested under CRDC533716.

INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 12/02/2026 12:47 Title Reference: 50027718
Date Created: 03/11/1994

Previous Title: 18732166

REGISTERED OWNER

Dealing No: 724641407 19/01/2026

YUJUAN LI

ESTATE AND LAND

Estate in Fee Simple

LOT 91 REGISTERED PLAN 880401
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10439164 (POR 159)
Deed of Grant No. 10917020 (POR 372)

2. MORTGAGE No 724641408 19/01/2026 at 15:14
GREAT MONEY SECURED FUNDING PTY LTD A.C.N. 665 809 218
Lodged at 15:14 on 19/01/2026 Recorded at 18:17 on 19/01/2026

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Redland City Plan research:

5.4 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.4.1—Low density residential zone

Right to Information Release

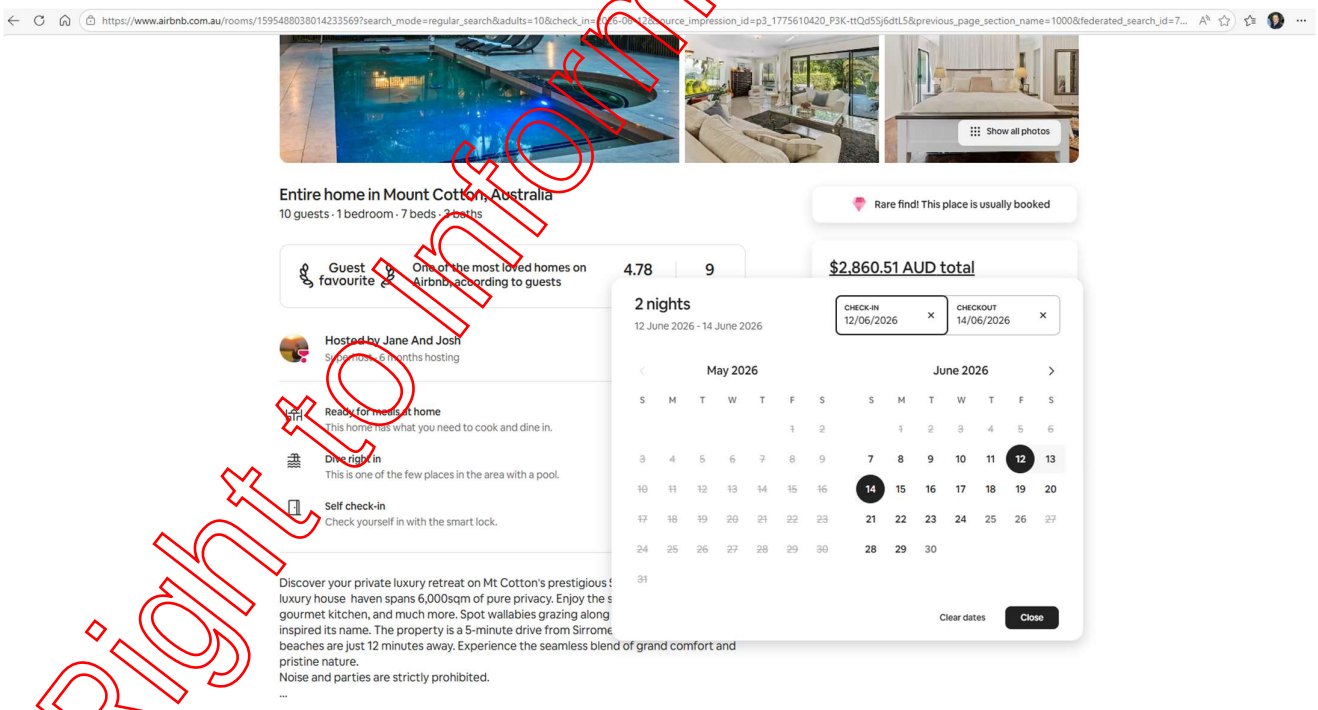
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Substation **Utility installation**	**Accepted**	
	If provided by a public sector entity	
Telecommunications facility	**Accepted**	
	If aerial cabling for broadband purposes	
Dwelling house	**Accepted**	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If in precincts LDR1, LDR2, LDR3, LDR4 or LDR5.	Low density residential zone code
Dual Occupancy	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)). Editor's note—Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If: (1) not in precincts LDR1, LDR2 or LDR4; and (2) building height is 8.5m or less; and (3) density does not exceed 1 dwelling per 400m^2 of site area	Low density residential zone code
	Code assessment	
	If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements	Low density residential zone code
Home-based business Editor's note – a home-based business must operate from an existing	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	

Right to Information Release

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
place of residence and be subordinate to the residential use of the premises		Home-based business code
Community care centre **Community use**	**Code assessment** If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m^2	Low density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Airbnb Listing:

Video recording of Airbnb website listing taken on work phone (date and time stamped) and saved in Objective. Booked out this coming weekend 31-31 May 2026.



Booking.com Listing:

Video recording of Airbnb website listing taken on work phone (date and time stamped) and saved in Objective.

Right to Information Release

Email Correspondence:

Next steps:

- Draft SCN for Short Term Accommodation
- Conduct unannounced inspection Friday 29 May 2026 as it appears booked again this weekend
-

Show Cause Notice:

Draft SCN sent to for review.

Friday, 29 May 2026 – Taylor Connolly – COM033 – DCO

Onsite Inspection:

3:20pm DCO Taylor Connolly and attended the property for unannounced door knock (BWC footage available):

- One male at the premises
- He stated we rent it through Airbnb and is currently on holidays
- Staying at the property for 14 days until they flies to New Zealand
- He still has another 8-9 days at the property
- Smart lock to get in the door (Puts code in to open)
- He said the property owner doesn't stay there but there was an issue with the pool yesterday so he did pop in



Right to Information Act

Contrary to Public Interest, Irrelevant Information

Monday, 1 June 2026 – Taylor Connolly – COM033 – DCO

Show Cause Notice:

Edited draft SCN with Friday 29 May 2026 inspection info and resent to [redacted] for review.

Email Correspondence:

Email sent to owner Li in response to his previous email.

RE: 20260521 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Alleged Short Term Accommodati...

Taylor Connolly
To JJ 0772

Reply | Reply All | Forward

Mon 1/06/2026 1:52 PM

Good afternoon Li,

Thank you for your email.

In response to your queries, I provide the following clarification:

The concerns received by Council relate to alleged short-term accommodation use of the premises and the associated impacts, including noise and other disturbances. As part of our role in Development Control, we are obliged to make reasonable enquiries where concerns surrounding breaches of relevant legislation are brought to our attention.

In general terms, Council manages concerns through the following steps:

1. Receipt of concern or enquiry
2. Preliminary assessment to determine whether the matter falls within Council's jurisdiction
3. Initial contact with the relevant property owner/occupier to raise awareness
4. Investigation and evidence gathering
5. Formal compliance action, if required and supported by evidence of a breach

It is important to note that Council does not take enforcement action based solely on unverified concerns. Any formal action requires sufficient independent evidence and must meet legislative thresholds.

Council officers are mindful of vexatious or frivolous complaints, and as such, matters are assessed objectively. Council seeks to balance the reasonable expectations of the community with the lawful use and enjoyment of private property.

At this stage, Council's investigation has progressed and some of the concerns raised have been substantiated through independent evidence gathering. As a result, Council is currently in the process of formalising its assessment, and a Notice to Show Cause will be issued in due course. This will provide you with an opportunity to respond to the matters identified before any further compliance action is considered.

Should you have any further questions, please do not hesitate to contact me.

Wednesday, 3 June 2026 – Taylor Connolly – COM033 – DCO

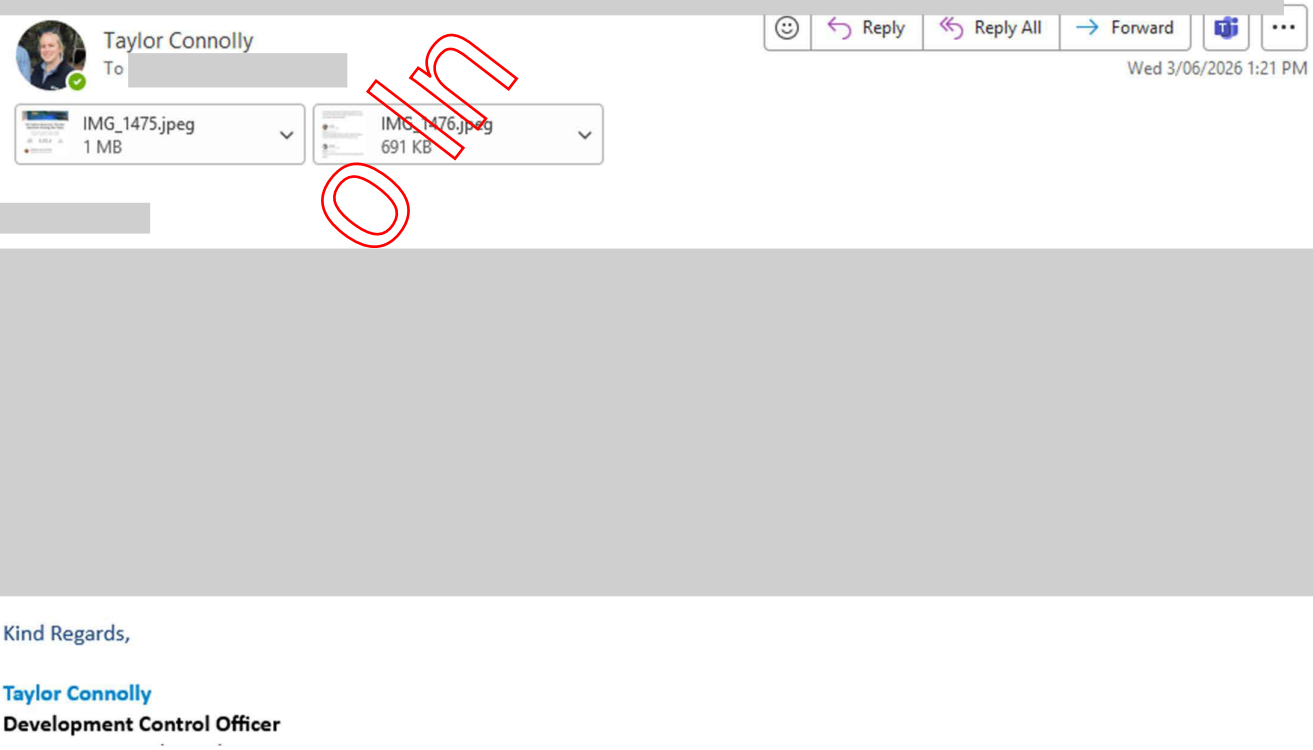
Email Correspondence:

[redacted]

Not to Information Release

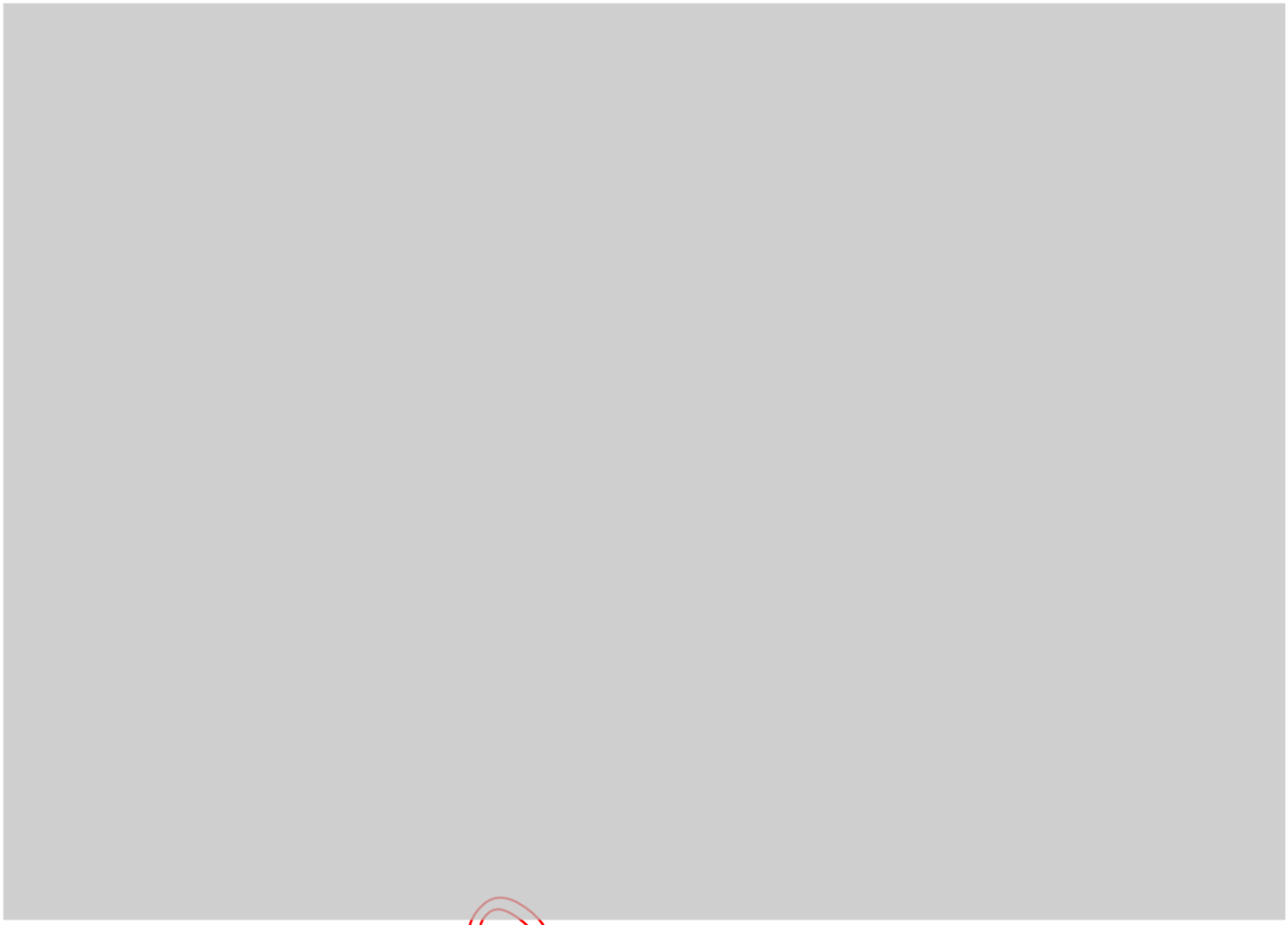
Contrary to Public Interest

- I believe I have enough evidence to support issuing SCN
- SCN has been drafted and is with my TL for review
-
-
-
-
-
-
-
-
-



Contrary to Public Interest, Irrelevant Information

Email Correspondence:



Next steps:

- Awaiting draft SCN to be issued
-

8th June 2026 –

SC006250 has been issued and sent to:
Mr Yujuan Li
71-73 Sanctuary Drive
Mount Cotton QLD 4165
PDF copy has been emailed to DCO to be sent to Customer.

Email Correspondence:

Emailed copy of SC006250 has been emailed to property owner Li.

Right to

Contrary to Public Interest

20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of ...



Taylor Connolly
To JJ 0772

Reply | Reply All | Forward

Mon 8/06/2026 12:36 PM

20260608 - Show Cause Notice SC006250 - 71-73 Sanctuary Drive, Mount Cotton - Unlawful Use of Premises.pdf
3 MB

Good afternoon Mr Yujuan Li,

Further to my email on 1 June 2026, regarding the use of your property, located at 71-73 Sanctuary Drive Mount Cotton, for short-term accommodation purposes, please find attached a copy of Show Cause Notice requesting representation be made regarding the matter by **no later than 4.30PM on 17 July 2026.**

Please be advised a physical copy has been posted the default postal address listed on our records.

If you have any queries on how to make representation or next steps, please contact me on the below number or via reply email.

Kind Regards,

Taylor Connolly
Development Control Officer

In Release

Contrary to Public Interest

Next steps:

- Representations for SCN due 17 July 2026
- My understanding is that Short-term accommodation would require Impact Assessment

Contrary to Public Interest

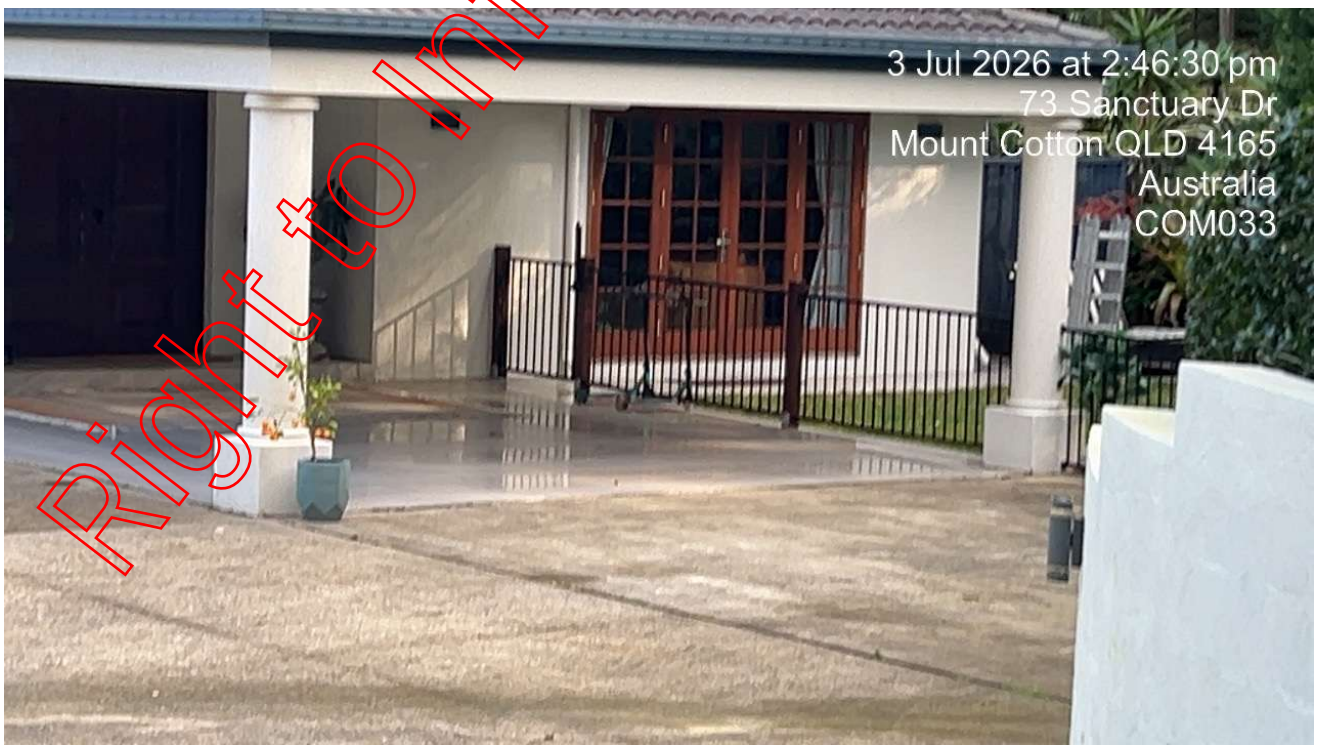
Friday, 3 July 2026 – Taylor Connolly – COM033 – DCO

Roadside Inspection Photos:

[redacted] attended the property to conduct inspection:

- No one answered the front door and no vehicles present
- Observed 2x kids scooters were resting against fence
- Observed children sized muddy boots at front door





Right to Information Release

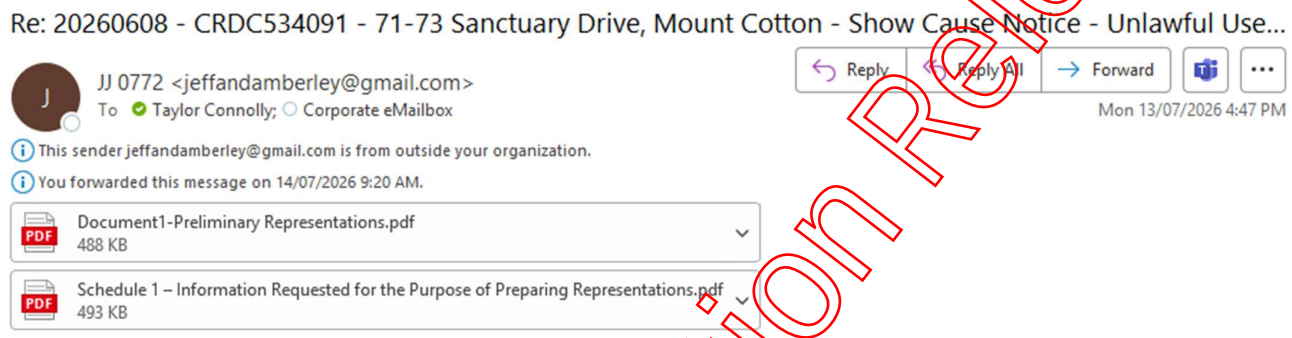
Next steps:

- Representations for SCN due 17 July 2026
- Conduct further inspections to assist if Enforcement Notice ends up being required

Tuesday, 14 July 2026 – Taylor Connolly – COM033 – DCO

Email correspondence:

Email received from owner, dated Monday 13 July 2026, requesting information relating to the evidence described in the show cause notice.



Mr Taylor Connolly,

Please find attached the following documents for Council's consideration in relation to the above Show Cause Notice:

Document 1 – Preliminary Representations and Request for Further Particulars; and
Schedule 1 – Information Requested for the Purpose of Preparing Representations.

I would appreciate your acknowledgement of receipt of this email and the attached documents.

Should Council require any clarification regarding the attached documents, please let me know.

I look forward to Council's response in due course.

Kind regards,

Yujuan Li

Right to Information Release

Preliminary Representations

and

Request for Further Particulars

Show Cause Notice No. SC006250

Council Reference: CRDC534091

Property:

71–73 Sanctuary Drive

Mount Cotton QLD 4165

Mr Taylor Connolly,

Thank you for your correspondence and for providing the Show Cause Notice dated 8 June 2026.

I acknowledge Council's responsibilities under the Planning Act 2016 and appreciate the opportunity provided to make representations before Council determines whether any further compliance action should be taken.

Throughout this matter I have endeavoured to respond to Council's enquiries openly, respectfully and cooperatively, and I intend to continue doing so.

---

1. Purpose of this correspondence

The purpose of this correspondence is intentionally limited.

It is not intended to constitute my substantive response to the matters raised in the Show Cause Notice.

Rather, the purpose of this correspondence is to request further particulars and access to the factual material presently relied upon by Council so that any future representations may be prepared on a properly informed basis.

For convenience, I have attached **Schedule 1 – Request for Further Particulars and Supporting Material**, identifying the information respectfully requested.

---

2. Preparation of representations

Right to Information Release

Having carefully considered the Show Cause Notice, I wish to ensure that any representations subsequently provided properly address the matters presently under consideration.

In order to do so, I would appreciate the opportunity to review the factual material presently relied upon by Council before preparing my substantive response.

The information requested in Schedule 1 is sought solely for that purpose.

---

3. Requested material

The material identified in Schedule 1 is requested only to assist me in understanding the factual matters presently relied upon by Council.

I appreciate that certain information may be subject to privacy obligations or other legal restrictions.

Where any requested material cannot appropriately be provided, I would appreciate Council advising, where practicable, the nature of the material withheld and the reason it cannot presently be disclosed.

---

4. Timing

Should the requested material not be available sufficiently before the current date for representations, I respectfully request that Council consider extending the period for making representations accordingly, so that there is a reasonable opportunity to consider the material provided and prepare a complete response.

My intention is simply to ensure that any representations ultimately provided are accurate, complete and of genuine assistance to Council's consideration of this matter.

---

5. Reservation

For the avoidance of doubt, nothing contained within this correspondence should be interpreted as:

- an admission of any allegation referred to in the Show Cause Notice;
- acceptance of any factual matter referred to in the Show Cause Notice;
- limiting any factual clarification, submissions or additional material which may subsequently be provided; or
- otherwise affecting any rights available to me.

Right to Information Release

The purpose of this correspondence is solely to facilitate the preparation of informed representations.

---

6. Closing

I appreciate Council's time and assistance in considering this request.

I would be grateful if Council could acknowledge receipt of this correspondence.

I look forward to receiving the requested material and thereafter providing my substantive representations.

Yours faithfully,

Yujuan Li

Owner

71–73 Sanctuary Drive

Mount Cotton QLD 4165

Right to Information Release

SCHEDULE 1

Information Requested for the Purpose of Preparing Representations

Attached to:

Document 1 – Preliminary Representations and Request for Further Particulars

---

Show Cause Notice No.: SC006250

Council Reference: CRDC534091

Property:

71–73 Sanctuary Drive

Mount Cotton QLD 4165

---

1. Basis of this Schedule

The purpose of this Schedule is not to seek discovery of documents or to request information under any separate statutory process.

Rather, it is intended to identify the information and factual material which would assist in ensuring that any representations subsequently provided are accurate, complete and responsive to the matters presently under consideration in the Show Cause Notice.

The requests contained within this Schedule are made solely for that purpose.

Nothing contained within this Schedule should be interpreted as accepting, disputing or commenting upon any allegation referred to in the Show Cause Notice.

---

2. Information Requested

Item 1

Please identify whether Council presently relies upon any inspection reports for the purposes of the Show Cause Notice and, where available, provide copies.

Item 2

Please identify whether Council presently relies upon any inspection notes for the purposes of the Show Cause Notice and, where available, provide copies.

Right to Information Release

Item 3

Please identify whether Council presently relies upon any officer notebook entries or officer file notes for the purposes of the Show Cause Notice and, where available, provide copies.

Item 4

Please identify whether Council presently relies upon any photographs for the purposes of the Show Cause Notice and, where available, provide copies.

Item 5

Please identify whether Council presently relies upon any video recordings for the purposes of the Show Cause Notice and, where available, provide copies.

Item 6

Please identify whether Council presently relies upon any screenshots of online advertisements for the purposes of the Show Cause Notice and, where available, provide copies.

Item 7

Where Council presently relies upon observations made during inspections, please identify whether any written records recording those observations exist and, where available, provide copies.

Item 8

Where Council presently relies upon discussions with persons present at the Property, please identify whether any contemporaneous written records of those discussions exist and, where available, provide copies.

Item 9

Please identify whether Council presently relies upon any information arising from concerns or complaints received from members of the community for the purposes of the Show Cause Notice and, where practicable, provide a summary of that information to the extent

Right to Information Release

that doing so would not identify any complainant.

Item 10

Please identify whether Council presently relies upon any material obtained through the independent evidence gathering referred to in Council's correspondence dated 1 June 2026 and, where available, provide copies.

Item 11

Please identify whether Council presently relies upon any additional documentary material for the purposes of the Show Cause Notice which has not otherwise been identified above.

---

3. Procedural Matters

Item 12

Please confirm whether the material identified above represents all factual material presently relied upon by Council for the purposes of the Show Cause Notice as at the date of this correspondence.

Item 13

If Council subsequently proposes to rely upon additional factual material before determining whether any further compliance action should be taken, I respectfully request that I be afforded a reasonable opportunity to consider that material before providing any further representations.

Item 14

Where any requested material cannot presently be provided, I would appreciate Council advising, where practicable:

- whether such material exists;
- the general nature of that material; and
- whether Council presently relies upon that material for the purposes of the Show Cause Notice.

Item 15

Right to Information Release

Should the requested material be provided shortly before, or after, the current due date for representations, I respectfully request that Council consider extending the period for making representations accordingly so that there is a reasonable opportunity to consider that material before providing a substantive response.

---

4. Closing

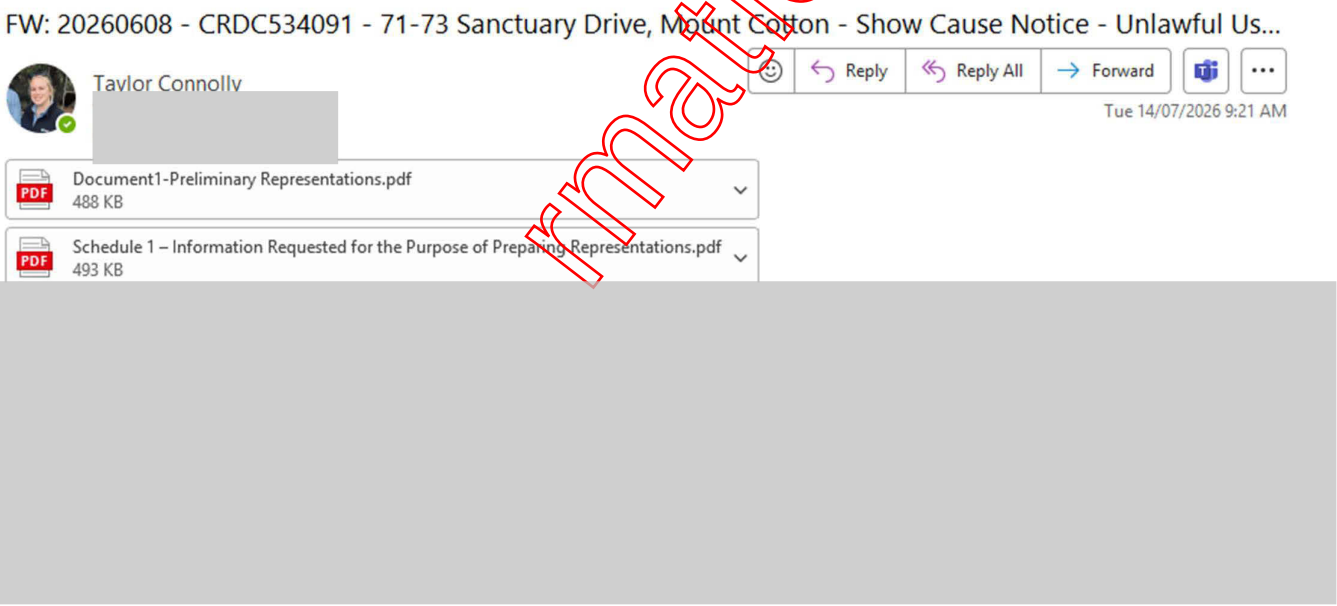
The requests contained within this Schedule are made solely for the purpose of assisting in the preparation of informed and meaningful representations.

Nothing contained within this Schedule should be understood as limiting any further request for clarification which may reasonably arise following Council's response.

I appreciate Council's assistance in this regard.

Email Correspondence:

I drafted a response to the owner and have requested it be reviewed by a TL so I can be advised if changes should be made and/or if it is appropriate to issue.



Information Release
Right

Contrary to Public Interest, Irrelevant Information

Dear Yujuan Li,

Thank you for your correspondence requesting copies of all documents, files, photographs, video recordings, and other material referenced in the Show Cause Notice issued in relation to your property.

Council acknowledges your request. At this stage of the compliance process, Council is not in a position to provide copies of the material requested. The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations. As a result, Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered.

Notwithstanding the above, I can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records. The Show Cause Notice was issued based on information available to Council and the evidence obtained during the course of its investigation.

The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.

Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.

Kind Regards,

Taylor Connolly
Development Control Officer

Next steps:

[redacted]

Email Correspondence:

Email below sent to Yujuan Li regarding completing an RTI if he would like a copy of investigation documents.

Right to Information Release

RE: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use...



Taylor Connolly
To 'JJ 0772'

Reply | Reply All | Forward

Tue 14/07/2026 1:47 PM

Dear Yujuan Li,

Thank you for your correspondence requesting copies of all documents, files, photographs, video recordings, and other material referenced in the Show Cause Notice issued in relation to your property.

Council acknowledges your request. At this stage, Council is not able to share the materials requested. The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations. As a result, Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered.

Notwithstanding the above, I can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records. The Show Cause Notice was issued based on information available to Council and the evidence obtained during the course of its investigation.

The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.

Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.

A Right to Information Request can be made by lodging a request through the formal RTI process. I have included a link to Council's information page regarding this process which contains all the relevant links and information on how to prepare and submit an application.

Right to Information and Information Privacy | Redland City Council

If you need any assistance in submitting an application or request, please contact Council on ph. 07 3829 8999 or e-mail rcc@redland.qld.gov.au.

Kind Regards,

Taylor Connolly
Development Control Officer

Information Release

Wednesday, 15 July 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

Email received from Owner Yujuan Li.

Right

Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use...

JJ 0772 <jeffandamberley@gmail.com>
To Taylor Connolly; Corporate eMailbox

Reply | Reply All | Forward

Wed 15/07/2026 2:43 PM

This sender jeffandamberley@gmail.com is from outside your organization.

Document 2 - Further Correspondence Regarding Outstanding Procedural Matters-20260715.pdf
406 KB

Open PDFs in Adobe Acrobat

Dear Taylor Connolly,

Thank you for your email. Please find attached the document2 for Council's consideration in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Right to Information Release

DOCUMENT 2

Further Correspondence Regarding Outstanding Procedural Matters

Property: 71–73 Sanctuary Drive, Mount Cotton QLD 4165

Show Cause Notice No.: SC006250

Council Reference: CRDC534091

Date:15/07/2026

To: Mr Taylor Connolly

Redland City Council

Dear Mr Connolly,

Thank you for your email responding to my request for further particulars and supporting material referenced in the Show Cause Notice.

1. Previous Correspondence

In my previous correspondence entitled 'Document1-Preliminary Representations and Request for Further Particulars', I requested access to the factual material relied upon by Council and, at paragraph 4 (Timing), requested that, should the requested material not be made available sufficiently before the due date for representations, Council allow a reasonable extension of time following disclosure so that I would have a proper opportunity to consider the material and prepare complete meaningful representations.

2. Council's Response

Council has acknowledged my request and advised that:

Right to Information Release

• 'can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records'; and

• 'At this stage, Council is not able to share the materials requested'; and

• 'The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations' ; and

• 'Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered' .

I acknowledge and respect those statutory obligations. I do not seek disclosure of any material which Council is prohibited from releasing. Where appropriate, I have no objection to documents or other material being provided in redacted form so as to protect personal or third-party information.

3. Outstanding Procedural Matter

Council's response indicates that the question of disclosure remains under active consideration pending completion of the privacy and confidentiality review referred to in its email. However, Council's email does not appear to address the procedural request contained in paragraph 4 of my previous correspondence concerning the timing of my substantive representations.

As Council has confirmed that the question of disclosure remains under consideration, the circumstances contemplated by paragraph 4 of my previous correspondence have now arisen.

Accordingly, Would Council please confirm whether it intends to:

(a) complete its disclosure consideration;

(b) provide any material capable of lawful disclosure; and

Right to Information Release

(c) afford me a reasonable opportunity to consider that material before my substantive representations is required, consistent with the request made in paragraph 4 of my previous Docuemnt1.

4. Clarification of the Outstanding Procedural Request

This correspondence is not intended to introduce any new request or to delay Council's consideration of the Show Cause Notice.

Rather, it seeks clarification of the procedural request already made in paragraph 4 of my previous correspondence in light of Council's email confirming that the question of disclosure remains under consideration.

Clarification of that procedural position will assist me in ensuring that any substantive representations provided to Council are complete, properly informed and directed to the material upon which Council ultimately proposes to rely.

I remain willing to cooperate fully with Council throughout this process and will provide my substantive representations promptly once the procedural position has been clarified.

Thank you for your consideration. I look forward to your response.

Yours faithfully,

Yujuan Li

Thursday, 16 July 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

Email sent to Yujuan Li advising that should he submit a RTI, and evidence of that is provided, we can make note of that in our records and adjust the time frame for him to show cause accordingly.

Right to Information Release

RE: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use...

Taylor Connolly
To 'JJ 0772'

Reply | Reply All | Forward

Thu 16/07/2026 8:43 AM

Hi Yujuan Li,

Thank you for your correspondence.

If you intend to submit a Right to Information (RTI) application to obtain information relevant to this matter, please provide Council with evidence that the application has been lodged (for example, a copy of the application confirmation or receipt).

Upon receipt of this evidence, we will make a note on our records and take the RTI application into consideration when assessing the timeframe provided for you to respond to the Show Cause Notice. Where appropriate, an adjustment to the response timeframe may be made to allow sufficient opportunity for the requested information to be obtained and reviewed.

Should you proceed with an RTI application, please forward the supporting documentation to this office at your earliest convenience.

If you have any questions, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly
Development Control Officer

Email Correspondence:

Further email received from Owner Yujuan Li.

Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use...

JJ 0772 <jeffandamberley@gmail.com>
To Taylor Connolly; Corporate eMailbox

Reply | Reply All | Forward

Thu 16/07/2026 2:41 PM

This sender jeffandamberley@gmail.com is from outside your organization.
You replied to this message on 16/07/2026 3:12 PM.

Document 3 - Clarification Regarding Council's Email and Disclosure Process.pdf
396 KB

Open PDFs in Adobe Acrobat

Dear Taylor Connolly,

Thank you for your email. Please find attached the document 3 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Right to Information Release

DOCUMENT 3

Clarification Regarding Council's Email and Disclosure Process

Property: 71–73 Sanctuary Drive, Mount Cotton QLD 4165

Show Cause Notice No.: SC006250

Council Reference: CRDC534091

Date: 16/07/2026

To: Mr Taylor Connolly

Redland City Council

Dear Mr Connolly,

Thank you for your email.

I note Council's advice regarding the possible lodgment of a Right to Information (RTI) application and Council's indication that, should an RTI application be lodged, it may be taken into consideration when assessing the timeframe for my response to the Show Cause Notice.

However, I do not understand Council's email as responding to the clarification sought in Document 2 concerning whether Council itself intends to complete the disclosure consideration referred to in its previous email and provide any material which it determines may lawfully be disclosed. I am unsure whether Council's email is intended to indicate that Council no longer proposes to consider providing any material directly as part of the Show Cause process.

My request for Council to provide any material capable of lawful disclosure was made independently of any decision I may make regarding an RTI application.

Right to Information Release

As explained in my previous correspondence, access to any material which Council determines may lawfully be disclosed is important to enable me to prepare complete and properly informed substantive representations in response to the Show Cause Notice.

If Council's position is now that such material will not be provided by Council as part of the Show Cause process, and that an RTI application is the only approach available for me to seek access to that material, I would appreciate Council confirming that position so as to avoid any misunderstanding.

Upon receipt of that clarification, I will determine the appropriate next procedural step.

Yours faithfully,

Yujuan Li

Email Correspondence:

Response to Owner Yujuan Li.

RE: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use...



Taylor Connolly
To 'JJ 0772'

Reply | Reply All | Forward

Thu 16/07/2026 3:13 PM

Hi Yujuan Li,

Yes that's correct, an RTI application is the only approach available for you to seek access to that material.

Kind Regards,

Taylor Connolly
Development Control Officer

Email Correspondence:

Further response from Yujuan Li advising he needs a certified copy of his identification to lodge the RTI.

Right to Information Release

Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use...

Reply | Reply All | Forward

J

JJ 0772 <jeffandamberley@gmail.com>

To Taylor Connolly; Corporate eMailbox

Thu 16/07/2026 4:56 PM

This sender jeffandamberley@gmail.com is from outside your organization.

Document 4 - Notice of Intention to Lodge an RTI Application and Request for Extension of Time.pdf
399 KB

Open PDFs in Adobe Acrobat

Dear Taylor Connolly,

Thank you for your email. Please find attached document 4 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt. Should you have any queries please do not hesitate to contact me, thanks.

Kind regards,

Yujuan Li

Right to Information Release

DOCUMENT 4

Notice of Intention to Lodge an RTI Application and Request for Extension of Time

Property: 71–73 Sanctuary Drive, Mount Cotton QLD 4165

Show Cause Notice No.: SC006250

Council Reference: CRDC534091

Date: 16/07/2026

To: Mr Taylor Connolly

Redland City Council

Dear Mr Connolly,

Thank you for your email confirming that "an RTI application is the only approach available" for me to seek access to the material requested in relation to the Show Cause Notice.

On the basis of Council's clarification, I intend to follow Council's advice and lodge an RTI application as the means of seeking access to the requested material.

However, upon preparing the application, I became aware that a valid RTI application requires a certified copy of my identity. As certification must be completed by an a qualified witness, including a lawyer, notary public, Commissioner for Declarations or Justice of the Peace. I am unfortunately unable to complete that requirement before the current due date 17th July, for my representation to the Show Cause Notice.

Right to Information Release

As explained in my previous correspondence, access to the requested material is important to enable me to prepare complete, properly informed and meaningful substantive representations. Until Council confirmed that the RTI process was the only available avenue to obtain that material, I reasonably understood from Council's earlier correspondence that Council was still considering whether any material might be disclosed directly following completion of its privacy and confidentiality review. I have therefore acted promptly following Council's clarification.

I therefore respectfully request that Council extend the current timeframe for responding to the Show Cause Notice to allow me a reasonable opportunity to:

1. Obtain the required certified identification;
2. Lodge the RTI application;
3. Provide Council with evidence that the RTI application has been lodged, as requested in your previous email; and
4. Consider any material released through that process before preparing and lodging my substantive representations.

This request is made consistently with Council's previous advice that the lodgement of an RTI application may be taken into consideration when assessing the timeframe for responding to the Show Cause Notice and that, where appropriate, an adjustment to that timeframe may be made.

I remain committed to cooperating fully with Council throughout this process and will lodge the RTI application promptly upon obtaining the required certified identification.

Thank you for your consideration. I look forward to your response.

Yours faithfully,

Yujuan Li

Friday, 17 July 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

Email sent to Yujuan Li advising a two-week extension to the date to show cause, per advice from Acting TL

Right to Information Release

Contrary to Public Interest

RE: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use...

Taylor Connolly
To 'JJ 0772'

Reply | Reply All | Forward

Fri 17/07/2026 9:17 AM

Hi Yujuan Li,

My Team Leader has advised to issue a two-week extension to the current show cause due date of 17 July 2026. This brings the new date for you to make your representations regarding the identified breaches listed in the show cause notice to **31 July 2026**.

Please note that any further extension of this timeframe will only be considered upon receipt of evidence confirming that a RTI application has been lodged. Should you proceed with an RTI application, please provide a copy of the lodgement confirmation or receipt for Council's records.

Kind Regards,

Taylor Connolly
Development Control Officer

Friday, 17 July 2026 – Taylor Connolly – COM033 – DCO

DCO Taylor Connolly and [redacted] conducted roadside inspection. No vehicles present so did not conduct door knock inspection.



Right to Information Release

Contrary to Public Interest





Right to Information Release

Monday, 20 July 2026 – Taylor Connolly – COM033 – DCO

Roadside Inspection Photo:

DCO Taylor Connolly and [redacted] onducted roadside inspection. No vehicles present so did not conduct door knock inspection.



formation Release

Monday, 27 July 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

[redacted]

Contrary to Public Interest

Tuesday, 28 July 2026 – Taylor Connolly – COM033 – DCO

Thursday, 30 July 2026 – Taylor Connolly – COM033 – DCO

Site Inspection:

DCO Taylor Connolly and [redacted] onducted unannounced door knock and observed the following:

- 1 Orange Nissan X-trail in driveway
- 1 White Nissan Pathfinder in driveway
- 1 Motorbike in driveway
- 4 people inside the premises who stated they had rented the property through Airbnb for the weekend and were attending a wedding in an hours time



Right to Information Release

Contrary to Public Interest

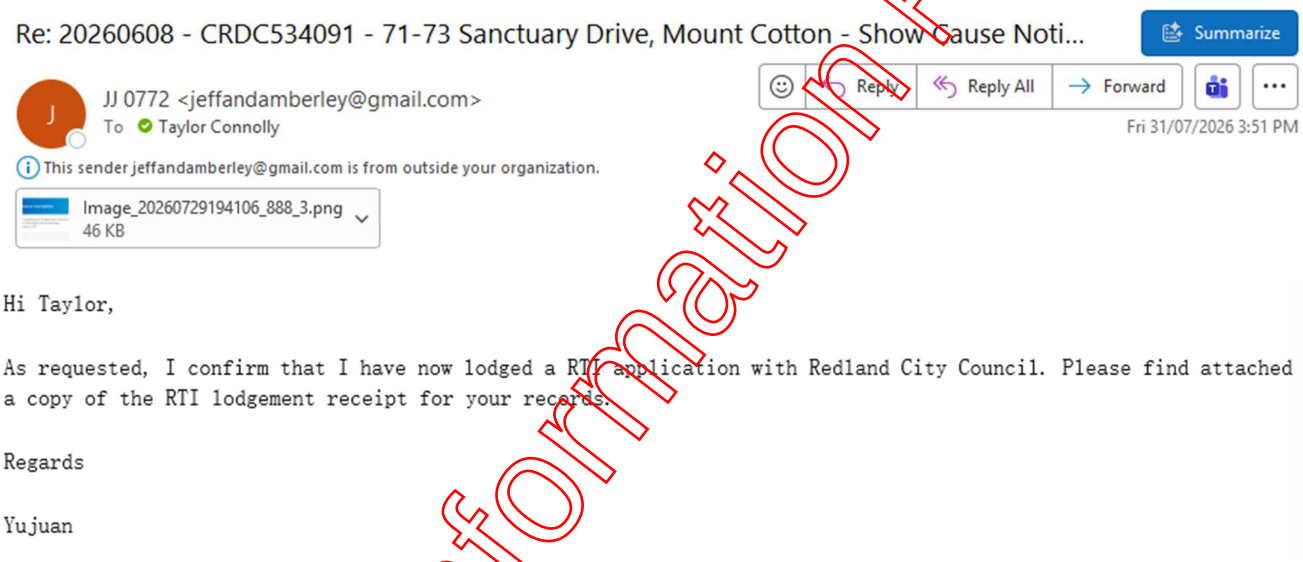
Friday, 31 July 2026 – Taylor Connolly – COM033 – DCO

Update:

[redacted]

Email Correspondence:

Email received from Yujuan Li advising he had submitted RTI request – Receipt number 132.



Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Noti...

Summarize

Reply | Reply All | Forward

JJ 0772 <jeffandamberley@gmail.com>
To Taylor Connolly

Fri 31/07/2026 3:51 PM

This sender jeffandamberley@gmail.com is from outside your organization.

Image_20260729194106_888_3.png
46 KB

Hi Taylor,

As requested, I confirm that I have now lodged a RTI application with Redland City Council. Please find attached a copy of the RTI lodgement receipt for your records.

Regards

Yujuan

Monday, 3 August 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

[redacted]

Information Rel
Rig

Email Correspondence:



[redacted]

Get Outlook for iOS

[redacted]

Contrary to Public Interest

Tuesday, 25 August 2026 – Taylor Connolly – COM033 – DCO

[redacted]

Email Correspondence:

Email sent to BSO [redacted] querying if a RTI has come through for CRDC as I'm still awaiting response to show cause notice from property owner. [redacted]

20260825 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - RTI request query

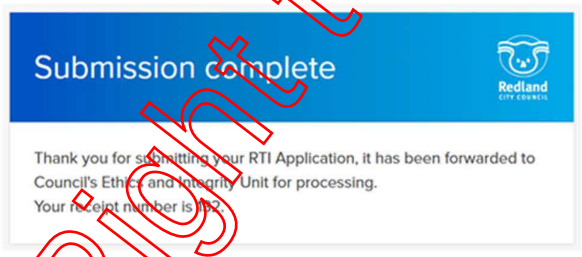
Taylor Connolly [redacted]

Reply | Reply All | Forward

Tue 25/08/2026 9:06 AM

Good morning [redacted]

I have a property owner who has advised he has lodged a RTI request. The receipt number provided to me was #132 with a lodgement date of 31 July 2026.



I was wondering if you've seen it come through. I'll be emailing the property owner today to request an update as I'm still awaiting a response to his show cause notice.

Thank you.

Kind Regards,

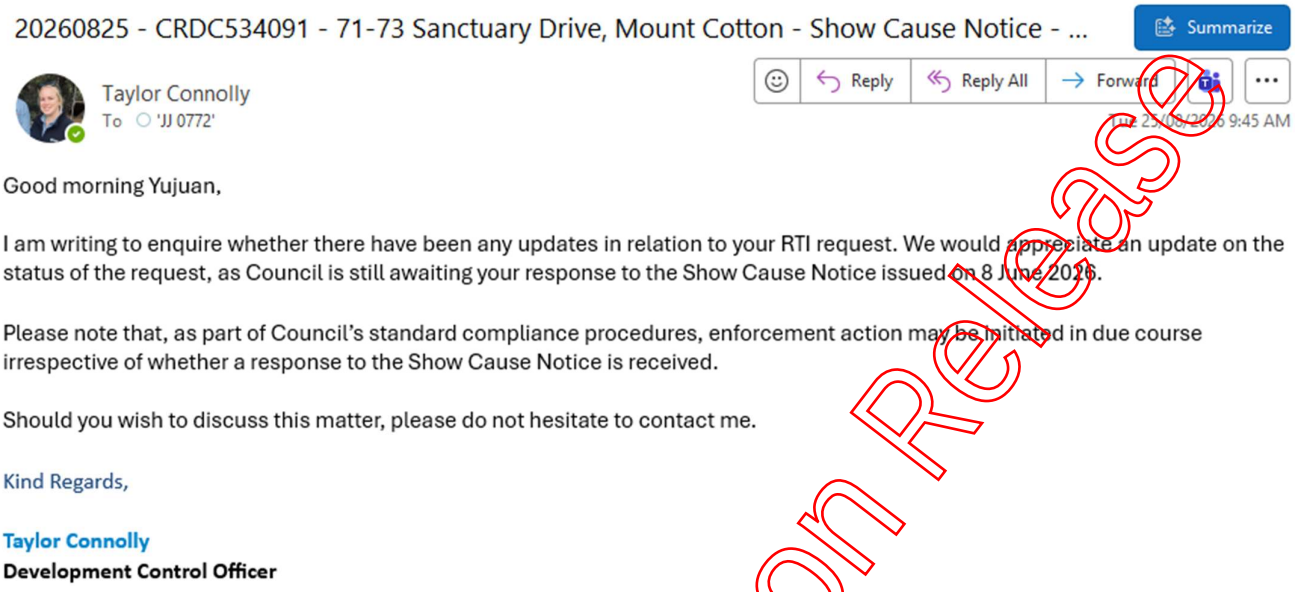
Taylor Connolly
Development Control Officer

Right to Inf

Contrary to Public Interest, Irrelevant Information

Email Correspondence:

Email sent to owner Yujuan requesting update.



20260825 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - ...

Summarize

Taylor Connolly
To 'JJ 0772'

Reply | Reply All | Forward

Tue 25/08/2026 9:45 AM

Good morning Yujuan,

I am writing to enquire whether there have been any updates in relation to your RTI request. We would appreciate an update on the status of the request, as Council is still awaiting your response to the Show Cause Notice issued on 8 June 2026.

Please note that, as part of Council's standard compliance procedures, enforcement action may be initiated in due course irrespective of whether a response to the Show Cause Notice is received.

Should you wish to discuss this matter, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly
Development Control Officer

Wednesday, 26 August 2026 – Taylor Connolly – COM033 – DCO

Next steps:

- Await response from owner regarding response to show cause

Thursday, 27 August 2026 – Taylor Connolly – COM033 – DCO

Email Correspondence:

Email received from Owner Yujuan, dated Wednesday 26 August 2026, advising still awaiting results from RTI and would like sufficient time after receiving RTI documents to review and prepare SCN.

Right to
on Release

Re: 20260825 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Noti...

Summarize

Reply | Reply All | Forward

JJ 0772 <jeffandamberley@gmail.com>
To Taylor Connolly

Wed 26/08/2026 4:42 PM

This sender jeffandamberley@gmail.com is from outside your organization.

Dear Taylor,

Thank you for following up.

I confirm that my RTI application is actively progressing. Council's Information Adviser, Mr Jett Scholl, has recently contacted me regarding the scope of the application, and I am currently working through that process with Council in accordance with the timeframe provided by the RTI officer. As the RTI application is being managed within Council's Governance and Legal Services team, any further information Council requires regarding the current status of that process should also be available internally.

As you are aware, following receipt of the Show Cause Notice, I requested access to the information and evidentiary material relevant to the matters raised in the Notice. Council subsequently confirmed that an RTI application was the only avenue available to me to seek access to that material. I therefore lodged the RTI application in accordance with Council's advice and provided you with evidence of lodgement on 31 July 2026, as requested.

As I have explained in my previous correspondence, I am actively progressing this matter in accordance with the process directed by Council. My substantive representations have not been abandoned or declined; rather, I am seeking the relevant material through the RTI process so that my response can be properly informed and can meaningfully address the material relevant to Council's investigation.

For clarity, I would therefore appreciate Council confirming that the timeframe for my substantive representations in response to the Show Cause Notice will be extended until the RTI application has been determined and any material to which access is granted has been provided to me, with a reasonable period thereafter for me to review that material and prepare and lodge my substantive representations.

I will continue to progress the RTI application promptly and will keep you updated on any material developments.

Thank you for your assistance, and I would appreciate confirmation of the above procedural position.

Kind regards,

Yujuan Li

Next steps:

- Await response from owner regarding response to show cause

Right to Information Release

Anywhere | Any week | Add guests

Mt Cotton Sanctum -Private Sanctum Among the Trees

Share Save



Entire home in Mount Cotton, Australia

10 guests · 1 bedroom · 7 beds · 3 baths

★ 4.75 · 4 reviews

Hosted by Jane And Josh

Superhost · 4 months hosting

Rare find! This place is usually booked

$2,814.30 AUD total

CHECK-IN 18/04/2026 | CHECKOUT 20/04/2026

GUESTS

Ready for meals at home

This home has what you need to cook and dine in.

Dive right in

This is one of the few places in the area with a pool.

Self check-in

Check yourself in with the smart lock.

Some info has been automatically translated. Show original

Discover your private luxury retreat on Mt Cotton's prestigious Sanctuary Drive. This luxury house haven spans 6,000sqm of pure privacy. Enjoy the saltwater pool and spa, a gourmet kitchen, and much more. Spot wallabies grazing along the tranquil street that inspired its name. The property is a 5-minute drive from Sirromet Winery, while bay beaches are just 12 minutes away. Experience the seamless blend of grand comfort and pristine nature.
Noise and parties are strictly prohibited.
...

Show more

Rare find! This place is usually booked

$2,814.30 AUD total

CHECK-IN 18/04/2026 | CHECKOUT 20/04/2026

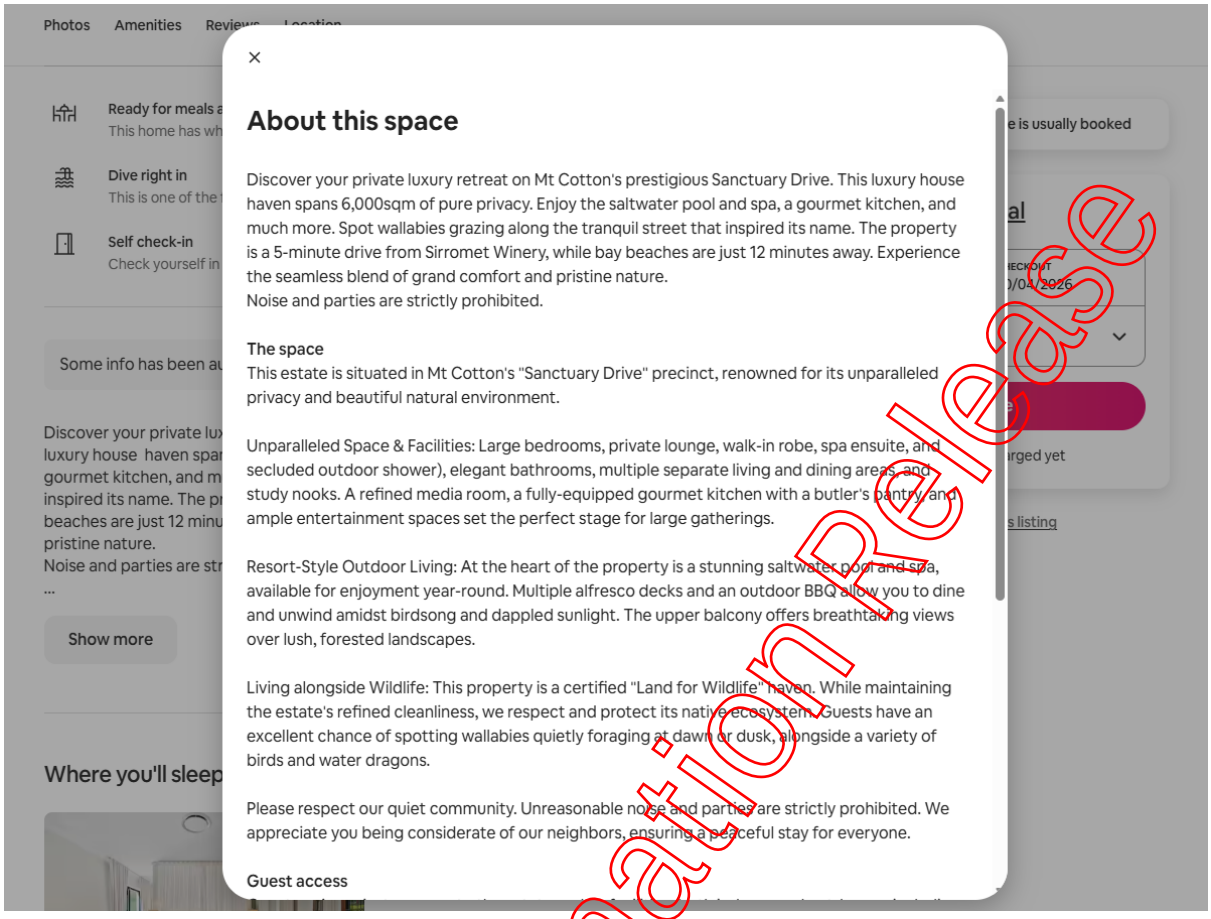
GUESTS 10 guests

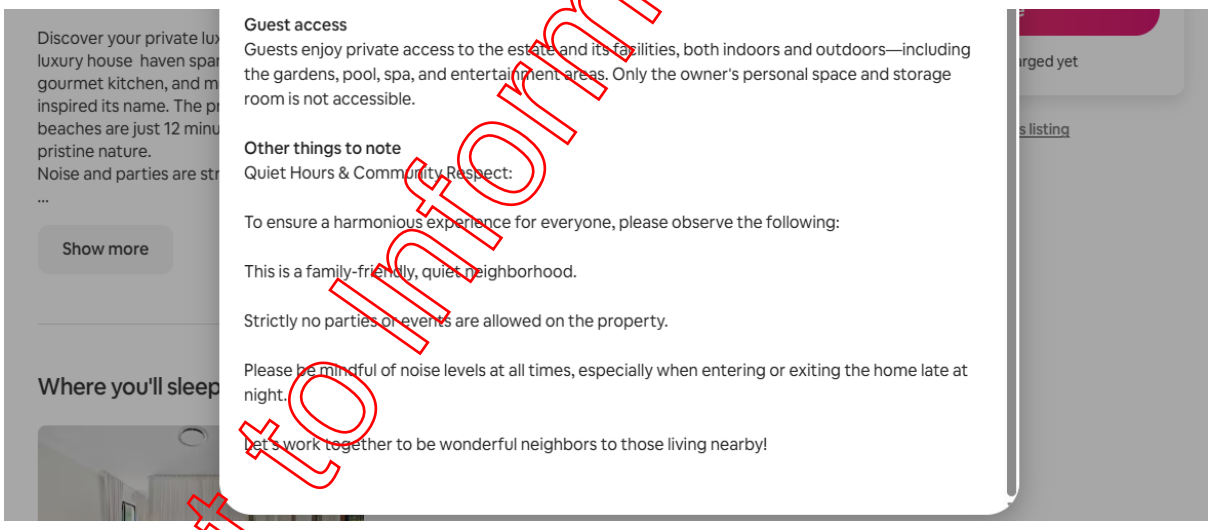
Reserve

You won't be charged yet

Report this listing

Right to Information Release





Right to Information Release

Where you'll sleep



Bedroom
1 king bed, 4 queen beds, 2 single beds

What this place offers

- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- Private pool – available all year, open 24 hours, saltwater
- Hot tub
- TV
- Free washing machine
- Exterior security cameras on property
- ~~Carbon monoxide alarm~~

Show all 62 amenities

Rare find! This place is usually booked

$2,814.30 AUD total

CHECK-IN 18/04/2026 | CHECKOUT 20/04/2026

GUESTS 10 guests

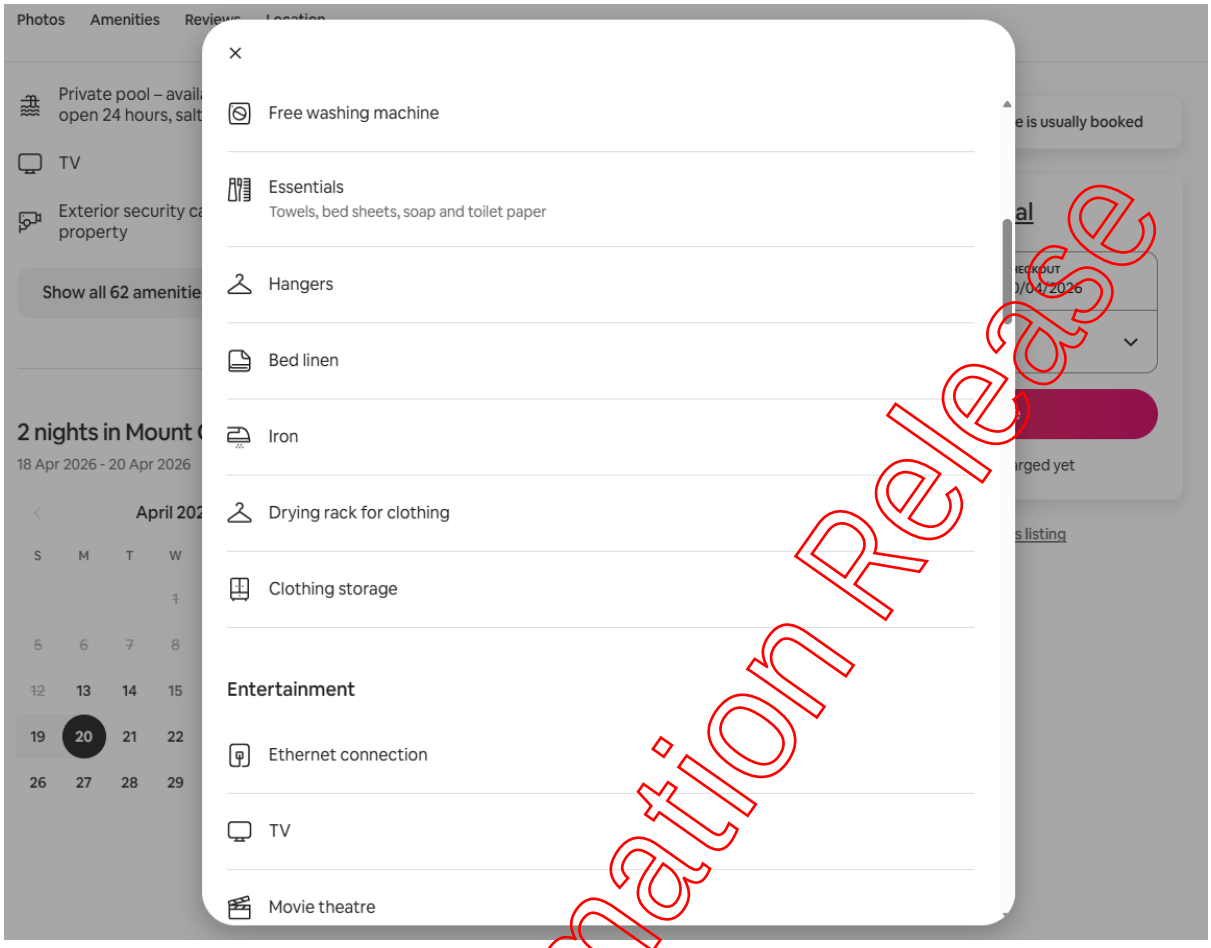
Reserve

You won't be charged yet

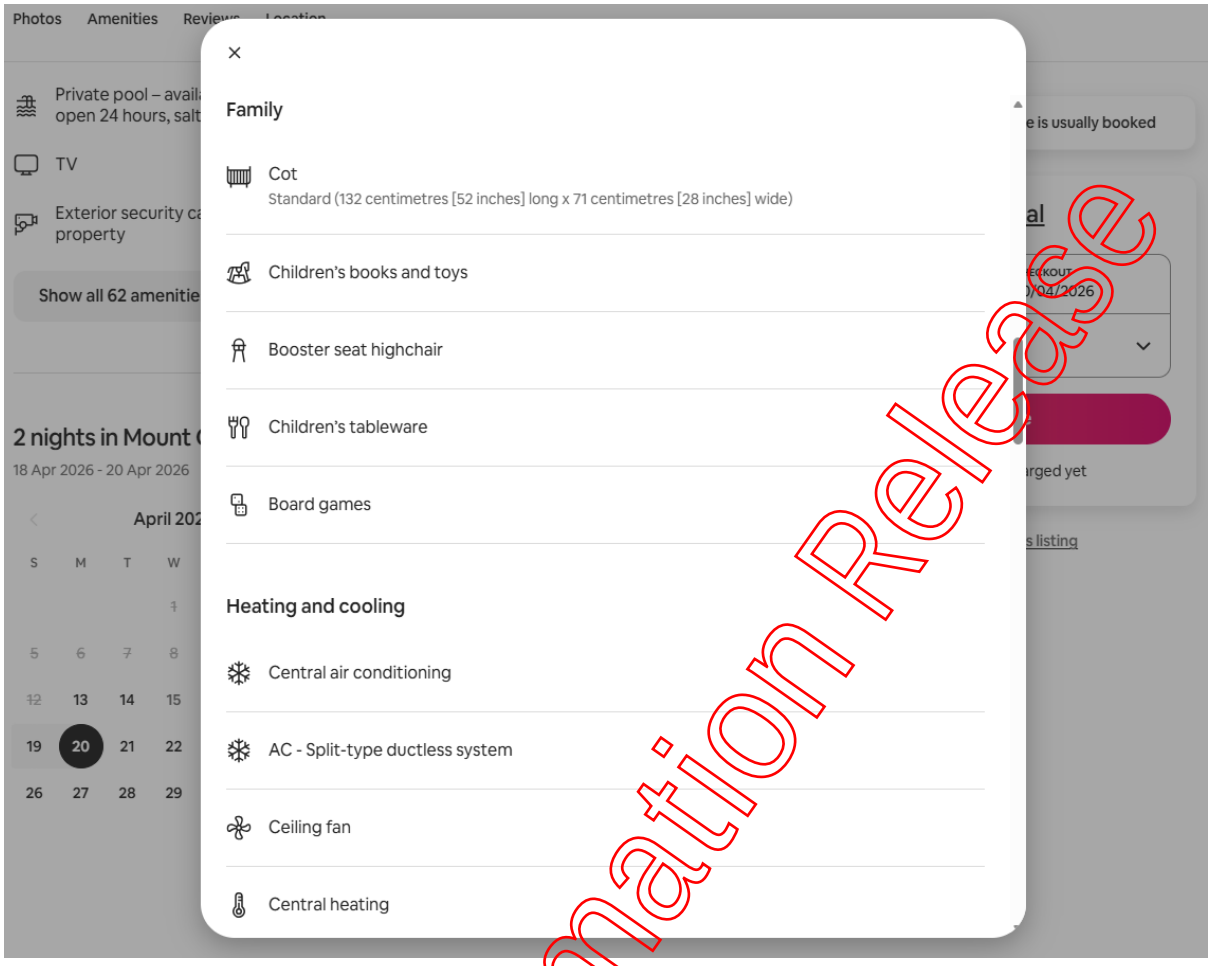
Report this listing



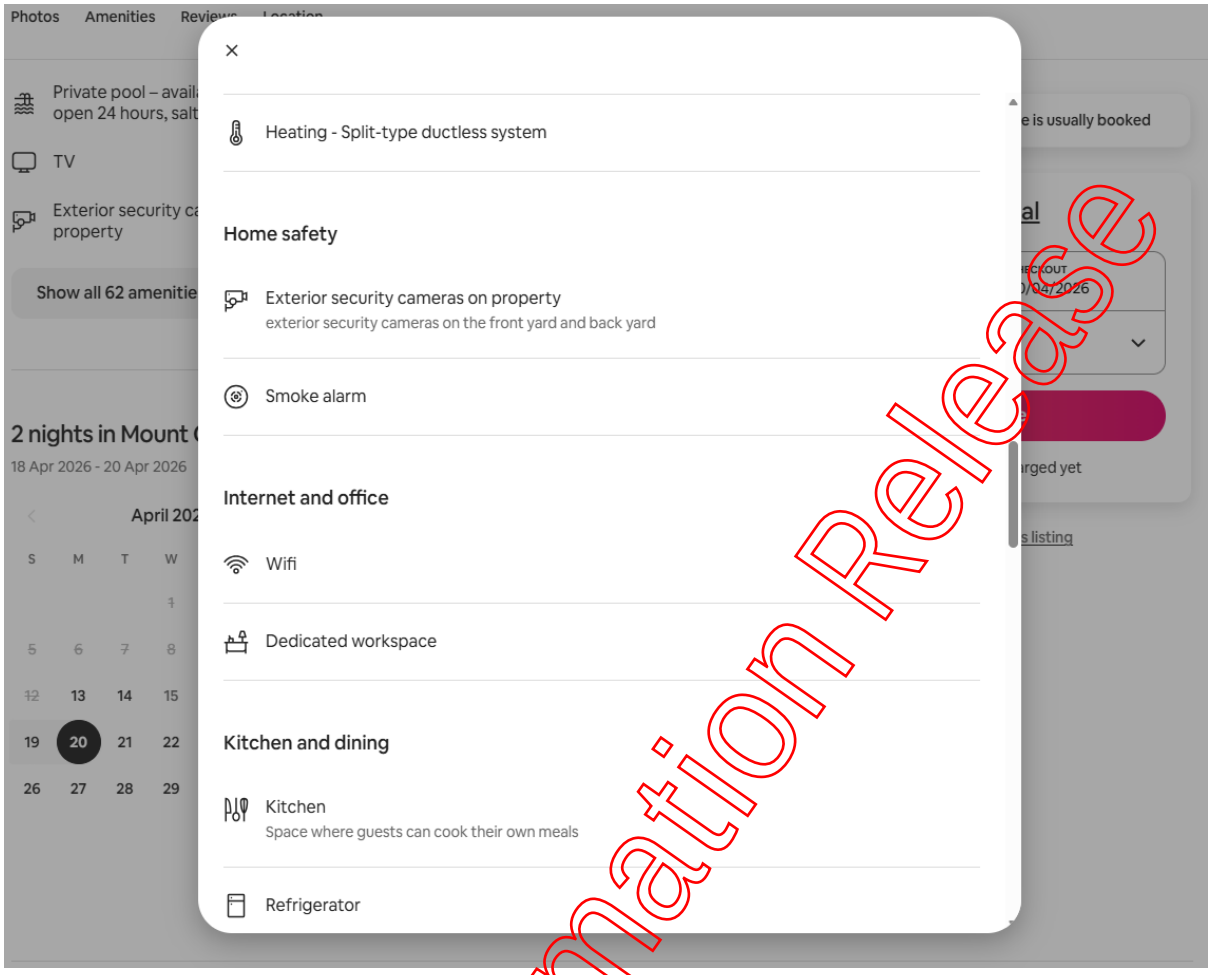
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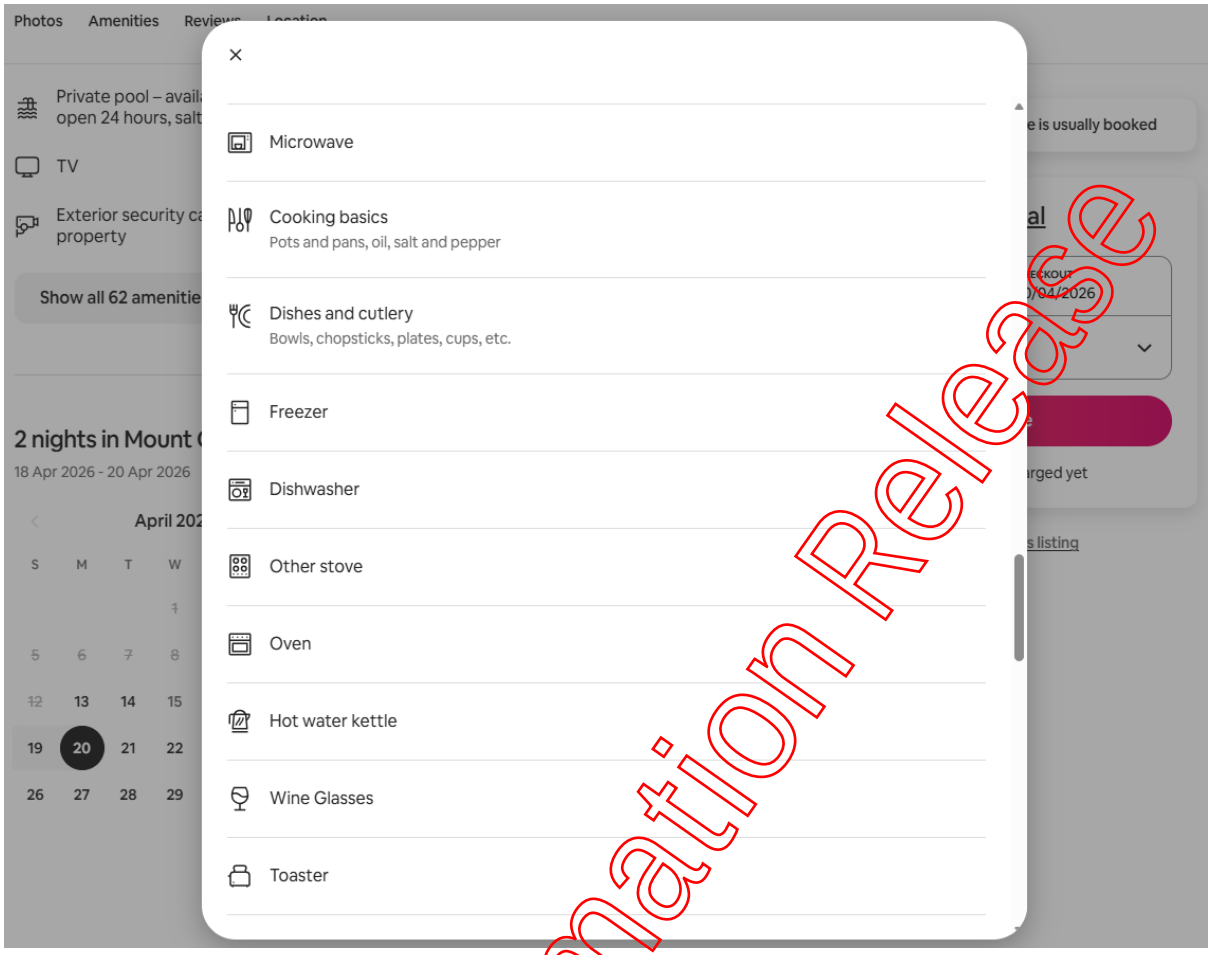
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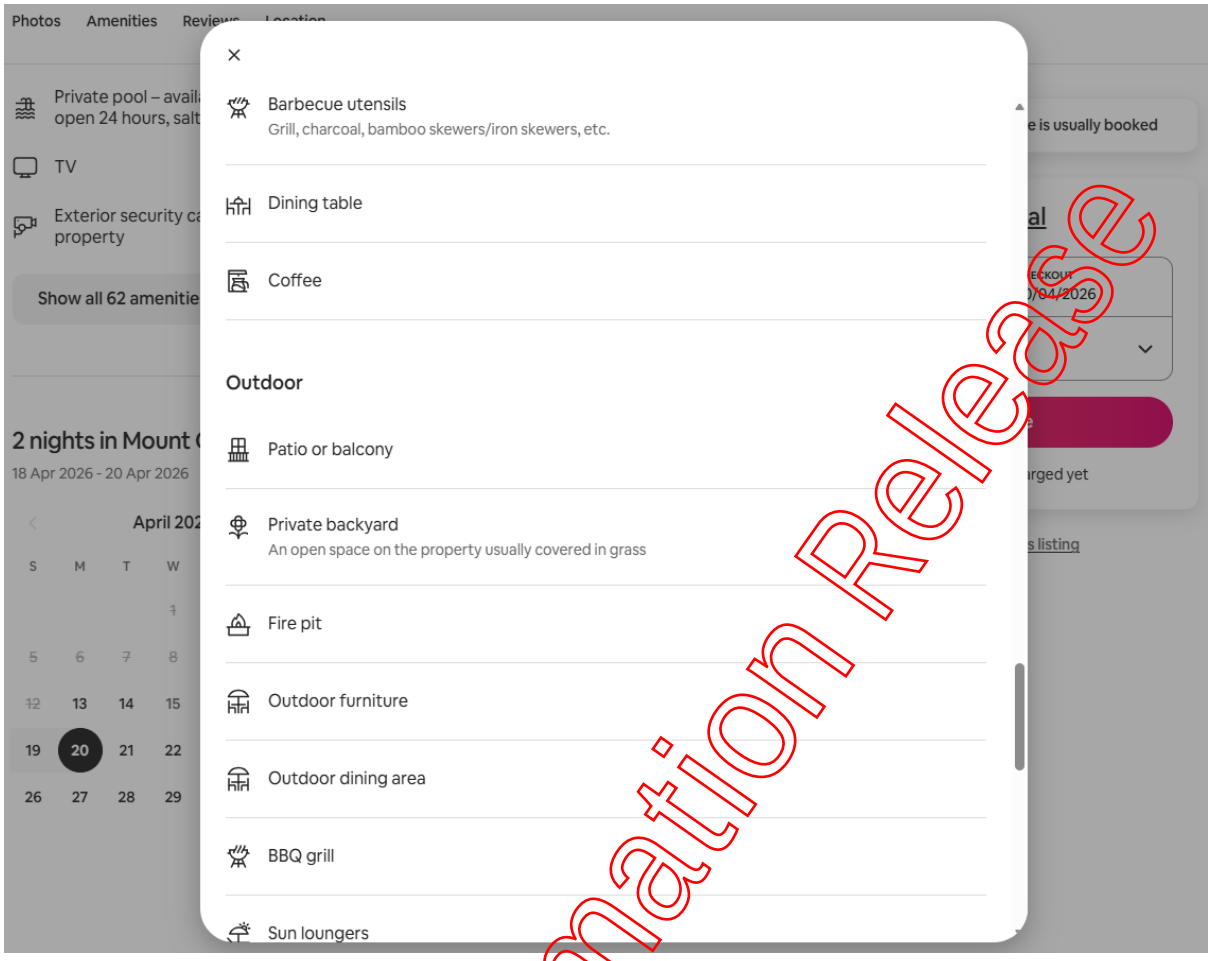
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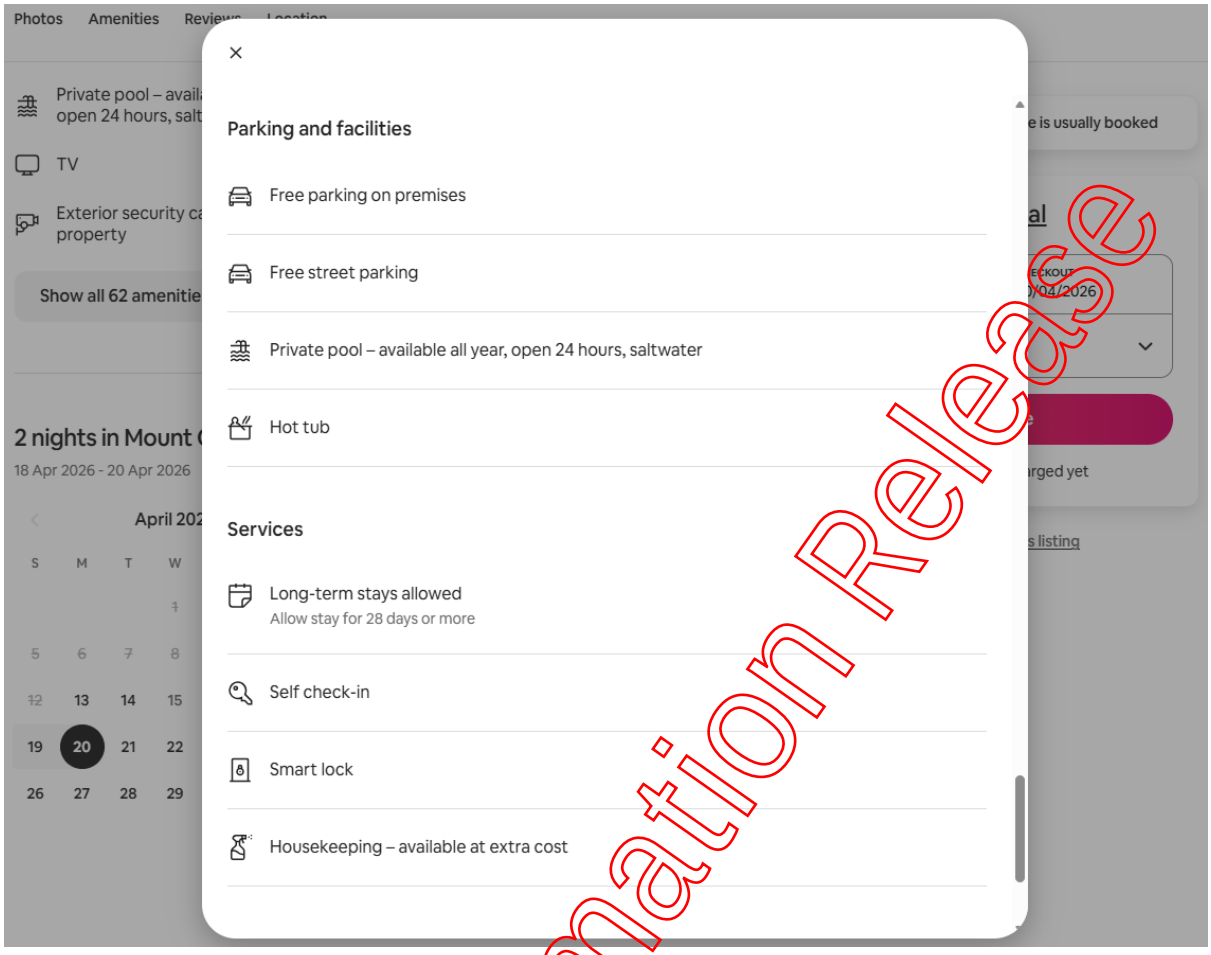
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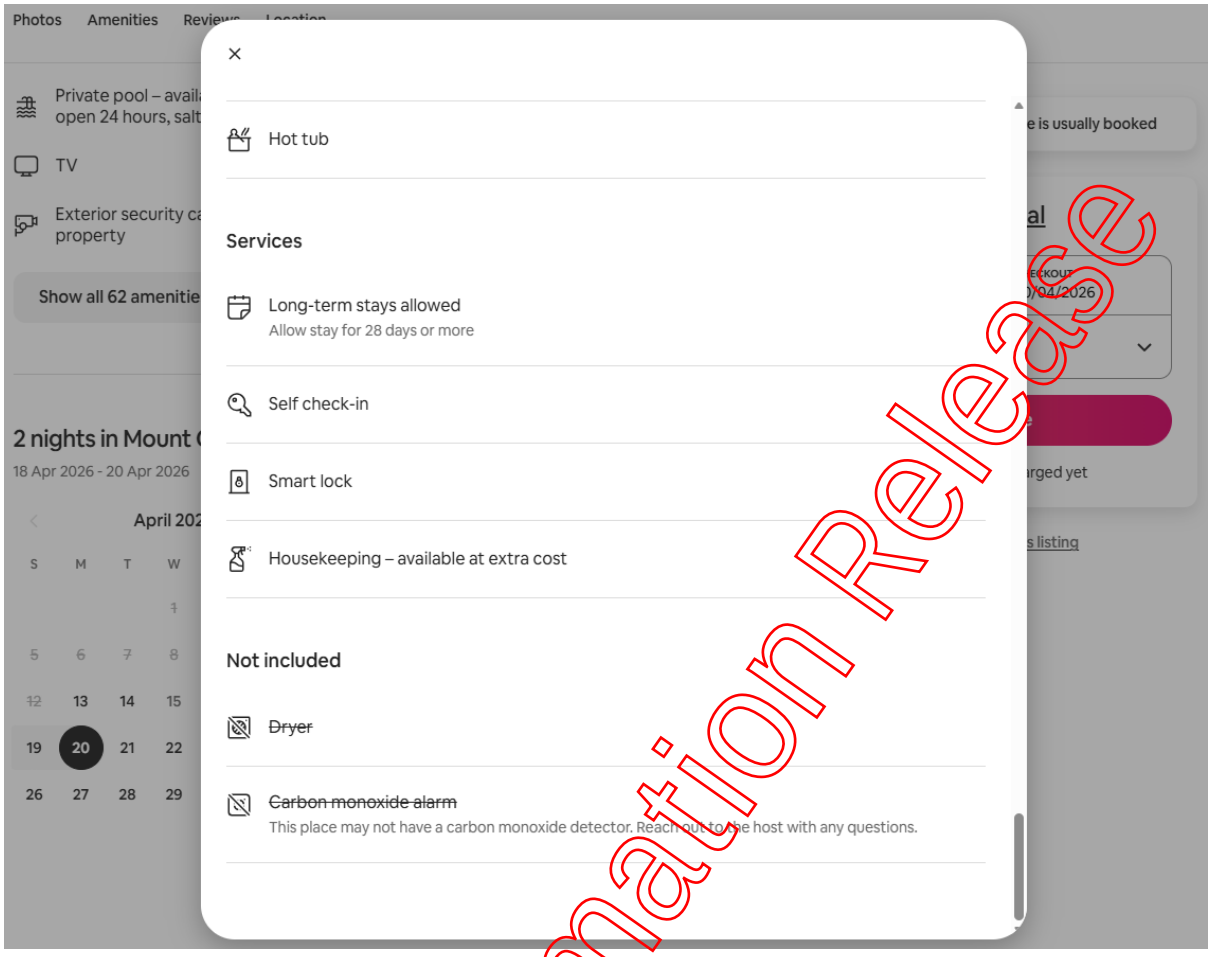
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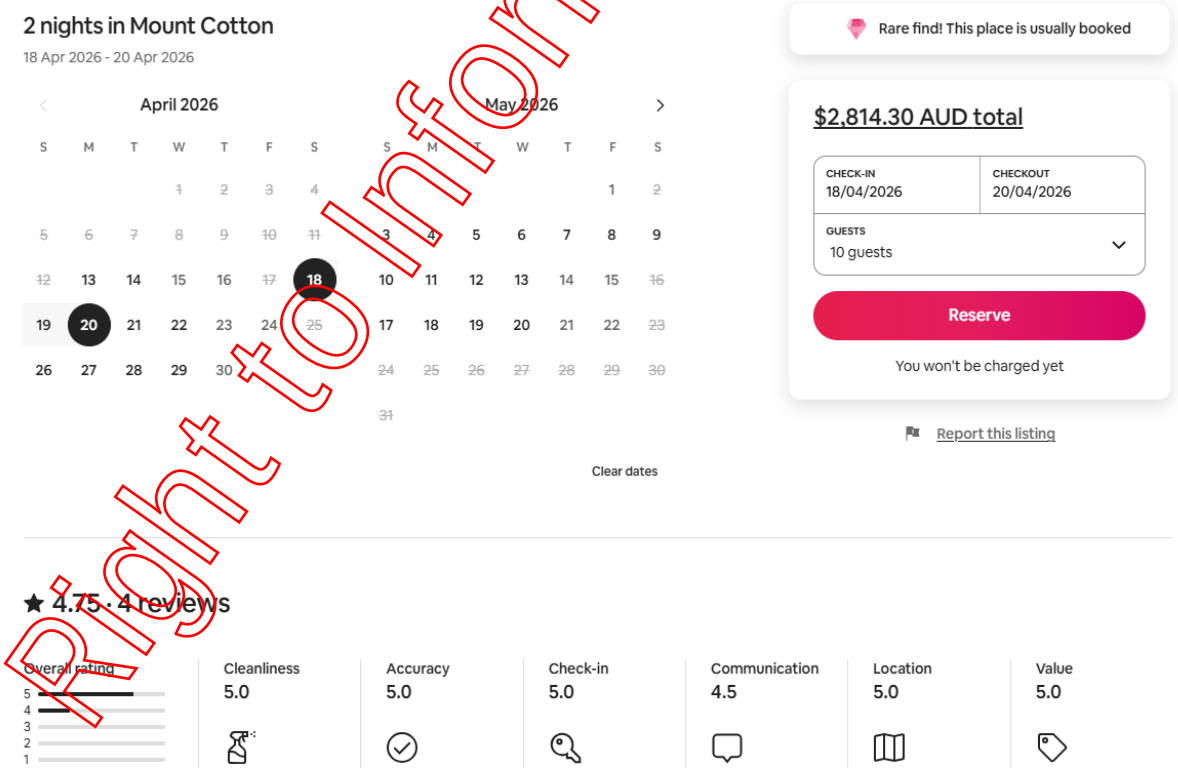


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Right to Information Release





Right to Information Release

Photos Amenities Reviews Location

$2,814.30 AUD total
★ 4.75 · 4 reviews

Reserve

Laurah
2 years on Airbnb

★★★★☆ · 1 week ago
The house was squeaky clean and smelled nice. We loved the location it was peaceful and felt right at home. Only recommendations will be to provide more blankets even small ones as it can get a bit chilly or f...

Show more

William
3 years on Airbnb

★★★★★ · February 2026
Very blessed to stay in a beautiful clean house/mansion a lot of space in a private area and looking forward to coming back in the future.

言
10 years on Airbnb

★★★★★ · February 2026
Very perfect. The room is as luxurious and tidy as the photos and description. The surrounding environment is very good. You can see kangaroos and various birds every day. Suitable for a few families to ...

Show more

Jessica
8 years on Airbnb

★★★★★ · February 2026
Beautiful home. Great place for a group to come together. We enjoyed playing basketball, swimming and this beautiful home was right near the event we needed to attend at Sirromet. Will absolutely be back.

Show more

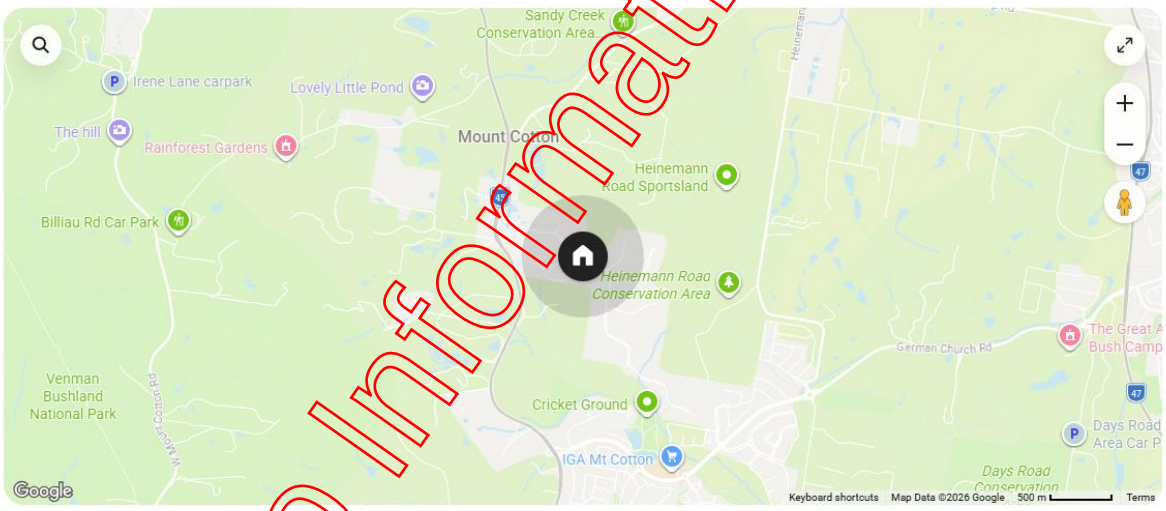
Photos Amenities Reviews Location

$2,814.30 AUD total
★ 4.75 · 4 reviews

Reserve

Where you'll be

Mount Cotton, Queensland, Australia



Exact location will be provided after booking.

Right to Information Release

Photos Amenities Reviews Location

$2,814.30 AUD total
★ 4.75 · 4 reviews

Reserve

Exact location will be provided after booking.

Meet your host



Jane And Josh
Superhost

8
Reviews

4.75★
Rating

4
Months hosting

Jane And Josh is a Superhost

Superhosts are experienced, highly-rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

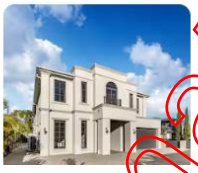
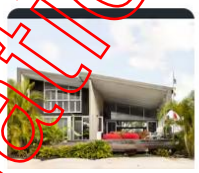
Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

More stays nearby

1 / 2





904244?previous_page_name=PdpHome...

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Photos Amenities Reviews Location

$2,814.30 AUD total
★ 4.75 · 4 reviews

Reserve

More stays nearby

1 / 2



Luxury Lakefront Getaway 6BR Home w/ Pool & Cinema
$2,345 AUD ★ 4.55



Spacious Rural Retreat with Pool in 2ha block
$2,731 AUD ★ 5.0



French Royal Experience 5B3B Grand House 3Parking
$1,294 AUD ★ 4.81



Private Island - Water Front Retreat
$2,484 AUD ★ 5.0



Scenic 5-Bed Riverview Classic & Relaxing Escape
$1,273 AUD ★ 4.71



Brand New South Stra
$1,804 AUD

Things to know

Cancellation policy
Free cancellation for 24 hours. Cancel before 3:00 pm on 11 April for a partial refund.
Review this host's full policy for details.
Learn more

House rules
Check-in after 3:00 pm
Checkout before 11:00 am
10 guests maximum
Learn more

Safety & property
Carbon monoxide alarm not reported
Exterior security cameras on property
Smoke alarm
Learn more

Airbnb › Australia › Queensland › Brisbane

Explore other options in and around Mount Cotton

Photos Amenities Reviews Location

$2,814.30 AUD total
★ 4.75 · 4 reviews

Reserve

Airbnb › Australia › Queensland › Brisbane

Explore other options in and around Mount Cotton

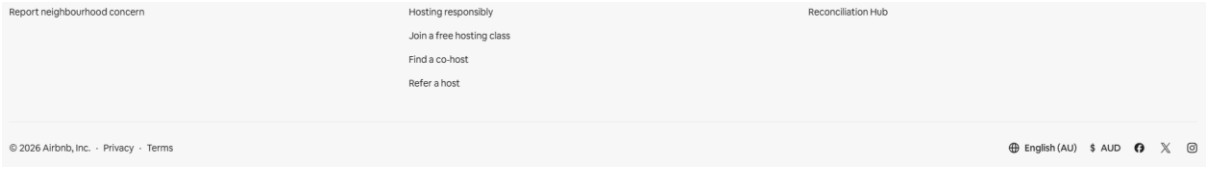
Gold Coast Holiday rentals	Sunshine Coast Holiday rentals	Surfers Paradise Holiday rentals
Northern Rivers Holiday rentals	Noosa Heads Holiday rentals	Brisbane City Holiday rentals
Mid North Coast Holiday rentals	Burleigh Heads Holiday rentals	Port Macquarie Holiday rentals

Other types of stays on Airbnb

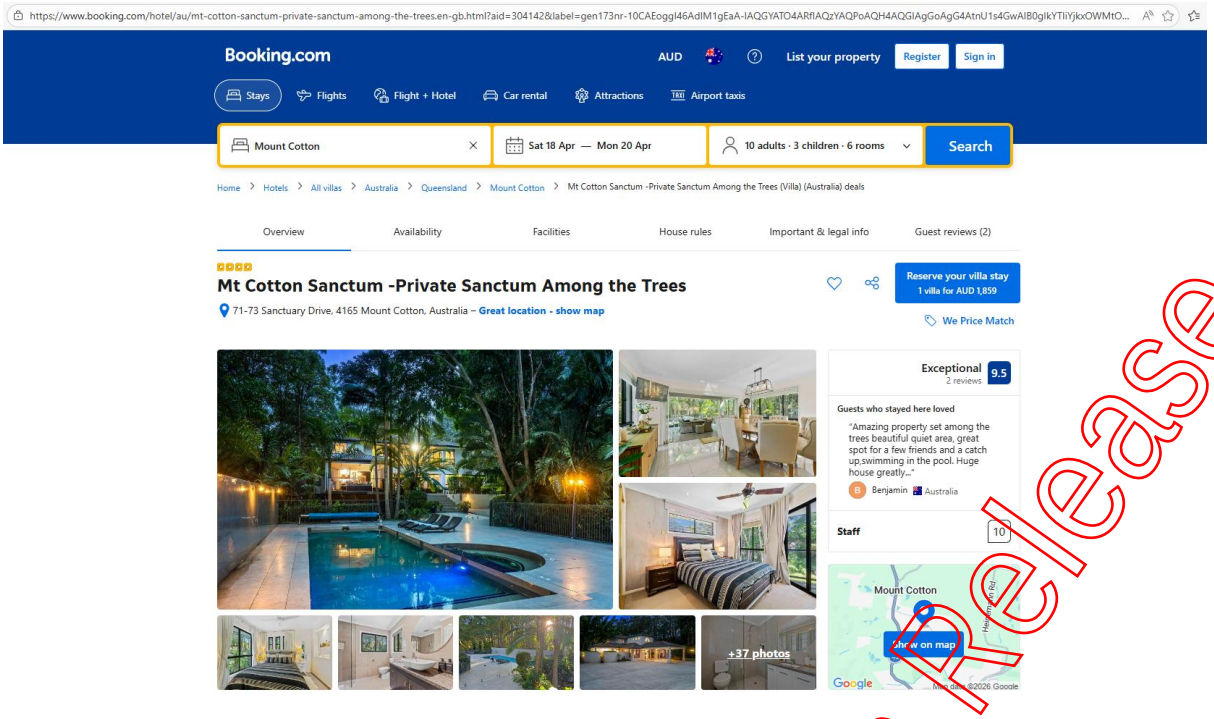
Brisbane holiday rentals	Brisbane monthly stays	Holiday rentals with a pool in Brisbane
Holiday rentals with outdoor seating in Brisbane	Holiday rentals with a pool in Queensland	Holiday rentals with outdoor seating in Queensland
Holiday rentals with a pool in Australia	Holiday rentals with outdoor seating in Australia	

Support	Hosting	Airbnb
Help Centre	Airbnb your home	2025 May Release
Get help with a safety issue	Airbnb your experience	Newsroom
AirCover	Airbnb your service	Careers
Anti-discrimination	AirCover for Hosts	Investors
Disability support	Hosting resources	Gift cards
Cancellation options	Community forum	Airbnb.org emergency stays

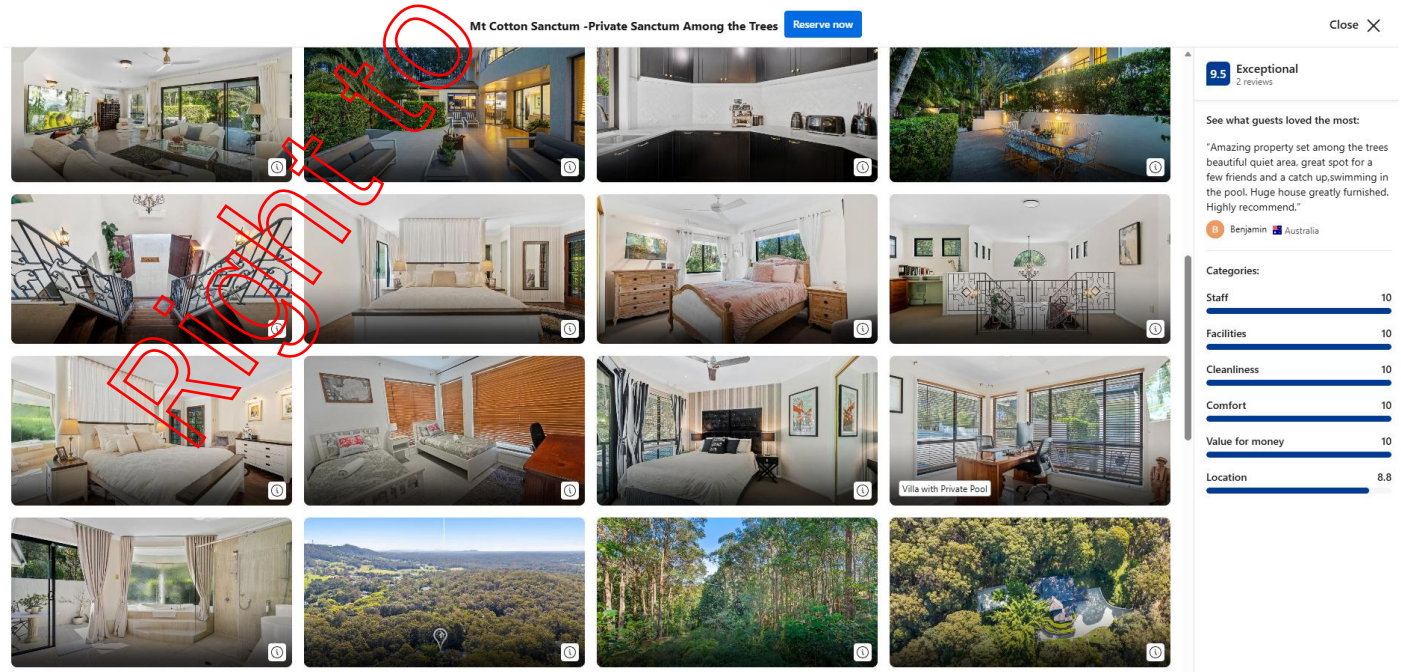
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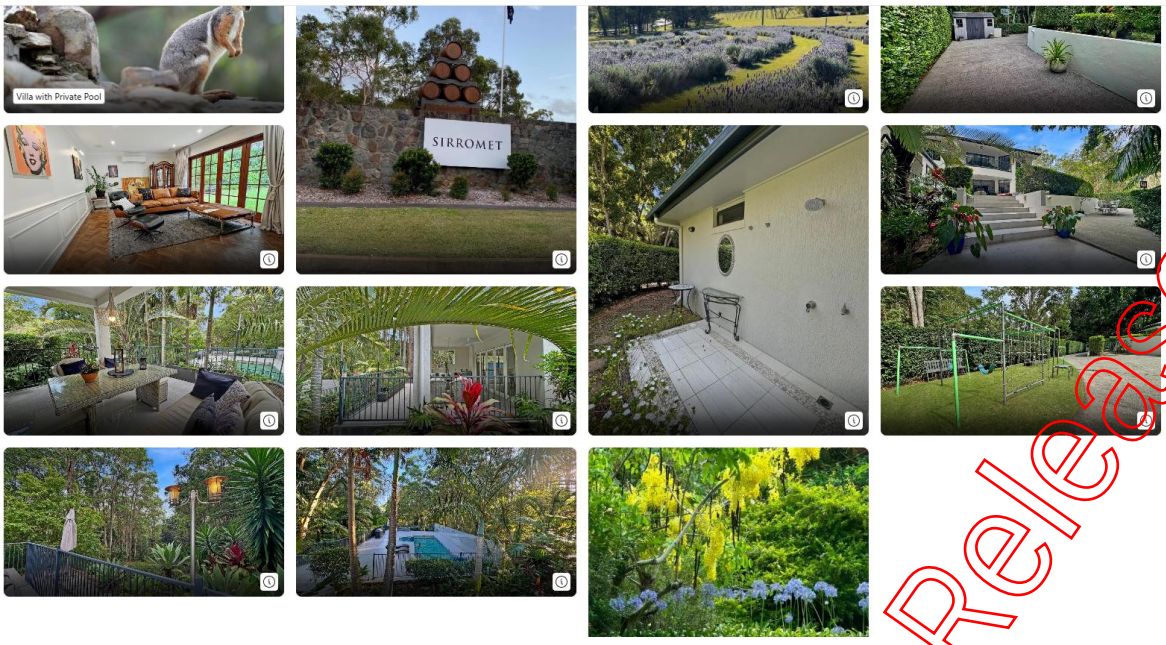




Right to information Release

Mt Cotton Sanctum -Private Sanctum Among the Trees Reserve now

Close



9.5 Exceptional
2 reviews

See what guests loved the most:

"Amazing property set among the trees beautiful quiet area, great spot for a few friends and a catch up,swimming in the pool. Huge house greatly furnished. Highly recommend."

Benjamin Australia

Categories:

Staff	10
Facilities	10
Cleanliness	10
Comfort	10
Value for money	10
Location	8.8

The entire place is yours | 400 m² size | Outdoor swimming pool | Free on-site parking | Private bathroom

Air conditioning | Kitchen | Balcony | Free WiFi | View

About this property

Spacious Accommodation: Mt Cotton Sanctum offers a spacious villa in Mount Cotton, Australia. The property features six bedrooms and three bathrooms, ensuring ample space for all guests.

Outdoor Amenities: Guests can enjoy a year-round outdoor swimming pool with stunning views, a terrace, and a lush garden. The terrace provides a perfect spot for relaxation, while the garden offers a peaceful retreat.

Modern Facilities: The villa includes free WiFi, air-conditioning, and a hot tub. Additional amenities include a balcony, spa bath, washing machine, and a fully equipped kitchen with modern appliances.

Convenient Location: Located 34 km from Brisbane Airport, the property is close to attractions such as The Gabba (30 km) and South Bank Parklands (31 km). Free on-site private parking is available for guests.

Distance in property description is calculated using © OpenStreetMap

Most popular facilities

Outdoor swimming pool | Free parking | Non-smoking rooms | Free WiFi

Family rooms

Property highlights

Perfect for a 2-night stay!

Top location: Highly rated by recent guests (8.8)

Villas with:

- Terrace
- Garden view
- Quiet street view
- Mountain view
- Pool with a view
- Inner courtyard view
- Pool view

Free private parking available on-site

Activities:

Hot tub/Jacuzzi

Swimming pool

Reserve for 10 adults, 3 children

Availability

We Price Match

Sat 18 Apr - Mon 20 Apr | 10 adults · 3 children · 6 rooms | Change search

Right to Information Release

Availability

We Price Match

Sat 18 Apr - Mon 20 Apr | 10 adults · 3 children · 6 rooms | Change search

Book this villa

Accommodation Type	Number of guests	Price for 2 nights	Your options	Select a villa	
Villa with Private Pool **Bedroom 1:** 1 extra-large double bed **Bedroom 2:** 1 large double bed **Bedroom 3:** 1 large double bed **Bedroom 4:** 2 single beds **Living room:** 1 sofa bed **Living room:** 1 sofa bed **Bathrooms:** 3 Free cot available on request Entire villa · 400 m² · Private kitchen · Private bathroom · Private pool · Balcony · Garden view · Pool view · Mountain view · Pool with a view · Inner courtyard view · Air conditioning · Spa bath · Patio · Dishwasher · Flat-screen TV · Barbecue · Terrace · Coffee machine · Free WiFi ✓ Free toiletries ✓ Kitchen ✓ Washing machine ✓ Toilet ✓ Sofa ✓ Bath or shower ✓ Hardwood or parquet floors ✓ Towels ✓ Linen ✓ Socket near the bed ✓ Cleaning products ✓ Desk ✓ Children's high chair ✓ Seating Area ✓ Private entrance ✓ TV ✓ Refrigerator ✓ Ironing facilities ✓ Tea/Coffee maker	× 10	**AUD 1,859** Includes taxes and charges	✓ **Flexible to reschedule** if plans change **Non-refundable** • Pay online	1	**1** villa for AUD 1,859 Includes taxes and charges I'll reserve • You won't be charged yet **Your package:** ✓ **Flexible to reschedule** if plans change **Non-refundable** • Pay online

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Accommodation Type	Number of guests	Price for 2 nights	Your options	Select a villa	
✓ Ironing facilities ✓ Tea/Coffee maker ✓ Iron ✓ Shared toilet ✓ Microwave ✓ Hairdryer ✓ Kitchenware ✓ Fan ✓ Additional toilet ✓ Dressing room ✓ Carpeted ✓ Electric kettle ✓ Outdoor furniture ✓ Outdoor dining area ✓ Wardrobe or closet ✓ Oven ✓ Stovetop ✓ Toaster ✓ Dining area ✓ Dining table ✓ Detached ✓ Semi-detached ✓ Private apartment in building ✓ Clothes rack ✓ Drying rack for clothing ✓ Toilet paper ✓ Board games/puzzles ✓ Books, DVDs, or music for children ✓ Hand sanitiser					1 villa for AUD 1,859 Includes taxes and charges I'll reserve • You won't be charged yet Your package: ✓ Flexible to reschedule if plans change Non-refundable • Pay online

Facilities of Mt Cotton Sanctum -Private Sanctum Among the Trees

See availability

Great facilities! Review score, 10

Most popular facilities

Outdoor swimming pool · Free parking · Non-smoking rooms · Free WiFi · Family rooms

Great for your stay

- ✓ Parking
- ✓ Free WiFi
- ✓ Balcony
- ✓ Private bathroom
- ✓ Kitchen
- ✓ Air conditioning
- ✓ Bath
- ✓ Family rooms
- ✓ View
- ✓ Free parking

Parking

Free private parking is possible on site (reservation is not needed).

Bathroom

- ✓ Toilet paper
- ✓ Towels
- ✓ Additional toilet
- ✓ Bath or shower
- ✓ Shared toilet
- ✓ Private bathroom
- ✓ Toilet
- ✓ Free toiletries
- ✓ Spa bath
- ✓ Hairdryer
- ✓ Bath
- ✓ Shower

Living Area

Outdoors

- ✓ Outdoor dining area
- ✓ Outdoor furniture
- ✓ Barbecue
- ✓ Private pool
- ✓ Patio
- ✓ Balcony
- ✓ Terrace
- ✓ Garden

Outdoor swimming pool Free!

- ✓ Open all year
- ✓ All ages welcome

Wellness

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Free private parking is possible on site (reservation is not needed).

Internet

WiFi is available in all areas and is free of charge.

Kitchen

- Children's high chair
- Dining table
- Coffee machine
- Cleaning products
- Toaster
- Stovetop
- Oven
- Kitchenware
- Electric kettle
- Kitchen
- Washing machine
- Dishwasher
- Microwave
- Refrigerator

Bedroom

- Linen
- Wardrobe or closet
- Dressing room

Living Area

- Dining area
- Sofa
- Seating Area
- Desk

Media & Technology

- Flat-screen TV
- TV

Room amenities

- Socket near the bed
- Drying rack for clothing
- Clothes rack
- Hardwood or parquet floors
- Private entrance
- Carpeted
- Fan
- Ironing facilities
- Iron

Wellness

- Hot tub/Jacuzzi

Food & Drink

- Tea/Coffee maker

Outdoor & View

- Inner courtyard view
- Mountain view
- Pool view
- Garden view
- View

Building characteristics

- Private apartment in building
- Semi-detached
- Detached

Entertainment & family services

- Books, DVDs, or music for children
- Board games/puzzles

Miscellaneous

- Air conditioning
- Non-smoking throughout
- Family rooms
- Non-smoking rooms

Languages spoken

- English
- Chinese

Missing some information? Yes / No

Guest reviews

See availability

Right to Information Release

9.5 Exceptional · 2 reviews Read all reviews

Categories:

Staff	10	Facilities	10	Cleanliness	10
Comfort	10	Value for money	10	Location	8.8

See what guests loved the most:

Benjamin
Australia

"Amazing property set among the trees beautiful quiet area, great spot for a few friends and a catch up,swimming in the pool. Huge house greatly furnished. Highly recommend."

Read more

Read all reviews

Quality rating

Booking.com rated the quality of this property as 4 out of 5 based on factors such as facilities, size, location and services provided.

Travellers are asking

See availability

- Can I park there?
- Is the swimming pool open?
- Is there a restaurant?
- Is there an airport shuttle service?
- Can I book a family room here?
- What are the check-in and check-out times?
- Is there a spa?
- What restaurants, attractions, and public transport options are nearby?
- Can I bring my pet?
- What's the Wi-Fi policy?

Still looking?

Ask a question

We have an instant answer to most questions

Property surroundings

See availability

Great location - show map

What's nearby

Mount Cotton Dog Park	2 km
Baradine Street Park	4.2 km
Bankswood Drive Park	8 km
Azure Park	9 km
Pinklands Sporting Complex	9 km
Cecil Clark Park	9 km
Thornlands Park	9 km
Indigiscapes Native Nursery	9 km
Bayside Community Garden	10 km
Greater Glider Conservation Area	11 km

Restaurants & cafes

Restaurant · Domino's	2.4 km
Restaurant · Billy's Backyard BBQ	2.4 km
Restaurant · The Grove Kitchen Bar	2.4 km

Beaches in the neighbourhood

Thompson's Beach	9 km

Closest airports

Brisbane Airport	34 km
Gold Coast Airport	79 km

Shortest estimated walking or driving distances displayed, actual distances may vary.

Missing some information? Yes / No

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House rules

Mt Cotton Sanctum -Private Sanctum Among the Trees takes special requests - add in the next step!

See availability

Check-in	From 15:00 You'll need to let the property know in advance what time you'll arrive.
Check-out	Until 11:00
Cancellation/ prepayment	Cancellation and prepayment policies vary according to accommodation type. Please check what conditions may apply to each option when making your selection.
Children and beds	**Child policies** Children of any age are welcome. Children 18 years and above will be charged as adults at this property. If you are travelling with children under 18 years, to ensure you pay the correct price please select a rate that has child occupancy specified. **Cot and extra bed policies** **0 - 3 years** Cot upon request — Free The number of cots allowed is dependent on the option you choose. Please check your selected option for more information. There are no extra beds available at this property. All cots are subject to availability.
No age restriction	There is no age requirement for check-in
Smoking	Smoking is not allowed.

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Parties	Parties/events are not allowed
Quiet hours	Guests must be quiet between 20:00 and 08:00.
Pets	Pets are not allowed.

The fine print

Need-to-know information for guests at this property

See availability

This property will not accommodate hen, stag or similar parties.

Quiet hours are between 20:00:00 and 08:00:00.

FAQs about Mt Cotton Sanctum -Private Sanctum Among the Trees

Does Mt Cotton Sanctum -Private Sanctum Among the Trees have a pool?

What are the check-in and check-out times at Mt Cotton Sanctum -Private Sanctum Among the Trees?

How much does it cost to stay at Mt Cotton Sanctum -Private Sanctum Among the Trees?

What is there to do at Mt Cotton Sanctum -Private Sanctum Among the Trees?

How far is Mt Cotton Sanctum -Private Sanctum Among the Trees from the centre of Mount Cotton?

Does Mt Cotton Sanctum -Private Sanctum Among the Trees have a hot tub for its guests?

Is Mt Cotton Sanctum -Private Sanctum Among the Trees popular with families?

The best of Mount Cotton

Click here to see more hotels and accommodation near popular landmarks in Mount Cotton

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Contact Customer Service
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Irrelevant Information

Pages 87 through 98 redacted for the following reasons:
- -
Contrary to Public Interest
Irrelevant Information

[redacted]

Subject: Taylor & [redacted] Mainland

Start: Wed 15/04/2026 10:00 AM
End: Wed 15/04/2026 3:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: DC Calendars
Required Attendees: [redacted]

lease

[redacted]

CRDC534091 – 71-73 Sanctuary Drive, Mount Cotton (If time permits)

- Unannounced door knock
- Short Term Accom
- Owner Li

[redacted]

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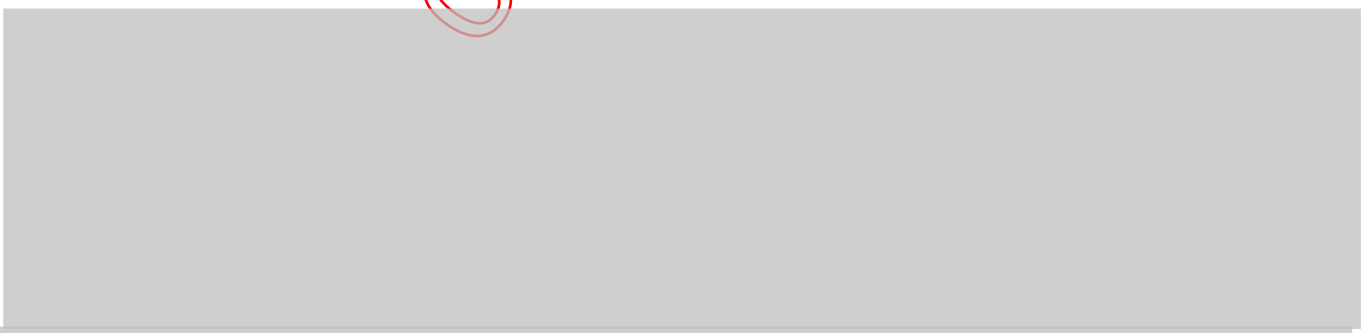


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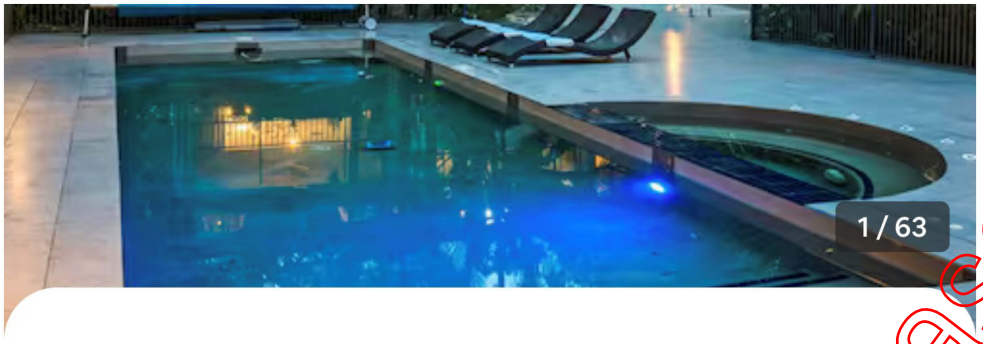
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Thanks

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7:54



Mt Cotton Sanctum -Private Sanctum Among the Trees

Entire home in Mount Cotton, Australia
12 guests · 1 bedroom · 7 beds · 3 baths

4.67 ★★★★★ | Guest favourite | 6 Reviews

Hosted by Jane And Josh
Superhost · 5 months hosting

Ready for meals at home
This home has what you need to cook and dine in.

Dive right in
This is one of the few places in the area with a pool.

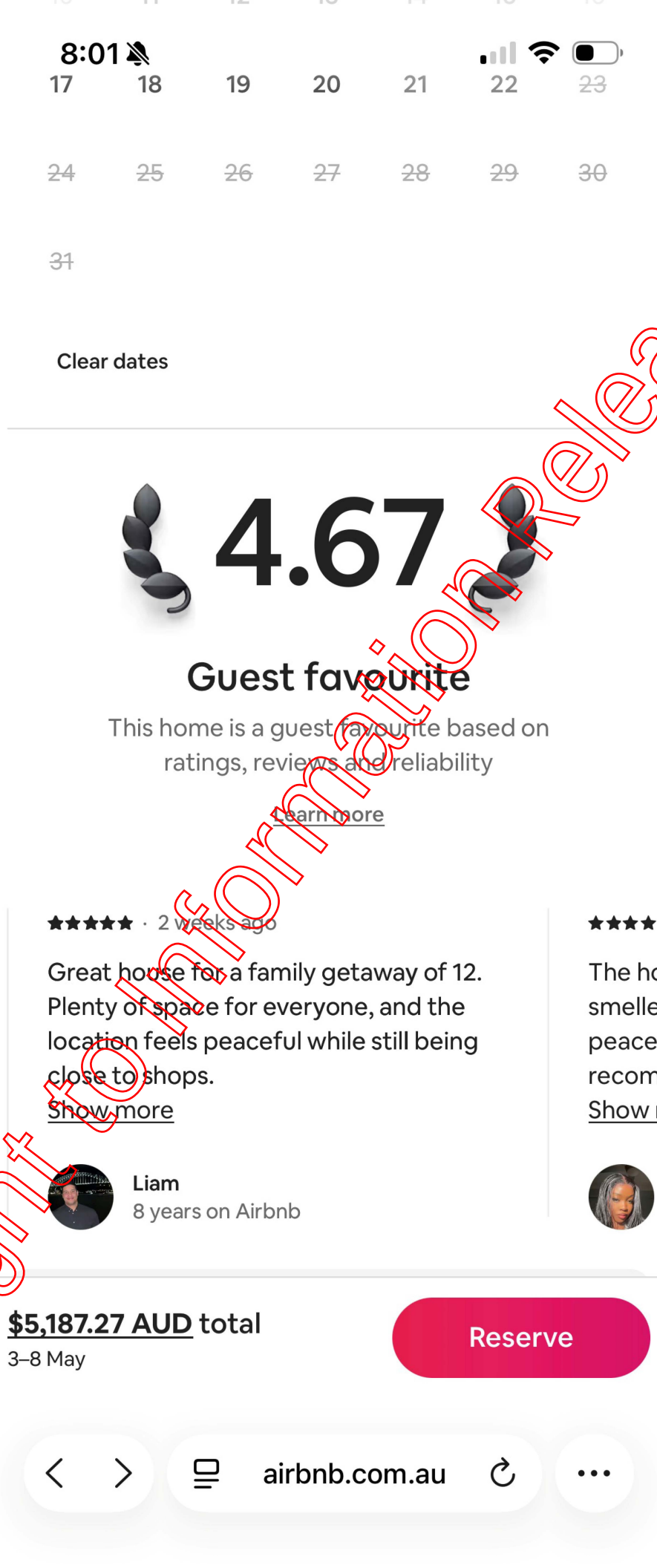
Self check-in
Check yourself in with the smart lock.

$5,187.27 AUD total
3–8 May

Reserve

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- -
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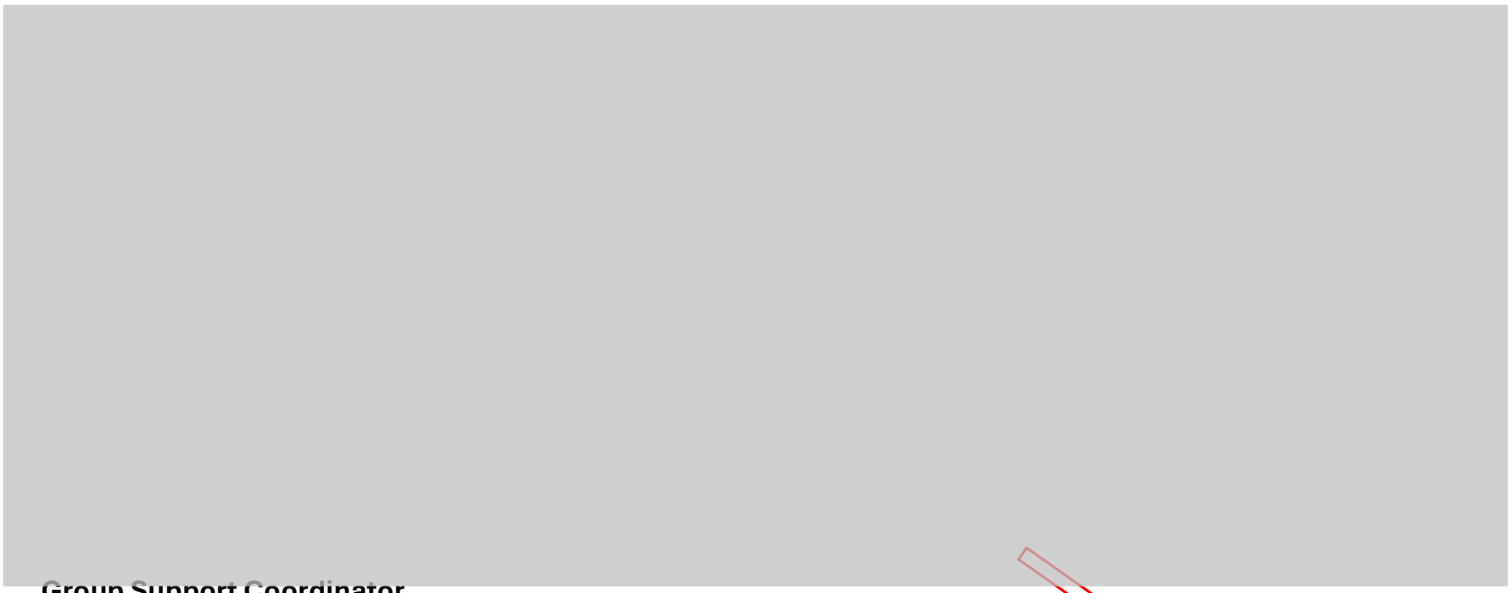
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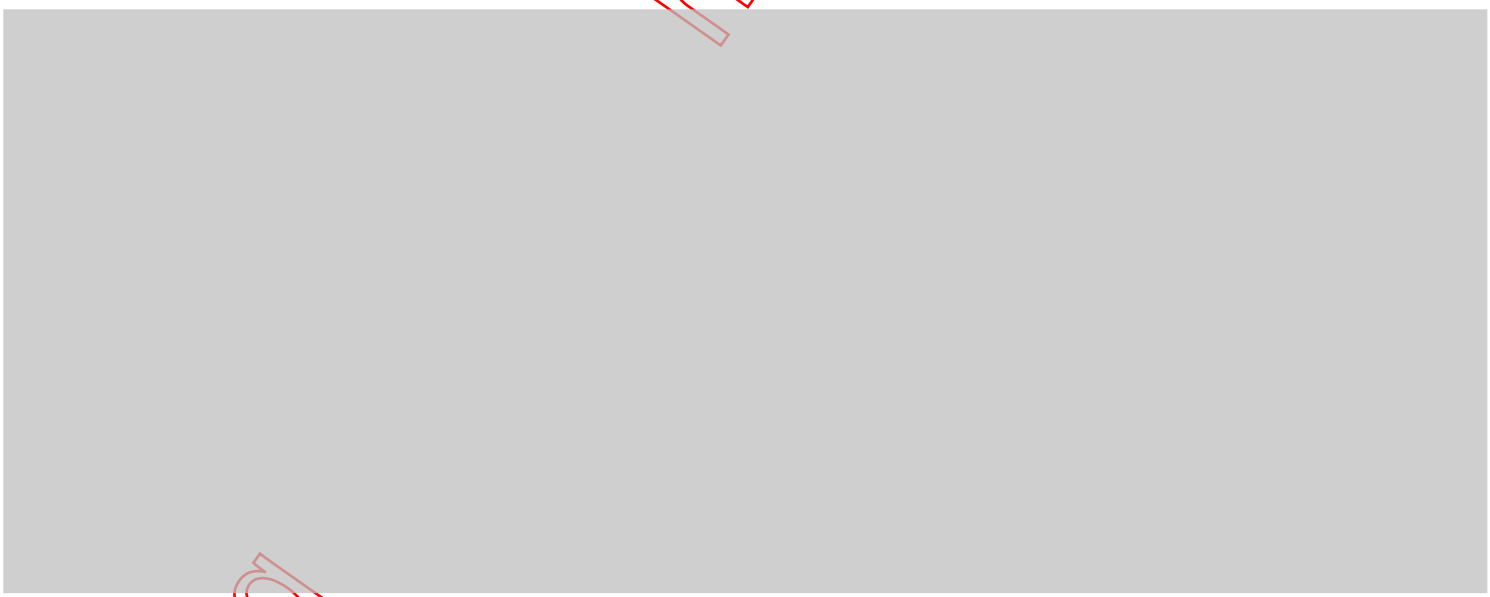
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Environment and Regulation
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Contrary to Public Interest

[redacted]

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[redacted]

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From: Division 6 Support <Division6Support@redland.qld.gov.au>
Sent: Wednesday, 1 April 2026 2:21 PM
To [redacted]

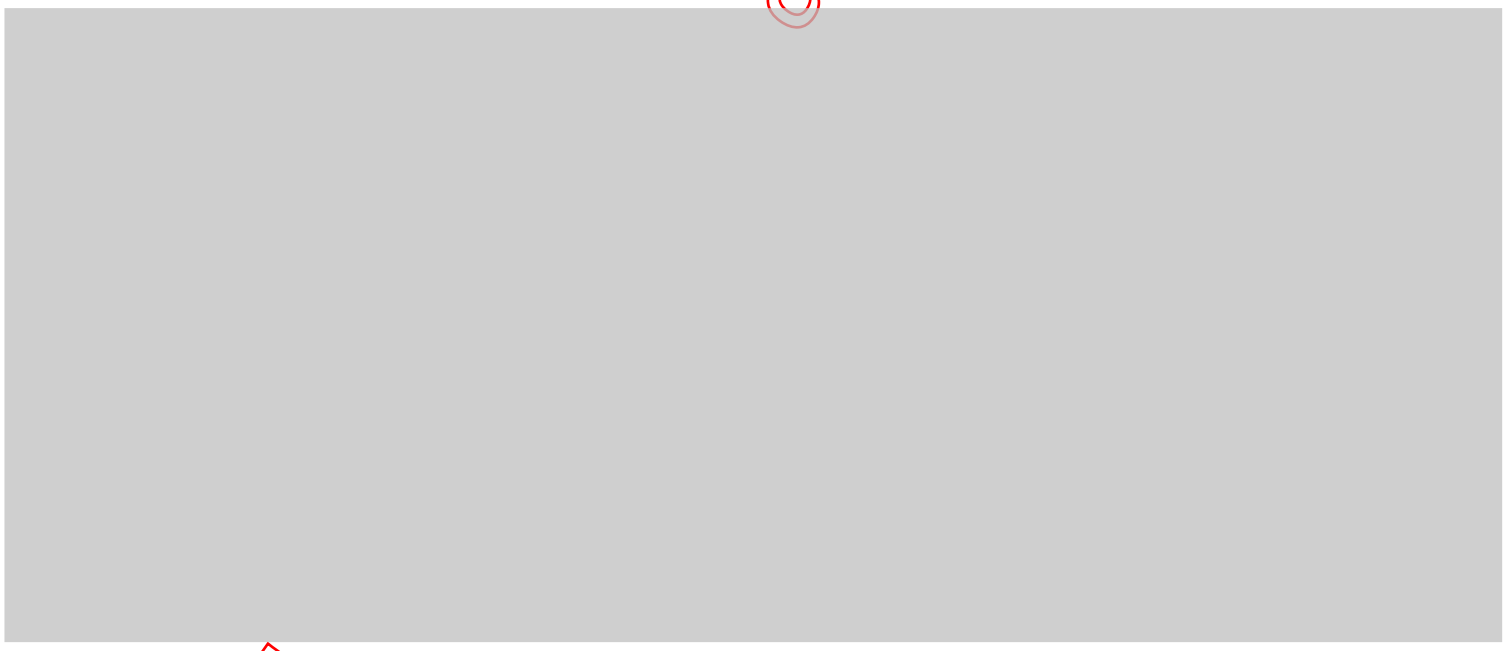
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Executive Support Officer
Councillors' Executive Support
Redland City Council

P +617 3820 1168

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30 Apr 2026 at 2:46:39 pm
73 Sanctuary Dr
Mount Cotton QLD 4165
Australia
COM033
Page 136 of 369
Sealed on request
Right to Information


30 Apr 2026 at 2:46:52 pm
73 Sanctuary Dr
Mount Cotton QLD 4165
Australia
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CRDC534091 – 71-73 Sanctuary Drive, Mount Cotton – Airbnb (Unannounced door knock) - Taylor



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[redacted]

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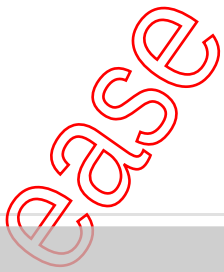
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Office of Group Manager
City Planning and Assessment
Redland City Council
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From:
Sent: Wednesday, April 1, 2026 11:54:21 AM

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Right to Information Release

From: Taylor Connolly
Sent: Thursday, 21 May 2026 10:59 AM
To: JJ 0772
Subject: 20260521 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Alleged Short-Term Accommodation

Good morning Li,

I am contacting you today regarding your property at 71-73 Sanctuary Drive, Mount Cotton QLD 4165.

Council has received further concerns from the community relating to the use of your property since our last communications in March 2026.

Council would appreciate if you were able to provide some further information surrounding the use of the property:

- Is 71-73 Sanctuary Drive, Mount Cotton your primary place of residence?
- Are you aware of parties occurring at the property on weekends if/when the property is being leased?
- If so, what steps are you taking to prevent parties at the property whilst it is being leased?
- What steps are you taking to ensure only 10 people are present at any one time on the premises whilst it is being leased?
- How many beds and bedrooms are made available when the property is being leased?

Any further information not listed above that you believe may assist in our investigation would also be welcome.

Please be aware that, as part of Council's standard regulatory process, the issuance of a formal notice may be required.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
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Page 150 redacted for the following reason:
- -
Irrelevant Information

Kerry Veale

From: [redacted]
Sent: Thursday, 21 May 2026 10:53 AM
To: Taylor Connolly
Subject: RE: 20260521 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Alleged Short-Term Accommodation

Good morning Li,

I am contacting you today regarding your property at 71-73 Sanctuary Drive, Mount Cotton QLD 4165.

Council has received further concerns from the community relating to the use of your property since our last communications in March 2026.

Council would appreciate if you were able to provide some further information surrounding the use of the property:

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- How many beds and bedrooms are made available when the property is being leased?

Any further information not listed above that you believe may assist in our investigation would also be welcome.

Please be aware that, as part of Council's standard regulatory process, the issuance of a formal notice may be required.

[redacted]

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Images of bedrooms displayed on Airbnb listing as at 21 May 2026.

Mt Cotton Sanctum -Private Sanctum Among the Trees - Houses for Rent in Mount Cotton, Queensland, Australia - Airbnb





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[redacted]

Subject: Taylor [redacted] Mainland

Start: Fri 22/05/2026 3:30 PM
End: Fri 22/05/2026 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: DC Calendars
Required Attendees: [redacted]

Triton Booked 3-5:00pm

[redacted]

CRDC534091 – 71-73 Sanctuary Drive, Mount Cotton – Door Knock – Taylor

[redacted]

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From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Wednesday, 27 May 2026 4:47 PM
To: Taylor Connolly
Subject: Re: 20260521 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Alleged Short-Term Accommodation

Hi Taylor,

Thank you very much for your email and for reaching out. I appreciate the Council's work in listening to the community.

With respect and in the spirit of constructive communication, I would like to seek a little more clarity and I hope this is okay.

First, just to make sure I understand correctly - Council has received "further concerns from the community". Would it be correct to understand these as general concerns rather than a formal complaint? I only ask so I can understand where the situation is.

Second, in order for me to properly understand the community's concerns and to conduct a careful review on my end, would it be possible to know a bit more specifically what these concerns relate to? In your email you mentioned "parties" a few times - am I right to understand that the main concerns are about parties and possible noise issues? Please do correct me if I have misunderstood.

Third, I have tried to look into the concerns but I couldn't seem to find any specific details of incidents that might have given rise to these concerns - for example, specific dates and times, a brief description of what happened, or how long the issue lasted. If any of that information is available, it would be very helpful for me to investigate properly.

Fourth, if convenient, could you please kindly share a brief outline of Council's standard process for handling community concerns or complaints? Also, I was wondering how Council identifies and manages any complaints that might be frivolous or vexatious. I completely understand that everyone's needs and expectations can be different, and I fully respect that. At the same time, I hope it's okay to ask whether overly sensitive standards or demands - if they place an unnecessary burden on neighbours and the community - might also be considered inappropriate? I ask this respectfully, not to challenge, but to better understand how to balance everyone's interests.

Fifth, what I would sincerely like to convey to Council is this: I take very seriously the importance of ensuring that my use of the property fully complies with all applicable laws and regulations. Maintaining good relationships with neighbours and preserving a peaceful, respectful community environment has always been a top priority for me. In return, I would also hope to be treated with respect by the community and

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my neighbours – including respect for my legitimate rights as a property owner.

I do want to mention, for completeness, that I have not recently received any direct contact, concerns, or complaints from any neighbour or community member. That said, I remain completely open and would always encourage anyone with concerns to contact me directly, so that I can understand and address any issues as quickly as possible.

Thank you again for your email. I would greatly appreciate any response to the few clarifications I've raised above. Thank you very much for your understanding and assistance.

Kind regards,

Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 5 月 21 日周四 10:59 写道：

> Good morning Li,
>
> I am contacting you today regarding your property at 71-73 Sanctuary Drive, Mount Cotton QLD 4165.
>
> Council has received further concerns from the community relating to the use of your property since our last communications in March 2026.
>
> Council would appreciate if you were able to provide some further information surrounding the use of the property:
>
> - Is 71-73 Sanctuary Drive, Mount Cotton your primary place of residence?
> - Are you aware of parties occurring at the property on weekends if/when the property is being leased?
> - If so, what steps are you taking to prevent parties at the property whilst it is being leased?
> - What steps are you taking to ensure only 10 people are present at any one time on the premises whilst it is being leased?
> - How many beds and bedrooms are made available when the property is being leased?

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Any further information not listed above that you believe may assist in our investigation would also be welcome.

Please be aware that, as part of Council's standard regulatory process, the issuance of a formal notice may be required.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

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Kerry Veale

Subject: Taylor & Mainland)

Start: Fri 29/05/2026 2:30 PM
End: Fri 29/05/2026 4:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: DC Calendars
Required Attendees:

Taylor
3:30pm CRDC534091 – 71-73 Sanctuary Drive, Mount Cotton – Airbnb unannounced door knock – Taylor

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From: Taylor Connolly
Sent: Monday, 1 June 2026 1:52 PM
To: JJ 0772
Subject: RE: 20260521 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Alleged Short-Term Accommodation

Good afternoon Li,

Thank you for your email.

In response to your queries, I provide the following clarification:

The concerns received by Council relate to alleged short-term accommodation use of the premises and the associated impacts, including noise and other disturbances. As part of our role in Development Control, we are obliged to make reasonable enquiries where concerns surrounding breaches of relevant legislation are brought to our attention.

In general terms, Council manages concerns through the following steps:

1. Receipt of concern or enquiry
2. Preliminary assessment to determine whether the matter falls within Council's jurisdiction
3. Initial contact with the relevant property owner/occupier to raise awareness
4. Investigation and evidence gathering
5. Formal compliance action, if required and supported by evidence of a breach

It is important to note that Council does not take enforcement action based solely on unverified concerns. Any formal action requires sufficient independent evidence and must meet legislative thresholds.

Council officers are mindful of vexatious or frivolous complaints, and as such, matters are assessed objectively. Council seeks to balance the reasonable expectations of the community with the lawful use and enjoyment of private property.

At this stage, Council's investigation has progressed and some of the concerns raised have been substantiated through independent evidence gathering. As a result, Council is currently in the process of formalising its assessment, and a Notice to Show Cause will be issued in due course. This will provide you with an opportunity to respond to the matters identified before any further compliance action is considered.

Should you have any further questions, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council

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Senior Business Support Officer
Development Control
Redland City Council

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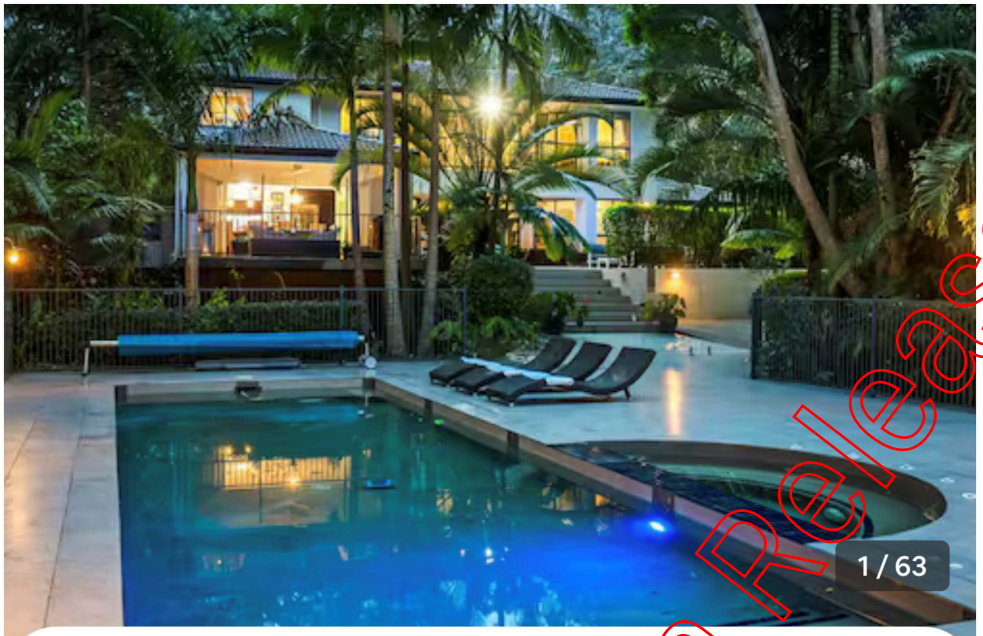
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Pages 169 through 170 redacted for the following reasons:
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8:06



Mt Cotton Sanctum -Private Sanctum Among the Trees

Entire home in Mount Cotton, Australia
12 guests · 1 bedroom · 7 beds · 3 baths

4.78 ★★★★★ | Guest favourite | 9 Reviews

Hosted by Jane And Josh
Superhost · 6 months hosting

Ready for meals at home
This home has what you need to cook and dine in.

Dive right in

$5,187.27 AUD total
7–12 June

Reserve

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8:09



Jade
4 years on Airbnb

★★★★★ · 1 week ago

We got ready for our wedding at Jane and Josh's place. I could not have had a better airbnb for the weekend! It was honestly so beautiful and spacious perfect for the amount of people we had. Highly recommend to anyone with a large number of people!!



Jandy
1 year on Airbnb

★★★★★ · 3 weeks ago

We loved the space and the location. Had minor issues with the onsite septic but didn't impact our time



James
3 years on Airbnb

★★★★★ · May 2026

Thank you very much for a lovely stay, beautiful spot and house.



Ian
9 years on Airbnb

★★★★☆ · April 2026

Jane and Josh were great to communicate to and their

airbnb.com.au

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[redacted]

Development Control Officer
Environment and Regulation
Redland City Council

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[redacted]

Executive Support Officer
Councillors' Executive Support

Irrelevant Information

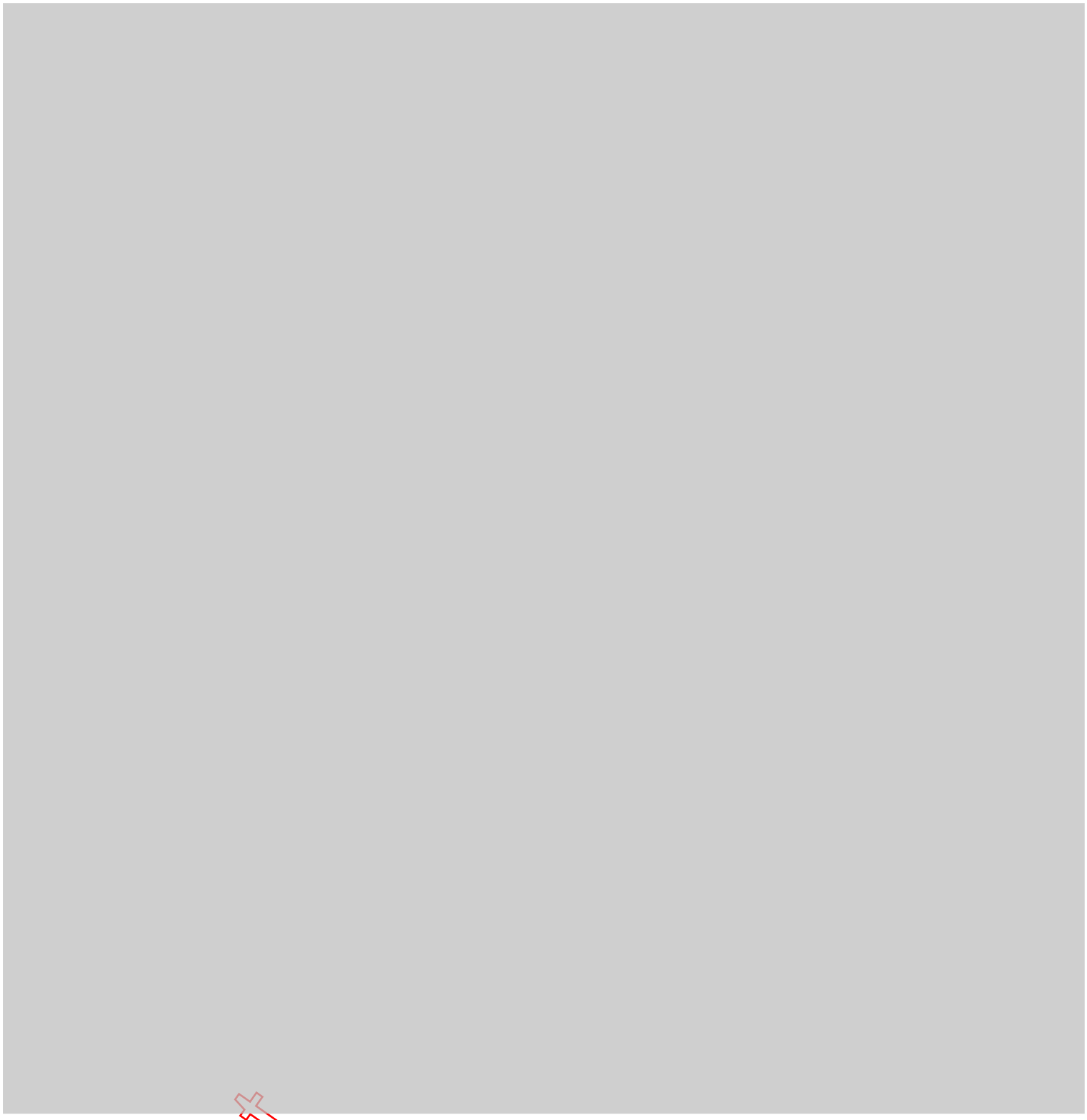
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SHOW CAUSE NOTICE

Planning Act 2016
Section 167

Our Ref: CRDC534091
Show Cause Notice No: SC006250

8 June 2026

Mr Yujuan Li
71-73 Sanctuary Drive
Mount Cotton QLD 4165

TO: Yujuan Li
OF: 71-73 Sanctuary Drive, Mount Cotton QLD 4165
AS: Owner
OF: 71-73 Sanctuary Drive, Mount Cotton QLD 4165

This Show Cause Notice has been given under section 167 of the *Planning Act 2016* **(the Act).**

This Show Cause Notice applies to premises described as **Lot 91 on RP 880401** located at **71-73 Sanctuary Drive, Mount Cotton QLD 4165 (the premises).**

Take notice that the enforcement authority, Redland City Council **(Council),** reasonably believes you have committed, or are committing, a development offence, being an offence against section 165 of the Act by carrying out an unlawful use of the premises and is considering giving an enforcement notice to you for the offence.

You are invited under this notice to show cause as to why an enforcement notice should not be given to you in accordance with section 168 of the Act. If given, an enforcement notice would require you to refrain from committing the offence and/or remedy the commission of the offence in a way stated in the notice. It is an offence to not comply with an enforcement notice.

Facts and Circumstances

The facts and circumstances that form the basis for Council's belief to give this Show Cause Notice are as follows:

1. A Title Search (Title Reference No. 50027718), for the premises shows Yujuan Li has been the registered owner of the premises since 19 January 2026.

2. A search of Council records shows you, Yujuan Li, have a service addr9$s of 71-73 Sanctuary Drive, Mount Cotton QLD 4165.

3. Council believes that as the registered owner of the premises you are responsible for ensuring all necessary development approvals are in place for the premises at all times.

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The premises

4. A search of Council records shows the premises is:

    a. classified as "Residential" use;
    b. zoned "Low Density Residential - Precinct LDR2";
    c. affected by the following overlays:

        i. Bushfire Hazard
        ii. Environmental Significance
        iii. Landslide

5. On 3 December 2019, Council issued a development permit (Council reference MCU19/0145) which authorised the operation of a home-based business - Bed and Breakfast from the premises.

Breach identified

6. Following receipt of concerns raised with Council, Authorised Officers of Council carried out an inspection of the premises and the surrounding area on 22 May 2026 **(the inspection),** and made the following observations:

    a) One white utility parked in the driveway; and
    b) Two males, one female and one child entering the premises.

7. During the inspection, and discussions with the two males and female present at the property, the following information was provided:

    a) They were not the owners of the premises;
    b) They had rented the premises for the weekend through Airbnb;
    c) They had a wedding planned for the following day;
    d) They' gained entry to the premises via a smart door lock; and
    e) The owner would not be present during their stay.

8. On 28 May 2026, email communications with you, provided the following information:

    a) You can't find any specific details of incidents that might have given rise to concerns relating to the use of the premises; and
    b) You take very seriously the importance of ensuring that the use of the property fully complies with all applicable laws and regulations.

9. On 28 May 2026, a search of the internet found an Airbnb webpage Mt Cotton Sanctum - Private Sanctum Among the Trees - Houses for Rent in Mount Cotton, Queensland, Australia - Airbnb **(the advert),** advertising the premises for two night minimum stays.

10. The advert shows:

    a) An Airbnb listing advertising *"entire home"* in Mount Cotton, Australia with images of your property at 71-73 Sanctuary Drive, Mount Cotton;
    b) Property listed as *"Mt Cotton Sanctum - Private Sanctum Among the Trees";*
    c) Property listed as 10 guests, 4 bedrooms, 3 baths;
    d) Self-check-in for the property with smart lock; and
    e) Property hosted by Jane and Josh.

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11. On 28 May 2026, a search of the internet found a Booking.com webpage Mt Cotton Sanctum -Private Sanctum Among the Trees, Mount Cotton (updated prices 2026) **(the additional advert),** advertising the premises as guest accommodation, the additional advert shows:

    a) A Booking.com listing advertising *"the entire place is yours"* in Mount Cotton, Australia with images of your property at 71-73 Sanctuary Drive, Mount Cotton;
    b) Property listed as *"Mt Cotton Sanctum - Private Sanctum Among the Trees";* and
    c) Property listed as 4 bedrooms, 5 beds, 2 sofa beds, 3 baths.

12. On 29 May 2026, a further inspection **(subsequent inspection)** was carried out of the premises where authorised officers made the following observations:

    a) One grey minivan parked in the driveway; and
    b) A male person present at the premises.

13. During the inspection, discussions with the male present at the premises, provided the following information:

    a) He was not the owner of the premises;
    b) He was on holidays and had rented the premises for 14 days through Airbnb;
    c) He still had 8-9 days left of his booking;
    d) The owner would not be present during his stay; however, he did attend the property to look at the pool on 28 May 2026; and
    e) He gained entry to the premises via a smart door lock, where he inputs a code and the door opens.

14. Based on the above, Council reasonably believes that you are not carrying out a "Bed and Breakfast" use but are carrying out a "Short-term accommodation" use on the premises.

Legislation

15. Pursuant to the *Planning Regulation 2017* (***the Regulation),*** Short-term accommodation is defined as:

    Short-term accommodation -

    (a) Means the use of premises for-
    (i) Providing accommodation of less than 3 consecutive months to tourists Or travellers; or
    (ii) A managers residence, office, or recreation facilities for the exclusive use of guests, if the use in ancillary to the use in subparagraph (i); but
    (b) Does not include a hotel, nature based tourism, resort complex or tourist park.

16. Under the provision of the Low Density Residential - Precinct LDR2 zone code (Table 5.4.1.) in the Redland City Plan 2018, the use of the premises for Short-term accommodation purposes, is assessable development requiring a Material Change of Use **(MCU)** of premises subject to Impact Assessment.

17. Development is defined in schedule 2 of the Act as:

    Development *means:*

Right to Information Release

(a) carrying out-

(i) building work; or

(ii) plumbing or drainage work; or

(iii) operational work; or

(b) reconfiguring a lot; or

(c) making a material change of use of premises.

18. An MCU is defined in schedule 2 of the Act as:

material change of use, *of premises, means any of the following that a regulation made under section 284(2)(a) does not prescribe to be minor change of use-*

(a) the start of a new use of the premises;

(b) the re-establishment on the premises of a use that has been abandoned;

(c) a material increase in the intensity or scale of the use of the premises.

19. At the time of this notice, a search of Council's records shows, that no development permit is in effect which would make the use of the premises for "short-term accommodation" purposes, lawful.

20. Accordingly, the use of the premises for anything other than "residential" without a lawful development permit, is an offence against section 165 of the Act, as a person must not use premises if the use is not a lawful use.

21. Having regard to the above, Council reasonably believes that it is appropriate to give you an enforcement notice for carrying out an unlawful use of the premises.

In accordance with section 167 of the Act you may make representations to Council about this notice.

Representations must be made by **4.30pm on 17 July 2026** and can be made either in person by contacting Taylor Connolly on (07) 3829 8999 to arrange an appointment or in writing to:

Redland City Council
Development Control Unit
PO Box 21
CLEVELAND QLD 4163

Attention: Taylor Connolly Or via email - DCUmailbox@redland.qld.gov.au

Next steps

If you do not make representations, or after considering your representations, Council still considers it appropriate, an enforcement notice will be given to you.

Regardless of this notice, Council may take compliance action against you.

Following consideration of any representations you may make to this notice, Council will determine whether further compliance action is required. Further compliance action may include:

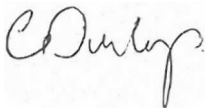
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- The giving of an Enforcement Notice; and/or
- The giving of an infringement notice for the offence; and/or
- Prosecution for the offence (maximum penalty - 4500 penalty units).

Please note that it is Council's usual practice to provide details of the progress and outcome of an investigation to a complainant (when applicable). This practice is in accordance with the privacy principles in the *Information Privacy Act 2009* specifically IPP 11(1)(a).

Should you have any questions regarding this matter please contact Taylor Connolly on (07) 3829 8999.

DATED this 8th day of June 2026.



Chris Dunlop
Team Leader (Acting)
Development Control Unit

SC006250 copy also emailed to: jeffandamberley@gmail.com

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Page 182 redacted for the following reason:
- -
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Development Control Officer
Environment and Regulation
Redland City Council
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Pages 184 through 185 redacted for the following reasons:
- -
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Right to Information Release

[redacted]

Subject: Mel & [redacted] Mainland

Start: Fri 3/07/2026 2:00 PM
End: Fri 3/07/2026 3:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: DC Calendars
Required Attendees: [redacted]aylor Connolly

[redacted]

CRDC534091 – 71-73 Sanctuary Drive, Mt Cotton – Air BNB – Taylor

[redacted]

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Preliminary Representations

and

Request for Further Particulars

Show Cause Notice No. SC006250

Council Reference: CRDC534091

Property:

71–73 Sanctuary Drive

Mount Cotton QLD 4165

Mr Taylor Connolly,

Thank you for your correspondence and for providing the Show Cause Notice dated 8 June 2026.

I acknowledge Council's responsibilities under the Planning Act 2016 and appreciate the opportunity provided to make representations before Council determines whether any further compliance action should be taken.

Throughout this matter I have endeavoured to respond to Council's enquiries openly, respectfully and cooperatively, and I intend to continue doing so.

---

1. Purpose of this correspondence

The purpose of this correspondence is intentionally limited.

It is not intended to constitute my substantive response to the matters raised in the Show Cause Notice.

Rather, the purpose of this correspondence is to request further particulars and access to the factual material presently relied upon by Council so that any future representations may be prepared on a properly informed basis.

For convenience, I have attached **Schedule 1 – Request for Further Particulars and Supporting Material**, identifying the information respectfully requested.

---

2. Preparation of representations

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Having carefully considered the Show Cause Notice, I wish to ensure that any representations subsequently provided properly address the matters presently under consideration.

In order to do so, I would appreciate the opportunity to review the factual material presently relied upon by Council before preparing my substantive response.

The information requested in Schedule 1 is sought solely for that purpose.

---

3. Requested material

The material identified in Schedule 1 is requested only to assist me in understanding the factual matters presently relied upon by Council.

I appreciate that certain information may be subject to privacy obligations or other legal restrictions.

Where any requested material cannot appropriately be provided, I would appreciate Council advising, where practicable, the nature of the material withheld and the reason it cannot presently be disclosed.

---

4. Timing

Should the requested material not be available sufficiently before the current date for representations, I respectfully request that Council consider extending the period for making representations accordingly, so that there is a reasonable opportunity to consider the material provided and prepare a complete response.

My intention is simply to ensure that any representations ultimately provided are accurate, complete and of genuine assistance to Council's consideration of this matter.

---

5. Reservation

For the avoidance of doubt, nothing contained within this correspondence should be interpreted as:

- an admission of any allegation referred to in the Show Cause Notice;
- acceptance of any factual matter referred to in the Show Cause Notice;
- limiting any factual clarification, submissions or additional material which may subsequently be provided; or
- otherwise affecting any rights available to me.

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The purpose of this correspondence is solely to facilitate the preparation of informed representations.

---

6. Closing

I appreciate Council's time and assistance in considering this request.

I would be grateful if Council could acknowledge receipt of this correspondence.

I look forward to receiving the requested material and thereafter providing my substantive representations.

Yours faithfully,

Yujuan Li

Owner

71–73 Sanctuary Drive

Mount Cotton QLD 4165

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SCHEDULE 1

Information Requested for the Purpose of Preparing Representations

Attached to:

Document 1 – Preliminary Representations and Request for Further Particulars

---

Show Cause Notice No.: SC006250

Council Reference: CRDC534091

Property:

71–73 Sanctuary Drive

Mount Cotton QLD 4165

---

1. Basis of this Schedule

The purpose of this Schedule is not to seek discovery of documents or to request information under any separate statutory process.

Rather, it is intended to identify the information and factual material which would assist in ensuring that any representations subsequently provided are accurate, complete and responsive to the matters presently under consideration in the Show Cause Notice.

The requests contained within this Schedule are made solely for that purpose.

Nothing contained within this Schedule should be interpreted as accepting, disputing or commenting upon any allegation referred to in the Show Cause Notice.

---

2. Information Requested

Item 1

Please identify whether Council presently relies upon any inspection reports for the purposes of the Show Cause Notice and, where available, provide copies.

Item 2

Please identify whether Council presently relies upon any inspection notes for the purposes of the Show Cause Notice and, where available, provide copies.

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Item 3

Please identify whether Council presently relies upon any officer notebook entries or officer file notes for the purposes of the Show Cause Notice and, where available, provide copies.

Item 4

Please identify whether Council presently relies upon any photographs for the purposes of the Show Cause Notice and, where available, provide copies.

Item 5

Please identify whether Council presently relies upon any video recordings for the purposes of the Show Cause Notice and, where available, provide copies.

Item 6

Please identify whether Council presently relies upon any screenshots of online advertisements for the purposes of the Show Cause Notice and, where available, provide copies.

Item 7

Where Council presently relies upon observations made during inspections, please identify whether any written records recording those observations exist and, where available, provide copies.

Item 8

Where Council presently relies upon discussions with persons present at the Property, please identify whether any contemporaneous written records of those discussions exist and, where available, provide copies.

Item 9

Please identify whether Council presently relies upon any information arising from concerns or complaints received from members of the community for the purposes of the Show Cause Notice and, where practicable, provide a summary of that information to the extent

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that doing so would not identify any complainant.

Item 10

Please identify whether Council presently relies upon any material obtained through the independent evidence gathering referred to in Council's correspondence dated 1 June 2026 and, where available, provide copies.

Item 11

Please identify whether Council presently relies upon any additional documentary material for the purposes of the Show Cause Notice which has not otherwise been identified above.

---

3. Procedural Matters

Item 12

Please confirm whether the material identified above represents all factual material presently relied upon by Council for the purposes of the Show Cause Notice as at the date of this correspondence.

Item 13

If Council subsequently proposes to rely upon additional factual material before determining whether any further compliance action should be taken, I respectfully request that I be afforded a reasonable opportunity to consider that material before providing any further representations.

Item 14

Where any requested material cannot presently be provided, I would appreciate Council advising, where practicable:

- whether such material exists;
- the general nature of that material; and
- whether Council presently relies upon that material for the purposes of the Show Cause Notice.

Item 15

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Should the requested material be provided shortly before, or after, the current due date for representations, I respectfully request that Council consider extending the period for making representations accordingly so that there is a reasonable opportunity to consider that material before providing a substantive response.

---

4. Closing

The requests contained within this Schedule are made solely for the purpose of assisting in the preparation of informed and meaningful representations.

Nothing contained within this Schedule should be understood as limiting any further request for clarification which may reasonably arise following Council's response.

I appreciate Council's assistance in this regard.

Right to Information Release

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Monday, 13 July 2026 4:47 PM
To: Taylor Connolly; Corporate eMailbox
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises
Attachments: Document1-Preliminary Representations.pdf; Schedule 1 – Information Requested for the Purpose of Preparing Representations.pdf

Mr Taylor Connolly,

Please find attached the following documents for Council's consideration in relation to the above Show Cause Notice:

Document 1 - Preliminary Representations and Request for Further Particulars; and
Schedule 1 - Information Requested for the Purpose of Preparing Representations.

I would appreciate your acknowledgement of receipt of this email and the attached documents.

Should Council require any clarification regarding the attached documents, please let me know.

I look forward to Council's response in due course.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 6 月 8 日周一 12:36 写道：

> Good afternoon Mr Yujuan Li,
>
> Further to my email on 1 June 2026, regarding the use of your property, located at 71-73 Sanctuary Drive Mount Cotton, for short-term accommodation purposes, please find attached a copy of Show Cause Notice requesting representation be made regarding the matter by **no later than 4.30PM on 17 July 2026.**
>
> Please be advised a physical copy has been posted the default postal address listed on our records.

Right to Information Release

Contrary to Public Interest

If you have any queries on how to make representation or next steps, please contact me on the below number or via reply email.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

Right to Information Release

From: Taylor Connolly
Sent: Tuesday, 14 July 2026 1:47 PM
To: 'JJ 0772'
Subject: RE: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Yujuan Li,

Thank you for your correspondence requesting copies of all documents, files, photographs, video recordings, and other material referenced in the Show Cause Notice issued in relation to your property.

Council acknowledges your request. At this stage, Council is not able to share the materials requested. The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations. As a result, Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered.

Notwithstanding the above, I can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records. The Show Cause Notice was issued based on information available to Council and the evidence obtained during the course of its investigation.

The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.

Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.

A Right to Information Request can be made by lodging a request through the formal RTI process. I have included a link to Council's information page regarding this process which contains all the relevant links and information on how to prepare and submit an application.

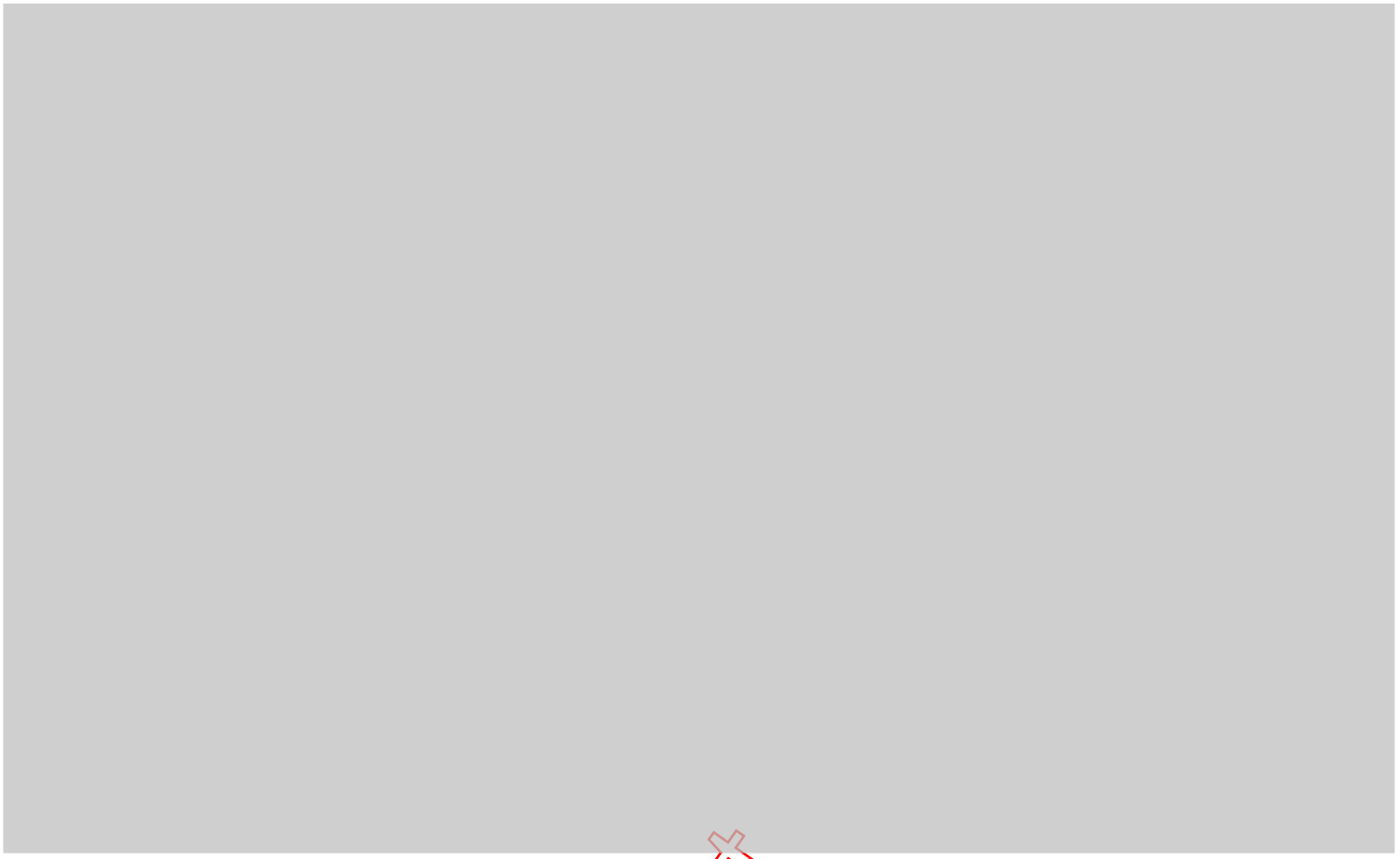
Right to Information and Information Privacy | Redland City Council

If you need any assistance in submitting an application or request, please contact Council on ph. 07 3829 8999 or e-mail rcc@redland.qld.gov.au.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
P +617 3829 8999

Right to Information Release
Contrary to Public Interest



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The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.

Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.

Kind Regards,

Right to Informat

Irrelevant Information

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Monday, 13 July 2026 4:47 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Mr Taylor Connolly,

Please find attached the following documents for Council's consideration in relation to the above Show Cause Notice:

Document 1 - Preliminary Representations and Request for Further Particulars; and
Schedule 1 - Information Requested for the Purpose of Preparing Representations.

I would appreciate your acknowledgement of receipt of this email and the attached documents.

Should Council require any clarification regarding the attached documents, please let me know.

I look forward to Council's response in due course.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 6 月 8 日周一 12:36 写道：

> Good afternoon Mr Yujuan Li,
>
> Further to my email on 1 June 2026, regarding the use of your property, located at 71-73 Sanctuary Drive Mount Cotton, for short-term accommodation purposes, please find attached a copy of Show Cause Notice requesting representation be made regarding the matter by **no later than 4.30PM on 17 July 2026.**

Right to Information Release

Please be advised a physical copy has been posted the default postal address listed on our records.

If you have any queries on how to make representation or next steps, please contact me on the below number or via reply email.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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DOCUMENT 2

Further Correspondence Regarding Outstanding Procedural Matters

Property: 71–73 Sanctuary Drive, Mount Cotton QLD 4165

Show Cause Notice No.: SC006250

Council Reference: CRDC534091

Date:15/07/2026

To: Mr Taylor Connolly

Redland City Council

Dear Mr Connolly,

Thank you for your email responding to my request for further particulars and supporting material referenced in the Show Cause Notice.

1. Previous Correspondence

In my previous correspondence entitled 'Document1-Preliminary Representations and Request for Further Particulars', I requested access to the factual material relied upon by Council and, at paragraph 4 (Timing), requested that, should the requested material not be made available sufficiently before the due date for representations, Council allow a reasonable extension of time following disclosure so that I would have a proper opportunity to consider the material and prepare complete meaningful representations.

2. Council's Response

Council has acknowledged my request and advised that:

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• 'can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records'; and

• 'At this stage, Council is not able to share the materials requested'; and

• 'The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations' ; and

• 'Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered' .

I acknowledge and respect those statutory obligations. I do not seek disclosure of any material which Council is prohibited from releasing. Where appropriate, I have no objection to documents or other material being provided in redacted form so as to protect personal or third-party information.

3. Outstanding Procedural Matter

Council's response indicates that the question of disclosure remains under active consideration pending completion of the privacy and confidentiality review referred to in its email. However, Council's email does not appear to address the procedural request contained in paragraph 4 of my previous correspondence concerning the timing of my substantive representations.

As Council has confirmed that the question of disclosure remains under consideration, the circumstances contemplated by paragraph 4 of my previous correspondence have now arisen.

Accordingly, Would Council please confirm whether it intends to:

(a) complete its disclosure consideration;

(b) provide any material capable of lawful disclosure; and

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(c) afford me a reasonable opportunity to consider that material before my substantive representations is required, consistent with the request made in paragraph 4 of my previous Docuemnt1.

4. Clarification of the Outstanding Procedural Request

This correspondence is not intended to introduce any new request or to delay Council's consideration of the Show Cause Notice.

Rather, it seeks clarification of the procedural request already made in paragraph 4 of my previous correspondence in light of Council's email confirming that the question of disclosure remains under consideration.

Clarification of that procedural position will assist me in ensuring that any substantive representations provided to Council are complete, properly informed and directed to the material upon which Council ultimately proposes to rely.

I remain willing to cooperate fully with Council throughout this process and will provide my substantive representations promptly once the procedural position has been clarified.

Thank you for your consideration. I look forward to your response.

Yours faithfully,

Yujuan Li

Right to Information Release

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Wednesday, 15 July 2026 2:43 PM
To: Taylor Connolly; Corporate eMailbox
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises
Attachments: Document 2 - Further Correspondence Regarding Outstanding Procedural Matters-20260715.pdf

Dear Taylor Connolly,

Thank you for your email. Please find attached the document2 for Council's consideration in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 14 日周二 13:47 写道：

> Dear Yujuan Li,
>
> Thank you for your correspondence requesting copies of all documents, files, photographs, video recordings, and other material referenced in the Show Cause Notice issued in relation to your property.
>
> Council acknowledges your request. At this stage, Council is not able to share the materials requested. The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations. As a result, Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered.
>
> Notwithstanding the above, I can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records. The Show Cause Notice was issued based on information available to Council and the evidence obtained during the course of its investigation.

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The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.

Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.

A Right to Information Request can be made by lodging a request through the formal RTI process. I have included a link to Council's information page regarding this process which contains all the relevant links and information on how to prepare and submit an application.

Right to Information and Information Privacy | Redland City Council

If you need any assistance in submitting an application or request, please contact Council on ph. 07 3829 8999 or e-mail rcc@redland.qld.gov.au.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

Right to Information Release

From: Taylor Connolly
Sent: Thursday, 16 July 2026 8:43 AM
To: 'JJ 0772'
Subject: RE: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Hi Yujuan Li,

Thank you for your correspondence.

If you intend to submit a Right to Information (RTI) application to obtain information relevant to this matter, please provide Council with evidence that the application has been lodged (for example, a copy of the application confirmation or receipt).

Upon receipt of this evidence, we will make a note on our records and take the RTI application into consideration when assessing the timeframe provided for you to respond to the Show Cause Notice. Where appropriate, an adjustment to the response timeframe may be made to allow sufficient opportunity for the requested information to be obtained and reviewed.

Should you proceed with an RTI application, please forward the supporting documentation to this office at your earliest convenience.

If you have any questions, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
P +617 3829 8999

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From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Wednesday, 15 July 2026 2:43 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document2 for Council's consideration in relation to the above Show Cause Notice.

Right to Information Release
Contrary to Public Interest

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

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>
> Notwithstanding the above, I can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records. The Show Cause Notice was issued based on information available to Council and the evidence obtained during the course of its investigation.
>
> The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.
>
> Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.
>
> A Right to Information Request can be made by lodging a request through the formal RTI process. I have included a link to Council's information page regarding this process which contains all the relevant links and information on how to prepare and submit an application.

Right to Information Release

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If you need any assistance in submitting an application or request, please contact Council on ph. 07 3829 8999 or e-mail rcc@redland.qld.gov.au.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

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Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Mr Taylor Connolly,

Please find attached the following documents for Council's consideration in relation to the above Show Cause Notice:

Document 1 - Preliminary Representations and Request for Further Particulars; and
Schedule 1 - Information Requested for the Purpose of Preparing Representations.

Right to Information Release

I would appreciate your acknowledgement of receipt of this email and the attached documents.

Should Council require any clarification regarding the attached documents, please let me know.

I look forward to Council's response in due course.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于2026年6月8日周一 12:36写道：

> Good afternoon Mr Yujuan Li,
>
> Further to my email on 1 June 2026, regarding the use of your property, located at 71-73 Sanctuary Drive Mount Cotton, for short-term accommodation purposes, please find attached a copy of Show Cause Notice requesting representation be made regarding the matter by **no later than 4.30PM on 17 July 2026.**
>
> Please be advised a physical copy has been posted the default postal address listed on our records.
>
> If you have any queries on how to make representation or next steps, please contact me on the below number or via reply email.
>
> Kind Regards,
>
> **Taylor Connolly**
>
> **Development Control Officer**
>
> Environment and Regulation
>
> Redland City Council

Right to Information Release

DOCUMENT 3

Clarification Regarding Council's Email and Disclosure Process

Property: 71–73 Sanctuary Drive, Mount Cotton QLD 4165

Show Cause Notice No.: SC006250

Council Reference: CRDC534091

Date: 16/07/2026

To: Mr Taylor Connolly

Redland City Council

Dear Mr Connolly,

Thank you for your email.

I note Council's advice regarding the possible lodgment of a Right to Information (RTI) application and Council's indication that, should an RTI application be lodged, it may be taken into consideration when assessing the timeframe for my response to the Show Cause Notice.

However, I do not understand Council's email as responding to the clarification sought in Document 2 concerning whether Council itself intends to complete the disclosure consideration referred to in its previous email and provide any material which it determines may lawfully be disclosed. I am unsure whether Council's email is intended to indicate that Council no longer proposes to consider providing any material directly as part of the Show Cause process.

My request for Council to provide any material capable of lawful disclosure was made independently of any decision I may make regarding an RTI application.

Right to Information Release

As explained in my previous correspondence, access to any material which Council determines may lawfully be disclosed is important to enable me to prepare complete and properly informed substantive representations in response to the Show Cause Notice.

If Council's position is now that such material will not be provided by Council as part of the Show Cause process, and that an RTI application is the only approach available for me to seek access to that material, I would appreciate Council confirming that position so as to avoid any misunderstanding.

Upon receipt of that clarification, I will determine the appropriate next procedural step.

Yours faithfully,

Yujuan Li

Right to Information Release

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 2:41 PM
To: Taylor Connolly; Corporate eMailbox
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises
Attachments: Document 3 - Clarification Regarding Council's Email and Disclosure Process.pdf

Dear Taylor Connolly,

Thank you for your email. Please find attached the document 3 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 08:43 写道：

> Hi Yujuan Li,
>
> Thank you for your correspondence.
>
> If you intend to submit a Right to Information (RTI) application to obtain information relevant to this matter, please provide Council with evidence that the application has been lodged (for example, a copy of the application confirmation or receipt).
>
> Upon receipt of this evidence, we will make a note on our records and take the RTI application into consideration when assessing the timeframe provided for you to respond to the Show Cause Notice. Where appropriate, an adjustment to the response timeframe may be made to allow sufficient opportunity for the requested information to be obtained and reviewed.
>
> Should you proceed with an RTI application, please forward the supporting documentation to this office at your earliest convenience.
>
> If you have any questions, please do not hesitate to contact me.

Right to Information Release
Contrary to Public Interest

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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Dear Taylor Connolly,

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Right to Information Release

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Right to Information and Information Privacy | Redland City Council

Right to Information Release

If you need any assistance in submitting an application or request, please contact Council on ph. 07 3829 8999 or e-mail rcc@redland.qld.gov.au.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

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Right to Information Release

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Environment and Regulation

Redland City Council

P +617 3829 8999

I acknowledge the traditional custodians of the

Right to Information Release

From: Taylor Connolly
Sent: Thursday, 16 July 2026 3:13 PM
To: 'JJ 0772'
Subject: RE: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Hi Yujuan Li,

Yes that's correct, an RTI application is the only approach available for you to seek access to that material.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 2:41 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document 3 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 08:43 写道：

> Hi Yujuan Li,

Right to Information Release

Contrary to Public Interest

Thank you for your correspondence.

If you intend to submit a Right to Information (RTI) application to obtain information relevant to this matter, please provide Council with evidence that the application has been lodged (for example, a copy of the application confirmation or receipt).

Upon receipt of this evidence, we will make a note on our records and take the RTI application into consideration when assessing the timeframe provided for you to respond to the Show Cause Notice. Where appropriate, an adjustment to the response timeframe may be made to allow sufficient opportunity for the requested information to be obtained and reviewed.

Should you proceed with an RTI application, please forward the supporting documentation to this office at your earliest convenience.

If you have any questions, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

Right to Information Release

DOCUMENT 4

Notice of Intention to Lodge an RTI Application and Request for Extension of Time

Property: 71–73 Sanctuary Drive, Mount Cotton QLD 4165

Show Cause Notice No.: SC006250

Council Reference: CRDC534091

Date: 16/07/2026

To: Mr Taylor Connolly

Redland City Council

Dear Mr Connolly,

Thank you for your email confirming that "an RTI application is the only approach available" for me to seek access to the material requested in relation to the Show Cause Notice.

On the basis of Council's clarification, I intend to follow Council's advice and lodge an RTI application as the means of seeking access to the requested material.

However, upon preparing the application, I became aware that a valid RTI application requires a certified copy of my identity. As certification must be completed by an a qualified witness, including a lawyer, notary public, Commissioner for Declarations or Justice of the Peace. I am unfortunately unable to complete that requirement before the current due date 17th July, for my representation to the Show Cause Notice.

Right to Information Release

As explained in my previous correspondence, access to the requested material is important to enable me to prepare complete, properly informed and meaningful substantive representations. Until Council confirmed that the RTI process was the only available avenue to obtain that material, I reasonably understood from Council's earlier correspondence that Council was still considering whether any material might be disclosed directly following completion of its privacy and confidentiality review. I have therefore acted promptly following Council's clarification.

I therefore respectfully request that Council extend the current timeframe for responding to the Show Cause Notice to allow me a reasonable opportunity to:

1. Obtain the required certified identification;
2. Lodge the RTI application;
3. Provide Council with evidence that the RTI application has been lodged, as requested in your previous email; and
4. Consider any material released through that process before preparing and lodging my substantive representations.

This request is made consistently with Council's previous advice that the lodgement of an RTI application may be taken into consideration when assessing the timeframe for responding to the Show Cause Notice and that, where appropriate, an adjustment to that timeframe may be made.

I remain committed to cooperating fully with Council throughout this process and will lodge the RTI application promptly upon obtaining the required certified identification.

Thank you for your consideration. I look forward to your response.

Yours faithfully,

Yuyuan Li

Right to Information Release

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 4:56 PM
To: Taylor Connolly; Corporate eMailbox
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises
Attachments: Document 4 - Notice of Intention to Lodge an RTI Application and Request for Extension of Time.pdf

Dear Taylor Connolly,

Thank you for your email. Please find attached document 4 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt. Should you have any queries please do not hesitate to contact me, thanks.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 15:12 写道：

> Hi Yujuan Li,
>
> Yes that's correct, an RTI application is the only approach available for you to seek access to that material.
>
> Kind Regards,
>
> **Taylor Connolly**
>
> **Development Control Officer**
>
> Environment and Regulation
>
> Redland City Council
> **P** +617 3829 8999

Right to Information Release

Contrary to Public Interest

I acknowledge the traditional custodians of the

lands and seas where I work. I pay my respects

to Elders, past, present and future.

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 2:41 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document 3 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 08:43 写道：

> Hi Yujuan Li,
>
> Thank you for your correspondence.
>
> If you intend to submit a Right to Information (RTI) application to obtain information relevant to this matter, please provide Council with evidence that the application has been lodged (for example, a copy of the application confirmation or receipt).
>
> Upon receipt of this evidence, we will make a note on our records and take the RTI application into consideration when assessing the timeframe provided for you to respond to the Show Cause

Right to Information Release

Notice. Where appropriate, an adjustment to the response timeframe may be made to allow sufficient opportunity for the requested information to be obtained and reviewed.

Should you proceed with an RTI application, please forward the supporting documentation to this office at your earliest convenience.

If you have any questions, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Wednesday, 15 July 2026 2:43 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document2 for Council's consideration in relation to the above Show Cause Notice.

Right to Information Release

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 14 日周二 13:47 写道：

Dear Yujuan Li,

Thank you for your correspondence requesting copies of all documents, files, photographs, video recordings, and other material referenced in the Show Cause Notice issued in relation to your property.

Council acknowledges your request. At this stage, Council is not able to share the materials requested. The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations. As a result, Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered.

Notwithstanding the above, I can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records. The Show Cause Notice was issued based on information available to Council and the evidence obtained during the course of its investigation.

The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.

Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.

Right to Information Release

A Right to Information Request can be made by lodging a request through the formal RTI process. I have included a link to Council's information page regarding this process which contains all the relevant links and information on how to prepare and submit an application.

Right to Information and Information Privacy | Redland City Council

If you need any assistance in submitting an application or request, please contact Council on ph. 07 3829 8999 or e-mail rcc@redland.qld.gov.au.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Monday, 13 July 2026 4:47 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Mr Taylor Connolly,

Please find attached the following documents for Council's consideration in relation to the above Show Cause Notice:

Right to Information Release

Document 1 - Preliminary Representations and Request for Further Particulars; and
Schedule 1 - Information Requested for the Purpose of Preparing Representations.

I would appreciate your acknowledgement of receipt of this email and the attached documents.

Should Council require any clarification regarding the attached documents, please let me know.

I look forward to Council's response in due course.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 6 月 8 日周一 12:36 写道：

> Good afternoon Mr Yujuan Li,
>
> Further to my email on 1 June 2026, regarding the use of your property, located at 71-73 Sanctuary Drive Mount Cotton, for short-term accommodation purposes, please find attached a copy of Show Cause Notice requesting representation be made regarding the matter by **no later than 4.30PM on 17 July 2026.**
>
> Please be advised a physical copy has been posted the default postal address listed on our records.
>
> If you have any queries on how to make representation or next steps, please contact me on the below number or via reply email.
>
> Kind Regards,
>
> **Taylor Connolly**
>
> **Development Control Officer**

Right to Information Release

From: Taylor Connolly
Sent: Friday, 17 July 2026 9:17 AM
To: 'JJ 0772'
Subject: RE: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Hi Yujuan Li,

My Team Leader has advised to issue a two-week extension to the current show cause due date of 17 July 2026. This brings the new date for you to make your representations regarding the identified breaches listed in the show cause notice to **31 July 2026**.

Please note that any further extension of this timeframe will only be considered upon receipt of evidence confirming that a RTI application has been lodged. Should you proceed with an RTI application, please provide a copy of the lodgement confirmation or receipt for Council's records.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 4:56 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached document 4 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt. Should you have any queries please do not hesitate to contact me, thanks.

Kind regards,

Yujuan Li

Right to Information Release
Contrary to Public Interest

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 15:12 写道：

Hi Yujuan Li,

Yes that's correct, an RTI application is the only approach available for you to seek access to that material.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

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From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 2:41 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document 3 in relation to the above Show Cause Notice.

Right to Information Release

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 08:43 写道：

Hi Yujuan Li,

Thank you for your correspondence.

If you intend to submit a Right to Information (RTI) application to obtain information relevant to this matter, please provide Council with evidence that the application has been lodged (for example, a copy of the application confirmation or receipt).

Upon receipt of this evidence, we will make a note on our records and take the RTI application into consideration when assessing the timeframe provided for you to respond to the Show Cause Notice. Where appropriate, an adjustment to the response timeframe may be made to allow sufficient opportunity for the requested information to be obtained and reviewed.

Should you proceed with an RTI application, please forward the supporting documentation to this office at your earliest convenience.

If you have any questions, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly

Development Control Officer

Right to Information Release

Environment and Regulation

Redland City Council

P +617 3829 8999

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To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document2 for Council's consideration in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 14 日周二 13:47 写道：

> Dear Yujuan Li,
>
> Thank you for your correspondence requesting copies of all documents, files, photographs, video recordings, and other material referenced in the Show Cause Notice issued in relation to your property.

Right to Information Release

Council acknowledges your request. At this stage, Council is not able to share the materials requested. The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations. As a result, Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered.

Notwithstanding the above, I can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records. The Show Cause Notice was issued based on information available to Council and the evidence obtained during the course of its investigation.

The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.

Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.

A Right to Information Request can be made by lodging a request through the formal RTI process. I have included a link to Council's information page regarding this process which contains all the relevant links and information on how to prepare and submit an application.

Right to Information and Information Privacy | Redland City Council

If you need any assistance in submitting an application or request, please contact Council on ph. 07 3829 8999 or e-mail rcc@redland.qld.gov.au.

Kind Regards,

Taylor Connolly

Right to Information Release

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

I acknowledge the traditional custodians of the

lands and seas where I work. I pay my respects

to Elders, past, present and future.

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Monday, 13 July 2026 4:47 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Mr Taylor Connolly,

Please find attached the following documents for Council's consideration in relation to the above Show Cause Notice;

Document 1 - Preliminary Representations and Request for Further Particulars; and
Schedule 1 - Information Requested for the Purpose of Preparing Representations.

I would appreciate your acknowledgement of receipt of this email and the attached documents.

Should Council require any clarification regarding the attached documents, please let me know.

I look forward to Council's response in due course.

Kind regards,

Yujuan Li

Right to Information Release

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 6 月 8 日周一 12:36 写道：

Good afternoon Mr Yujuan Li,

Further to my email on 1 June 2026, regarding the use of your property, located at 71-73 Sanctuary Drive Mount Cotton, for short-term accommodation purposes, please find attached a copy of Show Cause Notice requesting representation be made regarding the matter by **no later than 4.30PM on 17 July 2026.**

Please be advised a physical copy has been posted the default postal address listed on our records.

If you have any queries on how to make representation or next steps, please contact me on the below number or via reply email.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

Right to Information Release


17 Jul 2026 at 1:38:56 pm
73 Sanctuary Dr
Mount Cotton QLD 4165
Australia
Keep Out
Private Property
71
Disclosure Information Report
Right to Information



Page 237 of 399
Released under the Right to Information Act


17 Jul 2026 at 1:38:54 pm
73 Sanctuary Dr
Mount Cotton QLD 4165
Australia
NO TRESPASSING
Page 238 of 369
Right to Information Release

Kerry Veale

Subject: Taylor & [redacted] - Mainland

Start: Fri 17/07/2026 2:00 PM
End: Fri 17/07/2026 4:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: DC Calendars
Required Attendees: Taylor Connolly [redacted]

[redacted]

CRDC534091 – 71-73 Sanctuary Drive, Mt Cotton – Air BNB – Taylor

[redacted]

Release
Right to In

Contrary to Public Interest, Irrelevant Information



Released under Right to Information Act

Kerry Veale

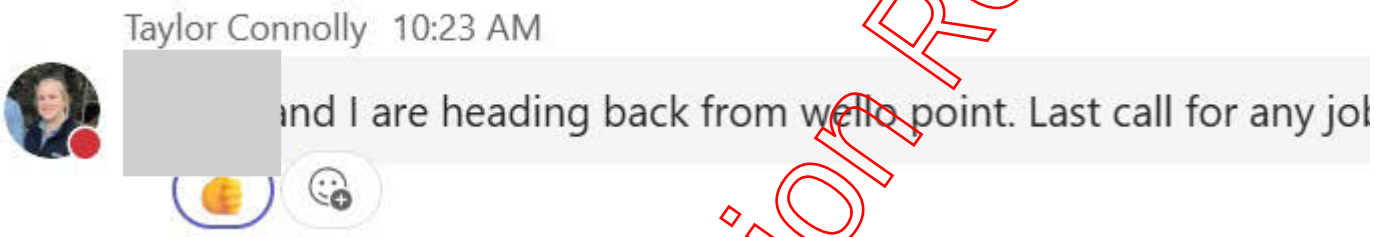
Subject: Taylor & [redacted] Russell Inspections

Start: Mon 20/07/2026 8:00 AM
End: Mon 20/07/2026 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: DC Calendars
Required Attendees: [redacted] Taylor Connolly



[redacted]

CRDC534091 – 71-73 Sanctuary Drive, Mt Cotton – Airbnb (Mr Yujuan Li) – Taylor

[redacted]

Right to Information Release

Contrary to Public Interest, Irrelevant Information

Pages 242 through 243 redacted for the following reasons:
- -
Contrary to Public Interest


30 Jul 2026 at 1:24:42 pm
73 Sanctuary Dr
Mount Cotton QLD 4165
Australia
COM033
71
Right to Information Release

Kerry Veale

Subject: [redacted] Taylor - Macleay Island Inspection

Start: Thu 30/07/2026 8:00 AM
End: Thu 30/07/2026 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: DC Calendars
Required Attendees: [redacted] Taylor Connolly

[redacted]

CRDC534091 – 71-73 Sanctuary Drive, Mount Cotton – Airbnb – Taylor

[redacted]

lease
Rig

Contrary to Public Interest

Pages 246 through 253 redacted for the following reasons:
- -
Contrary to Public Interest

[redacted]

Subject: Taylor and [redacted] Mainland

Start: Fri 7/08/2026 1:30 PM
End: Fri 7/08/2026 4:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: DC Calendars
Required Attendees: [redacted]

[redacted]

CRDC534091 – 71-73 Sanctuary Drive, Mount Cotton – AirBNB – Taylor

[redacted]

Right to Inform
Release

Contrary to Public Interest, Irrelevant Information

[redacted]

Development Control Officer
Environment and Regulation
Redland City Council

P +617 3829 8999

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

formati

[redacted]

Contrary to Public Interest, Irrelevant Information

Pages 256 through 257 redacted for the following reasons:
- -
Contrary to Public Interest

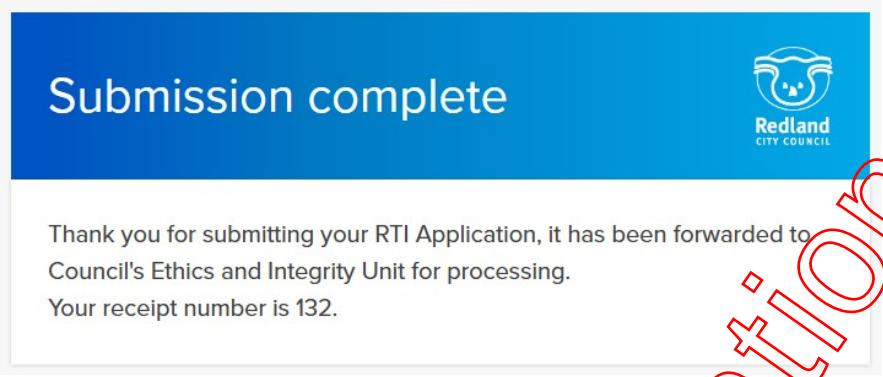
Right to Information Release

Contrary to Public Interest

From: Taylor Connolly
Sent: Tuesday, 25 August 2026 9:06 AM
To:
Subject: 20260825 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - RTI request query

Good morning

I have a property owner who has advised he has lodged a RTI request. The receipt number provided to me was #132 with a lodgement date of 31 July 2026.



I was wondering if you've seen it come through. I'll be emailing the property owner today to request an update as I'm still awaiting a response to his show cause notice.

Thank you.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
P +617 3829 8759

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

Right to Information Release

Contrary to Public Interest

[redacted]

Senior Business Support Officer
Development Control
Redland City Council
P +617 3829 8852

Report an issue or give feedback
Scan the QR code or visit us online.
redland.qld.gov.au/contact

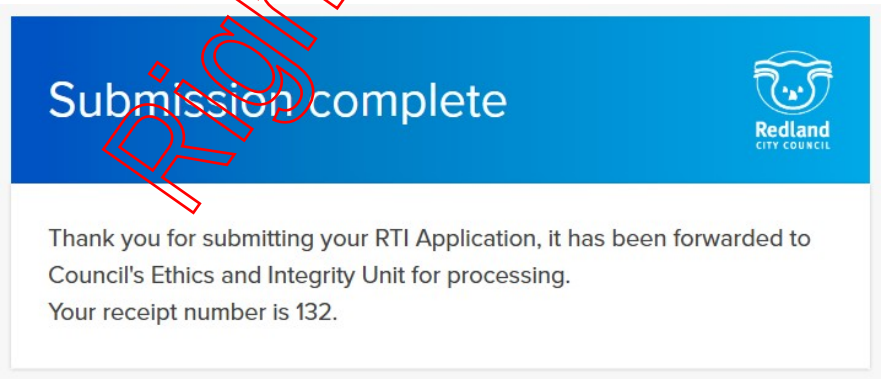
I acknowledge the traditional custodians of the
lands and seas where I work. I pay my respects
to Elders, past, present and future.

Right to information Re

From: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>
Sent: Tuesday, 25 August 2026 9:06 AM
To: [redacted]
Subject: 20260825 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - RTI request query

Good morning [redacted]

I have a property owner who has advised he has lodged a RTI request. The receipt number provided to me was #132 with a lodgement date of 31 July 2026.



Contrary to Public Interest, Irrelevant Information

I was wondering if you've seen it come through. I'll be emailing the property owner today to request an update as I'm still awaiting a response to his show cause notice.

Thank you.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
P +617 3829 8759

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

Right to Information Release

From: Taylor Connolly
Sent: Tuesday, 25 August 2026 9:45 AM
To: 'JJ 0772'
Subject: 20260825 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises (Update requested)

Good morning Yujuan,

I am writing to enquire whether there have been any updates in relation to your RTI request. We would appreciate an update on the status of the request, as Council is still awaiting your response to the Show Cause Notice issued on 8 June 2026.

Please note that, as part of Council's standard compliance procedures, enforcement action may be initiated in due course irrespective of whether a response to the Show Cause Notice is received.

Should you wish to discuss this matter, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly
Development Control Officer
Environment and Regulation
Redland City Council
P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Friday, 31 July 2026 3:51 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Hi Taylor,

As requested, I confirm that I have now lodged a RTI application with Redland City Council. Please find attached a copy of the RTI lodgement receipt for your records.

Regards

Yujuan

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 17 日周五 09:17 写道：

Right to Information Release
Contrary to Public Interest

Hi Yujuan Li,

My Team Leader has advised to issue a two-week extension to the current show cause due date of 17 July 2026. This brings the new date for you to make your representations regarding the identified breaches listed in the show cause notice to **31 July 2026**.

Please note that any further extension of this timeframe will only be considered upon receipt of evidence confirming that a RTI application has been lodged. Should you proceed with an RTI application, please provide a copy of the lodgement confirmation or receipt for Council's records.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 4:56 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached document 4 in relation to the above

Right to Information Release

Show Cause Notice.

I would be grateful if you could acknowledge receipt. Should you have any queries please do not hesitate to contact me, thanks.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 15:12 写道：

Hi Yujuan Li,

Yes that's correct, an RTI application is the only approach available for you to seek access to that material.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 2:41 PM

Right to Information Release

To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document 3 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 08:43 写道：

> Hi Yujuan Li,
>
> Thank you for your correspondence.
>
> If you intend to submit a Right to Information (RTI) application to obtain information relevant to this matter, please provide Council with evidence that the application has been lodged (for example, a copy of the application confirmation or receipt).
>
> Upon receipt of this evidence, we will make a note on our records and take the RTI application into consideration when assessing the timeframe provided for you to respond to the Show Cause Notice. Where appropriate, an adjustment to the response timeframe may be made to allow sufficient opportunity for the requested information to be obtained and reviewed.
>
> Should you proceed with an RTI application, please forward the supporting documentation to this office at your earliest convenience.

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If you have any questions, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Wednesday, 15 July 2026 2:43 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document2 for Council's consideration in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Right to Information Release

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 14 日周二 13:47 写道：

Dear Yujuan Li,

Thank you for your correspondence requesting copies of all documents, files, photographs, video recordings, and other material referenced in the Show Cause Notice issued in relation to your property.

Council acknowledges your request. At this stage, Council is not able to share the materials requested. The information and evidence relied upon by Council includes material that may contain personal information, third-party information, and other content that is subject to privacy and confidentiality considerations. As a result, Council must ensure that its obligations under relevant privacy and information management legislation are met before any disclosure of such material can be considered.

Notwithstanding the above, I can confirm that the documents, photographs, video recordings, inspection records, and other evidentiary material referenced in the Show Cause Notice do exist and form part of Council's compliance investigation records. The Show Cause Notice was issued based on information available to Council and the evidence obtained during the course of its investigation.

The purpose of the Show Cause Notice is to provide you with an opportunity to respond to the matters identified in the notice before Council determines any further compliance action. Council will carefully consider any submissions you provide in response to the notice.

Should you wish to access information held by Council, this may be considered through the appropriate legislative mechanisms and processes, including any applicable right-to-information provisions, subject to the restrictions and exemptions prescribed by law.

A Right to Information Request can be made by lodging a request through the formal RTI process. I have included a link to Council's information page regarding this process which contains all the relevant links and information on how to prepare and submit an application.

Right to Information and Information Privacy | Redland City Council

Right to Information Release

If you need any assistance in submitting an application or request, please contact Council on ph. 07 3829 8999 or e-mail rcc@redland.qld.gov.au.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Monday, 13 July 2026 4:47 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Mr Taylor Connolly,

Please find attached the following documents for Council's consideration in relation to the above Show Cause Notice:

Document 1 - Preliminary Representations and Request for Further Particulars; and
Schedule 1 - Information Requested for the Purpose of Preparing Representations.

I would appreciate your acknowledgement of receipt of this email and the attached documents.

Should Council require any clarification regarding the attached documents, please let me know.

Right to Information Release

I look forward to Council's response in due course.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 6 月 8 日周一 12:36 写道：

> Good afternoon Mr Yujuan Li,
>
> Further to my email on 1 June 2026, regarding the use of your property, located at 71-73 Sanctuary Drive Mount Cotton, for short-term accommodation purposes, please find attached a copy of Show Cause Notice requesting representation be made regarding the matter by **no later than 4.30PM on 17 July 2026.**
>
> Please be advised a physical copy has been posted the default postal address listed on our records.
>
> If you have any queries on how to make representation or next steps, please contact me on the below number or via reply email.
>
> Kind Regards,
>
> **Taylor Connolly**
>
> **Development Control Officer**
>
> Environment and Regulation
>
> Redland City Council
> **P** +617 3829 8999
>
> I acknowledge the traditional custodians of the

Right to Information Release

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Wednesday, 26 August 2026 4:42 PM
To: Taylor Connolly
Subject: Re: 20260825 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises (Update requested)

Dear Taylor,

Thank you for following up.

I confirm that my RTI application is actively progressing. Council's Information Adviser, Mr Jett Scholl, has recently contacted me regarding the scope of the application, and I am currently working through that process with Council in accordance with the timeframe provided by the RTI officer. As the RTI application is being managed within Council's Governance and Legal Services team, any further information Council requires regarding the current status of that process should also be available internally.

As you are aware, following receipt of the Show Cause Notice, I requested access to the information and evidentiary material relevant to the matters raised in the Notice. Council subsequently confirmed that an RTI application was the only avenue available to me to seek access to that material. I therefore lodged the RTI application in accordance with Council's advice and provided you with evidence of lodgement on 31 July 2026, as requested.

As I have explained in my previous correspondence, I am actively progressing this matter in accordance with the process directed by Council. My substantive representations have not been abandoned or declined; rather, I am seeking the relevant material through the RTI process so that my response can be properly informed and can meaningfully address the material relevant to Council's investigation.

For clarity, I would therefore appreciate Council confirming that the timeframe for my substantive representations in response to the Show Cause Notice will be extended until the RTI application has been determined and any material to which access is granted has been provided to me, with a reasonable period thereafter for me to review that material and prepare and lodge my substantive representations.

I will continue to progress the RTI application promptly and will keep you updated on any material developments.

Thank you for your assistance, and I would appreciate confirmation of the above procedural position.

Kind regards,

Yujuan Li

Right to Information Release
Contrary to Public Interest

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 8 月 25 日周二 09:45 写道：

Good morning Yujuan,

I am writing to enquire whether there have been any updates in relation to your RTI request. We would appreciate an update on the status of the request, as Council is still awaiting your response to the Show Cause Notice issued on 8 June 2026.

Please note that, as part of Council's standard compliance procedures, enforcement action may be initiated in due course irrespective of whether a response to the Show Cause Notice is received.

Should you wish to discuss this matter, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Friday, 31 July 2026 3:51 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Hi Taylor,

As requested, I confirm that I have now lodged a RTI application with Redland City Council. Please find attached a copy of the RTI lodgement receipt for your records.

Regards

Yujuan

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 17 日周五 09:17 写道：

> Hi Yujuan Li,
>
> My Team Leader has advised to issue a two-week extension to the current show cause due date of 17 July 2026. This brings the new date for you to make your representations regarding the identified breaches listed in the show cause notice to **31 July 2026**.
>
> Please note that any further extension of this timeframe will only be considered upon receipt of evidence confirming that a RTI application has been lodged. Should you proceed with an RTI application, please provide a copy of the lodgement confirmation or receipt for Council's records.
>
> Kind Regards,
>
> **Taylor Connolly**
>
> **Development Control Officer**
>
> Environment and Regulation
>
> Redland City Council
>
> **P** +617 3829 8999

Right to Information Release

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From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 4:56 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached document 4 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt. Should you have any queries please do not hesitate to contact me, thanks.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 15:12 写道：

> Hi Yujuan Li,
>
> Yes that's correct, an RTI application is the only approach available for you to seek access to that material.
>
> Kind Regards,

Right to Information Release

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

P +617 3829 8999

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

From: JJ 0772 <jeffandamberley@gmail.com>
Sent: Thursday, 16 July 2026 2:41 PM
To: Taylor Connolly <Taylor.Connolly@redland.qld.gov.au>; Corporate eMailbox <CorporateeMailbox@redland.qld.gov.au>
Subject: Re: 20260608 - CRDC534091 - 71-73 Sanctuary Drive, Mount Cotton - Show Cause Notice - Unlawful Use of Premises

Dear Taylor Connolly,

Thank you for your email. Please find attached the document 3 in relation to the above Show Cause Notice.

I would be grateful if you could acknowledge receipt.

Kind regards,

Yujuan Li

Taylor Connolly <Taylor.Connolly@redland.qld.gov.au> 于 2026 年 7 月 16 日周四 08:43 写道：

> Hi Yujuan Li,

Right to Information Release

Thank you for your correspondence.

If you intend to submit a Right to Information (RTI) application to obtain information relevant to this matter, please provide Council with evidence that the application has been lodged (for example, a copy of the application confirmation or receipt).

Upon receipt of this evidence, we will make a note on our records and take the RTI application into consideration when assessing the timeframe provided for you to respond to the Show Cause Notice. Where appropriate, an adjustment to the response timeframe may be made to allow sufficient opportunity for the requested information to be obtained and reviewed.

Should you proceed with an RTI application, please forward the supporting documentation to this office at your earliest convenience.

If you have any questions, please do not hesitate to contact me.

Kind Regards,

Taylor Connolly

Development Control Officer

Environment and Regulation

Redland City Council

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Redland City Council

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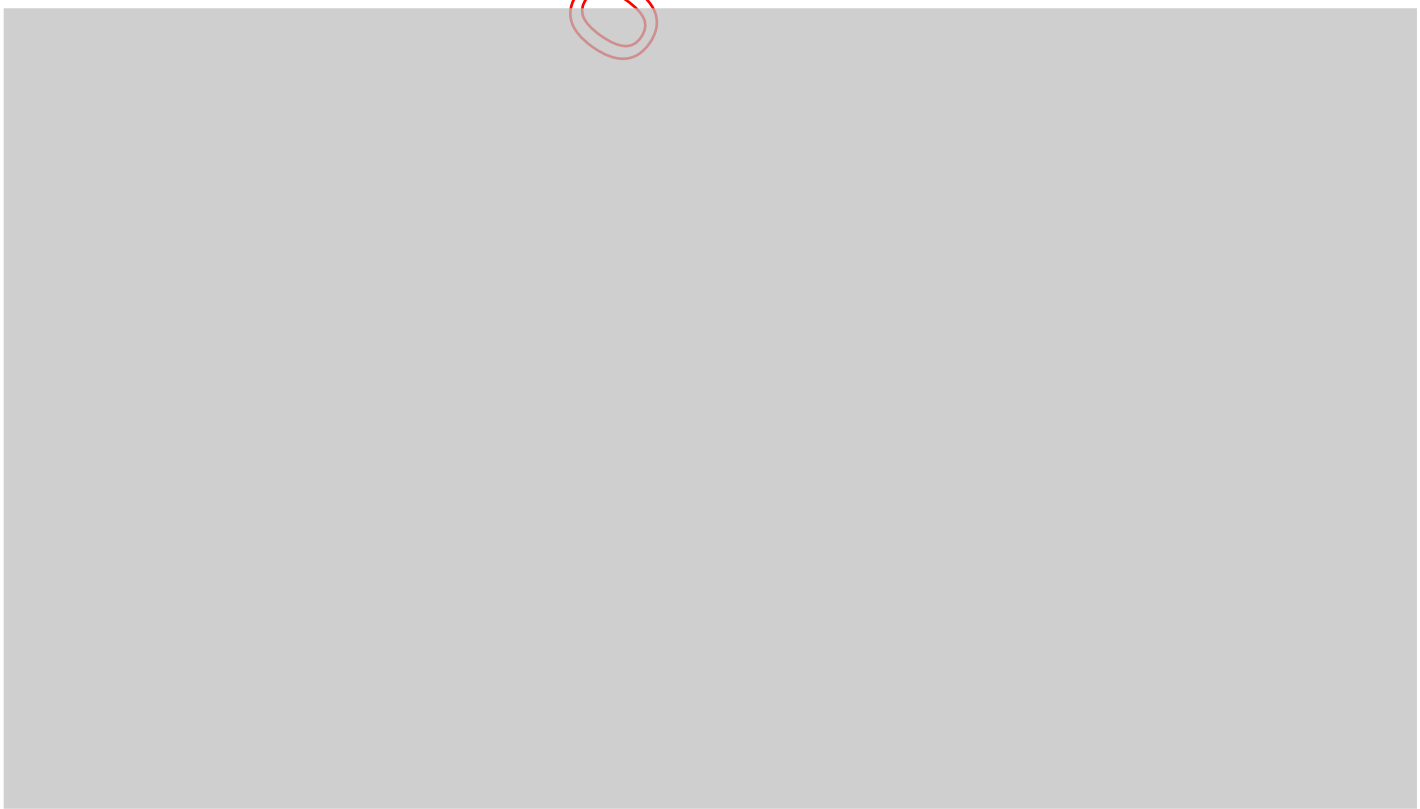
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Group Support Coordinator
Redland City Council

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Executive Support Officer

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Team Leader – Councillor Executive Support
Corporate Governance | Strategy and Governance
Redland City Council

P +617 3829 8672
E susan.magree@redland.qld.gov.au

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[redacted]

Executive Support Officer
Councillors' Executive Support
Redland City Council

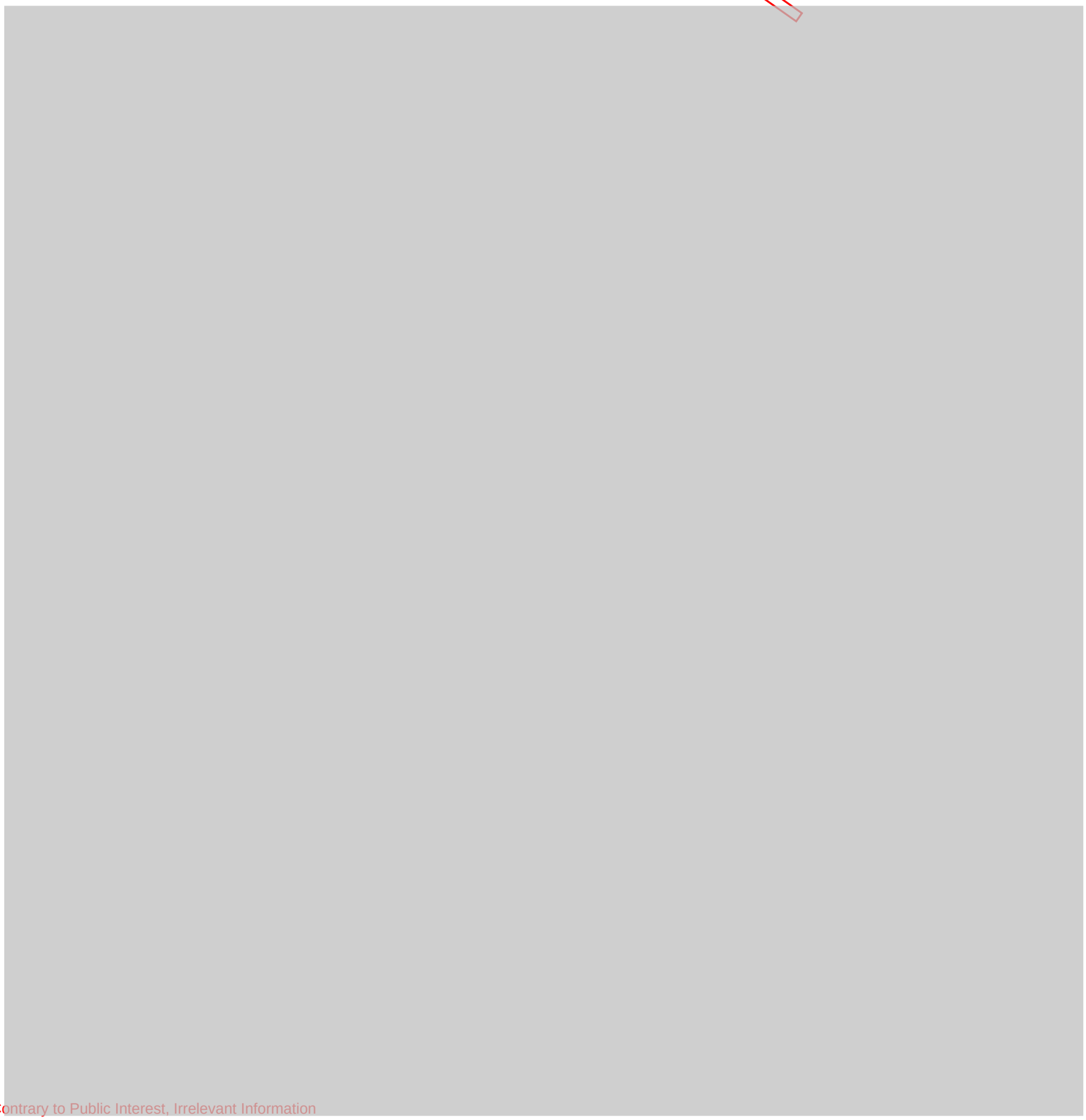
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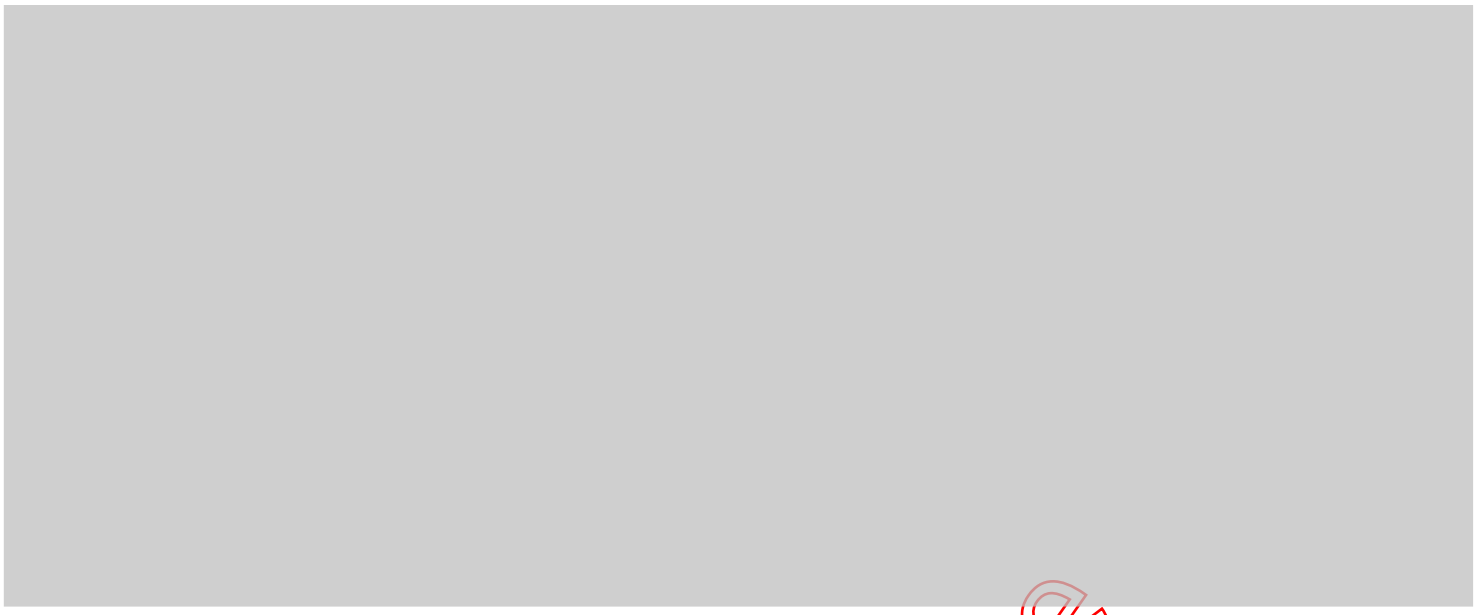
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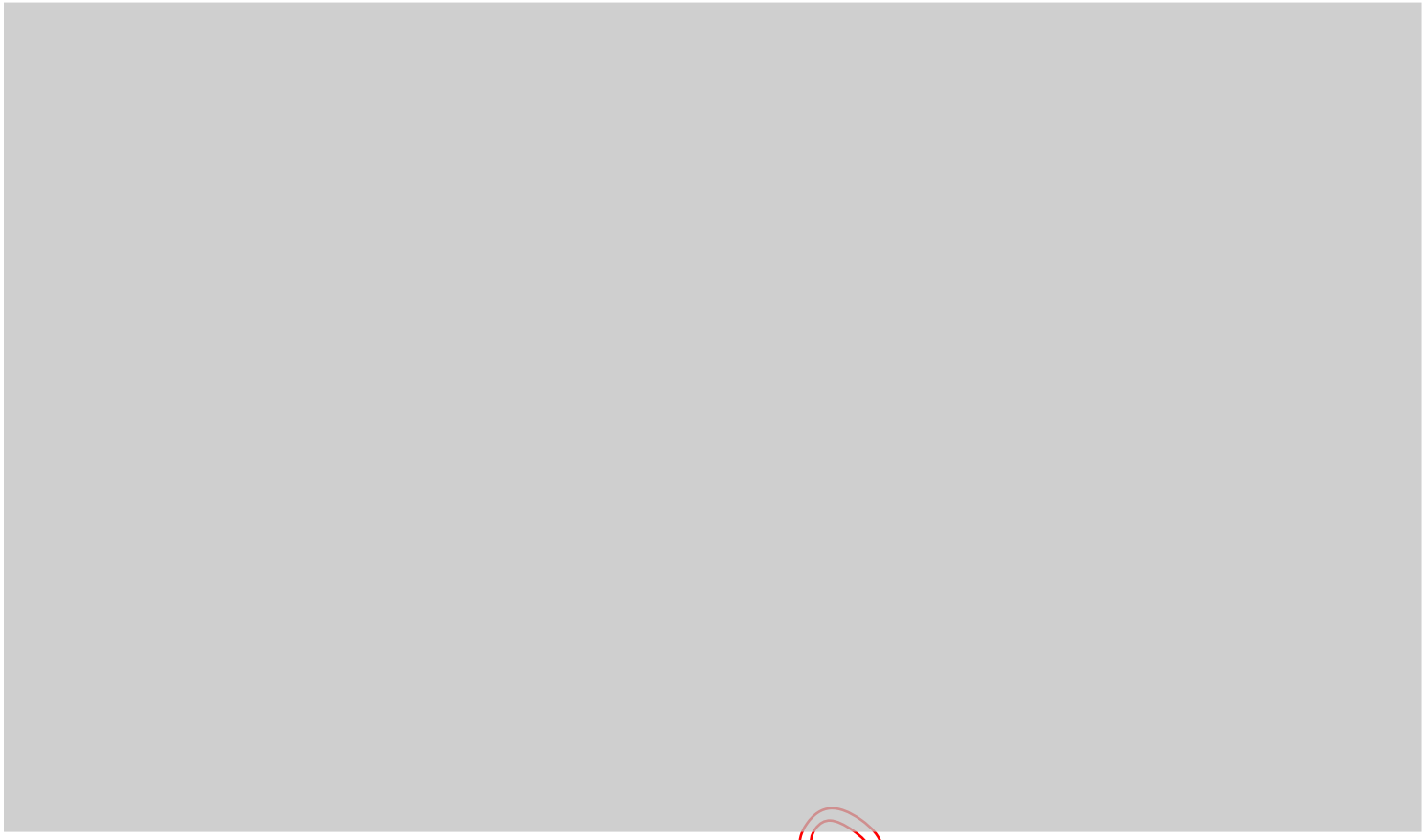
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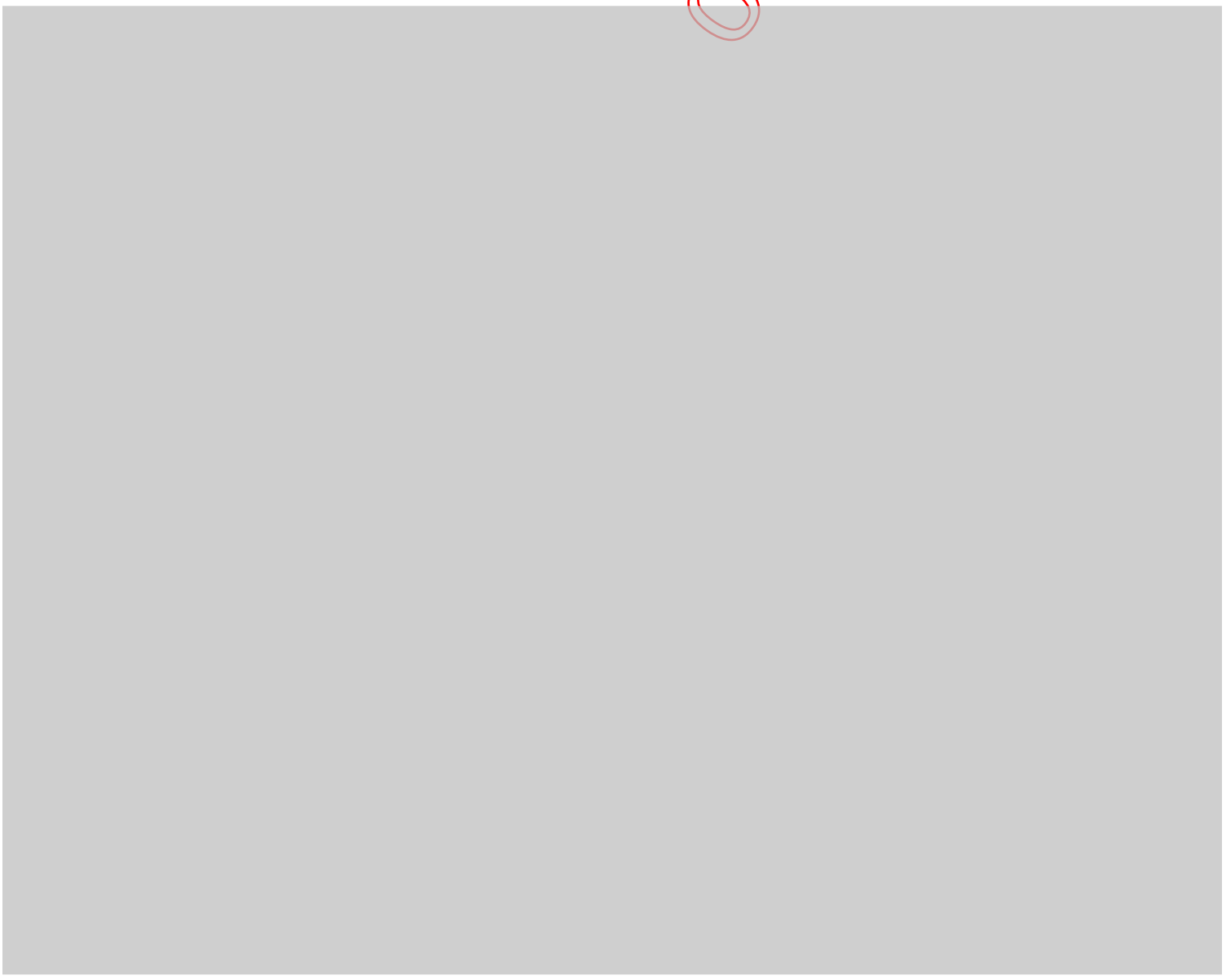
Group Support Coordinator
Redland City Council
P +617 3829 8282

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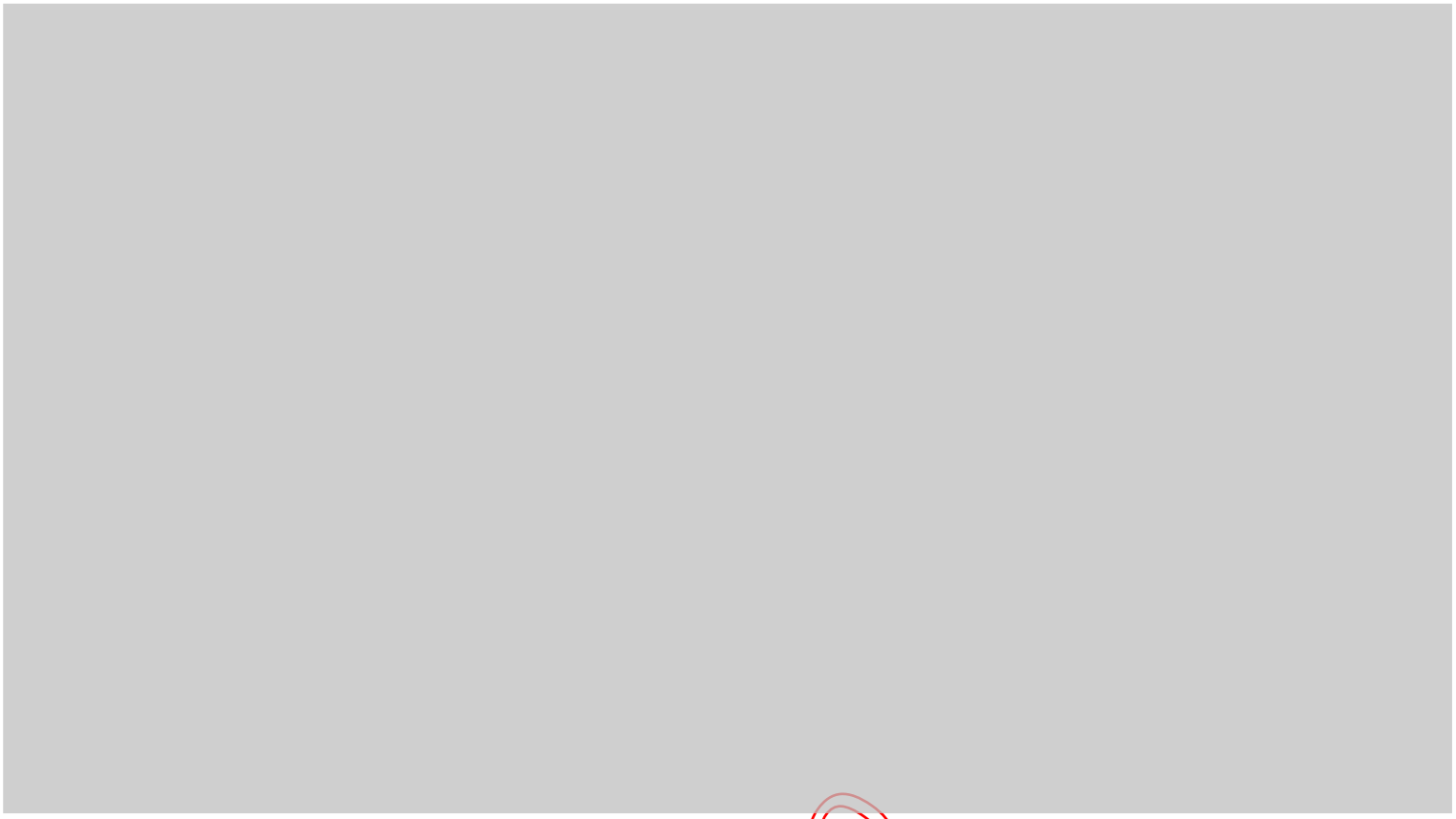
From [redacted]
Sent: Wednesday, 8 April 2026 1:46 PM

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Contrary to Public Interest, Irrelevant Information





[redacted]

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Councillors' Executive Support
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[redacted]

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[redacted]

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City Planning and Assessment
Redland City Council

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Service Manager, Development Control
Environment and Regulation
Redland City Council

P +617 3829 8386

Report an issue or give feedback
Scan the QR code or visit us online.
redland.qld.gov.au/contact

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Office of Group Manager
City Planning and Assessment
Redland City Council
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tion Re

Executive Support Officer
Councillors' Executive Support
Governance and Legal Services
Redland City Council
P +617 3829 8192

Right

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

Sent: Wednesday, 20 May 2026 2:47 PM

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[redacted]

Office of Group Manager
City Planning and Assessment
Redland City Council

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[redacted]

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[redacted]

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to Elders, past, present and future.

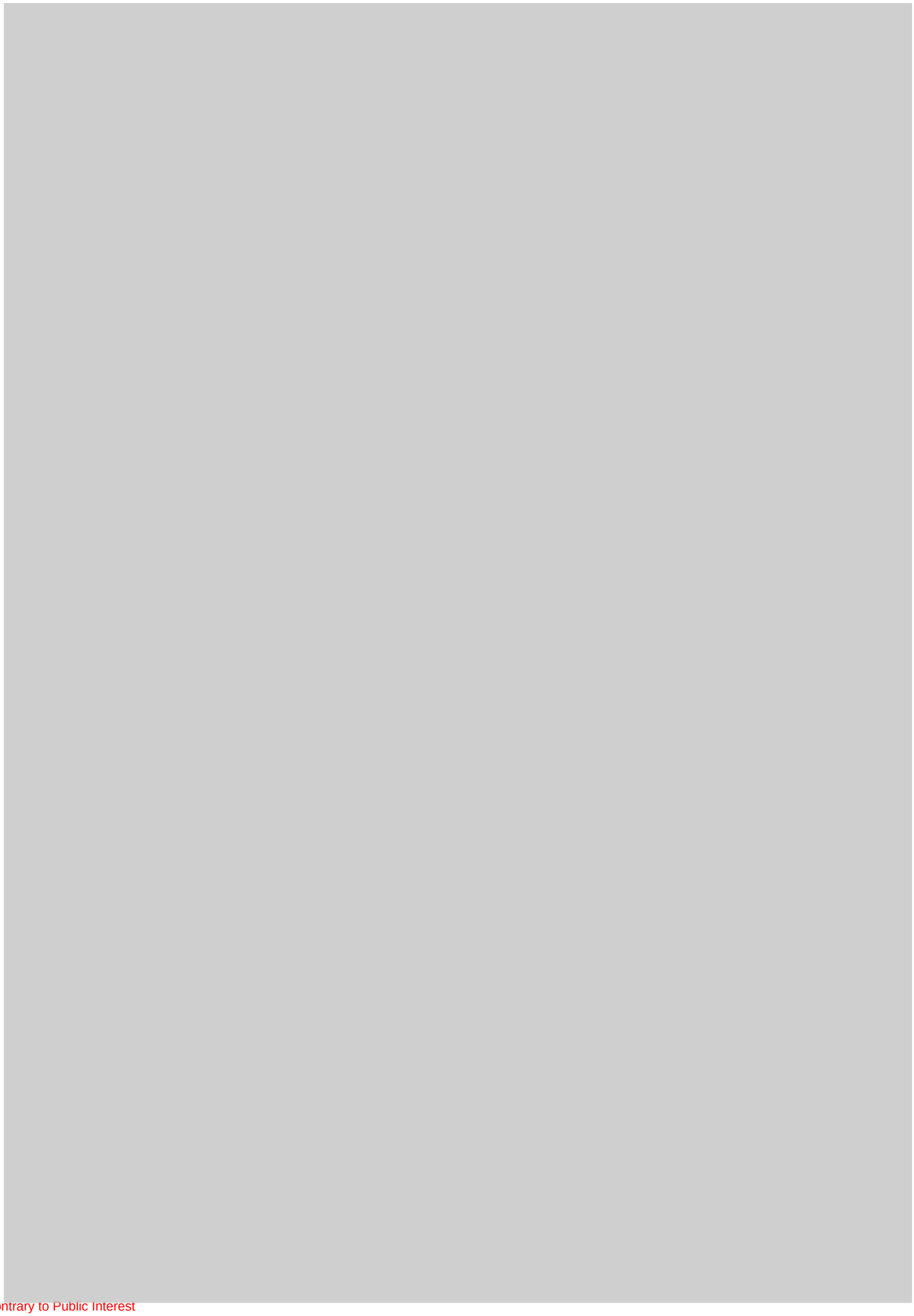
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Delegation Sources

- Local Government Act 2009 Council to CEO - Local Government Act 2009
- Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015

Positions

Abbreviation	Position	Name
200157	Development Compliance Officer	Taylor Connolly

Right to Information Release

Provisions for Development Compliance Officer

Local Government Act 2009 Council to CEO - Local Government Act 2009			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
Section 133	Power to give or to attempt to give an occupier of a property a written notice that informs the occupier of the local government's intention to enter the property.	200508, 200009, 200686, 200130, 200711, 200409, 200101, 201074, 200913, 200850, 200871, 200852, 200857, 200858, 200859, 200863, 200870, 200917, 200982, 200851, 200976, 201309, 200957, 200985, 200950, 200974, 200970, 200960, 200958, 200952, 200945, 200944, 201308, 201307, 200968, 201107, 200981, 200975, 200973, 200972, 200971, 200969, 200966, 200946, 200961, 200943, 200679, 200024, 200020, 200011, 200006, 200003, 200770, 201155, 201156, 201152, 201150, 201143, 200684, 200683, 200681, 200680, 201135, 201369, 200008, 200015, 200951, 200965,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or

Right to Information Release

Local Government Act 2009 Council to CEO - Local Government Act 2009			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		201065, 200176, 200175, 200155, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200028, 200618, 200017, 200014, 200013, 200016, 200524, 200523, 200522, 200527, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 201312, 200549, 200548, 200160, 200148, 200150, 201270, 201271, 200153, 200167, 200185, 200184, 200174, 200171, 200169, 200168, 200164, 200163, 200162, 200161, 200154, 200151, 200152, 200165, 200170, 200172, 200178, 200181, 200182, 200159, 200173, 200617, 200954, 200955, 201151, 201154, 201149, 200907, 201747, 201649, 201669, 201628, 201673, 201674,	revoked by the Chief Executive Officer.

Right to Information Release

Local Government Act 2009 Council to CEO - Local Government Act 2009			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		201733, 200869, 200895	
Section 142(2)	Power to give a reasonable entry notice, as defined by section 138AA(3), to the occupier of a property that a local government worker may enter the property and take action required under a remedial notice.	200009, 200130, 201076, 200711, 200768, 200409, 200277, 200101, 201074, 200913, 200850, 200871, 200852, 200857, 200858, 200859, 200863, 200870, 200917, 200982, 200851, 200976, 201309, 200957, 200985, 200950, 200974, 200970, 200960, 200958, 200952, 200945, 200944, 201308, 201307, 200968, 201107, 200981, 200975, 200973, 200972, 200971, 200969, 200966, 200946, 200961, 200943, 200679, 200024, 200020, 200011, 200006, 200003, 200770, 201155, 201156, 201152, 201150, 201143, 200684, 200683, 200681, 200680, 201135, 201369, 200008, 200015, 200951, 200965, 201065, 201289, 200176,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive

Right to Information Release

Local Government Act 2009 Council to CEO - Local Government Act 2009			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200175, 200155, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200028, 200618, 200017, 200014, 200013, 200016, 200524, 200523, 200522, 200527, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 201312, 200549, 200548, 200160, 200148, 200150, 201270, 201271, 200153, 200167, 200185, 200184, 200174, 200171, 200169, 200168, 200164, 200163, 200162, 200161, 200154, 200151, 200152, 200165, 200170, 200172, 200178, 200181, 200182, 200159, 200173, 200617, 200954, 200955, 201151, 201154, 201149, 200907, 201747, 201649, 201669, 201628, 201696, 201673, 201674, 201733,	Officer.

Right to Information Release

Local Government Act 2009 Council to CEO - Local Government Act 2009			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200869, 200895	

Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
Section 41(13)	Power to deal with any goods, equipment or thing contained in, on or about a vehicle in the same manner as dealing with a vehicle under this section.	200130, 201076, 200711, 200409, 200277, 200074, 200101, 200431, 200816, 200112, 200403, 200706, 200770, 201289, 200176, 200175, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 41(10)(b)	Power to dispose of a vehicle pursuant to 41(10)(b) where 41(9) applies.	200130, 201076, 200711, 200409, 200277, 200101, 200431, 200816, 200112, 200403, 200706, 200770, 201269, 200176, 200175, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 41(7)(b)	Power to give a written notice pursuant to 41(8), where the owner cannot be identified, on the local government website, of the removal or impounding of a vehicle within 14 days of the removal or impounding.	200130, 201076, 200711, 200409, 200277, 200101, 200431, 200816, 200112, 200403, 200706, 200770, 201289, 200176, 200175, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 200167, 201224, 200183, 200174, 200171, 200169, 200168, 200164, 200163, 200162, 200161, 200154, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 41(7)(a)	Power to give a written notice pursuant to section 41(8), where the owner can be identified, of the removal or impounding of a vehicle within 14 days of the removal or impounding.	200130, 201076, 200711, 200409, 200277, 200101, 200431, 200816, 200112, 200403, 200706, 200770, 201289, 200176, 200175, 200155, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 200185, 200184, 200166, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			revoked by the Chief Executive Officer.
Section 41(6)(b)	Power to deem that a vehicle is not a no commercial vehicle under section 41(4)	200130, 201076, 200711, 200409, 200277, 200101, 200431, 200816, 200112, 200403, 200706, 200770, 201289, 200176, 200175, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			Officer.
Section 41(5)(a)	Power to not follow the procedures specified in subsections (6) to (10) in respect of a vehicle where section 41(4) applies	200130, 201076, 200711, 200409, 200277, 200101, 200431, 200816, 200112, 200403, 200706, 200770, 201289, 200176, 200175, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
Section 41(4)(b)	Power to determine if a vehicle is a no commercial value vehicle	200130, 201076, 200711, 200409, 200277, 200101, 200431, 200816, 200112, 200403, 200706, 200770, 201289, 200176, 200175, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section	Power to remove, impound or dispose of	200130, 201076,	

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
41(3)	a vehicle where section 41 applies	200711, 200409, 200277, 200074, 200101, 200431, 200816, 200112, 200403, 200706, 200770, 201289, 200176, 200175, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 41(1)	Power to consider on reasonable grounds the removal of a vehicle from a road pursuant to subsection 1	200130, 201076, 200711, 200409, 200277, 200101,	1. Where there are financial considerations (entering into a

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200431, 200816, 200112, 200403, 200706, 200770, 201289, 200176, 200175, 200155, 200146, 200147, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200167, 201224, 200185, 200184, 200183, 200174, 200171, 200169, 200168, 200166, 200164, 200163, 200162, 200161, 200154, 200181, 201669, 201628, 201696, 201167	contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 40(6)(a)	Power to dispose of an item seized or impounded for more than 1 month by sale through: - (i) public auction or tender, following an advertisement published at least 14 days	200130, 201076, 200711, 200409, 200277, 200074, 200101, 200431, 200816, 200112,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	before the sale. (ii) an agent of the local government; or (iii) an enterprise owned by the local government.	200403, 200706, 200770, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200181, 201669, 201628, 201696, 201167	appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 38(3)	Power to waive or partially remit a fee unless specific provision to the contrary is made in the local law or resolution fixing the fee.	200130, 201076, 200711, 200768, 200409, 200277, 200074, 200101, 200431, 200816, 200112, 200403, 200706, 201165,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200770, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 36(1)	Power to, by public notice, offer a reward for information leading to the conviction of a person for: - (a) an offence involving damage to, or theft of, property of the local government or under the local government's control; or	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 200112, 200403, 200706, 201165, 200770, 201289, 200176,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	(b) an offence against a local law.	200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201224, 200183, 200181, 201669, 201628, 201696, 201167	2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 31(5)	Power to recover the cost of action taken under section 31 as a debt from the person responsible for the activity.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 201289,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200176, 200175, 200155, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200167, 201224, 200185, 200184, 200183, 200174, 200171, 200169, 200168, 200166, 200164, 200163, 200162, 200161, 200154, 200181, 201669, 201628, 201696, 201167	be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 23(3)	Power to give an applicant a review notice of a decision made in accordance with section 23(1)	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 201289, 200176, 200175,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where:

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200181, 201669, 201628, 201696, 201167	a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 23(1)	Power to review an original decision after receiving a review application and make a decision to:- (a) confirm the original decision; or (b) amend the original decision; or (c) substitute another decision for the original decision.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 22(3)	Power to extend the time for making an application for review of a decision under a local law.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	b) To the delegate's knowledge, adversely effects, or is likely to adversely affect the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 19(2)(c)	Power to cancel a suspension under section 19(1).	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 19(2)(a)	Power to give notice to an approval holder of a decision under section 19(1).	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 19(1)	Power to immediately suspend an approval if the prescribed activity poses: - (a) an urgent and serious threat to public health or safety; or (b) an urgent and serious risk of environmental harm, property damage or loss of amenity.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy. d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 18(5)	Power to give an approval holder an information notice if a decision is taken pursuant to section 18(4).	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 18(4)	Power to:- (a) amend an approval if a ground for amendment still exists after consideration of the applicant's submissions; or (b) suspend an approval if a ground for suspension still exists after consideration of the applicant's submissions; or (c) Cancel an approval if a ground for cancellation still exists after consideration of the applicant's submissions.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council

Right to Information Release

Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200150, 200181, 201669, 201628, 201696, 201167	policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 18(3)	Power to:- (a) decide that a ground no longer exists to cancel, amend or suspend an approval after considering all submissions made to a show cause notice within the stated time; and (b) Give written notice to an approval holder of the decision that a ground no longer exists to cancel, amend or suspend the approval.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		201696, 201167	d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 18(2)	Power to give a show cause notice to an approval holder in accordance with section 18(2), if there is a ground under section 17 to amend, suspend or cancel an approval.	200130, 201076, 200711, 200768, 200409, 200277, 200074, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		201167	and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 16(6)	Power to amend the conditions of an approval without following the procedure in section 18	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land,

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 16(5)	Power to give an approval holder an information notice where an application to amend the conditions of an approval is refused under section 16(3).	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 16(4)	Power to give an approval holder written notice of amended conditions granted and the day that they take effect, in accordance with section 16(3).	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 16(3)	Power to consider and decide whether to grant or refuse an application to amend the conditions of an approval at the request of an approval holder.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 15(11)	Power to give an information notice if an application for transfer of an approval is refused or granted but amended to include non- standard conditions.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 15 (9)	Power to amend the conditions of the approval under subsection (8) without following the procedure in section 18	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			revoked by the Chief Executive Officer.
Section 15(8)	Power to amend existing conditions of an approval if an application for the transfer of the approval has been granted.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200747, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			Officer.
Section 15(7)	Power to give, by written notice, a decision to grant or refuse an application to transfer an approval.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
Section 15(6)	Power to grant an application to transfer an approval.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section	Power to request, by written notice, that	200130, 201076,	

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
15(4)	an applicant for transfer of an approval of a prescribed activity provide further reasonable information clarification of information, documents or materials included in an application.	200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 15(3)	Power to approve the form of an application for transfer of an approval.	200130, 201076, 200711, 200768, 200409, 200277,	1. Where there are financial considerations (entering into a

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 14(9)	Power to amend existing conditions of an approval, without following the procedure in section 18, if an application for renewal or extension of approval for a prescribed activity has been granted.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 14(8)	Power to give an applicant for renewal or extension of approval for a prescribed activity an information notice if the application is refused or the approval contains non-standard conditions.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 14(6)	Power to give, by written notice, a decision on an application for renewal or extension of approval for a prescribed activity.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 14(4)	Power to request, by written notice, that an applicant provide further reasonable information, clarification of information, documents or materials included in an application, when considering an application for renewal or extension of an approval for a prescribed activity.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 14(3)	Power to approve the form of an application to renew or extend an approval.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where:

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 14(2)	Power to give notice that an approval is one of a class of approvals that the local government does not intend to renew or extend.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 14(1)	Power to determine the further term of an approval.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	b) To the delegate's knowledge, adversely effects, or is likely to adversely affect the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 13	Power to determine the term of an approval.	200130, 201076, 200711, 200768, 200409, 200277, 200074, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 200607, 201289, 200082, 200347, 200176, 200175, 200776, 200146, 200147, 200023, 200002,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 12(1)	Power to accept the certificate of a third-party certifier as evidence of any application requirement.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 201270, 201271, 200181, 201669, 201628, 201696, 201167	relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 10(1)	Power to grant an approval for a prescribed activity on appropriate conditions.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy. d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 9(4)	Power to give an applicant an information notice if the application is refused or is granted subject to a non-standard condition.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 9(2)	Power to give by written notice, a decision on an application to undertake a prescribed activity.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		200150, 200181, 201669, 201628, 201696, 201167	policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 9(1)	Power to grant approval for an applicant to undertake a prescribed activity in accordance with section 9(1).	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628,	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
		201696, 201167	d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 8(6)	Power to extend the period for an applicant for approval of a prescribed activity to provide further information.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 8(5)(b)	Power to give an applicant for approval of a prescribed activity, written notice stating that the applicant's application has lapsed and that the applicant may make a new application.	200130, 201076, 200711, 200768, 200409, 200277, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land,

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			without having a Council resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 8(3)	Power to request, by written notice, that an applicant provide further reasonable information or clarification of information, documents or materials included in an application for approval of a prescribed activity.	200130, 201076, 200711, 200768, 200409, 200277, 200074, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 201289, 200176, 200175, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			resolution to exercise that power. e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.
Section 8(1)	Power to approve an application form for approval of a prescribed activity.	200130, 201076, 200711, 200768, 200409, 200277, 200074, 200101, 200431, 200816, 201011, 201012, 201013, 200112, 200403, 200706, 201165, 200770, 200602, 200607, 201289, 200082, 200347, 200176, 200175, 200776, 200146, 200147, 200023, 200002, 200005, 200149, 200156, 200157, 200158, 200180, 200428, 200429, 200524, 200523, 200532, 200531, 200529, 200528, 200526, 200521, 200520, 200177, 200148, 200150, 200181, 201669, 201628, 201696, 201167	1. Where there are financial considerations (entering into a contract) associated with the delegated powers that the appropriate financial delegations have been obtained prior. 2. The delegated power cannot be used where: a) A previous Council decision (by resolution) has been made on the subject b) To the delegate's knowledge, adversely effects, or is likely to adversely affect, the Council's relations with the public at large. c) To not exercise any delegated power in a manner, or which has the foreseeable effect of being, contrary to an adopted Council policy d) To not exercise delegated powers to acquire, hold, deal with and dispose of the property, or any other dealings in land, without having a Council resolution to exercise that power.

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Local Law No. 1 (Administration) 2015 - Local Law No. 1 (Administration) 2015			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
			e) Where the position no longer exists f) Where the appointment to the position has been suspended or revoked by the Chief Executive Officer.

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