



# Questions & Answers

### **Why did Council write to Amity Point Property owners in December 2013?**

Council is concerned to ensure that residents and property owners exposed to the potential hazard of ongoing shoreline erosion or catastrophic shoreline collapse are made aware of the dangers, particularly during summer storm season.

### **Why hasn't Council engaged with property owners and island residents in the drafting of a Shoreline Erosion Management Plan (SEMP)?**

Council has informed residents of the draft plan which is exactly that, a first draft prepared by a consultant.

Council's intention in doing so was to alert residents to the historical and ongoing danger of continuing property loss at Amity Point and not to pre-empt necessary community engagement on the development of the shoreline management options.

This document does not necessarily represent the views of Council, but is one of several sources of information that will ultimately contribute to the development and adoption by Council of an implementation plan for future shoreline management.

### **How will the community be involved?**

Council has planned for the involvement of the community in the development of shoreline erosion management plans for Amity Point.

This process will acknowledge the direct interest of affected property owners as well as the wider cultural, historic and economic interest of the island residents including the Traditional Owners.

As an immediate priority Council will be seeking a new opportunity to engage directly with affected property owners.

Council will also be inviting key stakeholder representatives to participate in a community reference group to help inform the completion of the Final SEM for presentation to Council and the adoption of an erosion management implementation plan.

## What is Council's current position on shoreline erosion at Amity Point?

Council is continuing its policy of 'planned retreat' as reflected in the UR3 zoning for the area.

The policy of planned retreat has been in place for some time and is reinforced by the historical loss already of significant areas of land at Amity caused by the Rainbow Channel, including Cabarita, the Pilot Station and South Passage Bar, Amity Racecourse and the Amity School.

## Why did Council advise it would cease the supply of rock?

With the exception of the supply at the request of the Councillor and property owners in response to severe storm damage for example in 2011, Council has not had a formal policy of supplying rock to private landholders.

Council has received expert advice that the installation of rock walls is unlikely to halt the historical process of erosion at Amity Point and may in fact exacerbate the erosion problem and constitute a hazard.

The installation and maintenance of these structures by Council is also likely to be prohibitively expensive. For these reasons, Council determined it would not supply rock.

Private property owners are free to purchase rocks for revetment and erosion barriers to protect private property but must seek approval (Development Approval (DA) and a Marine Park Permit) from the State Government.

Details of approvals required for placement of rocks for seawalls on private property at Amity Point have been made available on Council's webpage.

## What is 'planned retreat'?

The policy of planned retreat focuses on systematic abandonment of land and structures in vulnerable areas.

This has traditionally been the case at Amity Point as evidenced by the number of lots already abandoned to the sea.

## What is the policy for new development within shoreline erosion area of Amity Point?

Redland City Council's planning scheme does not prevent further development within the shoreline erosion area of Amity Point, but the zoning of UR3 imposes conditions which require future developments to be relocatable.

The UR3 designated area is considered suitable only for dwelling houses which are capable of removal if threatened by erosion or for low-key recreational uses which, apart from minor buildings, involve only the erection of buildings which likewise are readily capable of removal.

## Why hasn't Council acquired the affected land (planned retreat) to create a buffer zone?

This is likely to be an expensive option and unlikely to be either technically or financially feasible without State or Federal Government support.

## What is the Council's legal position?

Council is not under any legal obligation to prevent the erosion.

Council provides advice based on its current information that the existing and future rock wall construction may constitute a hazard. Council will take all reasonable steps to ensure that known hazards in foreshore areas under Council control are eliminated or minimised. This does not extend to private land.