



Canal and lake estates

How some neighbouring councils manage their canals and lakes

Blessed with natural beauty from bushland to bay, the Redlands is also home to popular parks and waterways at Raby Bay, Aquatic Paradise and Sovereign Waters.

Across these three locations there are constructed canals, a lake and associated infrastructure, including 28.7kms of revetment walls that must be inspected and maintained.

Council's canal and lake maintenance activities include water dredging to ensure the waterways are clean and navigable, inspecting and renewing marine beacons, and inspection and upkeep of revetment walls.

Historically, the cost of canal and lake maintenance at Raby Bay, Aquatic Paradise and Sovereign Waters has been covered jointly by the residents who own property on the canals and lakefront as well as a 20 to 30 per cent contribution by Council (or all ratepayers).

How the canal and lake estates in the Redlands will be funded and managed into the future is still to be decided. However, our city is not unique in having canal and lake estates. A range of models for funding and managing canal and lake maintenance is used by councils around Australia, including these models in use by some of our closest neighbouring councils.

City of Gold Coast

City of Gold Coast has numerous lakes and more than 400kms of constructed canals.

While this council conducts some cleaning and maintenance of lakes and canals, to ensure good water flow, property owners of waterfront land are responsible for the upkeep of revetment walls that benefit their property.

In community title developments, each Body Corporate is responsible for revetment walls that benefit the development.

Should a waterfront landowner detect issues with a revetment wall that benefits their property, the landowner is responsible for arranging for a suitably qualified, professional engineer to assess and report on the wall's structural integrity.

City of Gold Coast determines revetment walls to be part of the properties that benefit from them and places the onus for maintenance on the landowners.

Moreton Bay Regional Council

Moreton Bay Regional Council levies a special charge to properties with canal frontage across three canal estates - Newport, Pacific Harbour and Bribie Gardens.

This includes marina complexes and residential units where the land has canal frontage.

Owners of residential units in the estates are levied the charge, not the Body Corporate.

The special charge varies, depending on the land use; and is for the funding of works to preserve, maintain and keep clean and navigable the canals and associated public infrastructure and the lock and weir at Bribie Gardens.

Landowners whose properties benefit from revetment walls are responsible for their maintenance.

Noosa Council

Noosa Council has decided to implement an inspection, maintenance and future works program for the Noosa Waters estate, to ensure the long-term viability of the revetment walls.

The Noosa Waters Canal Maintenance Levy (a special charge) will apply to waterfront allotments on specified land in the Noosa Waters estate.

The council will contribute 8.5 per cent of the costs of the program, as approximately 8.5 per cent of the properties bordering the canals are owned by the council.

While no revenue will be collected in 2017/18, as the council considered there were sufficient reserve funds available (collected from previous years) to implement the overall plan during this financial year, Noosa Council anticipates applying a levy in future years as the maintenance program will be ongoing.