

12-Feb-2025

Good Morning Madam Acting Mayor and Councillors,

I speak today on behalf of the Body Corporate Committee for Waves Redcliffe, a residential complex housing 60 apartment owners and residents, to express our deep concerns regarding the proposed 7-storey high-rise apartment building at 25 Marine Parade, Redcliffe. This development, which directly adjoins our northern boundary, raises significant issues for our community and the broader Redcliffe Peninsula.

25 Marine Parade is a single irregular shaped lot with a total area of 554 square metres, with 21 metre frontage to Marine Parade only.

Our Committee has previously submitted numerous written objections and participated in discussions with Council officers, and we sincerely appreciate the engagement and accessibility of both Council's Planning Officers and the support from Councillor Karl Winchester.

However, with Council's decision on this development application now pending, we take this opportunity to address the full Council.

The Redcliffe Peninsula is already experiencing high-density residential growth, with multiple high-rise developments either existing, under construction, or recently approved.

Given this, we question the necessity and suitability of yet another high-rise on a block of limited size and dimensions, especially when it is in such close proximity to surrounding properties. Council's own Planning Scheme Policy – Residential Design explicitly states that the appropriate development for this location is a 2-3 storey building.

A 7-storey development clearly contradicts this policy and raises concerns about planning consistency and transparency.

One of the most troubling aspects of this process has been the classification of this development as Code Assessable rather than Impact Assessable. This has deprived affected residents and stakeholders of the opportunity to be formally notified of the application or to submit objections. The absence of community consultation undermines confidence in the process and prevents those directly impacted from having a say in decisions that will affect their homes and quality of life.

Further scrutiny of the Planning Scheme and its associated policies has revealed inconsistencies, ambiguities, and contradictions that allow for subjective interpretation. This is deeply concerning, as planning policies should provide clear, enforceable guidelines, not discretionary loopholes.

We strongly contend that the Planning Scheme Policy – Residential Design is not merely advisory but a binding document that must be adhered to. Accordingly, any development in this location should be strictly limited to a 2-3 storey structure.

We also wish to highlight a clear departure from the Council's Waste Management Policy.

This Policy states that waste and recycling bins must not be placed in front of another property for collection. However, in pre-lodgement meetings and subsequent correspondence, the applicant has been advised otherwise.

We strongly object to any waste collection arrangement that would see bins placed in front of the Waves apartments building, creating an unfair and unreasonable burden on our residents.

Beyond these issues, other critical concerns—including building setbacks, overshadowing, visual impact, noise constraints, and the provision for on-site service vehicle parking and turnaround—must be rigorously enforced.

These requirements are even more pressing in a 7-storey development compared to a 2-3 storey structure.

We respectfully urge the Council to ensure that its decision in this matter aligns with its own published planning instruments and established policies. A deviation from these policies would set a troubling precedent for future developments and diminish public trust in the integrity of the planning process.

We appreciate your time and consideration and ask that you uphold the principles of sound urban planning and community engagement by rejecting this proposed development in its current form.

Thank you.

Ian Flint

for and on behalf of

Waves Redcliffe

Body Corporate Committee

17 Marine Parade

Redcliffe QLD 4020