

A joint response

We understand foreshore property owners in Beachmere are concerned about current and ongoing erosion issues and erosion management. Council is committed to working with both property owners and the State Government to develop a long term solution to ongoing erosion at Beachmere.

Initial feedback from foreshore property owners demonstrates that:

- Some want to undertake either emergency or permanent works in response to recent weather events
- Some have wanted to build a permanent seawall for a longer time, and
- Some prefer having a natural sand dune and object to seawalls on their property or adjacent properties.

In the first half of 2021 we will start working with property owners and the State Government to identify the alignment, specifications and development approval process for the A-Line.

The first step will be to understand individual property impacts and property owners' concerns. You may be contacted by Council officers to gather additional information about your property to be offered a meeting with the project team. If you'd like to be included, register your details at:
yoursay.moretonbay.qld.gov.au/beachmere-shoreline
 or by email or phone using the contact details below.

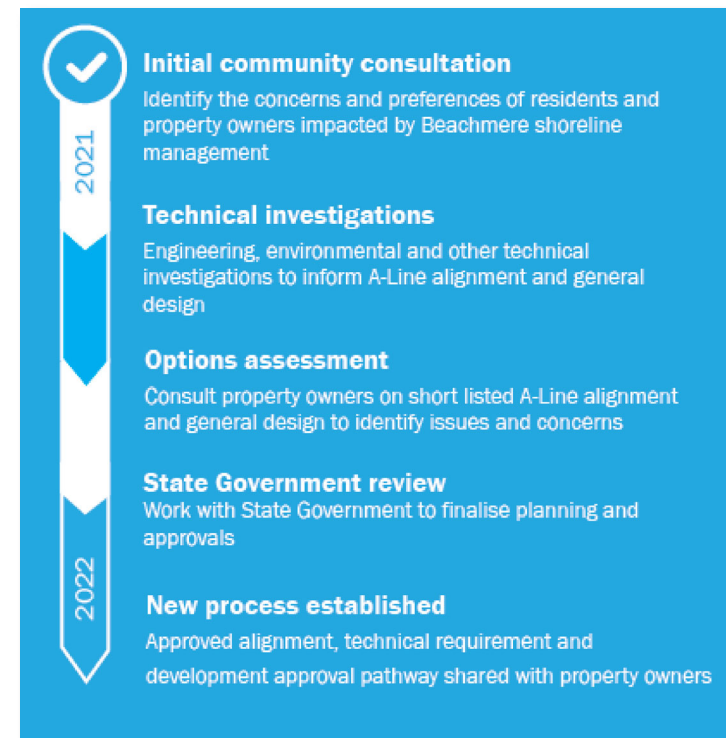
What to expect?

You may see Council officers and technical advisers undertaking inspections of the foreshore throughout the project. This may include taking photos and drone videos to inform the technical aspects of the project. You can subscribe to receive regular updates through the project website or contact Council through the details below.

Technical investigations and property owner feedback will inform the short listing of alignment options and technical specifications for seawalls at Beachmere. Council will again consult property owners on short listed options to identify preferences. Council will work with State Government departments to secure support for an alignment and technical specifications and an agreed process for property owners to secure development approvals. Once complete, Council will advise property owners on the next steps to take to manage erosion on their properties.

Key steps

Council is aware of property owner's ongoing concerns and is working towards a timely solution.



Beachmere Shoreline Management

The Beachmere shoreline is a highly modified environment with buildings, roads and seawalls which impact the ability of the beach to naturally recover after severe weather and erosion events. Some Beachmere property owners have told Council they would like to build a seawall to protect their property from erosion.

Moreton Bay Regional Council has commenced planning an alignment for private seawalls at Beachmere. This will allow property owners to obtain development approvals to install permanent seawalls along an endorsed alignment. This alignment is referred to as an "A-Line".

Consistent seawall design and alignment achieves better erosion control results and minimises ongoing maintenance. This can also be achieved through a shared structure across neighbouring properties.

The need to develop an A-Line at Beachmere was identified in Council's Northern Moreton Bay Shoreline Erosion Management Plan (2014) (SEMP). The SEMP also identified potential benefits from additional vegetation management at the northern end of the Beachmere foreshore.




What is an A-Line?

An A-Line is an approved alignment and general specifications for seawalls, creating an integrated approach along the foreshore. This provides effective erosion protection and reduces the negative impacts of individual and non-continuous seawalls on the environment and private properties.

The A-Line will be based on field condition surveys as well as feedback from the community and State Government, and will consider a range of other social, environmental and economic considerations. A range of factors will be considered to determine the alignment including the location of existing seawalls, high tide, king tide and storm tide inundation levels, impacts on the natural environment and natural coastal processes. The A-line alignment has not been determined, and may or may not be required for your property if it is clear that natural features, such as dunes and beach build up, are providing sufficient property protection.

The establishment of an A-Line will provide property owners with a pathway for long term protection from coastal erosion. Council will work with property owners to identify local issues and will develop a policy to help facilitate development approvals for seawalls at Beachmere.

For More Information

-  Visit yoursay.moretonbay.qld.gov.au/beachmere-shoreline
-  Email livingcoast@moretonbay.qld.gov.au
-  Call Council on (07) 3205 0555

If you require assistance due to a hearing or speech impairment, contact the National Relay Service

If you require translation or interpretation assistance, contact the Translating and Interpreting Service (TIS) National.

Register to talk to the project team
yoursay.moretonbay.qld.gov.au/beachmere-shoreline

Emergency works

In very limited circumstances, such as when there is an imminent threat from erosion to the structural safety of a residential building, property owners may be able to undertake emergency works to prevent further erosion.

If you believe this may apply to you please contact Council or refer to *Necessary operational work that is tidal works* guideline available on the Department of Environment and Science website (link on following page).

All emergency structures require a range of approvals including certification by a Registered Professional Engineer. Where works are undertaken that do not meet the guideline's requirements, you may be asked to restore the shoreline to the condition immediately before the work was carried out.

What causes erosion at Beachmere?

Change to our coastal landscape has been and will continue to be a characteristic of our beach environments. Natural processes of erosion and accumulation—the movement of sand on our coastline—means our foreshore areas are always changing.

Sometimes parts of the coastline may experience sudden and rapid erosion, often associated with severe storms, cyclones or strong winds. This type of erosion is usually temporary, and sand will naturally return over the following months.

The SEMP identified that Beachmere also experiences ongoing erosion as a result of waves breaking at an angle to the shore. This causes some loose sand to move south-west towards the north bank of the Caboolture River, slowing the natural recovery of the beach from sudden erosion events.

Unintegrated seawalls can worsen erosion impacts to neighbouring properties, as well as placing the seawall structure itself at risk. Integrated seawalls with a consistent location and type avoids shifting the erosion problem to adjacent properties.



Regulatory framework

Everybody has a role to play in erosion management on the Beachmere foreshore. A coordinated approach with property owners, Council and the State Government will help identify an effective long-term solution to ongoing erosion at Beachmere.

Council will work with all property owners and the State Government to find an effective solution that balances everyone's concerns and preferences. We need property owners to work with us through this process.

Property owners along the foreshore must continue to follow State Government regulations and Council development processes, including for emergency works.

Maintenance of approved private structures including seawalls and natural dune management, such as planting suitable native vegetation, continue to be the responsibility of property owners.

Moreton Bay Regional Council

Council is responsible for managing development applications and approvals.

Council's role includes:

- Managing use of state-owned land between the high-water mark and low-water mark
- Assessing development applications against Council's Planning Scheme and State Government regulations including the Planning Act 2016 and Coastal Protection and Management Act 1995
- Ensuring erosion control structures like seawalls minimise interference with natural coastal processes and don't increase the impacts of erosion on neighbouring properties. One of the ways we do this is by ensuring seawalls are part of an integrated solution
- Undertaking compliance activities and enforcing Council policy and State Government regulations
- Undertaking long term strategic planning:
 - Refer to Northern Moreton Bay Shoreline Erosion Management Plan (2014) at www.moretonbay.qld.gov.au/Services/Reports-Policies/Maintenance-and-SEMP/Northern-Moreton-Bay-SEMP

State Government

The State Government own all land in the Moreton Bay Marine Park between the high water mark and the low water mark.

They will review and are expected to endorse the Beachmere shoreline management outcomes.

Their responsibilities include:

- Setting legislation and regulations governing environmental management, coastal management, and land use planning
- As the owner of land below the high water mark, they provide authorisation for access to the beach to undertake works
- Setting regulations on authorised erosion management. More details can be found at the following links:
 - Owners consent for access at www.qld.gov.au/environment/land/state/leases/permits
 - Guideline for Coastal Development - Excluded Work available at https://www.qld.gov.au/data/assets/pdf_file/0015/107241/gl-cd-excluded-works.pdf
 - Necessary Operational Work That Is Tidal Work Guidelines available at https://environment.des.qld.gov.au/data/assets/pdf_file/0031/88906/cpm-gl-emergency-tidal-works.pdf