Beachmere Shoreline Management Project – A-Line

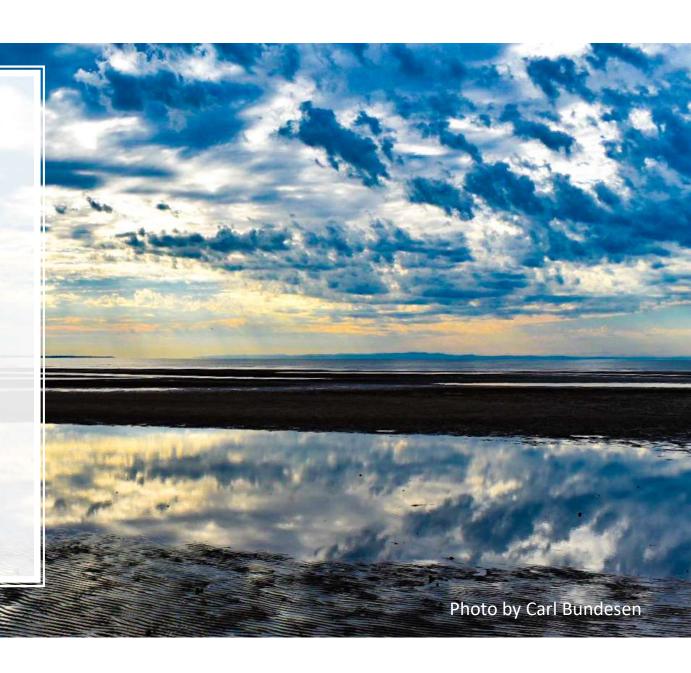
Property Owner Consultation

27 November 2021

9am – 11am Bishop Rd & Grace St

12.30pm – 2.30pm Campbell Pde & Bayside Dr

3.00pm – 5.00pm Coronation Ave & Biggs Ave



Session Overview

- 1. Shoreline management outcomes sought
- 2. Background
- 3. What you told us community engagement results
- 4. Roles and responsibilities of shoreline management
- 5. Proposed A-Line seawall alignment
- 6. Draft Seawall designs
- 7. Implementation
- 8. Proposed compliance approach
- 9. 2021/22 storm season emergency works
- 10. Next steps

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Presenters

- Belinda Chapman meeting facilitator
- Glen Dare Council Project Manager
- Jeremy Visser coastal and planning consultant



Housekeeping and Engagement council policy

- Online etiquette
 - If available, videos on preferred
 - · mic on mute unless speaking
 - use the chat to capture any questions
 - use the 'hand up' signal if you have a question at anytime during the meeting
- Democracy of time everyone has the same amount of time to speak
- Respond with respect Focus on the issue, not the people
- Everything stays within the community respect each other's privacy
- And finally, Today's focus is purely on information and projects relevant to the Shoreline Management Plan. Glen & the MBRC team will be sharing resources to ensure you can find the right resources for other concerns in your local area
- Tech issues with the meeting, call 0436 486 250 or 3480 6570 for assistance



1. Shoreline Management Outcomes Sought

- 1. Property owners have a choice about how they manage coastal erosion to their property
- 2. Existing seawalls with an approval require no changes, no change to alignment
- 3. Existing seawalls in good condition should be supported to achieve compliance, no change to alignment
- 4. Existing seawalls in poor condition should be replaced
- 5. Seawalls should be on private property, where possible
- 6. Property owners should be able to access the beach for seawall construction, maintenance and/or improvements



2. Background

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- Highly modified environment with buildings, roads, and seawalls which impact the ability of the beach to naturally recover after severe weather and erosion events.
- Relatively minor storms coinciding with high tide are causing significant present-day erosion issues
- Property owners facing challenges to gain Development Approval for seawalls
- Northern Moreton Bay Shoreline Erosion Management Plan (SEMP) 2014
 - 'The mixture of public and private assets at the shoreline is likely to present future management challenges for Council... Consistent seawall design and alignment will typically achieve better erosion control results and minimise ongoing maintenance requirements.'
 - 'A-line' to be implemented, including both consistent alignment and design(s)



3. Community Engagement Outcomes

- Foreshore property owners we consulted want to manage their own shoreline (seawalls or other options), and do not want Council deliver the outcome.
- Main concerns are the position of the alignment and cost of relocating existing seawalls.
 - Biggs Avenue Main concern is change to alignment, accessibility.
 - Coronation Avenue Main concern is approval process, and property boundaries.
 - Bishop Road Main concern was being made to build a seawall, and maintaining good access.
 - Bayside Drive Concerns varied from loss of beach to not seeing a need for a seawall.



4. Current Roles and Responsibilities

Property Owners

- Follow State Government regulations and Council development processes
- Construction and maintenance of approved private structures including seawalls
- Natural dune management, such as planting suitable native vegetation

Moreton Bay Regional Council

- Managing development applications and approvals
- Managing state-owned land between the highwater mark and low-water mark
- Ensuring seawalls don't increase the impacts of erosion on neighbouring properties
- Undertaking compliance and enforcing Council policy and State Government regulations
- Undertake shoreline management planning

Queensland Government

- Own all land in the Moreton Bay Marine Park between the high-water mark and low-water mark
- Review and approve shoreline management planning
- Set legislation and regulations



4. Roles and Responsibilities undersion only proposed solution

Property Owners

- Build a new seawall in accordance with Council's approved A-Line alignment and seawall designs; OR
- Seek compliance for an unapproved seawall; OR
- Continue natural dune management, such as planting suitable native vegetation

Moreton Bay Regional Council

- Identify the A-Line alignment and seawall designs
- Submit an Operational Works Development Application and Marine Park Permit that is referred to the State Government for assessment
- Undertake compliance for unapproved seawalls

Queensland Government

 Assess Council's development application and Marine Park Permit

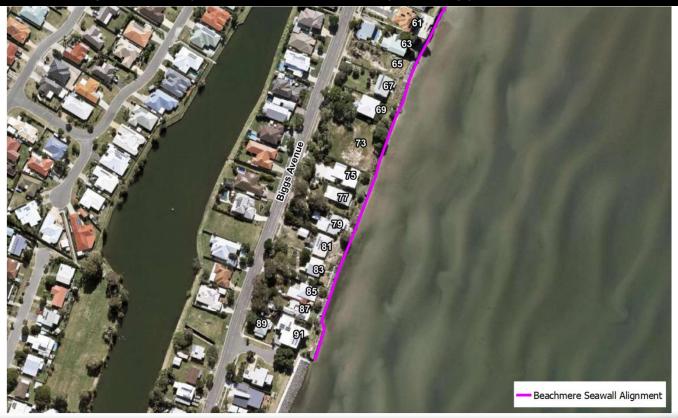


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- Based on features that define the seaward extent of private land:
 - Right-of-line boundaries
 - Existing seawalls (approved and unapproved)
 - Erosion scarp/crest of dune (ambulatory boundary)
- Based on maximum seawall width requiring a footprint of 7.25 m
- Wholly located on private land where possible
- Above Highest Astronomical Tide to avoid encroachment onto State land and the Marine Park
- Avoids marine plants (mangroves, seagrass)
- Avoids existing lawful development

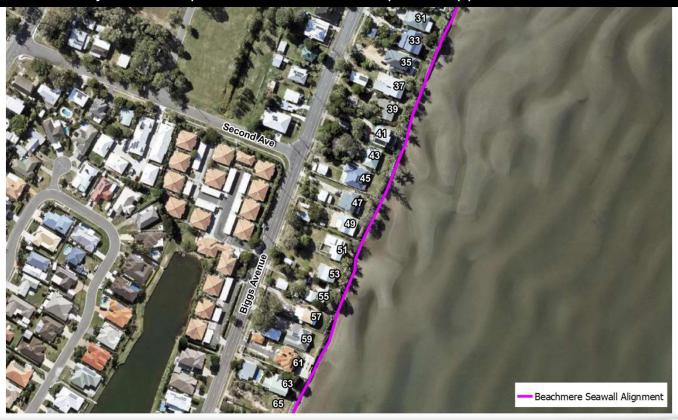


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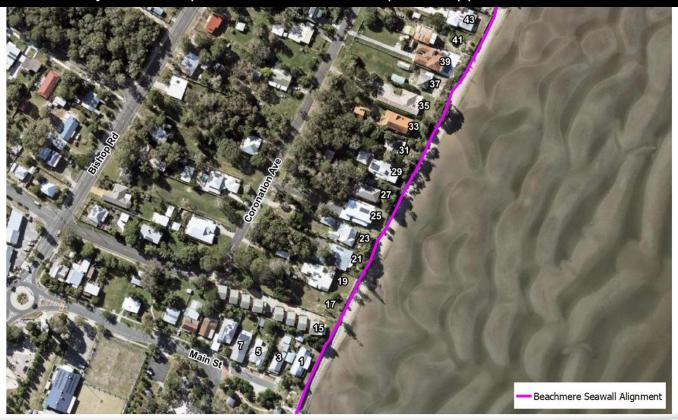


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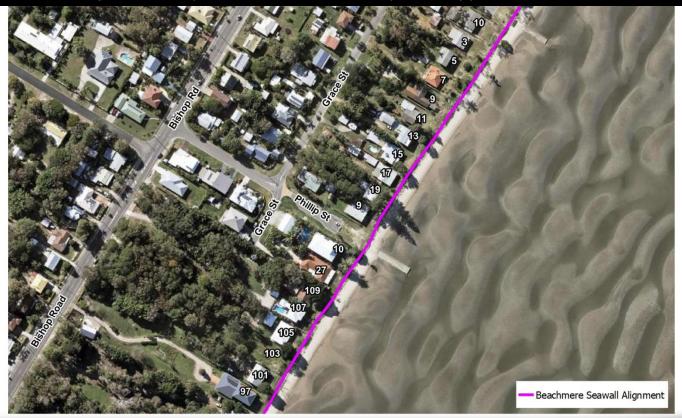


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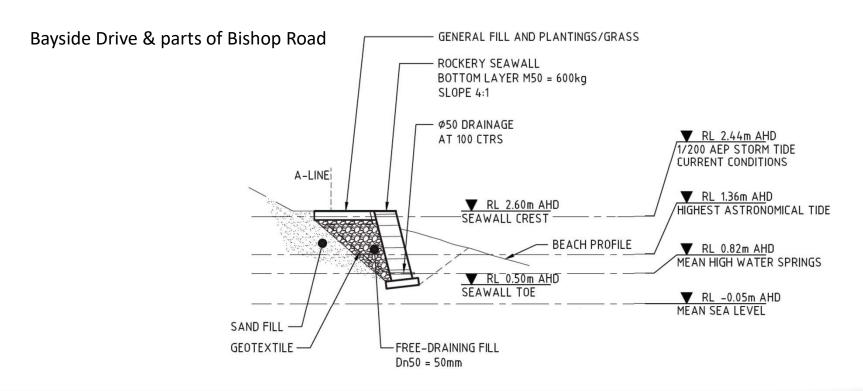
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6. Seawall Designs

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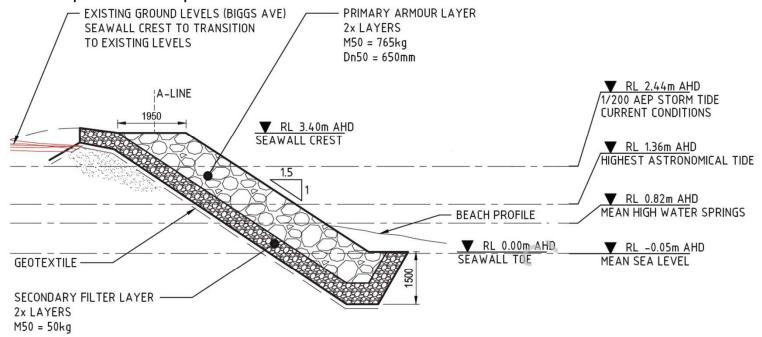


6. Seawall Designs

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All information presented is subject to an Operational Works Development Approval and State Government endorsement.

Coronation Ave & parts of Bishop Road





6. Seawall Designs

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Biggs Avenue RIGID GRAVITY WALL -BLOCKWORK/MORTARED ROCK/CONCRETE ▼ RL 2.44m AHD 1/200 AEP STORM TIDE GENERAL FILL AND PLANTINGS/GRASS -A-LINE CURRENT CONDITIONS ▼ RL 3.40m AHD SEAWALL CRES ▼ RL 1.36m AHD HIGHEST ASTRONOMICAL TIDE **BEACH PROFILE** SAND FILL -TOE SCOUR ARMOUR ▼ RL 0.82m AHD FREE DRAINING FILL Dn50 = 600mmMEAN HIGH WATER SPRINGS Dn50 = 50mmGEOTEXTILE -RL 0.00m AHD ▼ RL -0.05m AHD SEAWALL TOE MEAN SEA LEVEL CONCRETE FOOTING RUBBLE FOUNDATION ▼ RL -1.50m AHD Dn50 = 200mm▼ RL -2.00m AHD ALLOWABLE BEARING PRESSURE = 600kPa (DENSE SAND)



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Typical shoreline scenarios at Beachmere

- No existing seawall
- Existing approved seawall on private property
- Existing approved seawall partly on State land
- Existing unapproved seawall wholly on private property Compliance
- Existing unapproved seawall partly on State land Compliance

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No existing seawall

Outcome: New seawall is established or no change for retaining vegetated dune

- If property owner is seeking to build a seawall, under Council's Operational Works Development Approval (including standard design)
 - Have cadastral survey undertaken to update the title area of the property
 - Constructed seawall requires RPEQ certification
- If property owner is seeking to build a seawall, under Council's Operational Works Development Approval, but alternative design
 - Have cadastral survey undertaken to update the title area of the property
 - Submit plans to Council for alternative seawall design under the Council's Operational Works Development Approval (Recheck Amended Plans \$198 fee 21/22)
 - Constructed seawall required RPEQ certification



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Existing approved seawall on private property & Existing approved seawall partly on State land

Outcome: Approved seawall recognised as being compliant

- For maintenance advice see Excluded work (Coastal) Guideline for coastal development, Queensland Government
 - https://www.qld.gov.au/ data/assets/pdf file/0015/107241/gl-cd-excluded-works.pdf
- Property owner responsible for ongoing maintenance
- Property owner may access the beach for maintenance. State Government consent not required.



FOR DISCUSSION ONLY - NOT COUNCIL POLICY

Existing unapproved seawall on private property & Existing unapproved seawall partly on State land

Outcome: Seeking to make seawalls compliant where possible

• Compliance by Council and the State Government regarding unapproved seawalls to commence after the Operational Works Development Approval is issued.



FOR DISCUSSION ONLY -

8. Proposed Compliance Approach

Goal: Where seawalls are in place, they are approved structures that are in a good condition.

- Previous seawall approvals:
 - 1955 Harbours Act (historical approvals)
 - 1995 Coastal Protection and Management Act
 - 1997 Integrated Planning Act
 - 2009 Sustainable Planning Act
 - 2016 Planning Act
 - Other
- Existing approved seawalls
 - No action required, the A-Line alignment follows existing seawalls
- Existing unapproved seawalls
 - Goal: To make these seawalls compliant structures



8. Proposed Compliance Approach

Existing unapproved seawalls

- After Council receives Operational Works Development Approval, we will contact property owners with unapproved seawalls
 - Within a certain period, you will be required to demonstrate that your seawall is in good condition by:
 - Providing evidence indicating that the seawall is an approved structure <u>OR</u>
 - Have an Registered Professional Engineer Queensland (RPEQ) determine that your seawall is in good condition <u>AND</u>
 - Carry out a cadastral survey where you have an ambulatory boundary, this will move your boundary to the seawall toe <u>AND</u>
 - Submit RPEQ certified plans to Council for seawall to become a compliant structure under the Council's Operational Works Development Approval (Recheck Amended Plans \$198 fee 21/22)

8. Proposed Compliance Approach

Existing unapproved seawalls

- If you are unable to demonstrate your seawall is in a good condition:
 - Replacement of the existing seawall with a compliant seawall in accordance with Council's Operational Works Development Approval will be required.
 - Replacement of the seawall must occur within a period determined by Council.



9. Emergency Works Advice NOT COUNCIL POLICY

See Necessary operational work that is tidal works Guideline, Coastal Protection and Management Act 1995, Queensland Government for guidance on undertaking emergency coastal protection works

- In the event of severe weather, when <u>BOM has issued a severe weather warning</u>, under exceptional circumstances, landholders may construct a seawall as "emergency works"
- An "emergency" is an event that involves an imminent and definite threat requiring immediate action (other than routine maintenance) either before, during or after the severe weather event
- An "emergency" is an severe weather event that endangers:
 - A person's life or health
 - A building's structural integrity (e.g. a residential dwelling)
 - Where coastal erosion could occur within <u>five metres</u> of the building footprint
 - · Operation or safety of infrastructure other than a building
 - The structural safety of existing approved tidal works



9. Emergency Works Advice NOT COUNCIL POLICY

See Necessary operational work that is tidal works Guideline, Coastal Protection and Management Act 1995, Queensland Government for guidance on undertaking emergency coastal protection works

- If undertaking emergency works, the property owner must:
 - Have made a Safety Management Plan, considering the advice of a registered professional engineer (RPEQ)
 - As soon as reasonably practicable after starting the activity
 - Give notice to the State Government Department of Environment and Sciences (DES) and Council
 - Apply to Council for development approval, including obtaining RPEQ certification of the structure and foreshore boundary survey within twelve months of construction
 - If the development application is refused, the landholder must restore the site to the pre-construction condition
 - Any new seawalls built as "emergency works" must be on or be landward of the A-Line



10. Next Steps

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- Council to use feedback from today to prepare Operational Works Development Application and Marine Park Permit
- Property owners can provide additional feedback to <u>livingcoast@moretonbay.qld.gov.au.</u> If you
 have particular concerns about your property, provide your phone number and request a call from
 the project manager.
- Council to prepare technical reports
- Council to undertake final engagement with State Government
- Council to undertake beach re-profiling to minimise erosion as required
- Presentation will be made available online at https://yoursay.moretonbay.qld.gov.au/beachmere-shoreline

