



abn: 56 291 496 553  
3/69 Centennial Circuit, Byron Bay, NSW, 2481  
PO Box 538, Lennox Head, NSW, 2478  
Telephone: 1300 66 00 87

26 July 2017

Our reference: 1540.1949

NSW Coastal Panel

Attention: Mr Marc Daley

Email: [coastal.panel@environment.nsw.gov.au](mailto:coastal.panel@environment.nsw.gov.au)  
cc. [marc.daley@environment.nsw.gov.au](mailto:marc.daley@environment.nsw.gov.au)

Dear Mr Daley

**RE: Development Application (DA) CP17-004, Lots 32-36 Section 2 DP 1623, Nos. 28 & 28A  
Childe Street, Byron Bay**

We refer to previous correspondence in relation to the above development application including our most recent letter dated 10 July 2017.

Please find attached a copy of revised plans for the Belongil Seawall repairs prepared by International Coastal Management, dated 24 July 2017. As is evident from the revised plans, the repairs have been amended to provide a 0.5m setback from Crown Land to assist in ensuring that works do not encroach onto the Crown Land. The revised plans also depict the proposed erection of a safety fence and signage and the proposed temporary construction access along Council Land to enable the repairs. As also detailed in the Repair Construction Method Statement, test excavations along the wall on Council Land during the construction phase will be undertaken to assess the condition of the secondary armour and filter layers of the wall and the extent of the repair works required to those layers.

In relation to the potential environmental impacts of the development as revised, as detailed in the Statement of Environmental Effects submitted with the initial Development Application, the further information provided by International Coastal Management to the Coastal Panel and the Construction Notes on plan 010, Rev D (enclosed) prepared by International Coastal Management, the proposed works seek to make safe the existing wall on Council Land by removing any loose rocks and damaged sections of the wall and restacking the loose rocks to form a stable slope. The filter layer and secondary armour layer of the wall will also be repaired, as required following the test excavations, to ensure a stable slope is restored. The repair works will also improve the security of the public walkway above the beach. It is submitted that the proposed repair works will improve public safety and will not pose a threat to public safety. As concluded in the material prepared by International Coastal Management, any impacts on the beach and adjacent land will be the same, or less than at present. That is, the repairs will not cause any increased erosion of the beach or adjacent land.

We submit that the proposed works are consistent with relevant statutory and policy provisions as detailed in the Statement of Environmental Effects submitted with the Development Application. In the event that the Crown requests, the proponent is also agreeable to removing strewn rock from the beach.

We trust that the revised plans submitted satisfactorily address your concerns and clarify the extent of the proposed works, confirming that no works are proposed on Crown Land. Please do not hesitate to contact us should you wish to clarify any matter raised by this advice.

Yours faithfully,

**PLANNERS NORTH**



**Kate Singleton MPIA CPP**

PARTNERSHIP PRINCIPAL

(m) 0438 803 021

(e) [kate@plannersnorth.com.au](mailto:kate@plannersnorth.com.au)

Encl. Revised plans





International  
Coastal  
Management

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WEBSITE [www.coastalmanagement.com.au](http://www.coastalmanagement.com.au)

## Belongil Seawall Repairs

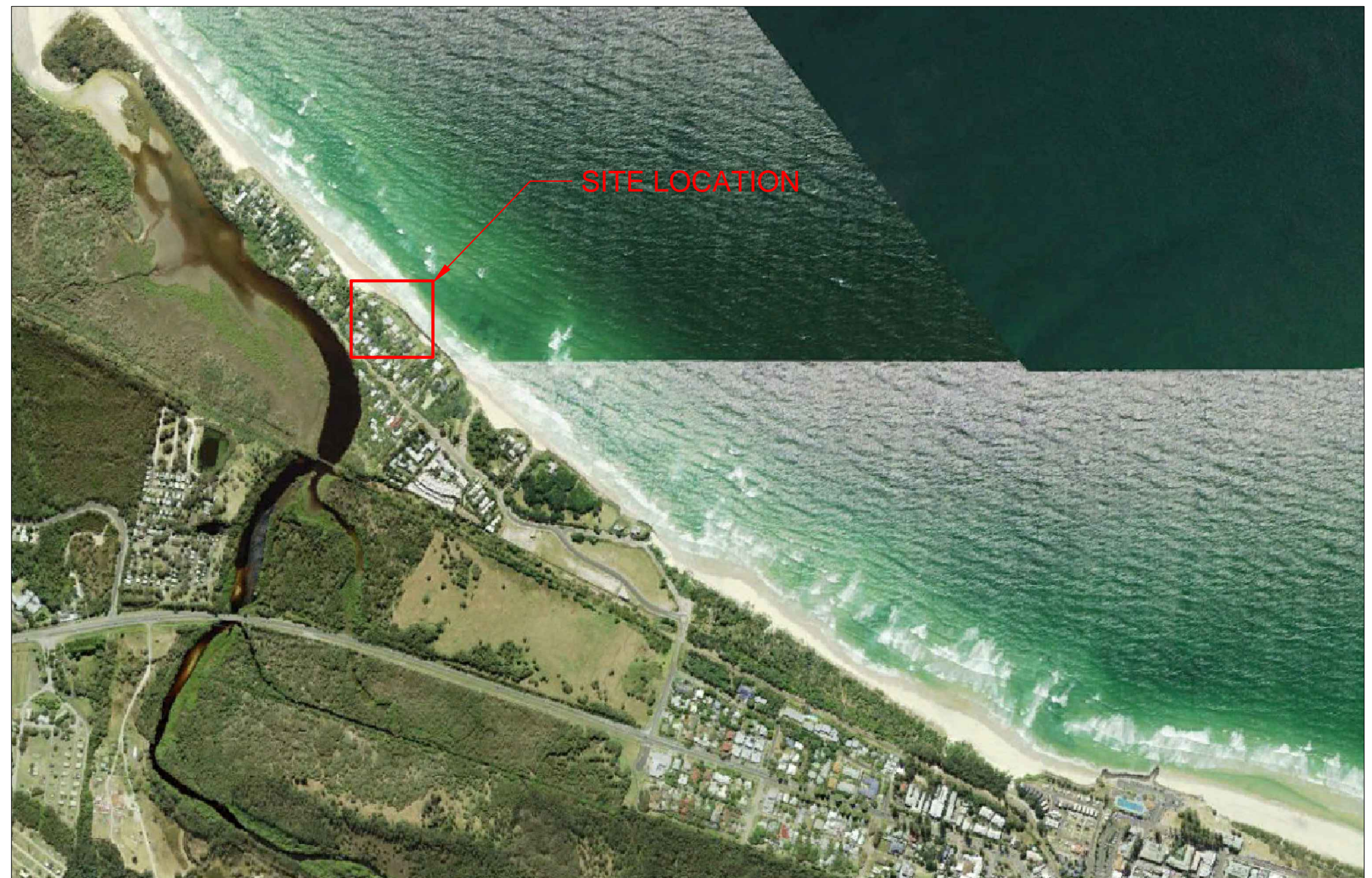
28, 28A CHILDE STREET AND 8 THE ESPLANADE  
(Lots 32, 33, 34, 35 and 36 in Section 2 of DP1623)

DRAWINGS FOR INITIAL REPAIRS (NO WORKS ON CROWN LAND)

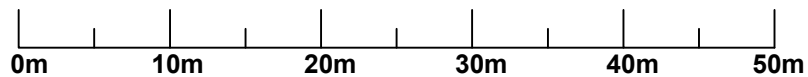
### DRAWING REGISTER

24.07.2017

BSR - CS3 - 001 D COVER PAGE  
BSR - CS3 - 002 C PLAN VIEW (PRESENT)  
BSR - CS3 - 003 D X-SECTION A (PRESENT)  
BSR - CS3 - 004 D REPAIR WORKS A  
BSR - CS3 - 005 D X-SECTION B(PRESENT)  
BSR - CS3 - 006 D REPAIR WORKS B  
BSR - CS3 - 007 X-SECTION C (PRESENT)  
BSR - CS3 - 008 REPAIR WORKS C  
BSR - CS3 - 009 D CONSTRUCTION PLAN  
BSR - CS3 - 010 D CONSTRUCTION NOTES  
BSR - CS3 - 011 CANTY SURVEY 2016  
BSR - CS3 - 012 A TRAFFIC CONTROL PLAN







SITE PLAN

LOCALITY PLAN

NOTES

1. Survey Plan 28/10/16 - See Drawing 008
2. Land seaward of Council Land is Crown Land.

LEGEND

- Approximate Property Boundary
- X-Section

VERTICAL DATUM: AHD HORIZONTAL DATUM: -

REVISION REGISTER

-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
C	7/7/17	Added third cross-section	SK	AJ	AJ
B	19/04/17	Expanded to include Manfred St	SK	AJ	AJ
A	23/02/17	Updated Drawing	SK	AJ	AJ
REV NO.	DATE	DESCRIPTION	BY	ENG.	APP.



International  
Coastal  
Management

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PROJECT NAME  
BELONGIL SEAWALL REPAIRS

DRAWING TITLE  
PLAN VIEW (PRESENT)

DRAWING No.  
BSR - CS3 - 002

REVISION:  
C

DRAWN: SK CHECKED: AJ APPROVED: AJ

SIZE: A3 SCALE: A3 DATE: 24 Jul, 2017



Subject Property Footprint



AERIAL PHOTO JUNE 2016 (Source: WRL)

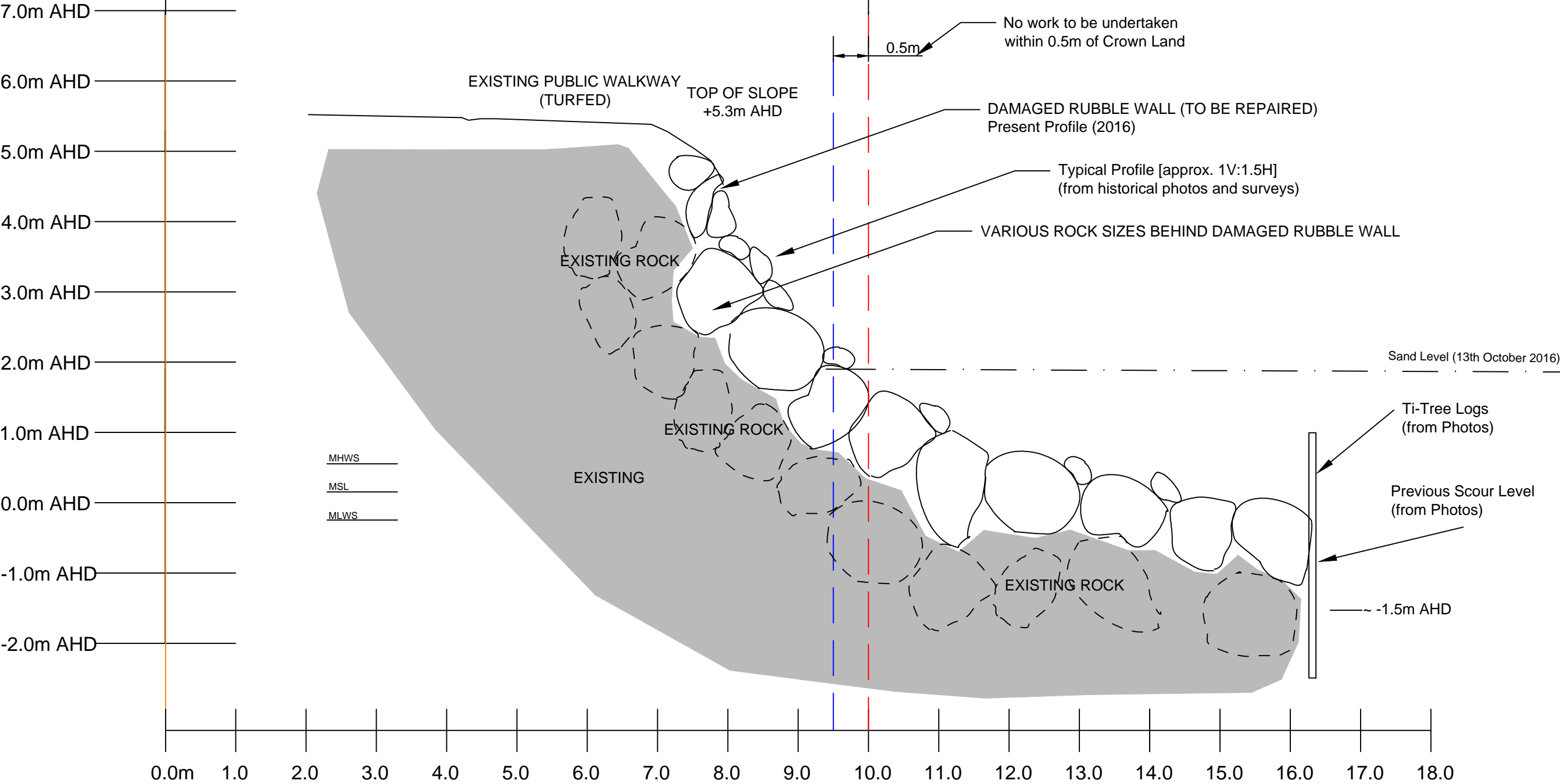


PHOTO (ICM 13/10/16)

BOUNDARY LINE

Council Land Approx. 10m

Crown Land (Approx. 40m)



X-SECTION A (PRESENT)

LOCALITY PLAN

NOTES

LEGEND

REV NO.	DATE	DESCRIPTION	BY	ENG.	APP.
-	-	-	-	-	-
-	-	-	-	-	-
D	7/07/17	Amended wall and footprint of works	SK	AJ	AJ
C	14/06/17	Amended Annotations	SK	AJ	AJ
B	20/04/17	Adjusted drawing for road reserve	SK	AJ	AJ
A	23/02/17	Added Boundary Line	SK	AJ	AJ

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PROJECT NAME  
BELONGIL SEAWALL REPAIRS

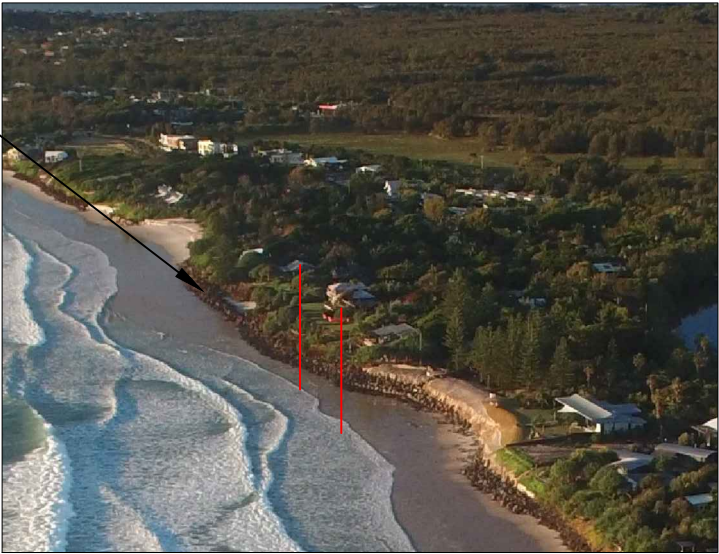
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X-SECTION A (PRESENT)

DRAWING No. BSR - CS3 - 003		REVISION: D
DRAWN : SK	CHECKED : AJ	APPROVED : AJ
SIZE: A3		SCALE: A3
DATE: 24 Jul, 2017		RPEQ 2876





Subject Property Footprint



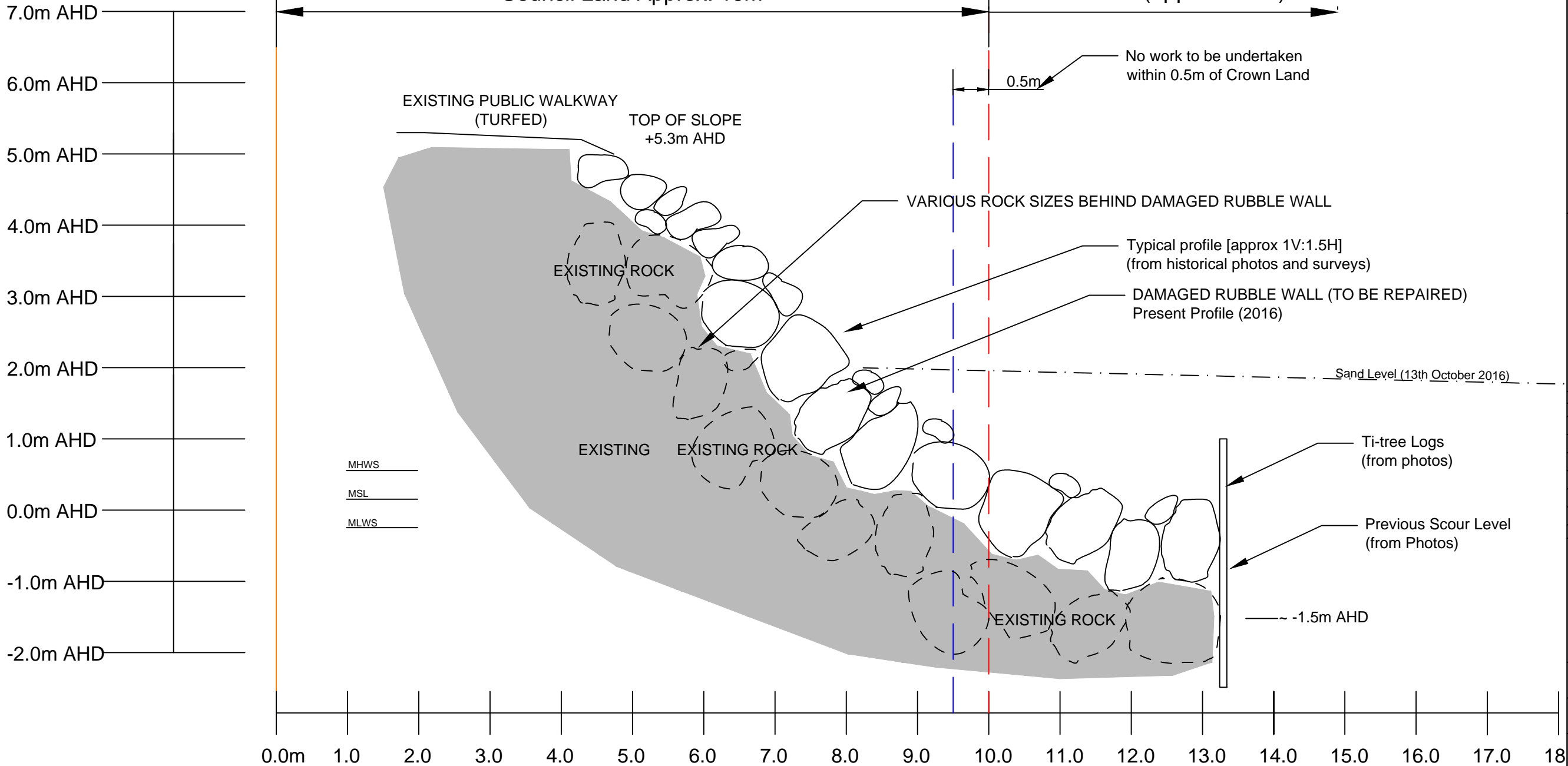
AERIAL PHOTO JUNE 2016 (Source: WRL)



PHOTO (ICM 13/10/16)

Council Land Approx. 10m

Crown Land (approx. 40m)



X-SECTION B (PRESENT)

LOCALITY PLAN

NOTES

LEGEND

REV NO.	DATE	DESCRIPTION	BY	ENG.	APP.
-	-	-	-	-	-
-	-	-	-	-	-
D	7/07/17	Amended wall and footprint of works	SK	AJ	AJ
C	14/06/17	Amended Annotations	SK	AJ	AJ
B	20/04/17	Adjusted drawing for road reserve	SK	AJ	AJ
A	23/02/17	Added Boundary Line	SK	AJ	AJ

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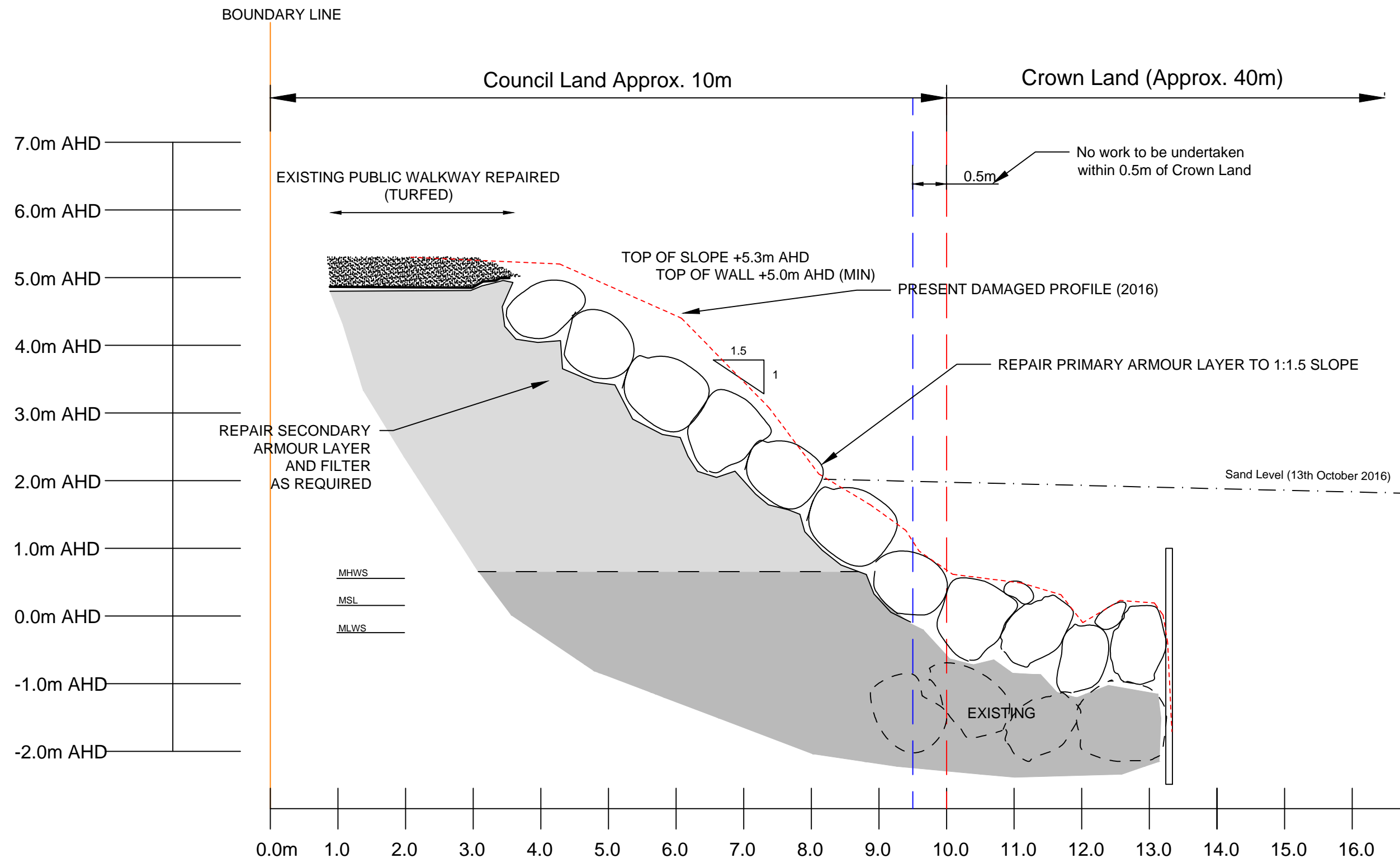
PROJECT NAME  
BELONGIL SEAWALL REPAIRS

DRAWING TITLE  
X-SECTION B (PRESENT)

DRAWING No.	REVISION:
BSR - CS3 - 005	D

DRAWN : SK	CHECKED : AJ	APPROVED : AJ

SIZE: A3 SCALE: A3 DATE: 24 Jul, 2017



LOCALITY PLAN

NOTES

1. Repairs to be in accordance with Supreme Court of NSW Consent Orders 2010/426976 Dated 12/08/16

LEGEND

Present Profile (2016)

VERTICAL DATUM: AHD

HORIZONTAL DATUM: -

REVISION REGISTER

REV NO.	DATE	DESCRIPTION	BY	ENG.	APP.
D	7/07/17	Amended wall and footprint of works	SK	AJ	AJ
C	14/06/17	Amended Annotations	SK	AJ	AJ
B	20/04/17	Adjusted drawing for road reserve	SK	AJ	AJ
A	23/02/17	Added Boundary Line	SK	AJ	AJ

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PROJECT NAME

BELONGIL SEAWALL REPAIRS

DRAWING TITLE

REPAIR WORKS B

DRAWING No.

BSR - CS3 - 006

REVISION:

D

DRAWN: SK

CHECKED: AJ

APPROVED: AJ

RPEQ 2876

SIZE: A3

SCALE: A3

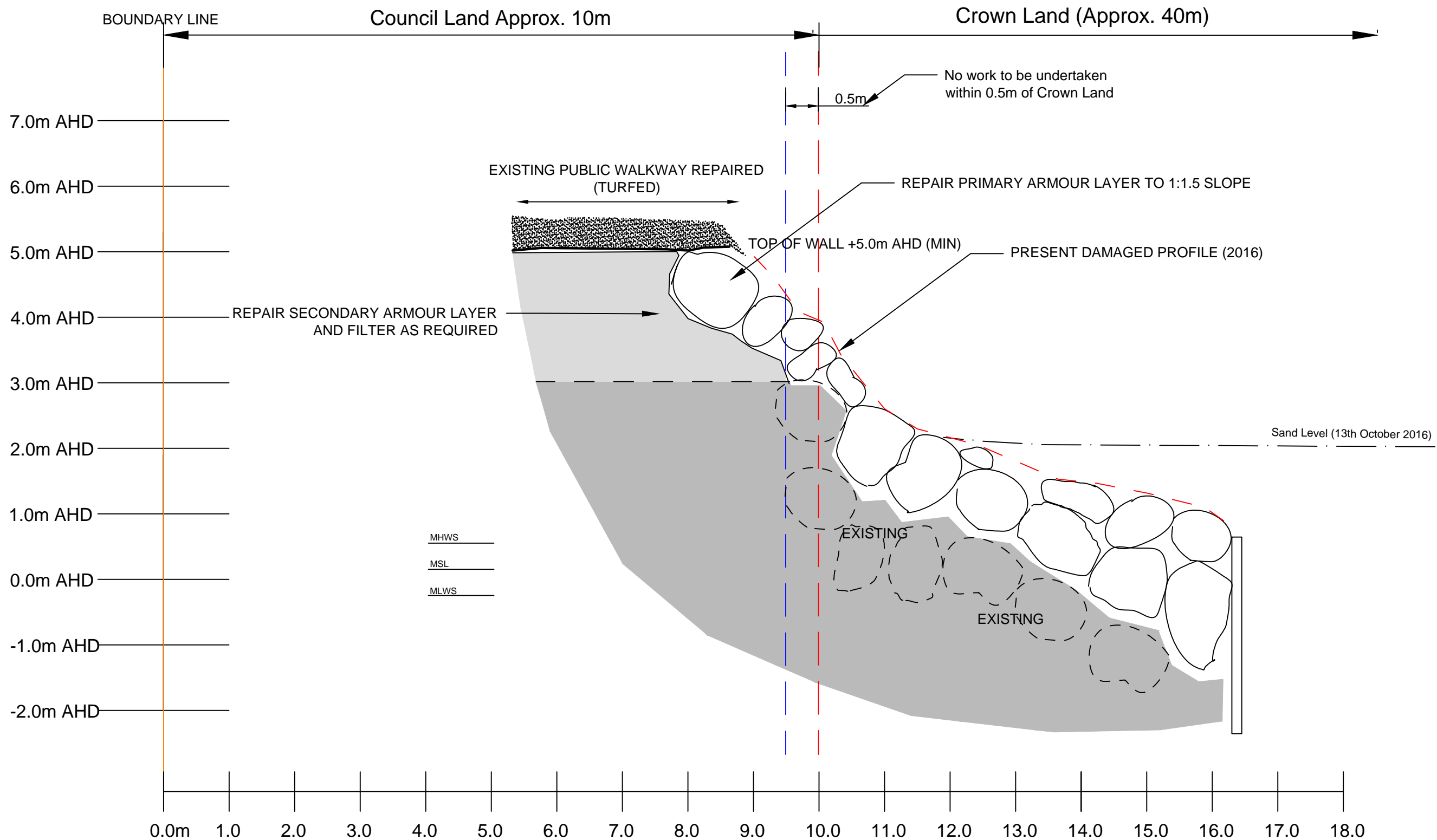
DATE: 24 Jul, 2017

TYPICAL REPAIR PROFILE B









TYPICAL REPAIR PROFILE C

LOCALITY PLAN

- NOTES
- Repairs to be in accordance with Supreme Court of NSW Consent Orders 2010/426976 Dated 12/08/16

LEGEND

- - - Present Profile (2016)

VERTICAL DATUM: AHD HORIZONTAL DATUM: -

REVISION REGISTER

REV NO.	DATE	DESCRIPTION	BY	ENG.	APP.
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PROJECT NAME  
BELONGIL SEAWALL REPAIRS

DRAWING TITLE  
REPAIR WORKS B

DRAWING No.  
BSR - CS3 - 008

REVISION:  
-

DRAWN : SK	CHECKED : AJ	APPROVED : AJ
RPEQ 2876		
SIZE : A3	SCALE : A3	DATE : 24 Jul, 2017







REPAIR DESIGN

To determine the extent of repair works:

- An inspection of the walls covered under the consent orders was carried out by ICM engineers on 13/10/16 to ascertain the present condition.
- Historical photos and surveys held by ICM were reviewed to ascertain the previous condition.

REPAIR CONSTRUCTION METHOD STATEMENT

Works to repair the seawall structures are to be carried out as anticipated by the recent Supreme Court of NSW consent orders made 12/8/16. The proposed method of carrying out the works is as follows:

- Pre-Construction
  - All approvals and notifications to be in place.
  - Safety fencing and signage is to erected as per drawing 007 to restrict public access to the work and access areas.
  - Temporary construction access from either the sealed section of Manfred Street over the existing rock wall or, alternatively, the sealed section of Don Street along the southern boundary of 1 Don Street over the existing SFGC wall (covered with 1200gsm non-woven geotextile) onto the beach.
- Construction (5 days per week, 7am to 6pm. Estimated repair time 2 week)
  - Access onto the fenced works area for equipment and materials will be by temporary construction track.
  - For every 20m length of wall on the Council Land, a 5m wide test section of wall will be excavated back to assess the condition of the secondary armour, filter layer and the extent of the required repair works.
  - The works shall be carried out in 10 -15m sections starting from the NW end.
  - The crest and toe of the works on the Council Land shall be tapered smoothly into the adjacent crest and toe without interference with the existing structures.
  - The existing access to the beach shall be repaired and safe access provided at each end of the works to provide public access along the top of the wall.
  - The wall is to be progressively surveyed and final “as constructed” drawings prepared.
- Post-Construction
  - If requested by Crown Lands, strewn rock from that part of the beach owned by Crown Lands to be removed.
  - The access track is to be restored to the original condition.
  - The safety fencing is to be removed.
- Repair Costs
  - Preliminary Estimate = \$165,000

MITIGATION OF IMPACTS

The works have been designed to avoid adverse impacts. Section 55M of the Coastal Protection Act requires that:

- (a) *the works will not over the life of the works:*
- (i) *unreasonably limit or be likely to unreasonably limit public access to or the use of a beach or headland, or*
  - (ii) *pose or be likely to pose a threat to public safety, and*
- (b) *satisfactory arrangements have been made (by conditions imposed on the consent) for the following for the life of the works:*
- (i) *the restoration of a beach, or land adjacent to the beach, if any increased erosion of the beach or adjacent land is caused by the presence of the works,*
  - (ii) *the maintenance of the works.*

With reference to the above conditions:

- Re (a) (i);
- The proposed works on the Council Land are to make safe existing works by removing loose and damaged sections of wall as per the initial test excavations and assessing the condition of the secondary armour and filter layer. The filter layer and wall armour is to then be repaired by restacking those sections of wall that were removed back onto the wall to restore a stable slope without loose rocks that could be easily dislodged during erosion events.
  - The completed repair works will improve the security of the public walkway above the beach.

- Re(a) (ii);
- The proposed repair works will improve public safety by restacking loose rock. Thus, the repair works will not “pose a threat to public safety”.

- Re (b) (i);
- The proposed repair works will restore a stable slope. Loose rocks from that part of the Council Land will be moved landward onto the steeper slope of the wall. The repaired wall face will also be less reflective during erosion events. As a result, any impacts on the beach and adjacent land will be the same, or less, than at present. Thus, the repairs will not cause “any increased erosion of the beach or adjacent land”.

Re (b) (ii);

The proposed repair works can and should be maintained by the landowners after each erosion event that impacts the wall.

LOCALITY PLAN

NOTES

LEGEND

VERTICAL DATUM: AHD		HORIZONTAL DATUM: -		
REVISION REGISTER				
-	-	-	-	-
-	-	-	-	-
D	10/7/17	Removed work on Crown Land	SK	AJ AJ
C	14/06/17	Amended Construction Notes	SK	AJ AJ
B	21/04/17	Amended Construction Notes	SK	AJ AJ
A	15/03/17	Ameneded Construction Notes	SK	AJ AJ
REV.NO	DATE	DESCRIPTION	BY	ENG. APP.

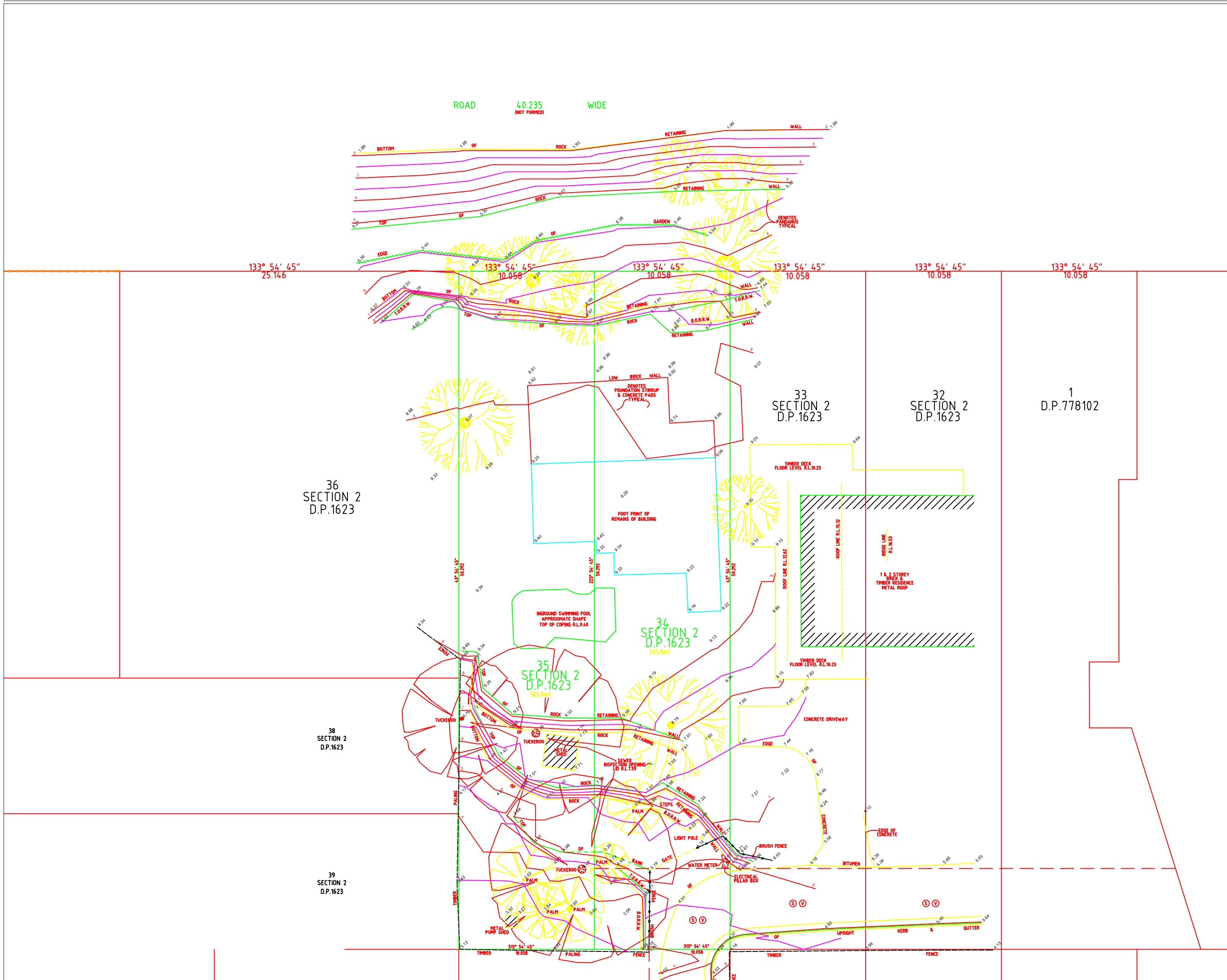


International Coastal Management

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PROJECT NAME BELONGIL SEAWALL REPAIRS		
DRAWING TITLE CONSTRUCTION NOTES		
DRAWING No. BSR - CS3 - 010		REVISION: D
DRAWN : SK	CHECKED : AJ	APPROVED : AJ
RPEQ 2876		
SIZE: A3	SCALE: A3	DATE: 24 Jul, 2017





LOCALITY PLAN

NOTES

1. 2016 Canty Survey Details  
Plan of Detail Survey Lots 34 & 35, Section 2  
DP1623, Childe Street, Byron Bay, Shire of Byron,  
Parish of Byron, County Rous  
Canty's Surveyors ABN 49 093 101 305  
Datum - AHD  
Survey Date - 28th October 2016  
Reference - 0210/2  
Drawn By - Cameron Barnett  
Checked By - Scott Thompson

LEGEND

VERTICAL DATUM: AHD

HORIZONTAL DATUM: -

REVISION REGISTER

REV NO.	DATE	DESCRIPTION	BY	ENG.	APP.
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-	-	-	-	-	-

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PROJECT NAME

BELONGIL SEAWALL REPAIRS

DRAWING TITLE

CANTY SURVEY 2016

DRAWING No.

BSR - CS3 - 011

REVISION:

-

DRAWN: SK

CHECKED: AJ

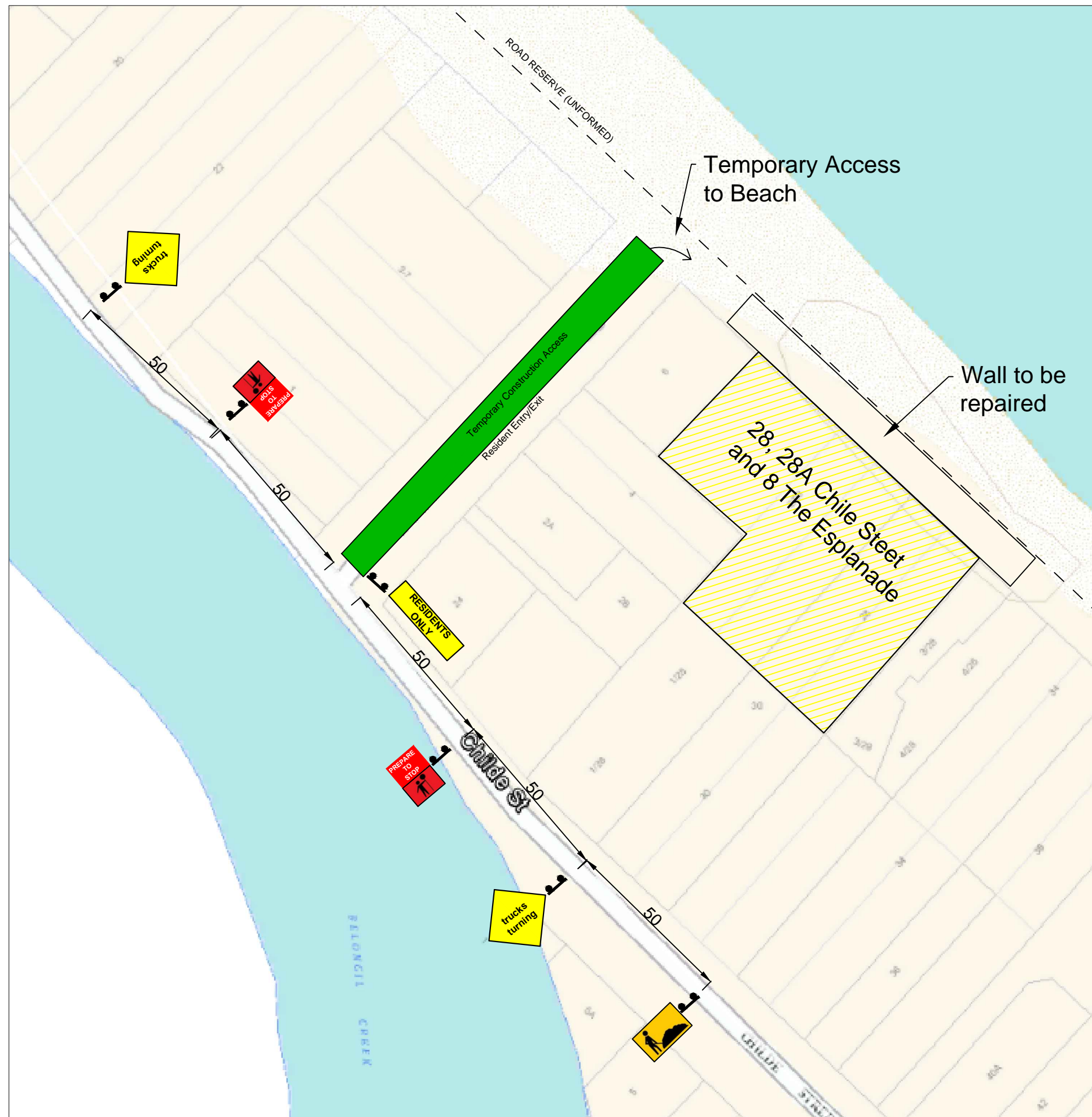
APPROVED: AJ

SIZE: A3

SCALE: A3


DATE: 24 Jul, 2017

RPEQ 2876



## NOTES

1. Work hours; 7am - 6pm Monday to Friday excepting public holidays
2. Construction Time; Approx 10 working days.
3. Truck volumes; It is estimated that 60 trucks @ 12t/truck over the 10 days will be required.
4. Traffic Control and Signage; All traffic control and signage is to comply with Roads & Maritime Services Guide to Traffic Control at Worksites Manual. All signage is to be removed when works are not in progress and are to be removed immediately following the completion of works.
  - Sign distances may be shortened to 25m so not to be obscured by vegetation if necessary.
  - Traffic controller to hold North bound traffic for truck to reverse into sight
  - Contractor to provide a spotter for vehicles and pedestrians in Manfred St.
5. Road Hazards; Trucking operations to be implemented in a safe manner so as to not cause a hazard for motorists or pedestrians.
6. Covering of Loads; All loads are to be covered with taut heavy duty purpose fitted tarpaulins to ensure no loss of load or dust.
7. Mud; Contractor to ensure that the wheels, tracks and body surfaces of all vehicles and plant leaving the site are free of mud and that mud is not carried on to adjacent paved streets or other areas.

VERTICAL DATUM: -		HORIZONTAL DATUM: -	
<b>REVISION REGISTER</b>			
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-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
A	10/7/17	Added Road Reserve	SK AJ AJ
REV.NO	DATE	DESCRIPTION	BY ENG. APP.
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <b>International Coastal Management</b> </div>			
OFFICE 50 / G Arm, SYC Marina, Main Beach, 4217, QLD, Australia POST PO Box 306, Main Beach LPO, Main Beach QLD, 4217, Australia TELEPHONE +61 7 55640564 FAX +61 7 55329147 WEBSITE <a href="http://www.coastalmanagement.com.au">www.coastalmanagement.com.au</a>			
PROJECT NAME			
28, 28A CHILDE STREET AND 8 THE ESPLANADE			
DRAWING TITLE			
TRAFFIC CONTROL PLAN			
DRAWING No.			REVISION:
BSR - CS3 - 012			A
DRAWN : SK	CHECKED : AJ	APPROVED : AJ	
		RPEQ 2876	
SIZE: A3	SCALE: A3	DATE: 24 Jul, 2017	