

## 5 Sandstone Point

### 5.1 Council Controlled Areas and Current Condition

Council controlled land and shoreline types within the Sandstone Point study area are indicated in Figure 5-2. The beach unit is within a declared Conservation Park Zone with significant seagrass beds located offshore and identified shorebird habitat within the intertidal areas (refer Appendix A). The majority of the shoreline is characterised as open space with management of the public areas outlined in the Sandstone Point Foreshore Parkland Land Management Plan (MBRC, 2009). Public access to the shoreline is restricted in most areas due to dense mangrove, natural topography and/or privately owned land. One main access point to a 600m stretch of foreshore exists, with additional access available via narrow easements between privately owned lots. Most of the Sandstone Point community is elevated at +10mAHD and therefore the erosion and inundation threat to private land due to coastal processes is considered negligible.

The main public access to the shoreline is via Oxley Place which offers car parking, picnic facilities and playground equipment. The grassy foreshore and narrow sandy beach (refer Figure 5-1a) add significant social and recreational value to the area. The sandy shoreline is lined with well-established vegetation and the threat of erosion to natural and Council controlled assets appears low. Privately owned lots are positioned above the grassy foreshore and are not exposed to coastal processes (refer Figure 5-1c).

Public access is also available via pathways extending south from Avoca Esplanade and Loftus Place. Only street car parking is available at these locations and the short sandy beaches are expected to have relatively low visitation rates. These locations once provided access a coastal walking trail which is now closed due to safety issues associated with land slippages.



**Figure 5-1 Example Shoreline Condition throughout Sandstone Point Study Area: a) Sandy Beach with Coastal Vegetation; b) Grassy Foreshore with Elevated Residential Lots Setback from Shoreline**

#### 5.1.1 Shoreline Vegetation

Natural foreshore vegetation is present along much of the Sandstone Point beach unit, in the form of mangroves in tidal areas, backed in parts by other coastal vegetation, such as *Casuarina*

species and *Hibiscus tiliaceus*. The main exception is the foreshore in the vicinity of the Oxley Place public access (approximately extending the length of Clark Terrace). In this area, foreshore vegetation has largely been simplified to a single row of *Casuarina* trees along the sandy berm, adjacent to mown grass.





**LEGEND**

- Open Space
- Stormwater Outlet

Title:  
**Sandstone Point Beach Unit - Council Controlled Shoreline Area and Current Condition**

Figure:  
**5-2**

Rev:  
**A**

BMT WBM endeavours to ensure that the information provided in this map is correct at the time of publication. BMT WBM does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.



## 5.2 Shoreline Management Approaches Considered

All generic management options described in the Stage 1 report (refer Chapter 3) have been considered for the Sandstone Point shoreline and are summarised in Table 5-1. Through assessment of existing assets and the values associated with the Sandstone Point study area the following options were shortlisted:

- Maintain Status Quo; and
- Mangrove and Coastal Vegetation Management.

**Table 5-1 Sandstone Point Shoreline Management Options Assessment**

Generic Options	Advantages	Disadvantages	Comments
1. Maintain Status Quo	<ul style="list-style-type: none"> <li>a) No additional capital cost (part of routine maintenance)</li> </ul>	<ul style="list-style-type: none"> <li>a) Potential loss of foreshore amenity and risk to public safety</li> <li>b) Ongoing maintenance commitment</li> </ul>	Significant natural buffer between shoreline and assets, enhanced management not considered necessary at this time
2. Planned Retreat	<ul style="list-style-type: none"> <li>a) Mitigates the immediate shoreline erosion problem</li> <li>b) Shoreline can respond naturally to erosion events</li> </ul>	<ul style="list-style-type: none"> <li>a) Loss of public land with significant social value</li> </ul>	No significant assets under immediate threat
3. Shoreline Nourishment	<ul style="list-style-type: none"> <li>a) Maintains beach amenity</li> </ul>	<ul style="list-style-type: none"> <li>a) High capital and maintenance costs, requires ongoing commitment</li> </ul>	Wide natural beach, not considered necessary
4. Seawall	<ul style="list-style-type: none"> <li>a) Provide effective erosion control</li> <li>b) Provide direct property protection</li> </ul>	<ul style="list-style-type: none"> <li>a) Decreased beach amenity</li> <li>b) High capital and maintenance cost</li> </ul>	No significant assets under immediate threat
5. Groyne	NA	NA	Not considered suitable at this location; not likely to be effective due to low sediment transport rates
6. Offshore Breakwaters or Submerged Reef	NA	NA	Not considered suitable at this location; not likely to be effective due to existing wide tidal flats; marine park constraints
7. Mangrove and Coastal Vegetation Management	<ul style="list-style-type: none"> <li>a) Maintains natural buffer to shoreline erosion</li> <li>b) Reduces energy reaching the shoreline during storm events</li> </ul>	<ul style="list-style-type: none"> <li>a) Ongoing commitment</li> </ul>	Maintenance of coastal vegetation to provide ongoing stabilisation of the shoreline and foreshore areas



## 5.3 Proposed Management Strategy

Public and private assets throughout Sandstone Point are generally located outside the erosion prone area. The priority shoreline management action is to maintain the natural sandy beach and grassy foreshore area accessed via Oxley Place (and other minor access points). This area has significant social and recreational value and provides ample buffer to coastal erosion processes. Coastal and shoreline management requirements should be considered as part of future development proposals to ensure any new assets remain outside the erosion prone area.

Access to the coastal trail with a previously identified safety hazard associated with a potential landslide should be formally closed. Site inspection of the Avoca Esplanade access point suggests this trail may still be used by some community members.

### 5.3.1 Vegetation Management Considerations

Two vegetation management aspects are recommended:

- (1) Maintenance of established mangrove communities to maintain the status quo of areas with high value shoreline vegetation; and
- (2) Enhance shoreline vegetation condition in the vicinity of Oxley Place public access, adjacent to Clarke Terrace, in order to improve the stabilisation and resilience of the shoreline to erosion.



The vegetation enhancement recommended above should combine a number of approaches, such as revegetation and landscaping, weed management, as well as the management of pedestrian access.

### 5.3.2 Summary

The proposed management strategy for the Sandstone Point shoreline sections defined in Figure 5-2 are summarised in Table 5-2. An enhanced management strategy is not considered necessary at this time; however, a number of passive actions are promoted to ensure social and environmental values are maintained.

Sandstone Point

Table 5-2 Sandstone Point Shoreline Management Summary

Shoreline Section Number	Existing Condition	Proposed Management Strategy
<p>1. East of Bestmann Rd – approx. 1200m (Lot 6 SP187342)</p> 	<ul style="list-style-type: none"> <li>• Mangrove shoreline forming private lot boundary</li> <li>• Tidal flat offshore</li> <li>• No Council controlled land at shoreline</li> </ul>	<ul style="list-style-type: none"> <li>• Provide landholder(s) with information regarding appropriate erosion buffer and erosion control strategies</li> <li>• Ensure appropriate coastal and shoreline management buffer is considered where development is proposed</li> </ul>
<p>2. Clark Tce – approx. 630m</p> 	<ul style="list-style-type: none"> <li>• Sandy beach with tidal flat offshore</li> <li>• Mangrove and grassy foreshore provide erosion buffer</li> <li>• No significant assets in erosion prone area</li> </ul>	<ul style="list-style-type: none"> <li>• Enhance foreshore vegetation condition, potentially incorporating pedestrian management options to improve vegetation (and shoreline) resilience</li> </ul>

**Sandstone Point**

Shoreline Section Number	Existing Condition	Proposed Management Strategy
<p>3. Oxley PI to Godwin Beach – approx. 2200m</p> 	<ul style="list-style-type: none"> <li>• Mangrove and grassy foreshore provide erosion buffer</li> <li>• Small sections of sandy beach with wide tidal flat offshore</li> <li>• No significant assets in erosion prone area</li> <li>• Access restricted to coastal trail due to land slip safety hazard</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain status quo including ongoing foreshore and vegetation management</li> <li>• Formalise permanent closure to coastal trail access</li> </ul>



## 5.4 Cost Estimate

Council's existing commitments to shoreline management throughout the Sandstone Point area are maintaining social and recreational values associated with safe shoreline access, landscaped foreshore areas, playground equipment and picnic facilities. Ongoing maintenance activities are expected to continue and be included as part of Council's routine maintenance budget.

The proposed inspection of mangrove habitat may be undertaken by Council or community groups, ideally in conjunction with a coordinated mangrove monitoring program such as Mangrove Watch (information provided in Appendix A).

## 5.5 Approvals Plan

To the extent that disturbance of marine plants for planting activities is self-assessable no development approval is required under *SPA* for works in the Sandstone Point study area. Works will be self-assessable where they comply with are undertaken in accordance with the DAFF code, MP06: *Minor impact works in a declared fish habitat area or involving the removal, destruction or damage of marine plants*. On the whole, the recommended approach is to take no formal development action except for providing for the permanent closure of the coastal trail access near Loftus Place. This can be done using Council's powers as trustee of the reserve under the *Land Act 1994*. In the event that this closure was accompanied by further works (i.e. to remove the trail) a development approval may be required.

Where development is proposed for a lot within the coastal management district and involves reconfiguration, the chief executive of DEHP may impose a land surrender condition. This allows land that is within the erosion prone area or 40m of the foreshore to be surrendered to the State for coastal management purposes. It may be in the interests of coastal management that MBRC seek this condition as part of any development of Lot 6 on SP187342 so as to provide a reserve for coastal management purposes.