



# BUILDING A NEW SEAWALL **BEACHMERE**

INFORMATION SHEET - SEPTEMBER 2022

**Beachmere foreshore property owners can choose to build a private seawall following the approved alignment and design standards, or “A-line”. It is not mandatory to build a seawall.**

## The A-line

The A-line is the approved alignment and design standard for seawalls on the Beachmere foreshore. It ensures seawalls along the foreshore are integrated and that they have a consistent form. This provides better erosion protection and reduces the negative impacts of seawalls on the sensitive Marine Park environment and other properties.

There is no A-line between the Sandy Street Drain and Louise Drive. Dune and vegetation management is the recommended option in this section of the foreshore.

In general, the A-line alignment follows the crest of existing seawalls and sand dunes along the Beachmere foreshore south of the Sandy Street Drain. For properties on Bayside Drive, which have fixed rather than ambulatory boundaries, the A-line alignment follows the property boundary.

All new seawalls must follow the alignment and meet the design standards of the A-line. You can view full details of the A-line, including a map of the alignment, at [moretonbay.qld.gov.au/BSMP](https://moretonbay.qld.gov.au/BSMP).

## Seawall material

The development approval for seawalls on the Beachmere foreshore specifies the standards that must be met for construction materials:

- ✓ Rough, angular, durable rock suitable for coastal protection that meets AS 2758.6 (2019) such as granite armour stone or a similar rock type that meets the standard
- ✓ Rock used for the primary layer should weigh between 750kg to 1,460kg each and be sized between 650mm - 820mm
- ✓ Rock used for the secondary layer should be sized between 200mm - 500mm
- ✓ Materials such as timber and sandstone do not meet AS 2758.6 (2019) and are not suitable for new seawalls

## Council recommendation

Council recommends property owners consider dune vegetation management to reduce erosion impacts. A seawall is likely to lead to the long-term loss of the beach adjacent to your property. Advice on dune management is available at [moretonbay.qld.gov.au/BSMP](https://moretonbay.qld.gov.au/BSMP).



## Step 1: Engage a construction contractor and/or engineer to build one of the following options.

### Option A (south of the Sandy Street drain only): Use the standard seawall design already approved by Council

- ✓ All relevant approvals are in place for this design
- ✓ Minor modifications to the standard design, such as the addition of steps, will require amended plans to be submitted to Council. Fees may apply

### Option B (Bayside Drive only): Use approved seawall design criteria

- ✓ Seawall design must meet the design requirements documented in the Design Guideline available on the Beachmere Shoreline Management website
- ✓ Development approval requirements to be confirmed with Council through a pre-start site works meeting. Fees may apply

### Option C: Use a different seawall design

- ✓ Requires an Operational Works Development Permit. A pre-lodgement meeting with Council is recommended to confirm the requirements of the development application. Fees may apply
- ✓ Alternative seawall design must meet the design requirements available on the Beachmere Shoreline Management website



## Step 2: Obtain a cadastral survey

A cadastral survey is required to define the A-Line seawall alignment for your property. If the property has an ambulatory boundary, this survey will also update the property title area.



## Step 3: Pre-works site meeting


Meeting with Council staff and seawall construction contractor and/or engineer to confirm the checklist has been followed and any site-specific construction issues are addressed.




## Step 4: RPEQ certification

The constructed seawall must be inspected by a Registered Professional Engineer of Queensland (RPEQ) to certify that the seawall has been built in accordance with the approved seawall designs. The certification must be lodged with Council.


### For more information


 **For property advice visit:** [www.moretonbay.qld.gov.au/Services/Building-Development/DA-Lodgement/Pre-Lodgement-Advice](http://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Lodgement/Pre-Lodgement-Advice)

**For Beachmere Shoreline Management Information visit:** [yoursay.moretonbay.qld.gov.au/beachmere-shoreline](http://yoursay.moretonbay.qld.gov.au/beachmere-shoreline)

 **Phone:** (07) 3205 0555

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