

Coastal Development

Adele Carles MLA



Source: www.geographyalltheway.com/ks3_geography/coas...

Coogee Beach- what used to be there

photo courtesy Andrew Sullivan



Port Coogee under construction July 2009



South Beach – how it looks in the brochures



South Beach erosion- 2005



South Beach, dunes under construction - 2009



This week at South Beach – the rising sea is not the only thing for the new residents to worry about



(1) Three Harbours Plan – still on the cards



(2) Cockburn Coast District Structure Plan – coastal development proposed from South Beach to Coogee

North Port Quay Proposed Development – 20,000 new residences to be built on artificial sea islands

Image sourced from NPQ website



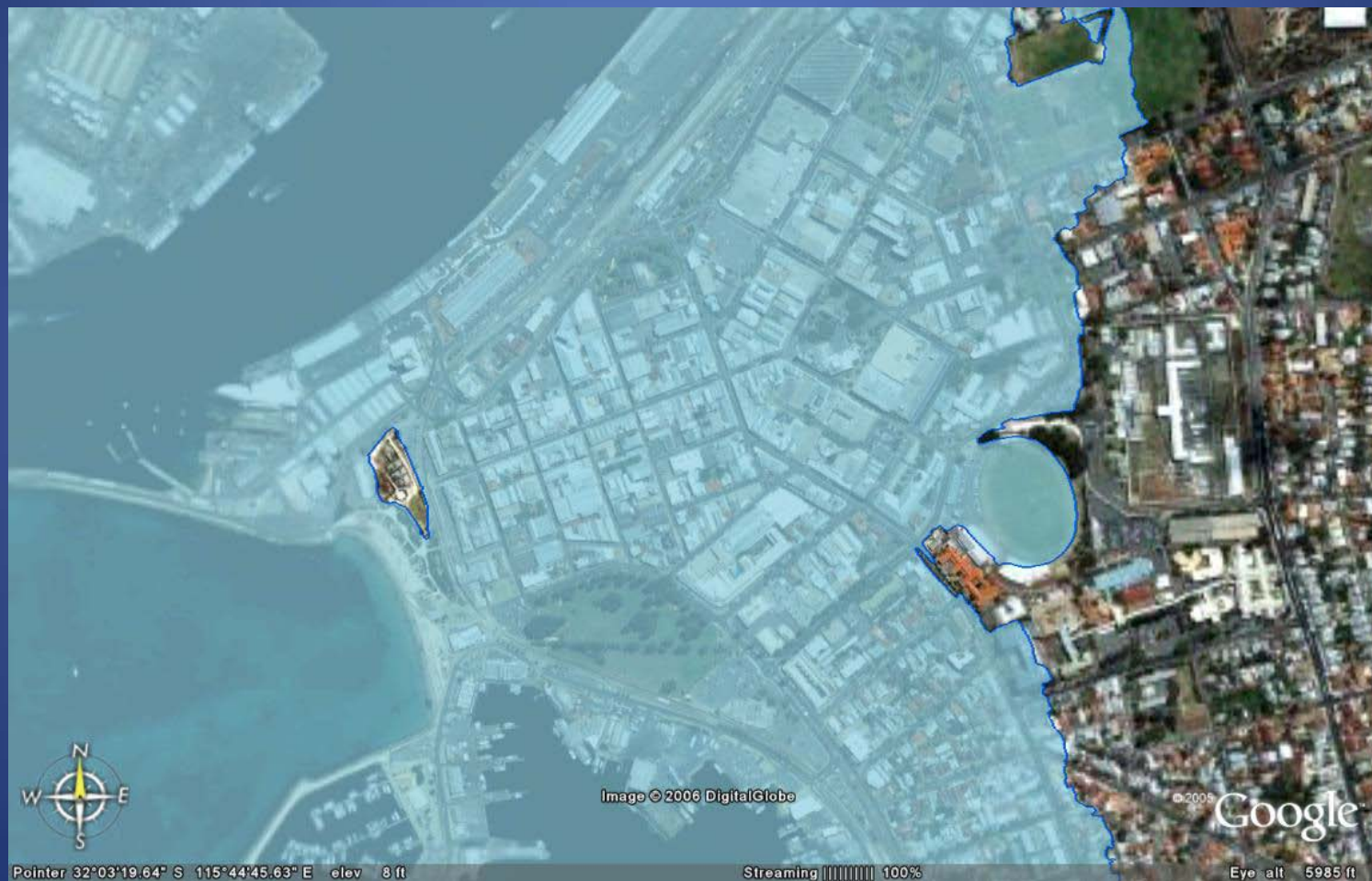
Fremantle with one metre sea-level rise.



Fremantle with three metre sea-level rise



Fremantle with six metre sea-level rise.



Yesterday's news

Council demolishes Byron Bay owners' hopes

Lisa Allen

Property owners in Byron Bay, NSW, are expecting millions of dollars of value to be eroded from their properties if the local council proceeds with its controversial plan to force owners to demolish, rather than save, ocean-front properties threatened by the disappearing beach.

The Coastal Zone Management plan, which Byron Shire Council is expected to place on public exhibition next month, would allow local government authorities to force owners to demolish their properties at their own cost if the beach erosion zone comes within 20 metres of the dwelling.

"I think the banks would get a horrible shock when they realise the implications of this Coastal Zone Management Plan on property values," one owner, Ian Evans, said.

"There will be people standing out in the street with nothing but their mortgage," he claimed.

Mr Evans, like other property owners contacted by *The Australian Financial Review*, claims he was unaware when he bought his townhouse that the council had any proposals to introduce a planned retreat that directs the progressive abandonment of coastal land wherever it is thought to be retreating due to erosion, or to be at risk of flooding due to the effects of high tides, high rainfall and storm surge.

"My townhouse at Belongil would have been worth \$650,000. God only knows what it would be



Byron Bay . . . the beachfront has suffered massive erosion after recent storms.

Photo: PAUL HARRIS

worth now — that's if I could sell it," Mr Evans said.

The plan, if adopted by the council, will target some of the most sought-after beachfront in Australia — including the precincts of Belongil, Suffolk Park, New Brighton and South Golden Beach — because of their proximity to the coast. Some beachfront property owners recently lost metres from their land due to storm damage and

the council's prohibition on maintaining rock walls.

But Byron Shire Council's Mayor, Jan Barham, denied owners were unaware of the planned retreat policy.

"Byron Council's planning document has been the same for 20 years.

"I think they [the owners] are pretending not to know. [But] the conditions are on the approval

documents for purchasing real estate. The information is on the due diligence certificates," Ms Barham said any buyer who had not been made aware of the conditions had been "badly informed by their planners and their lawyers".

"I know people who have wanted to buy down there and haven't because of the constraints and because they couldn't get insurance at Belongil. There is a requirement

for houses to be demountable so they can be removed if there is an erosion risk. That is why demountability of houses has been a provision that goes back to the 1960s."

Meanwhile, retired developer John Vaughan, a Belongil property owner, will be back in the Land and Environment Court in October for the next round of legal action with the council.

Mr Vaughan faced the court earlier this year when he attempted to repair a rock wall damaged by severe storms. After a four-day hearing the council agreed that Mr Vaughan could rebuild the wall on his property, thereby saving his real estate holdings from erosion.

The final hearing later this year will examine the issues surrounding the development. "The whole court issue is about them [the council] rebuilding this wall or me rebuilding it. But they are rebuilding it now."

Mr Vaughan estimates he will likely spend up to \$600,000 on legal fees defending his property.

"At the same time they [the council] are going to redo their own protective works in town for the swimming pool and their own \$40 million property to protect that."

But Ms Barham denied the council was undertaking any restorative works in Byron's township. "The only work council has undertaken has been to shore up public access to the beach."

Emissions debate, page 4 ■