



14 February 2024

Elements of Byron Pty Ltd
C/- Planners North
Attn: Kate Singleton
PO Box 538
LENNOX HEAD NSW 2478

Email: kate@plannersnorth.com.au

Dear Ms Singleton

Request for Additional Information

DA No.	10.2023.287.1 (PAN-355981)
Planning Portal Ref	PAN-355981
Proposal:	Coastal Protection Works
Owner:	Ganra Pty Ltd
Parcel No.	269025
Property Address:	LOT: 1 DP: 1215893 144 Bayshore Drive BYRON BAY

I refer to the development application described above that was received by Council on 20 October 2023. An initial assessment of the application has identified the need for additional information to be provided.

1. The proposed extension of the existing geobag coastal protection works is intended to comprise a temporary structure with a proposed lifespan of 5 years, while the Coastal Management Program (CMP) for the Byron Shire Northern Coastline is completed.

Given that Stage 3 of Council's CMP is underway, please address the key matters and observations contained in the letter from Biodiversity Conservation and Science division of Department of Climate Change, Energy, the Environment and Water, dated 9 February 2024, to demonstrate why the temporary works are critically required prior to the development of long-term solutions.

2. Given the nature and extent of current erosion immediately to the west of the existing wall, further information is required to confirm how the current design will prevent future erosion immediately to the west of the proposed structure.
3. The Coastal Engineering Assessment Report indicates '*it is anticipated the Contractor may construct a temporary bund on the beach seaward of the works to provide a level of protection to the works from wave action and tides during the construction phase*'.



It would appear that the Belongil creek entrance is located immediately at the toe of the existing erosion escarpment. Please provide further information as to how construction would proceed given this scenario.

It is also noted that Marine Parks approval will be required for any works seaward of the property boundary.

The issues and matters of concern raised in this letter may not be exhaustive. It is possible Council may require further clarification or additional information at a later stage. Such issues will not be revealed until a detailed examination of the application has taken place by all Council staff involved in the assessment of the development proposal or following consideration of any public or Government department submissions received (where applicable).

Additional information must be submitted using the [NSW Planning Portal](#).

If it is your intention to not provide this information, please advise Council using the NSW Planning Portal.

If you have any questions, please contact Mr Rob van Iersel on 0400 164 233 or rvaniersel@byron.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. van Iersel', written in a cursive style.

Rob van Iersel
Consultant Town Planner