

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 12 March 2024, 2.30pm and 3.28pm
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSNTH-264 – Byron – 10.2023.287.1 – 145 Bayshore Drive, Byron Bay – Extension to existing coastal protection works

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Doug Lord, Angus Gordon and Joe Vescio
<b>APOLOGIES</b>	Ian Pickles
<b>DECLARATIONS OF INTEREST</b>	Simon Richardson has declared a non-pecuniary interest as he has previously assessed the overarching development in his capacity as Mayor

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Rob Van Irsel and Chris Larkin
<b>DEPARTMENT STAFF</b>	Carolyn Hunt
<b>OTHER</b>	Nil

**KEY ISSUES DISCUSSED**

- Proposal outlined, noting extension of geobag wall
- Existing geobag wall located on part of the site, constructed as temporary protection works in 2017
- Significant erosion off the northern end of the existing geobag wall
- Proposed wall to protect the open spaces area associated with the Elements of Byron Resort
- Location of opening to Belongil Creek now located at the base of the existing wall and where the extension is proposed
- Council currently preparing Coastal Management Plan/Program (CMP), being a 5 staged program, with stage 1 completed
- Request for information issued requesting confirmation of the practicalities of undertaking works, being the management options for 'end effects' and constructability to undertake works within the site
- Location of works, including construction works on the beach
- Justification to be provided for undertaking immediate works rather than waiting for completion of Council's CMP
- One objection received

## Panel Comments

- Clarification requested:
  - Clarification of 2017 temporary works being able to remain in perpetuity
  - Cadastral survey work and mean high watermark (MHW) to be identified, including confirmation of the relevant approval or consent authority
  - Applicant justification for works – need and why it needs immediate works – alternatives to proposal to be outlined, can the uses currently carried out on open space areas be accommodated elsewhere on their site
- Legislative requirements for no impact on the natural coastal processes to be addressed
- Consideration of vulnerable land mapping and Planning Circular - PS21-009
- Management of creek entrance is a key issue – a longer term solution is likely required and outside the area of this application
- Impacts on creek alignment
- Access to the beach for construction to be confirmed; constructability from land side
- Further panel briefing and site inspection prior to completion of Council assessment

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** to be confirmed with Council