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## APPENDIX A: MEETING NOTES

## Notes from Pre Tender Meeting at Old Bar Beach 9/9/13

Peter Evans – OEH

Laure Black – GTCC

Richard Pampling – GTCC

Bruce Moore - GTCC

Reps from prospective Consultants – HKA, SMEC, Aecom, Cardno

<p>Council is seeking a technical response to the Brief. There is no requirement to engage the community in the design and Council is to run consultation and communication strategy simultaneously. Council will take the design to the community</p>	
<p>The consultancy is to be run to a tight program to meet Council's requirements. The client group would like to understand if this is unreasonably tight.</p>	
<p>Long history of erosion at the site. Up to 2004 the shoreline was relatively stable, receding at approximately 0.5 m/year which is comparable to many other open coastal sites in NSW. Since 2004 there has been a substantial acceleration in the erosion which today is typically 2 m/year and in some places as high as 4 m/year. The erosion rates at Old Bar beach are currently the highest on the NSW coast.</p>	
<p>In the late 1990's, the Meridian Resort was being developed. The resort buildings at the time were placed landward of the 100 year erosion line. By 2008 the immediate erosion line had reached the main buildings on the site and today these buildings are located within the immediate erosion zone.</p>	
<p>The coastline management process was started along the Greater Taree coastline in 2008. This progressed to the completion of the coastal hazard definition study and the coastline management study. The investigations described a range of possible management options however all were very expensive. There were also issues with public access and all potential structural options were linked with beach nourishment. The cost estimates for beach protection ran into the tens of millions of dollars. Planned retreat was Council's only available option. This was difficult for landowners to accept. Council is today seeking a compromise solution which balances the rights of property owners with beach access and amenity. Council's approach is to provide for public access to the beach to the extent that this can be best achieved. At the end of the day the community in conjunction with Council, will make the decision as to how it wants to move forward at Old Bar. If the protection scheme is to incorporate funding assistance from the State Government, then it would be necessary to develop a protection strategy that the Government has confidence in for a long term protection strategy.</p> <p>It should be noted that the coastal hazard definition study was completed prior to the last two dates of coastal profiles which show the largest erosion rates over the period of photogrammetry</p>	
<p>The NSW Government is currently preparing its Stage 2 reforms to the <i>Coastal Protection Act</i>. It is Council's and the State Government's intention that the coastal protection design outcome developed for Old Bar would be consistent with and potentially inform the Stage 2 reforms.</p>	
<p>The artificial reef proposal is not supported by the State Government and Council. There is concern regarding the assured performance of a reef option and a shore based protective strategy is now sought. An alternative proprietary crib seawall solution (Aussie Seawalls) has also been suggested, however the initial response from the State Government is that this option would not meet the design objectives. It is understood that this proprietary system entails a steep structure that must be founded on rock. There is also an issue with wash out of sand from behind the wall.</p>	

<p>The investigation area at Old Bar beach extends over 2 km. It is envisaged that any shore based structural solution will need to be staged with the critical area for Stage 1 treatment extending south from about the corner of Pacific Parade and Lewis Street. This area approximately coincides with the site for the geotextile container seawall recently proposed by the Meridian Resort and adjoining landowners, and refused by the NSW Coastal Panel (Lewis Street DA). The basis of the refusal included unmanaged end effects and encroachment of the structure onto the beach although located within the right-line private property boundaries. It was determined that the proposal sought to reclaim a section of foreshore with immediate impact on beach amenity.</p>	
<p>The high erosion rates and more recently the refusal of the DA has severely impacted on property prices at Old Bar. It is understood that some coastal properties are selling for about one third of what they were say 3 to 5 years ago.</p>	
<p>OEH recognises that the current strategy accepted by Council of planned retreat is not equitable. The property owners who purchased in good faith should be recognised in some compromise scheme. Council is happy to proceed on this basis subject to the feasible incorporation of public access. It is recognised that a back-beach revetment will be exposed in storms and will lead to a lowering of the beach due to wave reflections, and the sensible position will be to provide for long shore access with an easement located behind the crest of the structure.</p>	
<p>Landscape design input associated with the protective structure is not required. The consultancy is limited to an engineering consideration only.</p>	
<p>Ongoing maintenance is an important consideration for Council and OEH.</p>	
<p>Within the past 3 or 4 years, Racecourse Creek extended to corner of Lewis Street and Pacific Parade. In the early 1990's a gabion training wall was constructed at the southern end to limit the southward migration of the creek. The back-beach bench in this area and the steep vegetated escarpment further landward point to a previous breakout in this area, presumably around the same time.</p>	
<p>Generally there has been 20 – 22 m of erosion from 2006 to 2012, with much of this loss experienced in the latter portion of this period.</p>	
<p>There is no record of a dedicated geotechnical investigation having been carried out for the beach. Sand mining has been carried out to the south of the developed area, behind the dunes. There could be geotechnical records associated with this activity. Also, extensions have taken place over the years at the Old Bar Public School and it is possible that boreholes may have been drilled for these works.</p>	
<p>Rounded gravel and cobbles are currently evident on the beach berm. The extent of these armoured horizons is of interest as it potentially offers a resistant horizon to beach scour. As far as OEH understand there is no bedrock along the beach and it would be acceptable for the purposes of the preliminary design to assume unconsolidated material to the limit of wave scour (Peter Evans, OEH, pers. comm.).</p>	
<p>There is extensive rock reef in the nearshore zone.</p>	
<p>It is understood that a bathymetric survey was conducted in 2009 and this data would be provided to the Consultant at no charge. A survey update by OEH extending along the beach from the SEPP 26 forest to the north and the MidCoast Water exfiltration pits to the south was scheduled to take place on 10 September 2013.</p>	

Public vehicle access to the beach is available via a single unformed access track located 700 m north of the Surf Club. This access would need to be used for construction unless a separate access could be provided closer to the works. We would propose to explore alternative temporary access points at the corner of Lewis Street and Pacific Parade, and possibly from the southern end of the subdivision. It would appear that the temporary geotextile stabilisation of the embankment fronting the Meridian Resort was constructed through a private property to the south of the site.	
There is a pedestrian accessway to the beach in front of the Surf Club which must be maintained. This accessway is commonly damaged and reinstated after storms.	
The Norfolk Island Pine tree located to the north of the Meridian Resort has tilted over in recent months. Other similar trees have been lost from the beach	
Council is to manage all media release and communications with the local community. Council has recently written to the community to advise on the consultancy. Generally the community is supportive of the process.	
The purpose of the consultancy is to develop a preliminary design and cost estimate for a preferred option. This will assist the State Government to formulate its response to the erosion problem. It is Council and OEH's expectations that this design investigation could develop procedures that may inform policy for the Stage 2 coastal reforms	
The geotextile protection sheet covering the erosion escarpment at the Meridian Resort has been replaced a few times. Council understands that it has been helpful in limiting wind erosion.	
Stage 3 will be protection of MidCoast Water shoreline.	
Council will consult with MidCoast Water.	
The objective is to develop a masterplan for protecting the 2km of shoreline using shore-based protective structures	
Stage 1 to extend from southern end of the subdivision into the entrance of Racecourse Creek such as to protect the extent of Pacific Parade. The Stage 1 works themselves may need to be staged as they are unlikely to be affordable in a single project. Council and OEH amenable to developing staged designs that are triggered for implementation depending on development of erosion	
Council officers are not aware of any bore water used in Old Bar. Make assumptions regarding geotech and water table and move forward with the design process	
Current retreat strategy at Old Bar permits relocatable development that is able to be pulled back on the property within a period of 12 hours. Council's preference is to move away from this strategy to a rock revetment which is suitably designed for a full planning period.	
The houses at the southern end of the subdivision have been modified to account for the advancing erosion. Rock to approximately 1 tonne size was dumped to protect the erosion escarpment at the southern end of the subdivision in about 2005. These rocks were washed out and are now further down the beach and below the sand.	
At the southern end of the subdivision a manufactured homes estate has recently been approved by Council. The buildings in this project are well set back from the shoreline.	

GPB

17/9/13

## Notes from Inception Meeting GTCC, Taree 23/9/13

Peter Evans – OEH

Andrew McIntyre - OEH

Laura Black – GTCC

Richard Pamplin – GTCC

Bruce Moore – GTCC

Gary Blumberg – HKA

Patrick Lawless – HKA

	Comment by/Action for
Others on Working Group not in attendance: Jane Gibbs – OEH Pauline Dunne – OEH Ron Posselt – GTCC	
Recent media launch by Minister, highlights close attention to project from State Government. Keen to see something before December to meet expectations.	
HKA is not to worry about tenure arrangements re location of the structure and public access. Council anticipates that there would be an agreement with the landowners on tenure arrangements.	
Community is to ultimately play key role in decision making process for preferred options, e.g. whether it would be acceptable to lose beachfront amenity seaward of structure as beach recedes.	
Preservation of all tide access along the beach, between the water line and the structure, is not a prerequisite for OEH or Council. It was noted that 12 months ago there was no beach at high tide in front of Meridian Resort.	
OEH expects that pedestrian access could be provided along a bench set into the face of the wall, below crest level, e.g. could be along a berm in a berm-style revetment design. This would address privacy issues and may allow the structure to be set more landward	
The design must ensure enough room for maintenance access.	
Council has had discussions with landowners. They have indicated that they would be agreeable to any back-beach revetment that did not encroach on their existing garden platforms behind the existing escarpment. GB clarified that part of the crest of the structure could be buried in those yards, but the yards themselves should remain useable up to the structure crest. This was considered acceptable by Council. PE stated that he would not want to see this set as a design criteria and that the plan location should be part of the trade-off between public amenity and property protection	
Beachfront landowners accept that the proposal would not include reclamation of eroded dune, they just don't want to lose more seaward frontage than is existing today. (but may have to accept such a loss in return for a longer design life and community acceptance)	
OEH will try to source Coffey report.	PE
OEH will provide laser survey data. PL requested a detailed resolution.	PE
Feasibility of introducing terminal protection between Creek and Surf Club questioned by GB (high dune in places, why protect natural shoreline). This was acknowledged by AM who suggested that structural protection in this zone might be limited to the stretch between the Surf Club and the school where both of these	

	Comment by/Action for
assets may be protected.	
AM also made the point that it would be unacceptable for end effects from a wall to result in erosion to the undeveloped SEPP26 areas.	
Council does not want a high maintenance commitment with any structure. Management of end effects using sand would be a concern in this regard.	
Client group looking for trigger points for a variety of treatments.	
Council would like HKA to include a geotextile container option. Address design breaking wave height, durability and longevity.	RP
Aussie Seawalls – would be useful if HKA could make a comment on the application of this system. Comment made by OEH that Aussie Seawalls need to be founded on rock. Noted that cost proposed for crib seawall option is in the order of \$2 million, although the proposed extents of the structure are not known.	AM
Council to request source of basalt material placed at one property.	LB
Racecourse Creek breaks out after heavy rainfall.	
GB described a vertical toe treatment involving sheet piles below say RL+2.5 to minimise excursion of rock onto the beach. Trade-off between increased reflections, lower beach levels and rock excursions was discussed.	
Council and OEH are not aware of any borehole data. None exists for the Meridian Resort. It is possible that something was done for the school. PE to make enquiries of Public Works.	PE
MidCoast Water is a potential source of subsurface information. Council to pass on Brendan's details.	LB
Council to pass on design details for Racecourse Creek gabion wall. The top basket(s) have been removed from the outer seaward end of the wall – this had ruptured with issue of broken cages on the beach. Council noted that the creek has migrated to the north recently.	LB/RP
HKA is not retained to engage the community at Old Bar. HKA should refer any queries from the community to LB.	
Access to the beach – there was a broad agreement that beach access to construct any Stage 1 wall south of Lewis Street/Pacific Parade would probably be provided at the Pacific Parade/Lewis Street road head, and/or from the vacant property at the southern end.	
Maintenance access would be available along the crest of any wall. It is not anticipated that this access would be used frequently, and garden structures would probably need to be demolished and reinstated as part of any maintenance work	GB/PE
Neither Council nor OEH believe that submerged artificial reefs of the type proposed by ASR are capable of providing the required level of protection. HKA report to qualify this position further.	
50 year planning period considered to be reasonable. 15 to 20 years too short. PE noted that the design life might be dictated by general shoreline recession leading to undermining of the structure and consequent high maintenance costs and headland effects.	

GPB/PL

GTCC/OEH Reviewed and comments added

17/9/13

25/09/2013