How to build a private seawall

Natural erosion, storms and large swells can impact beachfront properties, so it’s important to have a certified seawall in place to protect your property. On the Gold Coast, this protection takes the form of a boulder seawall buried out of sight beneath sand dunes.

The A-Line

Seawalls must be built along an alignment called the A-Line, which was established by the Queensland Government in the 1960s and 1970s. The location of the A-Line has been defined using data from some of our most severe weather events and ensures our seawalls are correctly joined and connected to protect our coastline.

How to build your private seawall

Before any development can take place on an oceanfront property, a seawall is required under the City of Gold Coast’s City Plan.

All certification, maintenance and upgrade works for seawalls protecting private property are the responsibility of private property owners.

2. Review requirements for certified seawalls in the City Plan
   The relevant sections of the City Plan are:
   • City Plan 8.2.4 Coastal Erosion Hazard Overlay Code.
   • Coastal Erosion Hazard Overlay Map – Section 2.6 Overlay Maps City Plan policy – Land development guidelines (section SC6.9.7.6 Foreshore seawalls and dune fencing).
   • You can also find the City’s standard seawall design drawings for in the Land Development Guidelines SC6.9.8.

3. Review general requirements for private seawall construction
   Construction impacts at your site need to be approved and managed safely and correctly. You may need to consider:
   • permits to interfere with a road reserve and/or temporary road and pathway closures
   • public access diversion
   • signage for pedestrians or traffic
   • restoration of public infrastructure disturbed during the works
   • restoration of sand dunes and vegetation.

If you are planning a development on your beachfront property, please follow these steps to ensure you meet seawall construction requirements:

1. Visit the City of Gold Coast’s website and search for the City Plan
   Our website contains resources to assist in the planning and approvals process for your development. You can find the City Plan at cityofgoldcoast.com.au/cityplan
4. **Determine the relevant Queensland Government approvals process**

Seawalls are classified on a range of factors including the distance from the high water mark. To determine if your works are tidal works or prescribed tidal works, contact the Department of Environment and Heritage Protection for more information.

W ehp.qld.gov.au.
E gcsara@dilgp.qld.gov.au

5. **Submit approval documentation**

For ‘prescribed tidal works’ applications visit the website of the Department of Infrastructure, Local Government and Planning (DILGP) dilgp.qld.gov.au and download IDAS Form 1 and IDAS Form 23. Complete and submit these forms to DILGP. You will be contacted by a City of Gold Coast Assessment Manager to proceed with the application.

For ‘tidal works’ applications please refer to the Department of Environment and Heritage Protection (EHP) website and follow the application process to obtain development approval for assessable coastal development.

Once you have received your State Government approvals, you are required to contact us to obtain the necessary work permits:
- application to access road reserve
- application for temporary road closure.

6. **Submit the required security deposit**

A bond of $16,745 (minimum) is required to be paid to the City prior to works commencing. This security deposit will be returned to you following:
- satisfactory completion of your seawall
- satisfactory reinstatement of the dunes
- provision of an RPEQ (Registered Professional Engineer of Queensland) certificate for your seawall
- our inspection and approval of the foreshore areas disturbed during works.

Construction of a seawall will involve the use of areas outside your property. It is your responsibility to ensure the environment is adequately protected during construction.

7. **Receive final approval from the City to proceed**

Prior to any works commencing, we will review your application along with any special conditions or Local Law permits that may be required.

8. **Pre-construction activities**

Conditions of approval may include pre and post construction activities such as temporary road or pathway closures and diversions.

9. **Construct and certify your seawall**

Appoint a suitably experienced civil contractor to construct and certify your seawall. Ensure your certifying engineer is a Registered Professional Engineer of Queensland (RPEQ) as required by the City Plan SC6.9.7.6.3.4.3 certification.

10. **Finalise the works**

Submit final certification documentation to the City of Gold Coast and the Queensland Government.

11. **Restore your site following construction**

Once your seawall is built, the dune in front of your property needs to be restored to avoid further erosion. This includes:
- reforming the dune with clean sieved sand that is free from all construction material
- revegetating the area with appropriate coastal native species
- erection of dune protection fencing.

Your security bond will be held until the City approves the condition of the restored foreshore area.

Please note a dune fence can be installed along the A-Line as shown on the Coastal Erosion Hazard Overlay Map (City Plan Section 2.6). There is to be no other fence or structure linking the rear dune fence with any fence on the property. The dune fence is to be constructed in accordance with:
- SC8.2.4 Coastal Erosion Hazard Overlay Code
- SC6.9.7.6 Foreshore Seawalls and Dune Fencing
- Standard Drawing 04-003
- SC6.4 City Plan Policy – Coastal dune management.

Please contact us if you have any questions about building a private seawall.

For more information

P 1300 GOLDCOAST (1300 465 326)
W cityofgoldcoast.com.au