

## Option A – Transfer land to residents

This option makes the road private, prevents access to everyone other than residents and NPWS and removes the maintenance and liability burden from Council.

### Process:

1. Report to Council
2. Adopt as preferred way forward
3. Create line item in budget
4. Consult with residents, prepare valuations, negotiate sale prices and prepare legal agreements
5. If successful report to Council and resolve to dedicate land to residents, sign agreements and accept valuations.
6. Consolidate road reserve into adjoining properties and create rights of way for each property needing access.
7. Gazette new DP's
8. Finalise and leave to them to manage their road maintenance.

### Issues:

- Every person has a legal right to travel along a public road unimpeded (Roads Act section 5).
- Controversial option with community losing access to North Seven mile beach, Kings, Grays and Whites Beaches.
- Unlikely to receive full support from every land owner that benefits from Seven Mile Beach Road. Only possible with full support from every land owner.
- This option requires Council to provide notice to Local residents, OEH, Rural Fire, Energy, RMS, NSW Planning and Infrastructure, NSW Forestry, NSW Resources and Geoscience and NSW Fishing and Aquaculture. As well as advertise the closure in the local paper with a 28 day period. If a submission is received from anyone Council must consider the submissions before making a decision. These submissions must also go to Crown Lands when requesting approval to close road. If controversial Crown are unlikely to approve.
- The above process will shorten from the middle of the 2018 due to forthcoming changes to the Crown Lands Act and the Roads Act, which will eventually mean that Council won't need Crown consent to close Council roads. However the above notices are still required. Should any authorities formally object to the closure the Council will need to appeal the objection through the land and environment court, prior to closing the road.
- Likely to increase value of private property, while community loses access to public land.

### Positives:

Reduced maintenance burden for Council.

Likely to resolve all concerns raised by local residents.

**Approximate cost \$**

Community Consultation \$20k

Survey / Plans / Legal costs \$50-100k (maybe more if land and environment court proceeding occur)

Staff time \$10k

Total cost \$80-130k (possibly more)

**Ongoing Costs:**

Nil

## Option B – Gate the road to public access

This option creates a private road that Council maintains, by installing a gate at the start of the road.

### Process:

1. Report to Council
2. Adopted as preferred way forward
3. Create line item in budget
4. Design traffic calming solutions
5. Prepare approvals
6. Complete works

### Issues:

- Council would be paying to maintain a road that is not open to the public, this is not equitable or fair on other rate payers.
- Every person has a legal right to travel along a public road unimpeded (Roads Act section 5).
- Controversial option with community losing access to North Seven mile beach, Kings, Grays and Whites Beaches.
- Council (in its power as a roads authority) can only regulate traffic (i.e., restrict or prohibit passage along a road) for certain purposes (Roads Act section 115(2)). Nearby residents not wanting people to drive down Seven Mile Beach Road is not one of the purposes for which Council can regulate traffic.
- If Council wants to regulate traffic for any purpose, it needs RMS permission (Roads Act section 116). This includes Council giving public notice of its request, and allowing members of the public to make a submission. It is up to the RMS to decide whether or not it will allow Council to regulate traffic in the way it requests (Roads Act section 118). It is not known how amenable the RMS would be to closing a public road to everyone but the people living on it, but it is unlikely to be supported due to the community upset it will cause.
- Without RMS support this option cannot be done unless you remove the road reserve title and make the land operational land which currently requires crown land approval.
- Council is also required to provide notice to Local residents, OEH, Rural Fire, Energy, RMS, NSW Planning and Infrastructure, NSW Forestry, NSW Resources and Geoscience and NSW Fishing and Aquaculture. As well as advertise the closure in the local paper with a 28 day period. If a submission is received from anyone Council must consider the submissions before making a decision. These submissions must go to Crown Lands when requesting approval to close road.
- The above process will shorten from the middle of the 2018 due to forthcoming changes to the Crown Lands Act and the Roads Act, which will eventually mean that Council won't need Crown consent to close Council roads. However the above notices are still required. Should any authorities formally object to the

closure the Council will need to appeal the objection through the land and environment court, prior to closing the road.

**Positives:**

- None for Council
- None for community
- Likely to resolve all concerns raised by local residents.

**Approximate Cost:**

Community Consultation \$20k

Survey / Plans / Legal / RMS approval costs \$20-100k (maybe more if land and environment court proceeding occur)

Survey, design and installation of boom gates / electric gates to control access \$40-60k (maybe more, depends on power supply location)

Total Cost \$80-180k

**Ongoing Costs (excluding road maintenance):**

Gate maintenance \$5-10k



## **Option C – Dedicate road to National Parks**

This option maintains current access rights while the maintenance burden is held by others.

### **Process:**

- Council cannot transfer a public road to NPWS, because the latter isn't a road authority. But it's possible for Council to close the road and transfer the land to NPWS. NPWS would need to want to take responsibility for it. But that would then raise issues regarding access for the residents, because they would no longer have the benefit of public road access to their properties.
- Assuming these issues away, Council would need to close the road via a Council resolution and application to the State Government. Then it would Gazette the closure, before transferring the (then) operational land to the NPWS. That process typically takes a number of months and requires NPWS support, which we don't have.

### **Issues:**

- Resident access through a National Park maybe problematic. Maybe possible to resolve through right of way.
- NPWS have previously advised the Broken Head residents group that this option is not feasible. (per phone call with Sue Walker 1.10pm 17/4/18).
- Not an easy solution to implement.

### **Positives:**

- This is good option for Council, but without NPWS support it can't happen.
- Legally feasible.
- Reduced maintenance burden for Council.
- Likely to resolve all concerns raised by local residents.

### **Approximate Cost:**

Community Consultation \$20k

Legal costs \$10-40k

Total Cost \$30-60k

### **Ongoing Costs:**

Nil

## Option D – Install Traffic Calming devices

This option maintains current access rights while attempting to reduce traffic speeds and dust levels on the road. Options to leave road as gravel and seal the road have been considered. Formalisation of the car parks and installation for toilets is included.

### Process:

1. Report to Council
2. Adopted as way forward
3. Create line item in budget
4. Survey and Design traffic calming solutions and all road works
5. Design car parks and toilets
6. Prepare approvals
7. Procure works and toilets
8. Complete works

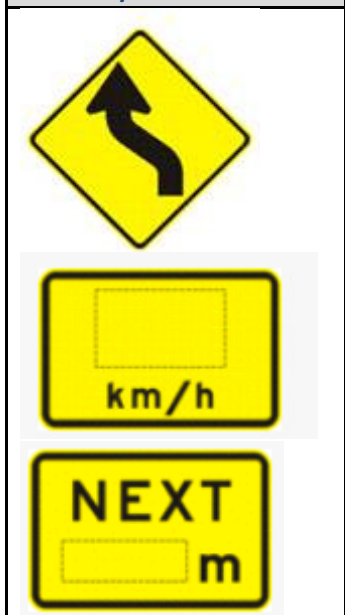
### Issues:

- Small increased maintenance costs due to calming devices.
- Speed humps have not been considered due to the issues raised in the following link.  
<https://www.yarraranges.vic.gov.au/files/assets/public/webdocuments/environment-engineering/infrastructure-services/roads-drains-footpaths-infrastructure-services/unsealed-roads-speed-and-dust-fact-sheet-december-2016.docx>
- Funding of works, most expensive option for Council. See possible funding solution in positives.
- 7 Mile Beach Road car park is partly in crown land.
- Paid parking robots require mobile reception.
- No Telstra cable nearby.

### Positives:

- Likely to resolve concerns raised by local residents. To a degree.
- Easy to implement.
- Will make parking compliance easier to manage.
- Option could include advisory speed sign as shown here.
- Could be completed over 3-4 years.
- Potential option for paid parking at car parks in conjunction with NPWS. Revenue could fund a loan for the works.
- Resident contribution also feasible.
- Traffic calming devices can be approved by Local Traffic Committee.
- Likely to receive full support from NPWS.
- Potential option to make road 6.8m wide and add yellow lines. This would allow all no parking signs to be removed and make enforcement easier.

**Table 4. Curve Road Sign at 35km/hr for 4 km**



- Likely parking spaces created by formalisation; Kings Beach = 17. Whites Beach = 6. Brays Beach = 6. Seven Mile Beach (+ additional parking areas) = 16. See Plans.
- Potential option to also formalise parking at Seven Mile Beach Road and Broken Head Reserve Road intersection.
- Parking management assessment and strategy recommended as first step.

**Approximate Cost:**

Option 1 - Maintain Gravel Road

Survey and design \$6k

Installation of traffic control devices as per plans (6 sets of Chicanes) \$ \$120-180k

Formalisation and seal 4 car parking areas \$82-100k

Paid parking robots for 4 car parks \$132-148k

Provision of stand-alone, unisex, National Park style toilet at 4 car parks \$120-140k

Total Cost \$460-574k

Option 2 - Semi Sealed Road (to Kings car park (760m))

Geotech, Survey and Design \$20k

Installation of traffic control devices (6 sets of Chicanes) \$120-180k

Re-work, Overlay and Seal existing road to Kings \$456-684km

Formalise and seal 4 car parking areas \$82-100k

Paid parking robots for 4 car parks \$132-148k

Provision of stand-alone, unisex, National Park style toilet at 4 car parks \$120-140k

Total Cost \$930k-1.28m

Option 3 - Fully Sealed Road

Geotech, Survey and Design \$20k

Installation of traffic control devices (6 sets of Chicanes) \$120-180k

Re-work, Overlay and Seal existing road \$2.8-4.2m

Formalise and seal 4 car parking areas \$82-100k

Paid parking robots for 4 car parks \$132-148k

Provision of stand-alone, unisex, National Park style toilet at 4 car parks \$120-140k

Total Cost \$3.014m-4.4m

**Ongoing Costs (excluding road maintenance):**

Annual maintenance of 4 toilets \$28k (one staff and ute 2hr for total 175 days a year, incl products @ \$75/hr)

## **Option E – Alternate Access off Blackbutt Lane**

This option involves extending Blackbutt Lane and closing part of Seven Mile Beach Road.

### **Process:**

1. Report to Council
2. Adopted as way forward
3. Create line item in budget
4. Complete consultation to close road
5. Prepare legal docs to close road and handover to NPWS
6. Survey and Design traffic calming solutions and all road works
7. Design car parks and toilets
8. Prepare approvals
9. Procure works and toilets
10. Complete works
11. Finalise road closure with NPWS.

### **Issues:**

- Likely to be controversial option with community losing access to Kings Beach.
- Alignment of road reserve goes through high conservation value land – hard to justify reasoning when existing access is available.
- Very expensive.
- Similar result to option D, with a much higher price tag.

### **Positives:**

Old road could become a walking / bike track to Kings Beach and be handed over to NPWS, if they are willing, which is feasible.

### **Approximate Cost:**

Community Consultation \$20k

Legal fees \$20k

Geotech, Survey and Design \$40k

Installation of traffic control devices (13 sets of Chicanes) \$ \$260-390k

Re-work, Overlay and Seal existing road \$1.7-2.6m

Construct new section of road \$4.2-5.4m (maybe more depending upon tree removals and terrain)

Formalisation and seal 3 car parking areas \$52-63k

Paid parking robots for 3 car parks \$96-111k

Provision of stand-alone, unisex, National Park style toilet at 3 car parks \$90-105k

Total Cost \$5.8m-8.1m

### **Ongoing Costs (excluding road maintenance):**

Annual maintenance of 4 toilets \$20k (one staff and ute 1.5hr for total 175 days a year, incl products @ \$75/hr)

Costing assumptions:

Re-work, Overlay and Seal existing road \$100-150 / m2

New Road \$800-1000k / m2

Formalise car park (including concrete edge strip \$200-240 / m2

Install one paid parking robot and maintain for one year \$33-37k

Installation of chicanes per pair \$20-30k

Cost to purchase one toilet flat pack \$25k

Cost to build and install toilet \$5-10k

New gate installed early 2018 at depot cost approximately \$30k





<b>PRELIMINARY</b> NOT FOR CONSTRUCTION		SCALE: A1 SHEET 1:5000, A3 SHEET 1:10000		<b>INFRASTRUCTURE SERVICES</b> COUNCIL OFFICES 70-90 STATION STREET, MULLUMBIMBY NSW 2482. PHONE 02 66267000 FAX 02 66843018 WEBSITE <a href="http://www.byron.nsw.gov.au">www.byron.nsw.gov.au</a>				APPROVED ..... DATE .....		PROJECT: <b>SEVEN MILE BEACH ROAD, BROKEN HEAD</b>		PROJECT NUMBER: <b>2625</b>	
DESIGNED ..... DRAWN J.B. 16.04.18 CHECKED J.F. 16.04.18 HORIZONTAL DATUM MGA VERTICAL DATUM AHD		DRAWN J.B. 16.04.18 CHECKED J.F. 16.04.18 DATE 16.04.18		# USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.				PLAN TITLE: <b>LOCALITY PLAN</b>		DRAWING NUMBER <b>2625-SK01</b>		ISSUE <b>A</b>	





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PROJECT:	<b>SEVEN MILE BEACH ROAD, BROKEN HEAD</b>
PLAN TITLE:	<b>SITE PLAN</b>

PROJECT NUMBER:	<b>2625</b>
DRAWING NUMBER	<b>2625-SK02</b>
ISSUE	<b>A</b>

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JOINS DRAWING SK02

JOINS DRAWING SK04



68 BROKEN HEAD  
RESERVE RD  
4/1074790

95 BLACKBUTT LN  
6/1074790

SEVEN MILE BEACH ROAD  
APPROXIMATE DIMENSIONS

LENGTH:	4758m
WIDTH:	5.5 - 6.5m
TOTAL CAR PARK AREA:	410m2

NOTE: PROPERTY BOUNDARIES SHOWN ARE FROM  
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JOINS DRAWING SK03

JOINS DRAWING SK05



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10

20

40

60

80

100m

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PROJECT:  
SEVEN MILE BEACH ROAD,  
BROKEN HEAD

PLAN TITLE:  
SITE PLAN

PROJECT NUMBER:  
2625

DRAWING NUMBER  
2625-SK04

ISSUE  
A



JOINS DRAWING SK04



SEVEN MILE BEACH ROAD  
APPROXIMATE DIMENSIONS

LENGTH: 4758m  
WIDTH: 5.5 - 6.5m  
TOTAL CAR PARK AREA: 410m2

NOTE: PROPERTY BOUNDARIES SHOWN ARE FROM  
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JOINS DRAWING SK06

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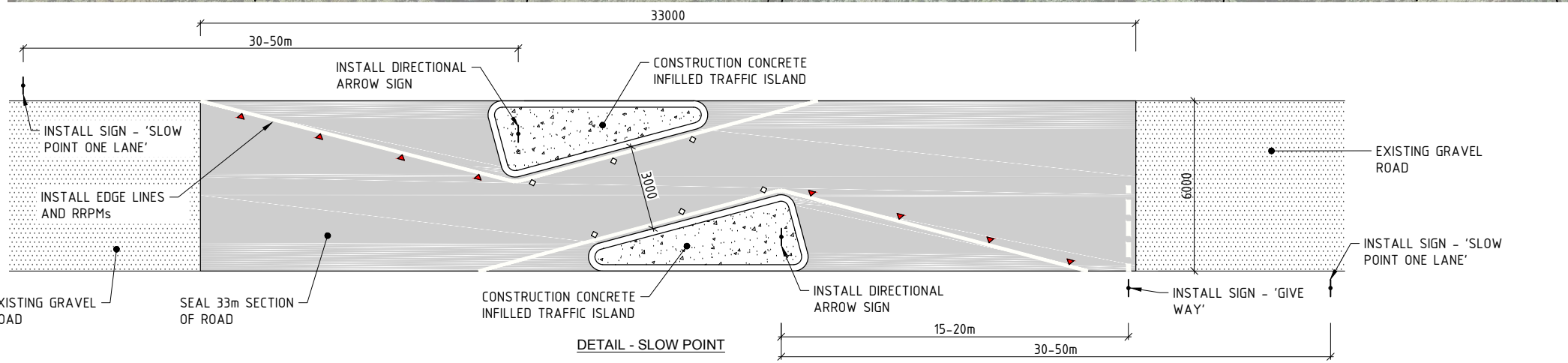
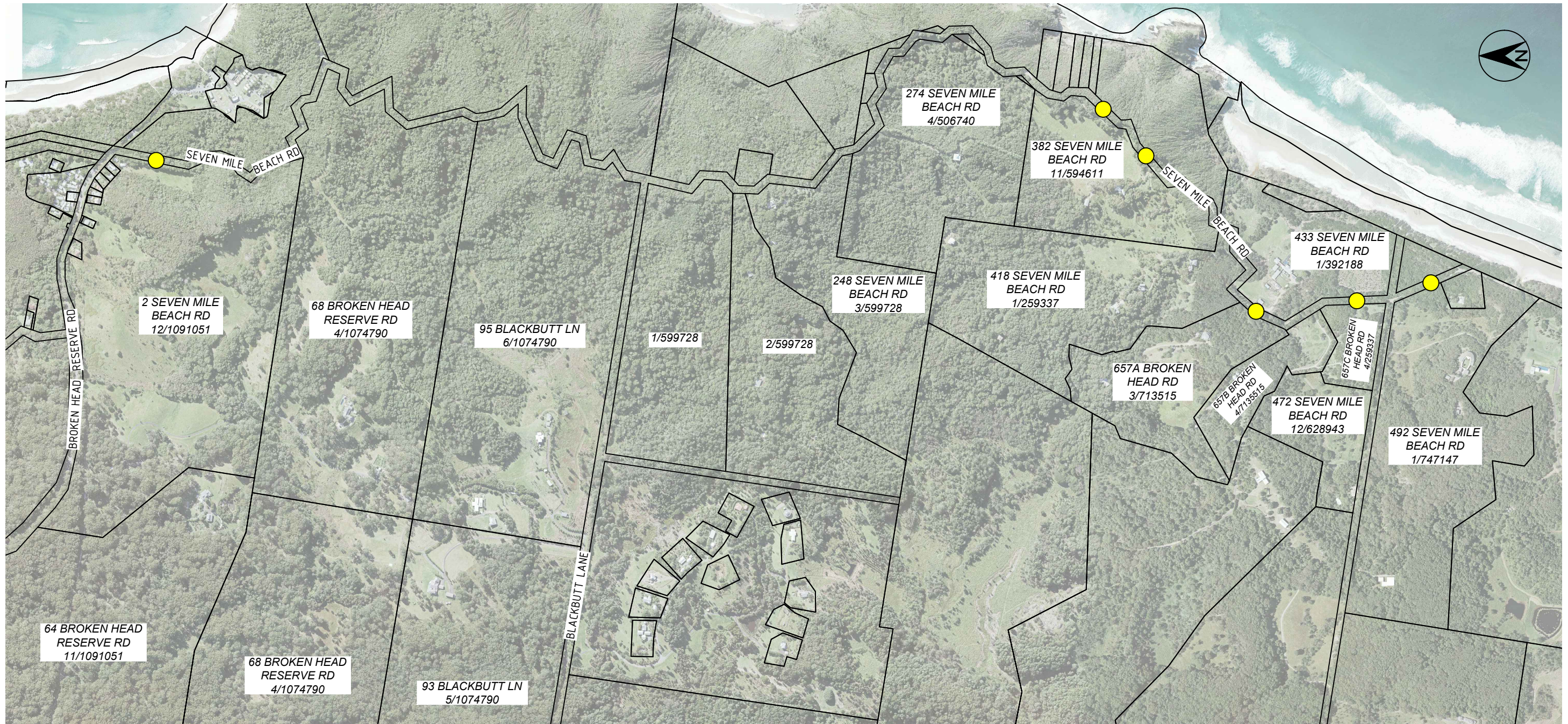
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**LEGEND**

● LOCATION OF PROPOSED SLOW POINT - REFER DETAIL

**SEVEN MILE BEACH ROAD  
APPROXIMATE DIMENSIONS**

LENGTH:	4758m
WIDTH:	5.5 - 6.5m
TOTAL CAR PARK AREA:	410m <sup>2</sup>

NOTE: PROPERTY BOUNDARIES SHOWN ARE FROM GIS CADASTRE INFORMATION ONLY AND AS SUCH ARE APPROXIMATE. IF REQUIRED, BOUNDARY LOCATIONS SHALL BE CONFIRMED ON SITE BY A SURVEYOR.

PRELIMINARY  
NOT FOR CONSTRUCTION

A	ORIGINAL ISSUE	J.B.	J.F.	16.04.18
ISSUE	AMENDMENT DETAILS	DRAWN	CHECK	DATE

SCALE: A1 SHEET 1:5000, A3 SHEET 1:10000

# USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.

INFRASTRUCTURE SERVICES

COUNCIL OFFICES  
70-90 STATION STREET,  
MULLUMBIMBY NSW 2482.  
PHONE 02 66267000  
FAX 02 66843018  
WEBSITE [www.byron.nsw.gov.au](http://www.byron.nsw.gov.au)

DESIGNED	-	-
DRAWN	J.B.	16.04.18
CHECKED	J.F.	16.04.18
HORIZONTAL DATUM	MGA	
VERTICAL DATUM	AHD	

PROJECT:  
**SEVEN MILE BEACH ROAD,  
BROKEN HEAD**

PLAN TITLE:  
**OPTION D - CONSTRUCT  
SLOW POINTS**

PROJECT NUMBER:  
**2625**

DRAWING NUMBER  
**2625-SK07**

ISSUE  
**A**

ACAD FILE No:





SEVEN MILE BEACH ROAD APPROXIMATE DIMENSIONS

LENGTH (BLACKBUTT LANE EXTENSION + REMAINDER OF SEVEN MILE BEACH ROAD): 3682.90m

WIDTH: 5.5 - 6.5m

TOTAL CAR PARK AREA: 410m<sup>2</sup>

NOTE: PROPERTY BOUNDARIES SHOWN ARE FROM GIS CADASTRE INFORMATION ONLY AND AS SUCH ARE APPROXIMATE. IF REQUIRED, BOUNDARY LOCATIONS SHALL BE CONFIRMED ON SITE BY A SURVEYOR.

<div>PRELIMINARY</div> <div>NOT FOR CONSTRUCTION</div>												<div>INFRASTRUCTURE SERVICES</div> <div>COUNCIL OFFICES</div> <div>70-90 STATION STREET,</div> <div>MULLUMBIMBY NSW 2482.</div> <div>PHONE 02 66267000</div> <div>FAX 02 66843018</div> <div>WEBSITE <a href="http://www.byron.nsw.gov.au">www.byron.nsw.gov.au</a></div>				<div></div>				<div>APPROVED ..... DATE .....</div> <table><tr><td>DESIGNED</td><td>-</td><td>-</td></tr><tr><td>DRAWN</td><td>J.B.</td><td>16.04.18</td></tr><tr><td>CHECKED</td><td>J.F.</td><td>16.04.18</td></tr><tr><td colspan="2">HORIZONTAL DATUM</td><td>MGA</td></tr><tr><td colspan="2">VERTICAL DATUM</td><td>AHD</td></tr></table>				DESIGNED	-	-	DRAWN	J.B.	16.04.18	CHECKED	J.F.	16.04.18	HORIZONTAL DATUM		MGA	VERTICAL DATUM		AHD	<div>PROJECT:</div> <div>SEVEN MILE BEACH ROAD,</div> <div>BROKEN HEAD</div> <div>PLAN TITLE:</div> <div>OPTION E - EXTEND</div> <div>BLACKBUTT LANE</div>				<div>PROJECT NUMBER:</div> <div>2625</div> <div>DRAWING NUMBER</div> <div>2625-SK08</div> <div>ISSUE</div> <div>A</div>			
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ISSUE AMENDMENT DETAILS				DRAWN CHECK DATE																																										



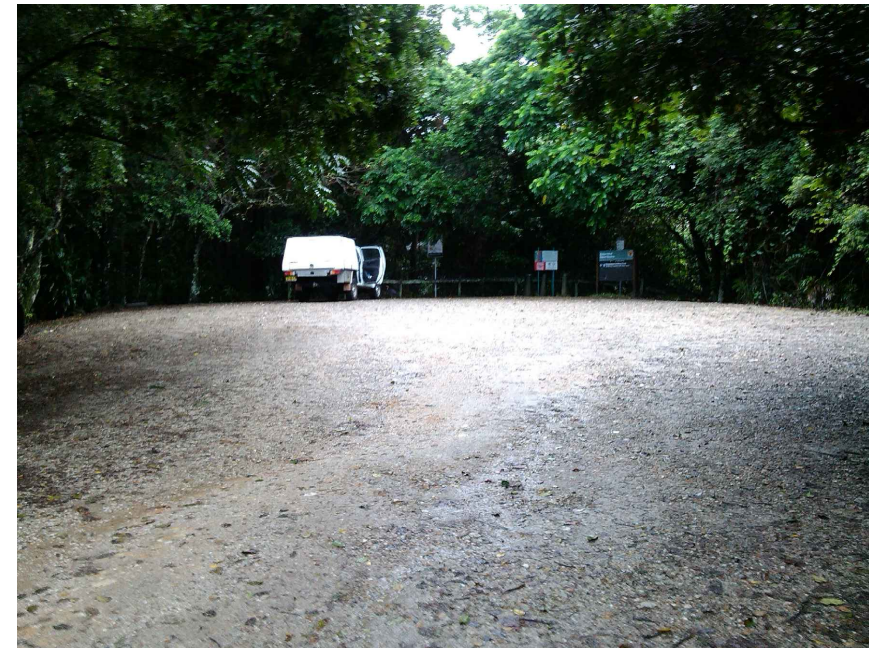
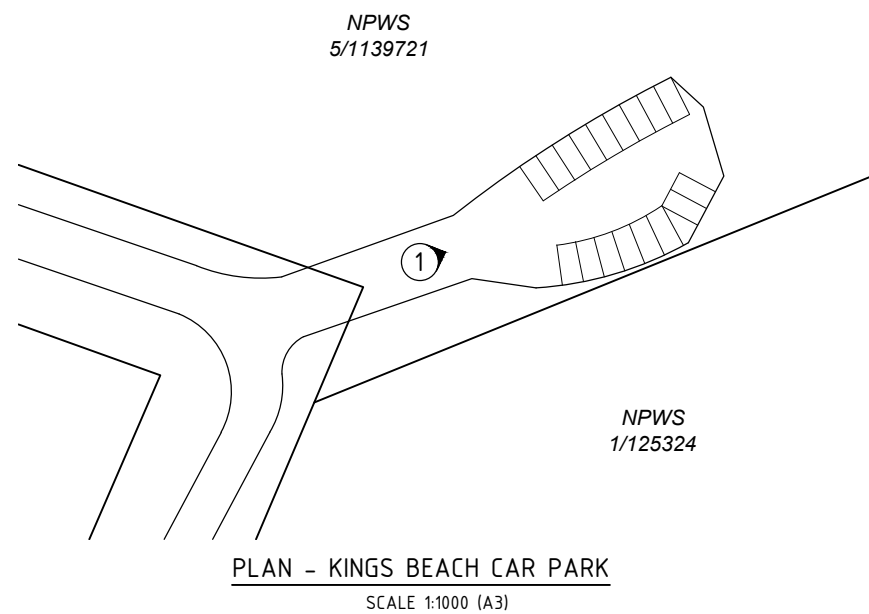


PHOTO 1 - KINGS BEACH CAR PARK

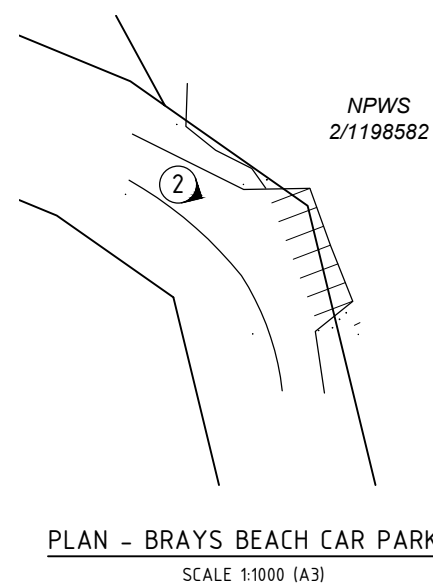



PHOTO 2 - BRAYS BEACH CAR PARK

<div>PRELIMINARY</div> <div>NOT FOR CONSTRUCTION</div>				SCALE: A1 SHEET 1:5000, A3 SHEET 1:10000			<div>INFRASTRUCTURE SERVICES</div> <div>COUNCIL OFFICES</div> <div>70-90 STATION STREET,</div> <div>MULLUMBIMBY NSW 2482.</div> <div>PHONE 02 66267000</div> <div>FAX 02 66843018</div> <div>WEBSITE <a href="http://www.byron.nsw.gov.au">www.byron.nsw.gov.au</a></div>			<div></div> <div>Byron Shire Council</div>			APPROVED ..... DATE .....			PROJECT: <div>SEVEN MILE BEACH ROAD,</div> <div>BROKEN HEAD</div>			PROJECT NUMBER: <div>2625</div>					
A ORIGINAL ISSUE													J.B.	J.F.	16.04.18	PLAN TITLE:			<div>EXISTING CAR PARKS</div>			DRAWING NUMBER		ISSUE
ISSUE AMENDMENT DETAILS													DRAWN	CHECK	DATE	# USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.						2625-SK09		A

ACAD FILE No:



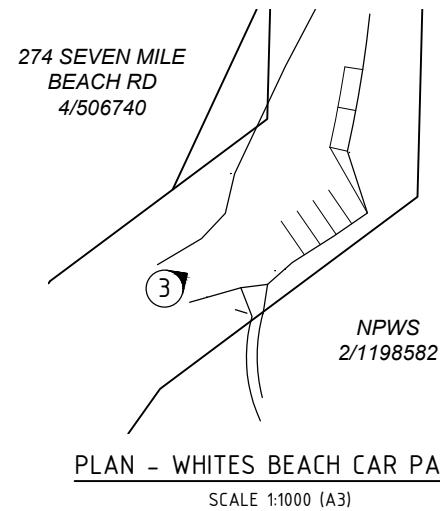


PHOTO 3 - WHITES BEACH CAR PARK

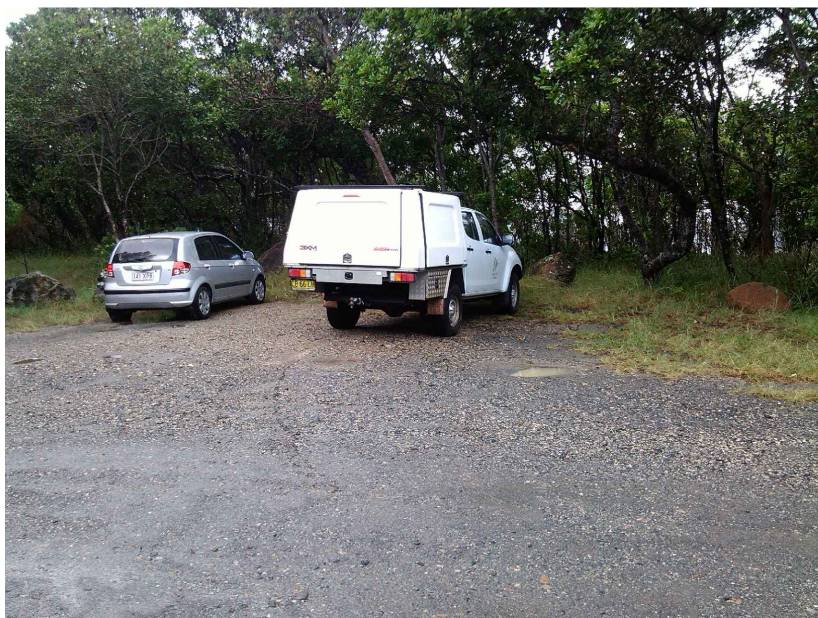


PHOTO 4 - SEVEN MILE BEACH CAR PARKS

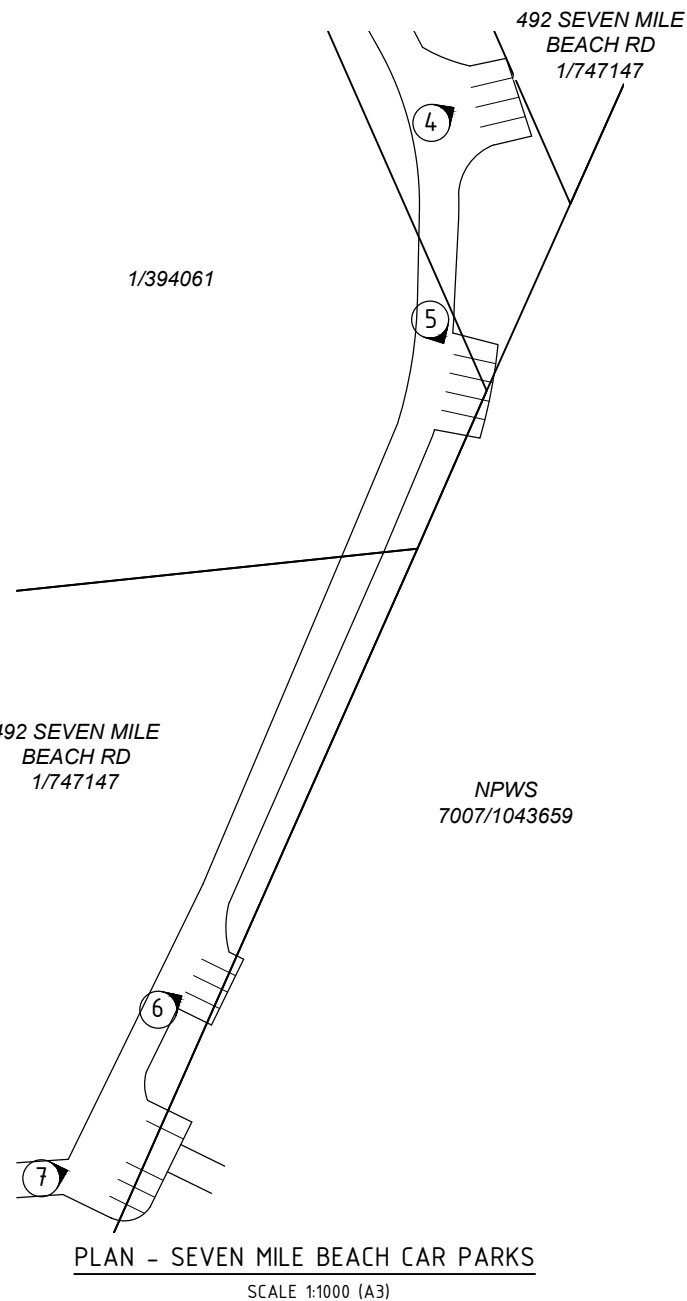


PHOTO 5 - SEVEN MILE BEACH CAR PARKS



PHOTO 6 - SEVEN MILE BEACH CAR PARKS



PHOTO 7 - SEVEN MILE BEACH CAR PARKS

<div>PRELIMINARY NOT FOR CONSTRUCTION</div>								SCALE: A1 SHEET 1:5000, A3 SHEET 1:10000				<div>INFRASTRUCTURE SERVICES</div> <div>COUNCIL OFFICES 70-90 STATION STREET, MULLUMBIMBY NSW 2482.</div> <div>PHONE 02 66267000 FAX 02 66843018 WEBSITE <a href="http://www.byron.nsw.gov.au">www.byron.nsw.gov.au</a></div>				<div></div>				<div>APPROVED ..... DATE .....</div> <table><tr><td>DESIGNED</td><td>-</td><td>-</td></tr><tr><td>DRAWN</td><td>J.B.</td><td>16.04.18</td></tr><tr><td>CHECKED</td><td>J.F.</td><td>16.04.18</td></tr><tr><td colspan="2">HORIZONTAL DATUM</td><td>MGA</td></tr><tr><td colspan="2">VERTICAL DATUM</td><td>AHD</td></tr></table>				DESIGNED	-	-	DRAWN	J.B.	16.04.18	CHECKED	J.F.	16.04.18	HORIZONTAL DATUM		MGA	VERTICAL DATUM		AHD	<div>PROJECT: SEVEN MILE BEACH ROAD, BROKEN HEAD</div>				<div>PROJECT NUMBER: 2625</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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