

# LOCAL PLANNING POLICY 07 – COASTAL PLANNING

## FREQUENTLY ASKED QUESTIONS

### What is a Local Planning Policy?

A Local Planning Policy sets out specific rules for different development types. It is prepared under the provisions of the *Town of Port Hedland Local Planning Scheme No.7*.

Local Planning Policies are beneficial, as they provide additional guidance and a consistent approach to how certain types of development will be assessed and determined by the Town.

### What is a CHRMAP?

A CHRMAP is a Coastal Hazard Risk Management Adaptation Plan. This is a strategic planning document that informs community and decision makers about the potential hazards, consequences and actions needed to meet the challenges of sea level rise and the coastal hazards of erosion and inundation.

The State Coastal Planning Policy produced by the Western Australian Planning Commission requires local governments across the state to prepare CHRMAPs for coastal land under their management.

The *Port Hedland Townsite Coastal Hazard Risk Management and Adaption Plan* (CHRMAP) was endorsed by Council in 2019 and identified areas and assets vulnerable to sea level rise and coastal hazard.

### What are the different types of coastal hazards?

The State Coastal Planning Policy identifies and describes the following types of coastal hazards:

- Erosion refers to shoreline movement where the shoreline retreats landward, reducing the width of the coastal foreshore reserve and/or the distance to any fixed assets of infrastructure behind the beach; and
- Inundation means the flow of water onto previously dry land. It may either be permanent (for example, due to sea level rise) or a temporary occurrence during a storm or tropical cyclone event.

### How have the Policy maps been prepared?

There is no new data presented in the Policy maps. The Policy maps are derived from the Town's CHRMAP, which was endorsed in 2019. The maps have been prepared by qualified Coastal Specialists and have been reviewed and endorsed by State Government.

The State Coastal Planning Policy provides a methodology for identifying appropriate coastal process allowances for erosion. This methodology considers components for storm surge erosion from a potential 1 in 100-year storm event, historical erosion trends,

sea level rise over the next 100 years and a safety factor of 0.2 m per year. It also considers inundation from a 1 in 100-year cyclone plus sea level rise over the next 100 years.

**I am concerned that the Policy and maps will negatively affect the value of my property. Is this likely to be the case?**

The residential property market is subject to several external factors that can influence property values. Therefore the Town is unable to confirm the likelihood of property values changing.

However, it should be noted that the coastal hazard risks have been known for some years with the Town's coastal vulnerability assessment (2011) and endorsed CHRMAP (2019) identifying these risks well before the preparation of this Policy. This Policy builds upon these previous studies by ensuring land use and development considers coastal processes within the 100-year coastal planning horizon.

**Will the Policy and maps affect my property insurance?**

This Policy and maps do not increase the existing risk status of your property. This risk already existed before the preparation of this Policy and is likely to be already known by insurers. The Policy is an information and management tool that provides landowners, the broader community and the Town with more precise guidance and a consistent approach to how certain types of development will be assessed and determined by the Town.

The Town has no control or influence in the calculation of property insurance as this is a matter for private insurers. Home/business owners should ensure they are familiar with their Policy and are aware of any risks their Policy will not cover.

**My property is on the ocean side of a hazard line or intersects a hazard line. Will I still be allowed to develop my property?**

Yes, you will still be able to develop your property. The Policy applies a nuanced approach when considering coastal hazard risks by exempting specific development and categorising policy responses through the different stages of the planning process. Some of the policy responses introduce new measures, such as requiring notifications to be placed on the Certificate of Title or building development to a minimum finished floor level to mitigate coastal inundation issues.

However, a fundamental change will be the introduction of policy provisions to limit perpetual use rights in areas at risk of coastal erosion. This is because the granting of development approval with 'perpetual use' rights in circumstances where it is known that new development is likely to be affected by coastal recession by 2120 (100-year planning horizon) would be an inappropriate decision on planning merits.

**Will the Town consider placing a notification on the certificate of title for properties that may be impacted by coastal erosion and/or inundation?**

The Town's *Local Planning Scheme No. 7* and this Policy introduce requirements for proponents of subdivision or development applications to place a Notification on Certificate(s) of Title. These notifications intend to disclose where a coastal hazard risk

has been identified or where development is subject to a limited approval. This is consistent with the State Coastal Planning Policy and has already been adopted by several coastal local governments, including the Shire of Broome, City of Joondalup and Shire of Dandaragan.

### **Are the hazard maps likely to change in the future?**

An essential part of the CHRMAP process is identifying future coastal monitoring activities and using the information collected through these activities to review the CHRMAP and associated maps at regular intervals (e.g. every ten years). The CHRMAP and associated maps may also be reviewed as other new or updated information become available.

### **Further information**

*State Planning Policy 2.6: State Coastal Planning Policy* is available from:

<https://www.dplh.wa.gov.au/spp2-6-coastal-planning>

*Sea Level Change in Western Australia: application to coastal planning (2010)* is available from:

[https://www.dplh.wa.gov.au/getmedia/64fd9ec5-72e2-4516-972b-db959b566d01/CST-Sea\\_Level\\_Change\\_in\\_WA](https://www.dplh.wa.gov.au/getmedia/64fd9ec5-72e2-4516-972b-db959b566d01/CST-Sea_Level_Change_in_WA)

Alternatively, visit the Town's website for the CHRMAP and other strategies (<https://www.porthedland.wa.gov.au/planning-building-and-environment/planning/planning-documents.aspx>), contact the Town on (08) 9158 9300 or email [eplanning@porthedland.wa.gov.au](mailto:eplanning@porthedland.wa.gov.au).