

8.2.5 Coastal processes overlay code

8.2.5.1 Application

This code applies to assessing development within the Coastal processes overlay as shown on the Coastal processes overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

Editor's note – As referenced in Part 1, this planning scheme does not appropriately integrate the Coastal hazards – Erosion prone areas aspect of the State Planning Policy. Therefore, the State Planning Policy prevails over all mapping and assessment criteria relating to Coastal hazards - Erosion prone areas within this planning scheme. Refer to the State Planning Policy mapping and Part E Interim Development Assessment Provisions for Coastal hazards - Erosion prone areas.

8.2.5.2 Purpose

- (1) The purpose of the Coastal processes overlay code is to:
 - (a) reduce risk to people and property from coastal processes;
 - (b) allow coastal processes to occur naturally;
 - (c) ensure that development takes into account the predicted changes in sea level rise as a consequence of climate change.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development minimises exposure of people and property to unacceptable coastal hazards, and maximises their ongoing safety;
 - (b) development allows for natural coastal processes, including as a result of sea level rise, to occur without interference;
 - (c) coastal protection works are only undertaken as a mitigation action where erosion within an erosion prone area poses an imminent threat to public safety and property outside the erosion prone area;
 - (d) development within the Erosion prone area minimises the intensification of existing uses or structures other than for existing community infrastructure;
 - (e) development preserves the integrity of the coastal building line as the defined seaward boundary for building work and other development;
 - (f) community access to the foreshore or public use of coastal waters is maintained and where appropriate, increased.

8.2.5.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

Table 8.2.5.3.a – Coastal processes overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Coastal building lines	
<p>PO1 Development adjacent to the coast or a reserve for a coastal resource with a defined coastal building line does not extend seaward of the coastal building line.</p>	<p>AO1.1 Development (where for buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line except for uncovered and unenclosed cantilevered balconies where:</p> <ol style="list-style-type: none"> (a) not extending greater than 3 metres seaward of the coastal building line; (b) set back not less than 6 metres from the seaward boundary of the lot.

Performance outcomes	Acceptable outcomes
	Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.
<p>PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast development is set back to maintain the amenity and use of the coastal resource.</p>	<p>AO2.1 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and other permanent structures such as swimming pools and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.</p>
For assessable development	
Coastal access	
<p>PO3 Development ensures public access to the coast and coastal waters is provided to a safe and serviceable standard and is not impeded by private use of the coastal resource.</p>	<p>AO3.1 Development incorporates public access to the coast and coastal waters where: (a) adjacent to a reserve; or (b) has direct frontage to the coastline.</p> <p>AO3.2 Where adjacent to the coast, development improves the standard and number of public access points to the coast.</p>
Coastal processes	
<p>PO4 Development allows for natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise.</p>	<p>AO4.1 No acceptable outcomes are provided.</p>
Erosion prone areas	
<p>PO5 Development is located, designed and managed to: (a) allow natural coastal processes to occur; (b) protect people and property from coastal erosion risks; (c) avoid the use of coastal protection works, as far as practical.</p> <p>Note – For the purposes of PO5 Coastal protection work means any permanent or periodic work undertaken primarily to manage the impacts of coastal hazards, including altering physical coastal processes such as sediment transport.</p>	<p>AO5.1 Development is not located in the Erosion prone area within the Coastal management district shown on the Coastal processes overlay maps contained in Schedule 2, unless: (a) the development cannot be feasibly located elsewhere; (b) it is coastal-dependent development, or is temporary, readily relocatable or able to be abandoned development.</p> <p>Note – Coastal –dependant development is defined in Schedule 1.2.</p> <p>Note – For the purposes of AO5.1, Temporary, readily relocatable or able to be abandoned development means a land use or structure that, if threatened by adverse coastal hazard impacts, will be relocated, or discontinued and removed rather than protected from the impacts because: (1) it is not anticipated to remain in place for more than 10 years and/or is capable of being disassembled or easily removed (2) there will be negligible adverse economic or social consequences associated with its relocation, or from it being discontinued or removed.</p>

Performance outcomes	Acceptable outcomes
	<p>AO5.2 Development that is for the redevelopment of existing permanent buildings or structures is located on a part of the site that is not within the Erosion prone area shown on the Coastal processes overlay maps contained in Schedule 2;</p> <p>or</p> <p>AO5.3 Where it is not feasible to locate the redevelopment outside an Erosion prone area, the redevelopment:</p> <p>(a) is located:</p> <ul style="list-style-type: none"> (i) as far landward from the seaward property boundary as possible, or (ii) landward of the seaward alignment of the neighbouring buildings; <p>(b) provides space seaward of the development within the premises to allow for the future construction of erosion control structures.</p> <p>Note – For the purposes of AO5.2 and AO5.3 Redevelopment means development that affects permanent built structures on an already developed site. Redevelopment includes the expansion of a building footprint or addition of a structure, reconstruction or remodelling an exterior, demolition and replacement of existing structures, or the establishment of an alternative type of use and associated land disturbing activities</p> <p>AO5.4 Development that involves coastal protection work (excluding beach nourishment) only occurs as a last resort where coastal erosion presents an imminent threat to public safety or existing buildings and structures, and all of the following apply:</p> <p>(a) the property and use cannot reasonably be relocated or abandoned, and</p> <p>(b) any coastal protection works to protect private property is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable, and</p> <p>(c) the coastal protection work mitigates any increase in coastal hazard risk for adjacent areas.</p> <p>Note – For the purposes of AO5.4 Coastal protection work means any permanent or periodic work undertaken primarily to manage the impacts of coastal hazards, including altering physical coastal processes such as sediment transport.</p>