SC6.5 Coastal hazard planning scheme policy

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1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:

1. provides information the Council may request for a development application;
2. provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice;
3. states a standard for the assessment benchmark identified in the following table.

|  |  |  |
| --- | --- | --- |
| Column 1 – Section or table in the code | Column 2 – Assessment benchmark reference | Column 3 – Planning scheme policy provisions |
| Coastal hazard overlay code | | |
| Table 8.2.6.3.C | Table note | All |

1.2 Purpose

This planning scheme policy provides guidance and advice on the preparation of a coastal hazard assessment report.

2 Requirements for a coastal hazard assessment report

A coastal hazard assessment report is to be carried out in accordance with the following:

1. AS/NZS ISO 31000: 2009 Risk management—Principles and guidelines;
2. current engineering best practice.

3 Outcomes for a coastal hazard assessment report

1. A coastal hazard assessment report is required to demonstrate that a development will not:
2. increase risk to people and property from a coastal hazards impact;
3. create an adverse coastal hazard impact including an impact on the ongoing operation of development in coastal hazard areas.
4. The following minimum outcomes have been identified to guide the consideration of risk to development from a costal hazard. These outcomes in Table 1 are not necessarily exhaustive having regard to a site or development.

Table 1—Outcomes for a coastal hazard assessment report

|  |  |
| --- | --- |
| Outcome 1 | Development in an area subject to a coastal hazard protects safety and amenity. |
| Outcome 2 | Buildings and structures are designed to withstand coastal hazards and minimise cost and disruption to the community associated with responding to coastal hazard impacts. |
| Outcome 3 | An acceptable standard of amenity for future users of the premises is achieved. |
| Outcome 4 | Difficult to evacuate uses and vulnerable uses are to be located outside of Medium storm-tide sub-category areas and the High storm-tide sub-category coastal hazard areas. |
| Outcome 5 | Development relying on an evacuation route or supporting infrastructure located elsewhere demonstrates that those elements in themselves are not susceptible to a coastal hazard. |
| Outcome 6 | Any action taken to mitigate the impacts of coastal hazards does not impact adversely on an adjacent premises or the ability of others to implement their future adapt, defend or retreat actions. |
| Outcome 7 | Development in an area subject to coastal hazards protects biodiversity, the integrity of environmental networks and coastal resources. |

4 Preparation of a coastal hazard assessment report

1. A coastal hazard assessment report is to be prepared by a Registered Professional Engineer Queensland or equivalent with experience in coastal or flood management.
2. Consultation with other entities may also be necessary including the Council, Queensland Government and relevant utilities providers.

5 Information to be included in a coastal hazard assessment report

1. A coastal hazard assessment report is to be submitted with the development application.
2. A coastal hazard assessment report is to:
3. describe the impacts of coastal hazards on the site;
4. describe all proposed mitigation measures including location, siting, design, construction, and operation procedures;
5. address the outcomes for a coastal hazard assessment report;
6. describe any residual risks likely to be experienced on site or created by the development external to the site.

6 Coastal hazard assessment

1. The nature and severity of flood actions is to be established for the site and is to inform the appropriate site and use mitigation measures that are development specific.
2. The coastal hazard assessment report is to recognise the differences between the impacts of coastal hazards from Moreton Bay and in estuarine situations and apply mitigation measures accordingly.
3. The coastal hazard assessment is to address the sources of coastal hazards, specifically including both the impacts of storm tide and longer term salt-water inundation due to tidal flooding.
4. The flood actions to be considered in the coastal hazard assessment report include the following:
5. the extent of inundation;
6. flow velocities and depths of inundation through the assessment area;
7. hydrostatic and hydrodynamic forces on a structure and a building;
8. debris impacts;
9. proximity to coastal waters and associated wave actions;
10. erosion and associated scour;
11. distance to land unaffected by flooding;
12. duration of flooding.

7 Mitigation measures for coastal hazards

The mitigation measures in the coastal hazard assessment report are to:

1. address the full extent of exposure to flood action;
2. address the location, design, siting, construction, and operational procedures for the development;
3. determine the risk of scour or erosion for the particular coastal hazard area and mitigation methods;
4. be specific to the full extent, nature and characteristics of the intended use, including affected populations;
5. be contained wholly on the site;
6. include existing or committed defence measures in developing a site-specific response.