

Coastal Hazards Overlay

What is an overlay?

Overlay mapping and overlay codes within planning schemes identify specific matters that must be considered when undertaking development (e.g. flooding, building height limits, heritage sites). Overlays must be considered alongside other relevant provisions (e.g. zone codes, use codes). Some overlays can change the level of assessment for development and require a planning application.

Why is regulating development in areas subject to coastal hazards important?

The consequence of coastal hazard events can vary greatly, from nuisance impacts to the loss of life, property, and infrastructure, as well as environmental damage. They can also result in the use of considerable resources as communities respond to and recover from coastal hazard events.

Sea level rises over time will also result in changes to the tidal extent, with the amount of land permanently or regularly inundated at the highest astronomical tide (HAT) set to increase.

In addition, while development may be seen to be feasible in an affected location, once constructed it may not be insurable and/or eligible for finance unless it is undertaken in a legal, well-informed and prudent manner.

Where and how development is located, designed and built is of critical importance in addressing the risks presented by coastal hazards.

This will only become more important, with a changing climate causing increased frequency in severe weather events and rises in sea level.

What is the role of planning scheme in relation to coastal hazards?

The *State Planning Policy* (SPP) requires Council to include provisions in the planning scheme to either avoid development in areas subject to coastal hazards or to otherwise manage the risks. The proposed planning scheme is intended to play a key role in ensuring that risks and vulnerabilities arising from coastal hazards are managed to an acceptable level.



How does the proposed planning scheme address coastal hazards?

The proposed planning scheme contains detailed overlay mapping and planning provisions relating to coastal hazards.

The Coastal Hazards Overlay Map identifies areas currently affected by, or predicted to be affected by, key coastal hazards including storm tide wave action, open coast erosion, estuarine erosion and permanent tidal inundation due to sea level rise.

New development proposed in areas identified in this mapping is likely to be subject to the Coastal Hazards Overlay Code to ensure new development is appropriate and has an acceptable level of risk. Such measures may include designing for resilience and risk mitigation as well as locating certain uses or types of development outside of risk areas.

Assessment of new development proposals by Council may be required. Specialist engineering assessments may be required for some development.



Image credit: Noel Brady

What are the implications for development in areas identified in the Coastal Hazards Overlay?

New development in areas subject to coastal hazards needs to achieve an appropriate level of immunity and risk resilience that corresponds to its risk profile. Due to the complex nature of coastal hazards, a nuanced and locally specific regulatory approach is proposed for areas affected by coastal hazards (which can coincide with other flooding and inundation hazards).

The proposed development responses vary depending on the extent and nature of the hazard (or combination of hazards), whether affected

areas are within urban areas or non-urban areas, and the nature of coastal and flooding hazards affecting a site. In general terms, the emphasis is on protecting natural hydrological systems and coastal processes as far as possible.

Development in coastal urban areas subject to inundation-related coastal hazards is proposed to be required to achieve an acceptable level of risk, which may include constructing buildings on structure and/or filling to increase the surface level of affected land. Examples of measures that may be required for erosion prone areas include provision of setbacks to the coastal frontage and engineered development design to withstand coastal erosion up to 2100.

Development in non-urban areas subject to permanent or imminent coastal hazards is proposed to be subject to more stringent planning provisions that limit the scope of works that may be carried out in order to avoid placing additional people or property at risk. Development in areas subject to coastal erosion, storm tide wave action and/or permanent tidal inundation is proposed to have additional assessment requirements, including more stringent building standards that may require specialist engineering design. Development that may not typically require a planning application may require a planning application in areas affected by these hazards.

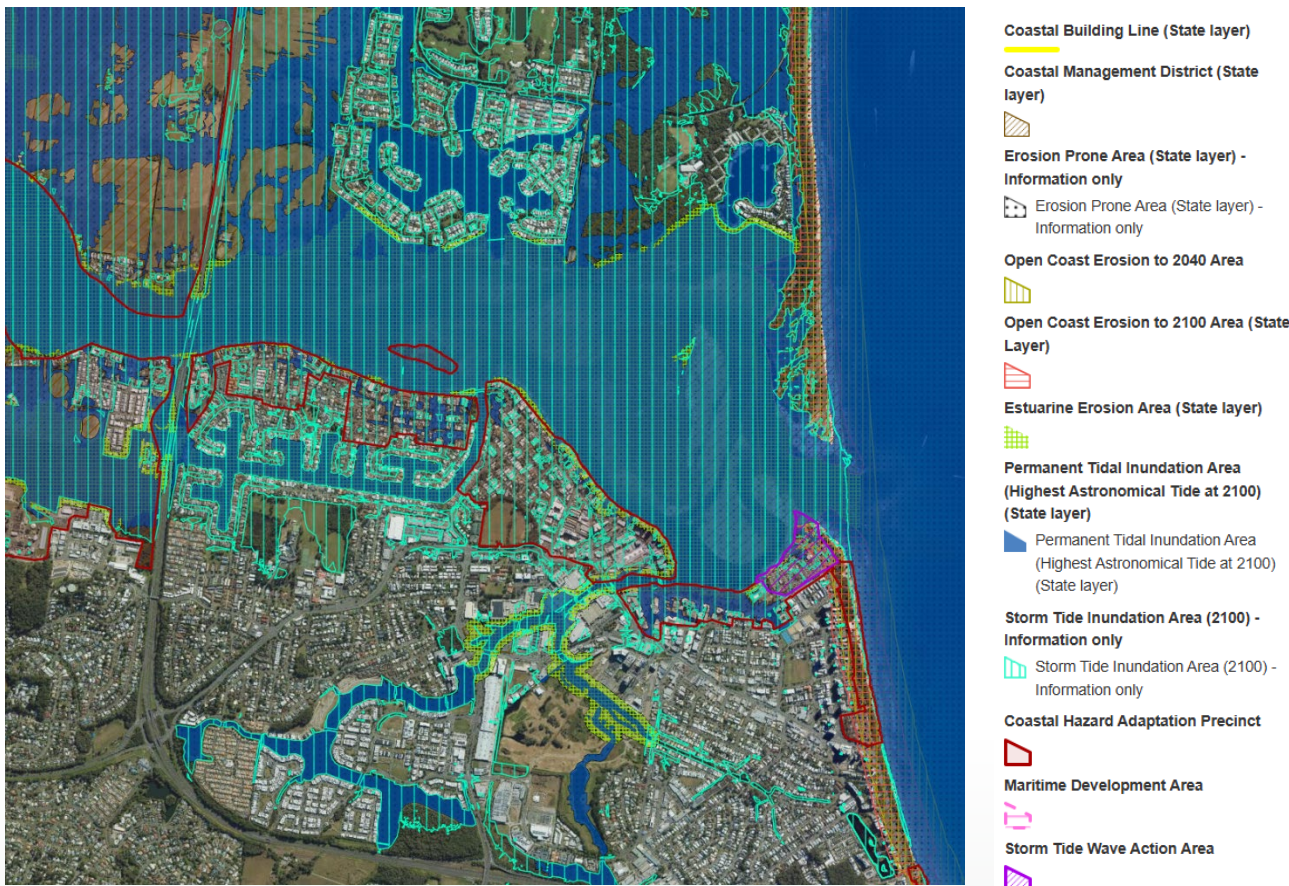
For further details refer to the Coastal Hazards Overlay Code and Flood Hazard Overlay Code and the associated tables of assessment for these overlays in Part 3 Tables of Assessment.

What are the key changes that are proposed to the Coastal Hazards Overlay?

The Coastal Hazards Overlay reflects and builds upon the policy directions in Council's endorsed *Coastal Hazards Adaptation Strategy* (CHAS). The mapping and provisions have been significantly expanded from those in the current planning scheme in order to better respond to current and future coastal hazard risk, particularly associated with climate change. Other key changes include:

- introduction of new mapping layers including permanent tidal inundation areas (HAT at 2100), storm tide wave action areas, open coast erosion areas (2040 and 2100) and estuarine erosion areas
- new separate mapping of storm tide inundation areas (2100). This layer is for information purposes only as this mapping is incorporated into the Flood Risk mapping for the Flood Hazard Overlay
- separate mapping of State Government coastal hazards layers, including Coastal Building Line, Coastal Management District and State Erosion Prone Area (the latter for information purposes only)
- introduction of new Coastal Hazard Adaptation Precincts (CHAPs), for areas where locality-specific approaches to coastal hazards will be required, with provisions for these areas are intended to be further developed over time based on investigations into possible mitigation and transition measures

Coastal Hazards Overlay Map example (Maroochydore area)



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Coastal Hazards Overlay information sheet

a new Coastal Hazards Planning Scheme Policy to support the proposed Coastal Hazards Overlay Code, setting out the parameters for the preparation of engineering design reports as well as setting out the preferred adaptation pathway for each CHAP.



- Council's [Coastal Hazard Adaptation Strategy \(CHAS\)](#)
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

How can I find out more?

Proposed planning scheme

- Go to the following [information sheets](#) and parts of the [proposed planning scheme](#) :
 - Coastal Hazards Overlay
 - Coastal Hazards Overlay Planning Scheme Policy
 - Flood Hazard Overlay (which can overlap with coastal hazard matters)
 - Flooding and stormwater information sheet

Other information resources

- [Draft Sunshine Coast Flooding and Coastal Resilience Design Guide](#)
- [Council's Flooding and Stormwater Management Guidelines](#)
- Council's [Blue Heart Sunshine Coast](#) website
- Council's [Flood Mapping and Information](#) and [Floodplain management](#) webpages

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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