

Part E

Codes

E16.0 Coastal Erosion Hazard Code

E16.1 Purpose

E16.1.1 The purpose of this provision is to:

- (a) facilitate sustainable development of those parts of the coast vulnerable to coastal erosion hazard and/or anticipated to be vulnerable to coastal erosion hazard due to climate change;
- (b) identify coastal areas which are vulnerable to both current and anticipated coastal erosion hazard due to climate change;
- (c) provide for development responses that appropriately respond to coastal erosion hazard;
- (d) preclude development that will adversely impact coastal dynamics in a way detrimental to the development site and other property;
- (e) manage development in coastal in areas vulnerable to erosion, recession or wave run-up so that:
 - (i) people, property and infrastructure are not exposed to an unacceptable level of risk,
 - (ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised,
 - (iii) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems that assist in mitigating erosion risk;
- (f) provide for appropriate development dependent on a coastal location.

E16.2 Application

E16.2.1 This code applies to:

- (a) development on land in the Coastal Erosion Hazard Area shown on the planning scheme maps;
- (b) change of use from a non-habitable building to a habitable building or to a new use with a habitable room on land that is in the Coastal Erosion Hazard Area shown on the planning scheme maps;

- (c) development of buildings and works dependent on a coastal location, (including the subdivision of land for such buildings and works) on land in the Coastal Erosion Hazard Area.

E16.3 Definition of Terms

E16.3.1 In this code, unless the contrary intention appears:

buildings and works dependent on a coastal location	means buildings and works for which there is a demonstrated need to be located at a coastal location, and includes boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings are not included.
Coastal Erosion Hazard Area	means an area vulnerable to coastal erosion hazard as defined on the planning scheme maps.
coastal erosion hazard	means land vulnerable to one or more of the following: (a) erosion; (b) recession; (c) wave run-up.
coastal protection structure	means a hard structure (such as a sea wall, groyne or breakwater) placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.
coastal vulnerability report	means a report prepared by a suitably qualified person in accordance with joint Australian/New Zealand Standard AS/NZS 4360:1999 Risk Management.
coastal works management plan	means a specific site plan acceptable to the planning authority that details vegetation management measures and erosion control measures on building and construction sites on coastal landforms prepared by a suitably qualified person in accordance with best practice guidelines. ^{R1}
erosion risk management plan	means a plan endorsed by the planning authority and developed by a suitably qualified person covering an area encompassing the subject site and designed to substantially reduce the exposure of the site and its surrounds to erosion risk.
existing floor area	means the gross floor area as at the effective date.

E16.3.R1 The Tasmanian Coastal Works Manual by The Coastal and Marine Branch, EPA Division, Department of Primary Industries, Parks, Water and Environment is considered best practice guidelines.

E16.4 Use and Development exempt from this Code

E16.4.1 The following development is exempt from this code:^{R1}

- (a) coastal protection works undertaken by, or on behalf of, a public authority and have been designed by a suitably qualified person;
- (b) change of use, other than a new use necessitating changing a non-habitable building to a habitable building.

E16.4.R1 Emergency works are not regulated by planning schemes pursuant to S.40 of the *Emergency Management Act 2006*.

E16.5 Application Requirements

E16.5.1 In addition to any other application requirements, the planning authority must require the applicant for a development involving construction of a coastal protection structure to provide an assessment by a suitably qualified and experienced person accompanied by any necessary engineering detail demonstrating the following:

- (a) the development is an appropriate mitigation response based on its location and exposure to the hazard;
- (b) the development will not increase the level of risk of the hazard for adjoining or nearby properties or public infrastructure;
- (c) the need for future remediation works is minimised;
- (d) important natural features are adequately protected;
- (e) health and safety of people is not placed at risk.
- (f) any impact the development will have on public access to the coast, where it is currently available

E16.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a coastal vulnerability report;
- (b) a site analysis plan identifying any natural or constructed features that could influence, or be influenced by, coastal processes prior to and after erosion events;
- (c) a coastal works management plan;
- (d) an erosion risk management plan;
- (e) evidence that proposal is either appropriately located and/or any building or works will be designed and constructed to withstand coastal forces from wave run-up and/or erosion events;
- (f) any of the information listed in E16.5.1, above.

E16.6 Use Standards

Objective:	
To ensure that change of use involving habitable buildings and/or habitable rooms appropriately responds to erosion risk.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Change of use of a non habitable building to a use involving habitable rooms must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the use must not increase the risk to users of the site; (b) any increased reliance on public infrastructure must not result in a unacceptable level of risk; (c) need for future remediation works is minimised; (d) access to the site must not be lost or substantially compromised by increased future erosion expected to result from future sea level rise, either on or off-site; (e) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.

E16.7 Development Standards

E16.7.1 Buildings & Works

Objective:	
To ensure that development in Coastal Erosion Hazard Areas is fit for purpose and appropriately managed based on the level of exposure to the hazard.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Buildings and works must satisfy all of the following:</p>

	<ul style="list-style-type: none"> (a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure; (b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works; (c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering; (d) need for future remediation works is minimised; (e) health and safety of people is not placed at risk; (f) important natural features are adequately protected; (g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist; (h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site; (i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works; (j) not be located on an actively mobile landform.
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E16.7.2 Development Dependent on a Coastal Location

Objective:	
To ensure that buildings and works dependent on a coastal location are appropriately designed and sited to account for risk of erosion, taking into account the nature of the development.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.</p>	<p>P1</p> <p>Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) need for a coastal location is demonstrated; (b) new facilities are grouped with existing facilities, where reasonably practical; (c) native vegetation is retained, replaced or re-established so that overall impact on erosion potential resulting from removal of native vegetation is negligible; (d) potential for erosion is minimised generally; (e) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (f) impacts on coastal processes, including sand movement and wave action, are minimised and any potential impacts on erosion potential are mitigated so that there are no unreasonable adverse long-term effects; (g) not be located on an actively mobile landform.
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Dredging or reclamation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be necessary to establish a new or expanded use or development or continue an existing use or development (b) potential for foreshore erosion or seabed instability is minimised;

	(c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects.
A3 No Acceptable Solution for coastal protection works initiated by the private sector.	P3 Coastal protection works initiated by the private sector must satisfy all of the following: (a) be designed by a suitably qualified person; (b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area; (c) cause no adverse effects on other parts of the coast, including increased risk of erosion; (d) minimise the potential for erosion as far as practicable.

E16.8 Subdivision Standards

E16.8.1 Subdivision in Coastal Erosion Hazard Areas

Objective:	
To ensure subdivision does not create opportunity for development that will be unnecessarily exposed to unacceptable risk from erosion, recession or wave run up.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Subdivision of a lot, all or part of which is within an Coastal Erosion Hazard Area must be for the purpose of one or more of the following: (a) separation of existing dwellings; (b) creation of a lot for the purposes of public open space, public reserve or utilities; (c) creation of a lot in which the building area, access and services are outside the Coastal Erosion Hazard Area.

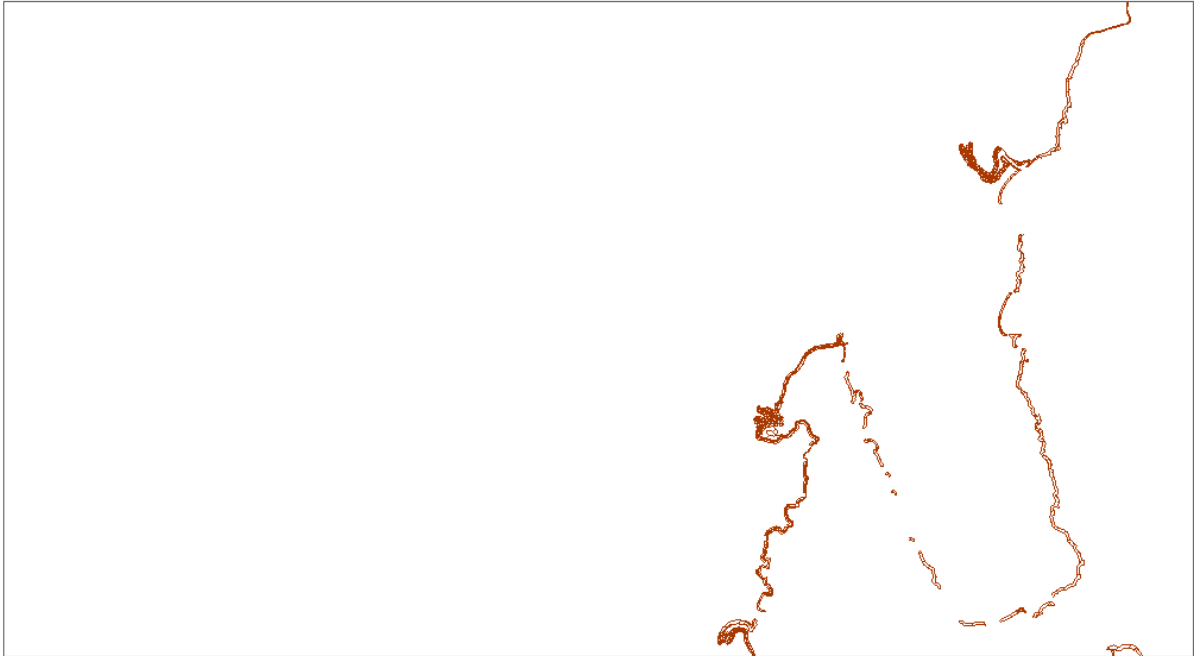
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) not increase risk to adjoining or nearby property; (b) any increased reliance on public infrastructure must not result in a unacceptable level of risk; (c) need for future remediation works is minimised; (d) access to the lot will not be lost or substantially compromised by coastal hazards on or off-site; (e) no building area is located within the Coastal Erosion Hazard Area; (f) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works; (g) not be prohibited by the relevant zone standards.
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E16.8.2 Subdivision Dependant on a Coastal Location


Objective:	
To provide for subdivision of development dependent on a coastal location.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Subdivision of land associated with activities dependent on a coastal location must be for the purposes of one or more of the following:</p> <ul style="list-style-type: none"> (a) creation of a lot for marine farming shore facilities;
<p>A2</p> <p>No acceptable solution.</p>	<p>P2</p> <p>Subdivision must not be prohibited by the relevant zone standards.</p>

Map E16 Coastal Erosion Hazard Area – LISTmap

Open the full map extent (link to [interactive map](#))



Legend

Coastal Erosion Hazard Area 

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.