

## APPLYING THE TASMANIAN COASTAL EROSION HAZARD CODE TO DEVELOPMENT APPLICATIONS

The Tasmanian Coastal Erosion Hazard Code forms part of most Tasmanian Local Council 2015 Interim Planning Schemes. Its intent is to mitigate the risk to life and property due to coastal erosion, recession and wave run-up under current and future sea level change.

Use this flowchart to determine (a) whether or not a development application is exempt from the Code, and (b) what might be required by Local Council if it isn't.

**Comment**  
Section E16.3.1 of the Code defines a Coastal Erosion Hazard Area as an area vulnerable to coastal erosion hazard as defined on planning scheme maps. A coastal erosion hazard means land vulnerable to one or more of (a) erosion, (b) recession and/or (c) wave run-up.  
To see if you DA is in a Coastal Erosion Hazard Area, go to [www.iplan.tas.gov.au](http://www.iplan.tas.gov.au), then click "Start a planning enquiry", click "Next", then enter an address and (if it is listed) click on "Overlay - Coastal Erosion Hazard Areas". An un-coloured map will be displayed. To see a colour-coded map, go to [www.theist.tas.gov.au](http://www.theist.tas.gov.au), click on LISTmap, "Search the map" by typing in an address; click "Layers"; "Add Layer +", scroll and select "Coasts and Oceans and Estuaries", select "Coastal Vulnerability", select "Coastal Erosion Hazard Bands" ("Bands" are the same as "Areas"). The colour coding for coastal erosion hazard is:

- Coastal erosion investigation area
- Low
- Medium
- High

Green means that the status of the coastal erosion hazard has not been determined, and/or is uncertain.  
No colour means that a coast is at an acceptable level of risk from current and future erosion, recession and/or wave run-up

**Comment**  
Section E16.6 P1 states that for an existing non-habitable building which under the DA will become a habitable building, there is No Acceptable Solution, and Performance Criteria P1 must satisfy all of the following:

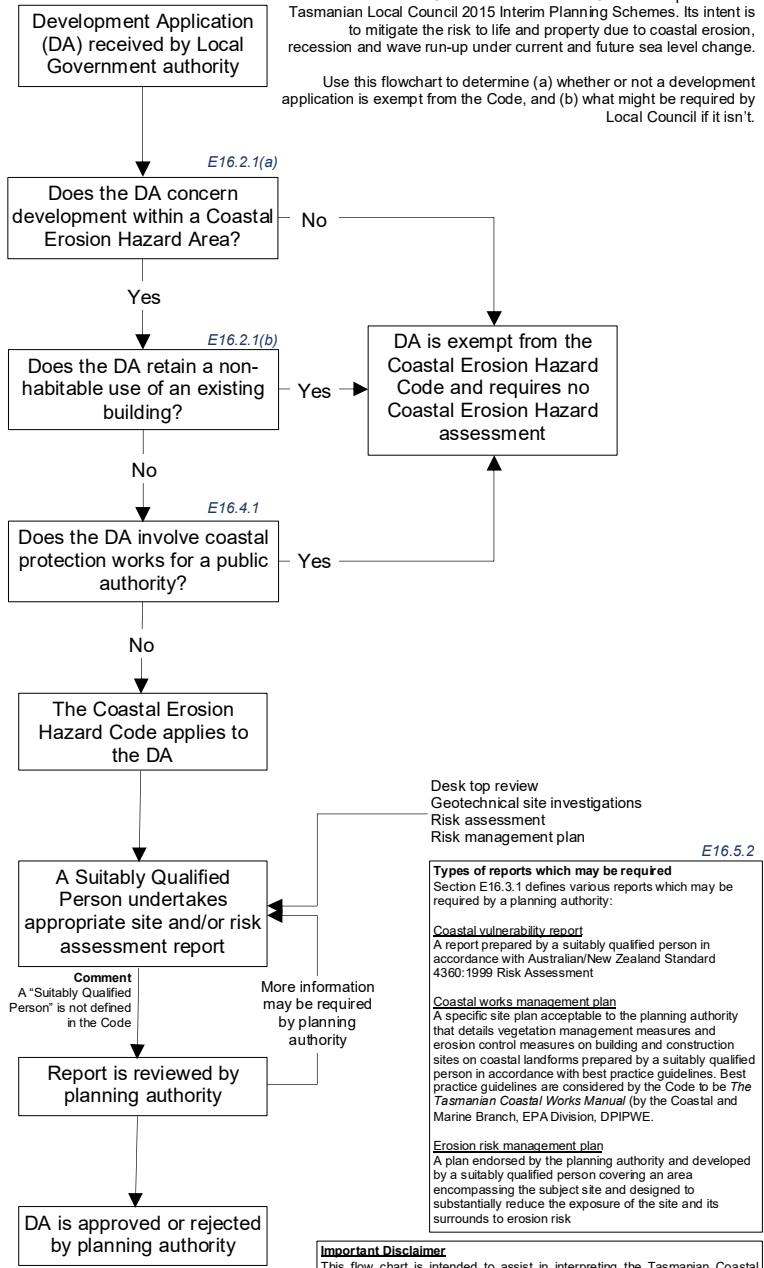
- (a) The use must not increase the risk to users of the site
- (b) Any increased reliance on public infrastructure must not result in an unacceptable level of risk
- (c) The need for future remediation works is minimised
- (d) Access to the site must not be lost or substantially compromised by increased future erosion...from future sea level rise...on or off the site
- (e) Provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works

**Comment**  
Section E16.5.2 states that in addition to any other application requirements, the planning authority may require the applicant to provide any of the following information to determine the 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 the 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

**Comment**  
Section E16.7.1 P1 states that for buildings and works in a Coastal Hazard Zone, there is No Acceptable Solution, and Performance Criteria P1 must satisfy all of the following:

- (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 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



**Important Disclaimer**  
This flow chart is intended to assist in interpreting the Tasmanian Coastal Erosion Hazard Code. It is not a substitute for the Code, or for professional planning advice. It may be amended from time to time without notice. It has been compiled by William C Cromer Pty Ltd (WCCPL) with due care but WCCPL is not a Planner. Accordingly, WCCPL does not guarantee that it is without flaw of any kind or is wholly appropriate for every purpose for which it may be used.  
To the extent permitted by law, WCCPL (including its employees and consultants) excludes all liability to any person for any consequences, including but not limited to all losses, damages, costs, expenses and any other compensation, arising directly or indirectly from using this flowchart (in part or in whole) and any information or material contained in it.  
This flowchart may be reproduced, but only in full, and with full acknowledgement to WCCPL.

