

27/10/2016
C60

SCHEDULE 1 TO THE EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as **EMO1**.

MANAGEMENT OF COASTAL HAZARD

1.0

27/10/2016
C60

Objectives

To ensure that applications for the development of land subject to coastal erosion risk are accompanied by a coastal erosion risk assessment.

To ensure that development is designed and carried out in accordance with the recommendations of expert coastal erosion risk assessments.

To ensure that development does not increase the risk of coastal erosion hazard to life, property or adjacent property.

To encourage the rehabilitation of land affected by coastal erosion hazard.

2.0

27/10/2016
C60

Permit Requirements

Buildings and Works

A permit is not required to carry out works where there is no increase to an existing building height or footprint, no ground or vegetation removal disturbance and no change in stormwater runoff.

3.0

27/10/2016
C60

Application Requirements

An application must be accompanied by the following information, unless otherwise agreed by the responsible authority:

- A Site and Surrounds Plan and a Coastal Erosion Risk Assessment prepared by a suitable professional Specialist Coastal Engineer, and/or a Specialist Geotechnical Engineer or Specialist Engineering Geologist.

Site and Surrounds Plan

A Site and Surrounds Plan must show:

A site description, which may use a site plan (drawn to scale), photographs or any other relevant technique, that accurately describes:

- boundaries, dimensions, shape, size, orientation, slope and elevation of the site;
- relevant existing and proposed ground levels of the site, to Australian Height Datum taken by or under the direct supervision of a licensed land surveyor, and the difference in levels between the site and surrounding properties;
- location, layout, size and use of existing and proposed buildings and works including vegetation removal on the site and on surrounding properties;
- location, layout, size and purpose of any existing or proposed coastal erosion control structures on the site or surrounding properties;
- the use of surrounding properties and buildings;
- adjoining roads, internal driveways, and access tracks;
- any other notable features or characteristics of the site; and
- construction details of all buildings, works and driveways.

Coastal Erosion Risk Assessment

The coastal erosion risk assessment is to include the following matters as appropriate:

- Details of the date and methodology of the coastal erosion risk assessment undertaken.
- Details of the coastal erosion hazards relevant to the proposed development and to adjoining land. This includes coastal process related hazards as well as hazards associated with geotechnical properties such as erosion prone and unstable slopes.
- Recommendations about measures to be taken to manage coastal erosion hazards including but not limited to:
 - suitability of the land for the proposed development;
 - coastal erosion hazard extent for both short term storm erosion and long term shoreline recession;
 - coastal erosion hazard extent in relation to geotechnical hazards;
 - susceptibility of the development to coastal erosion damage by both short term erosion and long term shoreline recession;
 - susceptibility of the development to coastal erosion damage as a result of geotechnical hazards;
 - potential coastal erosion risk to life, health and safety;
 - effect of the development on coastal landforms including vegetation and physical coastal processes;
 - whether the proposed development could be located on coastal erosion-free land or land with a lesser coastal erosion hazard;
 - any other measures required to be undertaken on- or off-site to manage both short-term and long-term coastal erosion hazard; and
 - any other measures to manage geotechnical related coastal erosion hazards, including proposed measures to minimize changes in subsoil water condition.
- Recommendations to minimise the residual risk to life and property after the development is completed.

Waiver or reduction of application requirements

A coastal erosion risk assessment is not required if advised by the responsible authority that the information is not required.

4.0

27/10/2016
C60

Independent Review

The responsible authority may require an independent peer review of any application documentation at the applicant's cost.

5.0

27/10/2016
C60

Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The risk to life, property and community infrastructure from coastal erosion hazards as a result of coastal processes and geotechnical properties.
- Whether the proposed works are associated with essential works crossing the area, including the installation of utility services or the provision of an access track.
- The recommendations of any coastal erosion risk assessment and application documentation.
- The recommendations of any independent review of the coastal erosion risk assessment and application documentation.
- The existing use of the land and the purpose of the proposed building or works in relation to the existing use.

- The need for on-going risk management measures.
- The comments of relevant coastal management authorities.

6.0

27/10/2016
C60

References

WRL (2013). Future Coasts – Port Fairy Coastal Hazard Assessment, report prepared for the Future Coasts Program, Department of Sustainability and Environment, Victorian Government, Victoria.

Department of Sustainability and Environment (2012). Victorian Coastal Hazard Guide, Victorian Government, Victoria.

Western Coastal Board (2015). Western Regional Coastal Plan 2015-2020, Victorian Government, Department of Environment, Land, Water and Planning, Melbourne, Victoria.