

# Coastal Local Planning Policy

## Responsible Directorate: Planning and Community Development

**Objective:** To ensure that the City complies with Part 5 of *State Planning Policy 2.6 – State Coastal Planning Policy* by advising current and future landowners of applicable coastal hazard risk and requiring coastal hazard risk management and adaptation planning to be undertaken where required.

### 1 Authority:

This policy has been prepared in accordance with Schedule 2, Part 2, of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the local planning scheme area.

### 2 Application:

This policy applies to all privately owned land identified by the City as being subject to coastal hazard risk within the next 100 years.

### 3 Definitions:

The words and phrases set out in this policy shall have the same meaning as ascribed to them in *State Planning Policy 2.6 – State Coastal Planning Policy* (SPP2.6).

### 4 Purpose:

To ensure that:

- a. proponents place notifications about coastal hazard risk on certificates of title when undertaking development on land subject to coastal hazard risk;
- b. coastal hazard risk management and adaptation planning is undertaken by proponents prior to subdivision of undeveloped land subject to coastal hazard risk; and
- c. where deemed appropriate by the City, coastal hazard risk management and adaptation planning is undertaken by proponents of larger scale developments on land subject to coastal hazard risk.

## 5 Details:

### 5.1 Subdivision of land identified as being subject to coastal hazard risk

- a. Prior to the City supporting the subdivision of undeveloped land identified by the City as being subject to coastal hazard risk within the next 100 years, coastal hazard risk management and adaptation planning (CHRMAP) shall be undertaken by the proponent in accordance with SPP2.6, and approved by the City of Joondalup and Western Australian Planning Commission.
- b. The City shall recommend to the Western Australian Planning Commission that any subdivision approval involving land identified by the City as being subject to coastal hazard risk within the next 100 years be subject to a condition requiring the proponent to place the following notification on the certificate of title in accordance with SPP2.6:

*VULNERABLE COASTAL AREA - This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.*

### 5.2 Development of land identified as being subject to coastal hazard risk

For larger areas of developed land identified by the City as being subject to coastal hazard risk within the next 100 years, the City may require coastal risk hazard management and adaption planning to be undertaken prior to any subdivision or development of the land.

In granting development approval on a lot identified by the City as being subject to coastal hazard risk within the next 100 years, the City shall apply a condition requiring the proponent to place the following notification on the certificate of title in accordance with SPP2.6:

*VULNERABLE COASTAL AREA - This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.*

### 5.3 Land purchase inquiries

Where a lot is identified by the City as being subject to coastal hazard risk within the next 100 years, the City will include this information on any Land Purchase Inquiry made in relation to that lot.

### 5.4 Structure Plans and Local Development Plans

Structure plans and local development plans over land identified by the City as likely to be subject to coastal hazards within the next 100 years, will be assessed against the requirements of SPP2.6.

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#### Creation Date:

#### Amendments:

- Related Documentation:**
- *State Planning Policy 2.6 – State Coastal Planning Policy*
  - *Planning and Development Act 2005*
  - *Transfer of Land Act 1893*
  - *City of Joondalup Coastal Vulnerability Maps*