

# Coastal Vulnerability and Affected Private Property Frequently Asked Questions

## 1. What is State Planning Policy 2.6?

State Planning Policies are prepared and adopted by the Western Australian Planning Commission under statutory procedures set out in part 3 of the *Planning and Development Act 2005*. *State Planning Policy 2.6: State Coastal Planning Policy (SPP 2.6)* provides guidance for land use and development decision-making within the coastal zone. *SPP 2.6* includes:

- A requirement for placing a notification on the certificate of title when undertaking development on land subject to coastal hazard risk.
- A requirement for coastal hazard risk management and adaptation planning prior to subdivision of undeveloped land.
- A methodology for calculating vulnerability to coastal processes within the 100 year planning timeframe.

*SPP 2.6* can be viewed at [planning.wa.gov.au](http://planning.wa.gov.au)

## 2. Do all local governments have to implement SPP 2.6?

All local governments in Western Australia, under Schedule 2, Part 9, clause 67 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, are required when assessing development applications to have due regard to State Planning Policies.

## 3. What are coastal hazard areas?

The areas in which coastal processes may occur or impact are called coastal hazard areas. Coastal processes include erosion during severe storms, inundation and future potential sea level rise. A coastal hazard area identified for a 100 year planning timeframe means that in 100 years, coastal processes (i.e. erosion) may occur in that area in the event of a severe storm and given a certain amount of sea level rise. It does not mean that water levels or the shoreline will be permanently located at this line.

Coastal vulnerability refers to the risk of damage to the coastline (including infrastructure located along the coastline) arising from coastal processes. Infrastructure located within coastal hazard areas is considered potentially vulnerable.

## 4. How have the City's coastal hazard areas been identified?

Consultants MP Rogers and Associates have undertaken a coastal hazard assessment that covers the length of the City's coastline. This assessment identified areas potentially subject to coastal processes within a 100 year planning timeframe. These coastal hazard areas were calculated using the methodology prescribed in Schedule One of *SPP 2.6* and takes into account the width needed to allow for coastal processes including severe storm erosion, future long term changes to the shoreline position, climate change induced sea level rise and storm surge inundation. Schedule One in *SPP 2.6* dictates the size and duration of severe storm erosion to be modelled and the amount of predicted sea level rise to be included.

## 5. How can I tell if my property is in a coastal hazard area?

Coastal hazard areas can be viewed using the City's [Mapping Online](#) tool which shows coastal hazard risk lines for both 50 year and 100 year timeframes. Lots located west of the 100 year coastal hazard risk line are considered subject to coastal hazard risk. [Coastal Hazard Risk Maps](#) can be downloaded from the City's website.

## 6. How often will the coastal hazard areas be updated?

It is anticipated that coastal hazard risk for the City will be reassessed approximately every 10 years. At that time new 50 year and 100 year coastal vulnerability lines will be released and affected property owners will be notified.

## 7. How is it determined whether properties should have a notification on their certificate of title?

*SPP 2.6* states that all subdivision and development approvals of land identified as subject to coastal hazard risk within the planning timeframe (100 years), should include a condition requiring a notification to be placed on the certificate of title.

## 8. What are the notifications on the certificate of title for?

The purpose of the notification is to inform the current and/or future land owners that the property is potentially subject to coastal hazard risk within the next 100 years.

## 9. Who is required to undertake coastal hazard risk management and adaptation planning?

Individual land owners of single lots will not be required to undertake coastal hazard risk management adaptation planning.

Proponents proposing subdivision of previously undeveloped land identified as being subject to coastal hazard risk within the next 100 years, will be required to engage a qualified consultant to develop a coastal hazard risk management adaptation plan prior to the City supporting the subdivision.

## 10. What is the Coastal Local Planning Policy?

The [Coastal Local Planning Policy](#) was developed to ensure the City complies with Part 5 of *SPP 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.

## 11. What other steps is the City taking to ensure existing and/or future property owners are aware of areas subject to coastal hazard risk?

To ensure existing and/or future property owners are aware of areas subject to coastal hazard risk, the following steps are being taken:

- Areas subject to coastal hazard risk can be viewed using the City's mapping online tool.
- Coastal Hazard Risk Maps can be downloaded from the City's website.
- Coastal Hazards Risk Alerts will be included on any Land Purchase Inquiry made in relation to lots identified as being subject to coastal hazard risk.

## 12. Will my council rates be affected if my property is identified as subject to coastal hazard risk?

Property rates are calculated by multiplying the Gross Rental Value (GRV) by the rate in the dollar. The GRV is an annual rental determined by the Valuer General based on statistics obtained from property managers, owners and other sources. As coastal hazard risk is long term (100 years) and is unlikely to affect short-term rental value, the identification of a property as being subject to coastal hazard risk will not affect the rates for that property.

## 13. Will a lot identified as subject to coastal hazard risk receive increased insurance premiums?

The impact on insurance premiums when a lot is identified as subject to coastal hazard risk is unclear. Insurance premiums are determined by insurance providers not the City.

## 14. Will identifying a lot as subject to coastal hazard risk affect the property value of that lot?

Because there are numerous factors affecting property values the potential impact on property value when a lot is identified as subject to coastal hazard risk is not readily ascertained or predicted. Property values are determined by the property market.

## 15. Who is responsible for protecting private property from coastal hazard risk?

Private property owners are primarily responsible for preparing and adapting their property for future coastal hazard risk. The City does not have a statutory responsibility to protect private property.

However the City is responsible for preparing and adapting City-owned and managed coastal reserves, property and assets for future potential coastal hazard risk.

The majority of private property identified as being potentially subject to coastal hazard risk within the next 100 years is located east of major City infrastructure and City property and therefore will benefit from the City's adaptation measures.

## 16. What is the City doing to address coastal vulnerability?

The City is taking a number of steps to understand future potential impacts on our coastline and to prepare and adapt to these impacts, including:

- Implementing a coastal monitoring program to monitor shoreline movements.
- Engaging and informing the community about coastal vulnerability and coastal hazard areas.
- Implementing an overarching Coastal Infrastructure Adaptation Plan to guide the City's adaptation activities along the coastline.
- Developing a Coastal Hazard Risk Management Adaptation Plan including the use of a Coastal Survey to determine how the community values and uses the City's coastline.
- Implementing a Coastal Local Planning Policy to guide the City's application of *SPP 2.6*.

For more information about the City's coastal vulnerability response, see *Coastal Vulnerability and the City's Response – Frequently Asked Questions*.

For further information, please email [coastal@joondalup.wa.gov.au](mailto:coastal@joondalup.wa.gov.au)