



COASTAL HAZARD, RISK, MANAGEMENT + ADAPTATION PLAN

Emu Point to Middleton Beach

FREQUENTLY ASKED QUESTIONS

1. WHY HAS THE CITY OF ALBANY PREPARED COASTAL EROSION HAZARD MAPS?

The State Coastal Planning Policy produced by the Department of Planning, Lands and Heritage requires governments across the state to consider coastal hazards (coastal erosion and inundation) when assessing planning applications and amending local planning schemes. The maps will help the City and the community to understand the potential extent of coastal erosion and consider these erosion hazards when making planning decisions. The maps also help landowners and the broader community to consider the potential extent of coastal erosion in their own decision making.

2. HOW HAVE THESE MAPS BEEN PREPARED?

The State Coastal Planning Policy provides a methodology for identifying appropriate coastal process allowances, which include; storm erosion from a potential 1 in 100 year storm event (S1), historical erosion trends (S2), sea level rise of 0.9m by 2100 (S3) and a safety factor of 0.2m per year. The maps have been prepared by qualified Coastal Specialists and have been reviewed by State government.

3. ARE THE MAPS A PREDICTION OF WHERE THE SHORELINE WILL BE IN 2030, 2050, 2070, 2090 AND 2120?

No. The hazard lines do not predict future shoreline positions. The hazard lines on the maps indicate the inland boundary of areas that may be vulnerable to coastal erosion over various planning timeframes. Identifying these areas is necessary for future planning purposes.

4. I AM CONCERNED THAT THE MAPS WILL NEGATIVELY AFFECT THE VALUE OF MY PROPERTY. IS THIS LIKELY TO BE THE CASE?

There is no sound evidence from around Australia or internationally to suggest that the release of hazard mapping negatively affects coastal property prices.

5. WILL THESE MAPS AFFECT MY PROPERTY INSURANCE?

These maps do not increase the existing risk status of property. This risk already existed prior to the preparation of these maps and is likely to be already known by insurers. The maps are an information and management tool that provides landowners, the broader community and Council with a clearer indication of areas that may be more vulnerable to coastal erosion over various planning timeframes.

6. IS GOVERNMENT (LOCAL OR STATE) OBLIGATED TO PROTECT PRIVATE OR PUBLIC PROPERTY FROM COASTAL EROSION?

Government is not responsible for protecting private or public property from coastal erosion. Therefore landowners should seek coastal hazard information that may be relevant to their property and use the information in their own decision making processes.



FOR MORE INFORMATION CONTACT:

Emma Evans : email emmae@albany.wa.gov.au

7. MY PROPERTY LIES ON THE OCEAN SIDE OF A HAZARD LINE OR INTERSECTS A HAZARD LINE, WILL I STILL BE ALLOWED TO DEVELOP MY PROPERTY?

Information will become available regarding the potential planning requirements as the City progresses through the CHRMAP process and seeks input from the community, state agencies and Coastal Specialists over the coming months.

The Local Planning Scheme sets out when approval for development is required. Changes to the Scheme may be proposed as part of the CHRMAP process.

8. WHAT IS A CHRMAP?

A CHRMAP is a Coastal Hazard, Risk, Management and Adaptation Plan. This is a strategic planning document that informs community and decision makers about the potential hazards, consequences and actions needed to meet the challenges of sea level rise and coastal hazards.

The CHRMAP aims to identify areas and assets vulnerable to sea level rise and coastal hazards, and develop strategies to ensure land in the coastal zone is continuously provided for foreshore management, public access, recreation and conservation.

9. HOW CAN I BE INVOLVED?

Community and stakeholder engagement is a key component of the CHRMAP process. The City would like YOUR input. We want to know what you value about the coast and what you consider important for future planning purposes.

Public workshops and opportunities for community input will be available and we encourage you to have your say. City staff and Coastal Specialists will be available at workshops to discuss the maps and the CHRMAP process. Once the draft CHRMAP has been prepared there will be further opportunities for public input.

The Coastal Hazard maps will be available on the City of Albany website. www.albany.wa.gov.au

10. ARE THE HAZARD MAPS LIKELY TO CHANGE IN THE FUTURE?

An important part of the CHRMAP process is to identify future coastal monitoring activities and to use the information collected through these activities to review the maps at regular intervals (e.g. every ten years). The maps may also be reviewed as other information becomes available.

FURTHER INFORMATION

State Planning Policy 2.6: State Coastal Planning Policy is available at www.planning.wa.gov.au

Sea Level Change in Western Australia: application to coastal planning (2010): www.planning.wa.gov.au

Alternatively visit the City's website at: www.albany.wa.gov.au or contact: Major Projects Officer Emma Evans: emmae@albany.wa.gov.au