

FAQs

What is a CHRMAP?

A CHRMAP is a long-term plan to address the impact of coastal hazards on our coastline. It looks at various hazard scenarios within 20-, 50- and 100-year timeframes and, with input from the community and key stakeholders, identifies the most appropriate adaptation strategies and options.

Why release a draft CHRMAP?

The purpose of the CHRMAP is to provide an opportunity for the community to view and provide input on the document and its proposed recommendations. The recommendations in the CHRMAP are only proposals at this stage for consideration by the community, and the Council following consideration of public submissions.

What do you mean by 'coastal hazards'?

When we say 'coastal hazards' we mean, naturally occurring events that impact our coastline, such as coastal erosion or flooding (also referred to as inundation).

Erosion is a process where parts of the shoreline are worn away due to waves, tides, wind or human activities. It can change the shape and form of the coast, reducing the area between the ocean and features on the land, and even allowing inundation.

Inundation is when water occupies previously dry land. It can be temporary or permanent:

- Permanent inundation refers to the loss of land due to sea level rise.
- Temporary inundation is the flooding of an area due to storm surge, high tides or large waves.

What is shaping the Princess Royal Harbour?

Princess Royal Harbour is a natural harbour that is sheltered from the large open ocean swells that typically impact and shape Western Australia's south west coastline. The natural processes that shape the harbour's shoreline are more subtle, including ocean water level variations due to tides and storm surge, locally generated wind waves (seas) and water level variations associated with rainfall runoff. These factors can combine during rare storm events to cause significant change to vulnerable shorelines in a short period of time. Underlying sea level rise is expected to amplify these shaping processes into the future, leading to a gradual retreat of shorelines that are susceptible to erosion and broader average coastal flooding extents.

Why should I be involved?

While this is a strategic, long-term plan for managing coastal hazards on the coastline, it is important for the community and key stakeholders to be involved so that the plan accurately reflects their values and aspirations for what is important along the coastline. It is also essential that you get involved as we ask the community and key stakeholders for their input on preferred management options – that is – what can we do to protect our coastline from eroding or being flooded.

How will the community be involved?

We will be seeking input from the community at various points in the CHRMAP lifecycle. Below is a list of the engagement opportunities:

- Register your email on the CHRMAP webpage to stay informed

- Attend one of two Community Workshops

Is this project similar to the Emu Point to Middleton Beach CHRMAP?

Yes, this project is similar to the Emu Point to Middleton Beach CHRMAP, however it is for a different study area (the Princess Royal Harbour in Albany) and therefore different assets and management options needs to be identified.

I don't believe climate change is real, therefore I don't understand why we need a CHRMAP?

Regardless of whether you believe climate change to be real or not, our coastline and the assets that are situated along it are in need of protection in case of a threatening coastal hazard event.

Are there examples of other CHRMAPs that I can look at?

Apart from the Emu Point to Middleton Beach CHRMAP there are many examples and these can be found at the following link:

<https://www.wa.gov.au/system/files/2021-07/CHRMAPs-in-WA-table-March-2021.pdf>

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

To determine if your property may be vulnerable to coastal erosion and/or inundation, refer to the maps contained within the 'risk identification' report.

What are the options for adapting to coastal hazards?

The State Coastal Planning Policy identifies four options for adapting to coastal hazards:

- Avoid
- Retreat
- Accommodate
- Protect

How does this affect me?

Coastal vulnerability will affect different people in different ways depending on where they live and how they access, use and enjoy the coastline.

I am a...

Private property owner in a coastal hazard area	If a development application is submitted for a lot located in a coastal hazard area then the State Coastal Policy requires a notification to be placed on the certificate of title as a condition of approval, identifying that the lot may be vulnerable to coastal hazards. Adaptation strategies may be required if and when coastal hazards are realised.
User of the City's coastline	Most of the City's coastline may become vulnerable over the next 100 years. This includes beaches, access ways, footpaths, carparks, toilets, roads and public open space areas. Adaptation strategies may be required if and when coastal hazards are realised.

Who is responsible if my property is affected? Will the State or local government protect my property?

There is no legal obligation on the State or local governments to either protect public and private assets within coastal hazard areas, or to compensate for any losses incurred due to coastal hazards. SPP 2.6 requires that local governments prepare a CHRMAP to identify coastal hazard areas, outline potential adaptation pathways and share this information with the community.

Who will pay for adaptation?

Currently, State and Federal governments do not provide significant funding for coastal adaptation, and

there are no committed, longer-term funding commitments. CHRMAP's consider the long term financial implications of different adaptation strategies through the development of a financial model, as well as potential funding options. The CHRMAP is also seen as an important tool for advocacy at State and Federal levels.

Will it affect my insurance?

The impact on insurance premiums when a lot is identified as potentially vulnerable to coastal hazards is unclear. Insurance premiums are determined by insurance providers not the City.

Will it affect my property values?

Property values are determined by the property market. As there are numerous factors affecting property values, the potential impact of identifying that a lot may be vulnerable to coastal hazards over the next 100 years is not readily ascertained or predicted.

What happens after public submissions close?

Consideration of community and stakeholder feedback

Community and stakeholder feedback and key issues raised in submissions will be collated. The Council will be briefed on consultation outcomes and direction sought on potential changes to the draft CHRMAP in response to matters raised.

Adoption of the draft CHRMAP for final approval

A final draft CHRMAP will be formally considered by the Council for adoption for final approval.

Further work recommended by the draft CHRMAP

The draft CHRMAP sets out several recommendations that would involve further work and investigations. Should the Council adopt the CHRMAP for final approval without changes to recommendations, further work would focus on:

- Funding and advocacy.
- Targeted assessments for coastal erosion (based on geotechnical information) and coastal inundation modelling.
- Incorporating the recommendations of the CHRMAP into the City's strategic plans as well as the local planning scheme.