

Name of area	Purpose	Additional provisions
Special Control Area 10 – Coastal Erosion Risk – Middleton Beach	(1) The purpose of the Coastal Erosion Risk Special Control Area is to implement adaptation options for assets requiring short term management.	(1) Development (a) All land use and works within the special control area requires development approval which is time limited. (b) Development is to be designed to be capable of removal. (2) Development Approval (a) A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate of title of the proposed development lot advising of the existence of a hazard. The notification is to state as follows: <i>“This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years from the date this notification is registered and may be subject to conditions of development approval which require removal and/or rehabilitation to pre-development conditions.”</i> (b) The development approval shall cease to have effect and the development removed when: (i) The most landward part of the Horizontal Shoreline Datum is within 35 metres of the most seaward lot boundary, or (ii) A public road is no longer available or able to provide legal access to the property, or (iii) Water, sewerage, or electricity connection to the lot is removed/decommissioned by the relevant authority due to coastal hazards. (c) At the point approval lapses the land shall be rehabilitated to its pre- development condition, to the specifications of the local government, at the landowner’s cost. <u>Advice:</u> 1. In relation to Condition 1(a), there is no limit to the number of extensions that the City may grant, allowing the development to remain until such time as one of the conditions of 2(b) occur at which time the development will be required to be removed. 2. The applicant is advised that the Horizontal Shoreline Datum means the active limit of the shoreline under storm activity, as defined in <i>State Planning Policy 2.6 – State Coastal Planning Policy</i>. 3. The applicant is advised that the 35 metre distance between the Horizontal Shoreline Datum and the most seaward part of the lot boundary is the S1 value for this location which is obtained from the Emu Point to Middleton Beach Coastal Hazard Risk Management Adaptation Plan (CHRMAP) prepared for the City of Albany. S1 is the allowance for absorbing the current risk of storm erosion, as defined in <i>State Planning Policy 2.6 – State Coastal Planning Policy</i>.