

PART 2 GENERAL PROVISIONS
Chapter 2.4 Hazards Management

Lake Cathie Coastal Hazard Management

2.4.3.7 Objective

- To ensure new development or redevelopment of existing properties is undertaken to avoid significant adverse impacts from coastal hazards.
- To encourage land use that reduces exposure to risks from coastal hazards, including through siting, design, construction and operation decisions.
- To ensure uses are compatible with coastal risks.
- To mitigate current and future risk from coastal hazards by taking into account the effects of coastal processes and climate change.
- To inform landowners of development measures in place and any actions proposed to manage or mitigate coastal risks associated with the land.

Development Provisions

- a) The following DCP provisions are intended to assist in the interpretation of Coastal Hazard lines for areas covered by the *Lake Cathie Coastal Zone Management Plan (2016)* and are in accordance with the Council resolution 25 July 2012.
- b) Development shall not proceed unless it can be demonstrated that the provisions of each applicable development zone can be met.
- c) The development zone provisions relate to the 2050 planning horizon as shown on Figure 2.4.1.
- d) The 2050 planning horizon is shown on Figures 2.4.2, 2.4.3 & 2.4.4 and are defined as;
 - 1) ZRFC (*Zone of Reduce Foundation Capacity*) as shown by the dashed purple line.
 - 2) ZSA (*Zone of Slope Adjustment*) as shown by the solid purple line.
- e) Development shall be limited to a single dwelling within Zones B and C. Refer to Figure 2.4.1 & Table 2.4.1.
- f) No subdivision is permitted within Zones B and C. Refer to Figure 2.4.1 & Table 2.4.1.
- g) As a guide, the following types of development proposals in coastal risk areas will require further detailed assessment of risks to life, property and/or the environment:
 - i. increasing the size of existing buildings or structures;
 - ii. child care, aged care developments and the like; especially where evacuating people may be particularly difficult;
 - iii. material change of use that substantially increases the number of people living, working on and/or attending the site.
- h) Should any subsequent Development be proposed under a separate application within Zones B and C, Council will consider all previous Development subjected to the provisions of this chapter.

- i) Development consent conditions relating to the management responses and adaptation actions necessary for the relocation or removal of development will be imposed on development subjected to the provisions of this chapter.
- j) The Section 149 certificate and Section 88b instrument for the property shall be updated to inform and keep landowners aware of issues relating to coastal risks, that development restrictions may apply and development consent requirements necessary for the relocation or removal of the development.

Applicants are encouraged to contact Council for a pre-lodgement meeting to discuss the merits of the proposed development.

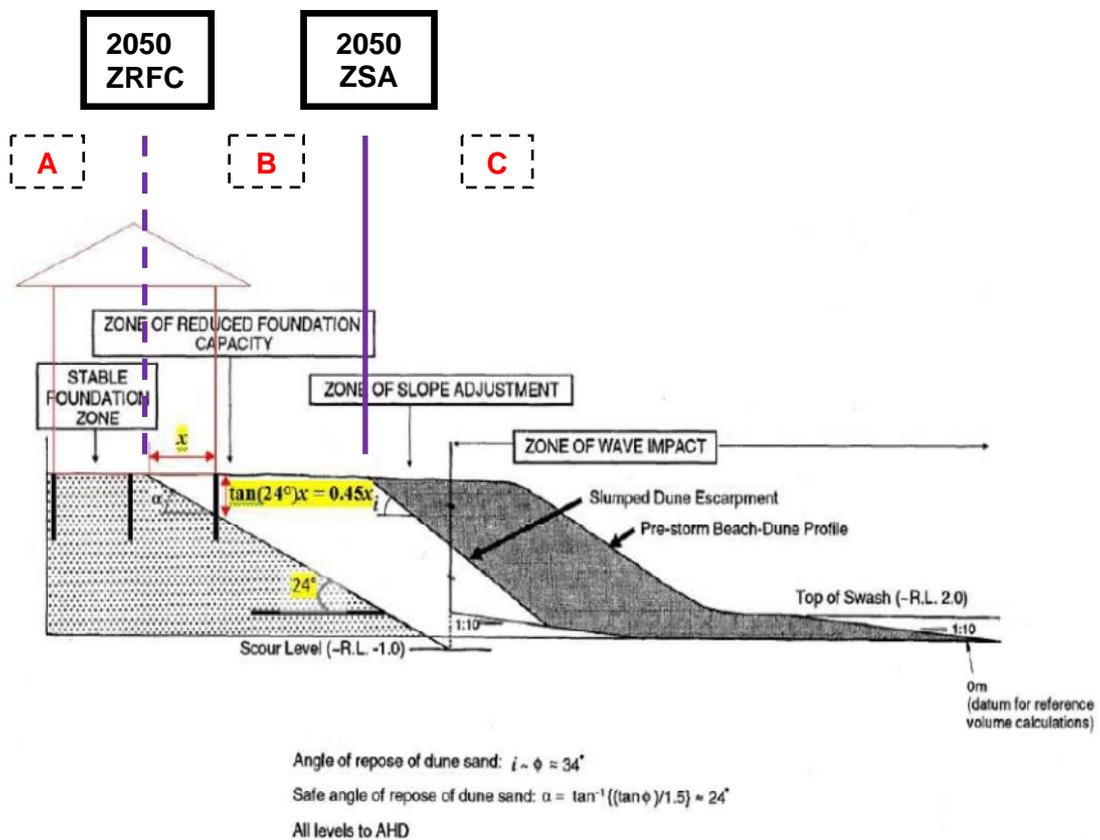


Figure 2.4.1 - 2050 Hazard Zones and Stable Foundation Zone calculation guidelines

Table 2.4.1: 2050 Development zone provisions

ZONE A	No coastal hazard development restrictions apply. Normal relevant planning controls apply.
ZONE B	The following controls apply for properties behind the 2050 zone of slope adjustment and forward of the 2050 zone of reduced foundation capacity.
	<ol style="list-style-type: none"> 1. Development to existing dwellings be limited to a one off maximum 10% increase in Gross Floor Area (refer to <i>PM-H LEP 2011</i> definition), calculated from the ground floor footprint only, unless provided with foundation footings extending into the stable foundation zone or the development is undertaken as relocatable structures. 2. Refer to Figure 2.4.1 for engineering calculation requirements.
ZONE C	The following controls apply for properties forward of the 2050 zone of slope adjustment.
	<ol style="list-style-type: none"> 1. Development to existing dwellings be limited to a maximum 10% increase in Gross Floor Area (calculated from the ground floor footprint only) or be undertaken as relocatable structures. 2. Ancillary development (decks/patios, carports, detached garages outbuildings and structures (including pools) must be undertaken as relocatable structures). 3. Refer to Figure 2.4.1 for engineering calculation requirements.

2.4.3.8 Objective

- To enable removal of relocatable structures in coastal risk areas in an emergency.
- To adopt coastal management strategies that reduce exposure to coastal hazards.
- To improve the resilience of coastal development and communities by improving adaptive capacity and reducing reliance on emergency responses.

Development Provisions

- a) Relocatable structures must be designed and constructed so that they can be quickly and easily removed from the site by road vehicle.
- b) A certificate is to be provided from a structural engineer as to the adequacy of the relocatable structure and its capacity to be easily dismantled and readily removed. Relocatable structures must satisfy the following specifications:
 - Single storey.
 - Modular in construction.
 - Maximum weight = 5,000kg.
 - Maximum height = 3.0m
 - Maximum width = 4.6m
 - Maximum length = 8.8m
- c) Ancillary elements (decks, patios, detached garages/sheds and the like) must also be readily capable of being dismantled and if adequate space is available

on the site, the ancillary elements can be temporarily relocated/stored outside the *Immediate Zone of Reduced Foundation Capacity* (green lines on council's GIS system).

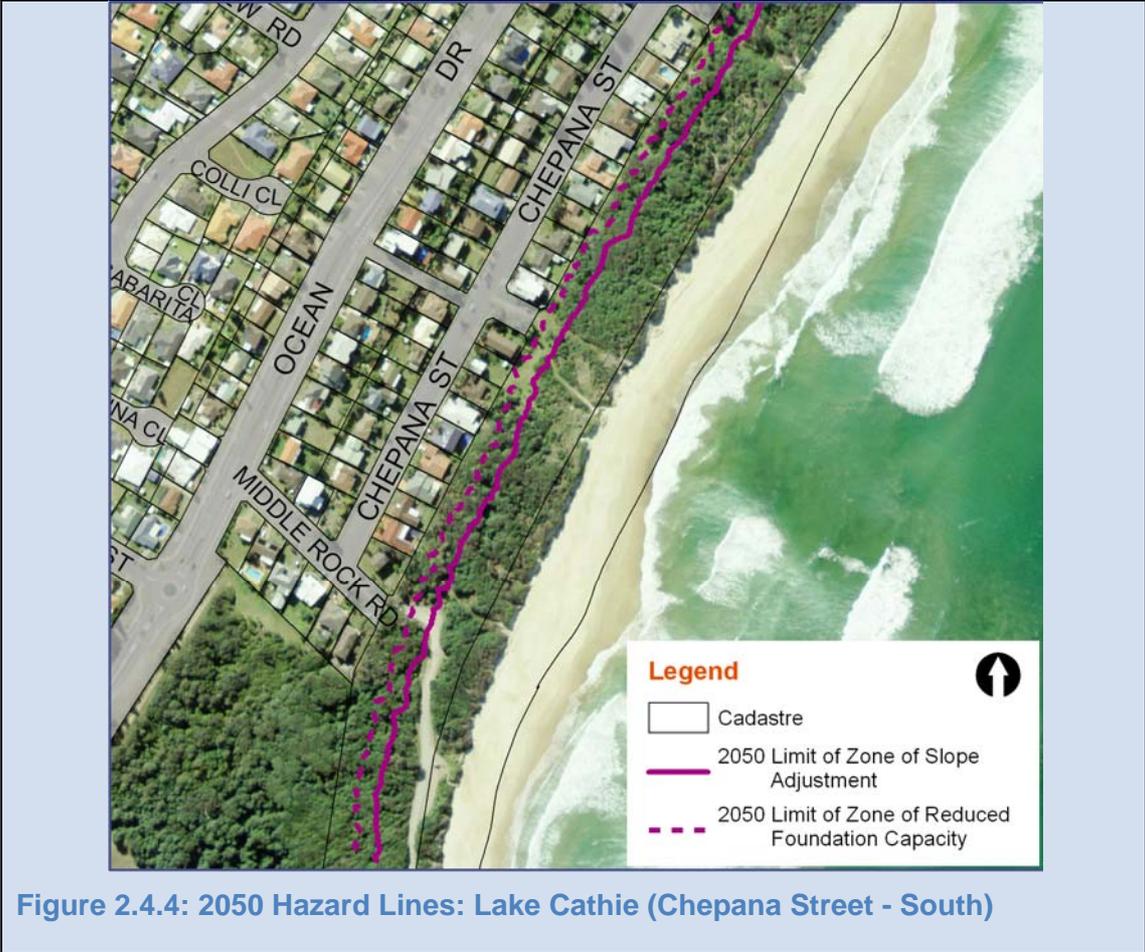
- d) No works will be permitted on the property which may hinder the easy relocation of the building. Such works may include the construction of walls, fences, screens, enclosures, brick veneering, water tanks, landscaping etc. Existing structures may be required to be removed or demolished to enable safe and easy access to the relocatable structure.
- e) A detailed relocation procedure must be submitted with the application.
- f) Plans and specification for the building must be provided which demonstrate that the building can be easily dismantled and prepared for removal and that removal is practical and achievable.
- g) Removal of the building must be undertaken using the existing formed road.
- h) The proposed removal route and destination must be identified and detailed via submission of a detailed plan.
- i) If adequate area is available on the site, ancillary structures can be relocated and temporarily stored in an area outside the *Immediate Zone of Reduced Foundation capacity*. Temporary storage areas shall be identified on the Relocation Management Plan.
- j) For sites with direct frontage to Illaroo Road, relocation of the building must be initiated once the erosion escarpment reaches the seaward edge of the existing formed road surface (i.e. the sealed bitumen edge) directly seaward the site frontage, or if the erosion escarpment reaches such a point on the last available relocation route that would inhibit relocation of buildings offsite.
- k) For sites located on a corner block (i.e. corner of Illaroo Road and Kywong Street, Kalang Street or Bundella Avenue) relocation of the building must be initiated once the erosion escarpment is within 10m of the relocatable building.
- l) The erosion escarpment distance is to be measured from the closest point of the site, or for corner sites, the closest point of the relocatable building.
- m) All approvals will include a condition of consent requiring removal of structures if the above trigger occurs.
- n) Refer to Figure 2.4.5 for evacuation trigger point and removal route information.

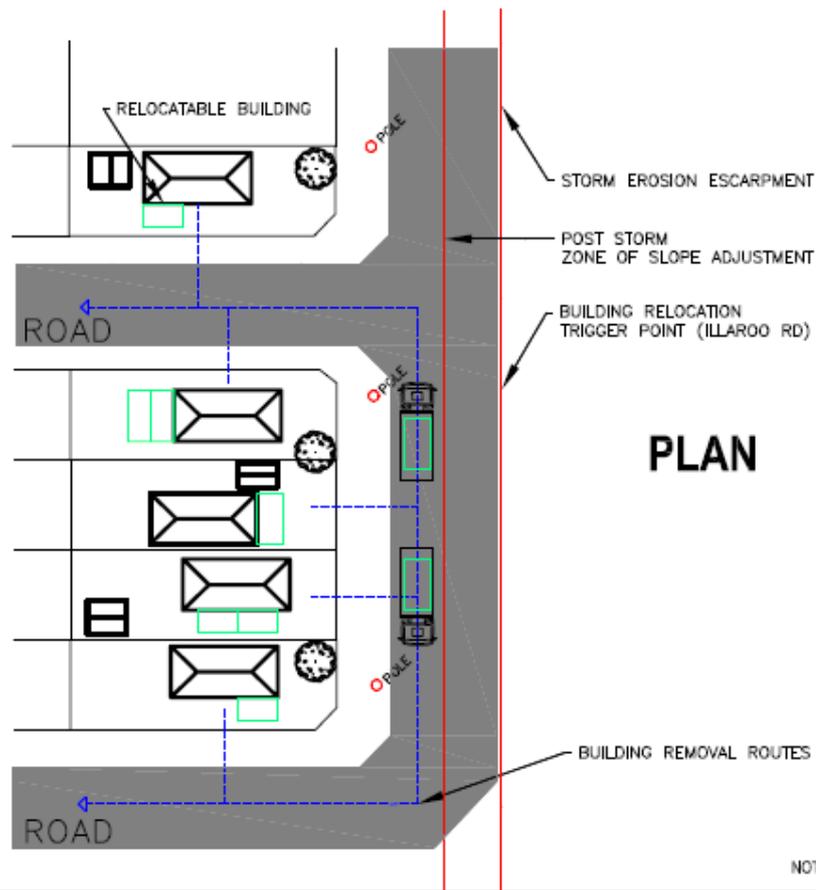
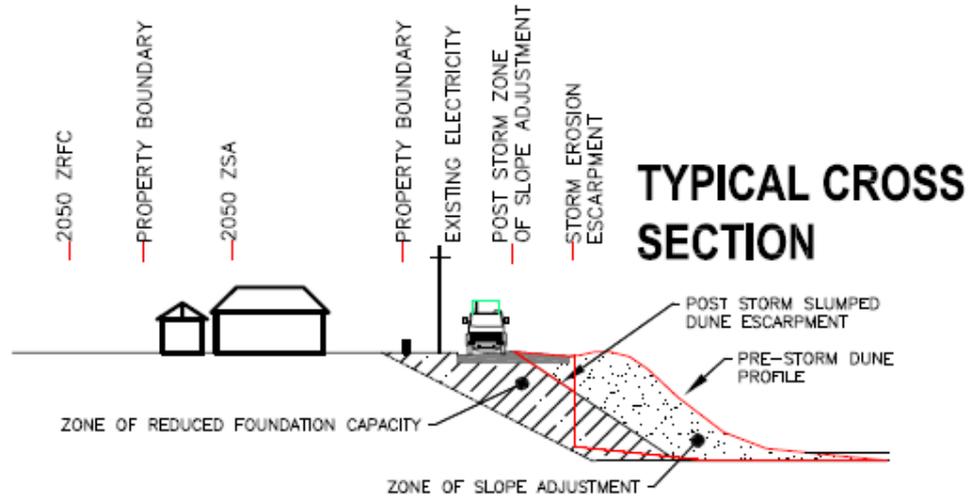


Figure 2.4.2: 2050 Hazard Lines: Lake Cathie (Illaroo Road)



Figure 2.4.3: 2050 Hazard Lines: Lake Cathie (Chepana Street - North)





NOT TO SCALE



LAKE CATHIE COASTAL HAZARD PLANNING GUIDELINES
RELOCATABLE BUILDINGS
EVACUATION TRIGGER POINT AND ROUTE REQUIREMENTS

Figure 2.4.5 Relocatable buildings evacuation trigger point and route requirements