

C11.0 Coastal Inundation Hazard Code

C11.1 Code Purpose

The purpose of the Coastal Inundation Hazard Code is:

- C11.1.1 To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:
- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
 - (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
 - (c) it does not increase the risk from coastal inundation to other land or public infrastructure; and
 - (d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.
- C11.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C11.2 Application of this Code

- C11.2.1 This code applies to use and development of land within a coastal inundation hazard area.
- C11.2.2 This code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.
- C11.2.3 This code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.
- C11.2.4 For the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C11.3 Definition of Terms

- C11.3.1 In this code, unless the contrary intention appears:

Term	Definition
coastal inundation	means the risk of temporary or permanent inundation of land by the sea as a result of: <ul style="list-style-type: none">(a) storm surge;(b) tides; or(c) sea-level rise.
coastal inundation hazard area	means land: <ul style="list-style-type: none">(a) shown on an overlay map in the relevant Local Provisions Schedule, as within a coastal inundation hazard area, which is classified into one of

Term	Definition
	<p>three coastal inundation hazard bands; or</p> <p>(b) in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.</p>
coastal inundation hazard bands	<p>means the classification of land within a coastal inundation hazard area into one of the following coastal inundation hazard bands:</p> <p>(a) low;</p> <p>(b) medium; or</p> <p>(c) high.</p>
coastal inundation hazard report	<p>means a report prepared by a suitably qualified person for a site that must include:</p> <p>(a) details of, and be signed by, the person who prepared or verified the report;</p> <p>(b) confirmation that the person has the appropriate qualifications and expertise;</p> <p>(c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and</p> <p>(d) conclusions based on consideration of the proposed use and development:</p> <p>(i) as to whether the use or development is likely to cause or contribute to coastal inundation on the site or on adjacent land;</p> <p>(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:</p> <ol style="list-style-type: none"> the nature, intensity and duration of the use; the type, form and duration of any development; the likely change in the risk across the intended life of the use or development; the ability to adapt to a change in the level of risk; the ability to maintain access to utilities and services; the need for specific coastal inundation hazard reduction or protection measures on the site; the need for coastal inundation reduction or protection measures beyond the boundary of the site; any coastal inundation management plan in place for the site or adjacent land; <p>(iii) any advice relating to the ongoing management of the use or development; and</p> <p>(iv) relating to any matter specifically required by Performance Criteria in this code.</p>

coastal inundation investigation area	means land shown on an overlay map in the relevant Local Provisions Schedule as within a coastal inundation investigation area.
coastal inundation management plan	means a management plan for a coastal inundation hazard area endorsed by the relevant council.
critical use	means a use that is within one of the following Use Classes: (a) Emergency Services; or (b) Hospital Services.
hazardous use	means a use that is within one of the following Use Classes: (a) Crematoria and Cemeteries; (b) Extractive Industry, if the use involves the storage of a hazardous chemical of a manifest quantity; (c) Hospital Services, if the use involves the storage of a hazardous chemical of a manifest quantity; (d) Manufacturing and Processing, if the use involves the storage of a hazardous chemical of a manifest quantity; (e) Recycling and Waste Disposal; (f) Research and Development, if the use involves the storage of a hazardous chemical of a manifest quantity; (g) Storage, if the use involves the storage of a hazardous chemical of a manifest quantity; (h) Transport Depot and Distribution, if the use involves the storage of a hazardous chemical of a manifest quantity; (i) Utilities, if the use involves the storage of a hazardous chemical of a manifest quantity; or (j) Vehicle Fuel Sales and Service.
non-urban zone	means land shown on a zone map in the relevant Local Provisions Schedule, as within the following zones: (a) Rural Living Zone; (b) Rural Zone; (c) Agriculture Zone; (d) Landscape Conservation Zone; (e) Environmental Management Zone; (f) Utilities Zone; (g) Open Space Zone; and (h) Future Urban Zone.
urban zone	means land shown on a zone map in the relevant Local Provisions Schedule, as within the following zones: (a) General Residential Zone; (b) Inner Residential Zone; (c) Low Density Residential Zone; (d) Village Zone; (e) Urban Mixed Use Zone; (f) Local Business Zone; (g) General Business Zone;

	<ul style="list-style-type: none"> (h) Central Business Zone; (i) Commercial Zone; (j) Light Industrial Zone; (k) General Industrial Zone; (l) Major Tourism Zone; (m) Port and Marine Zone; (n) Community Purpose Zone; (o) Recreation Zone; and (p) any particular purpose zone.
vulnerable use	<p>means a use that is within one of the following Use Classes:</p> <ul style="list-style-type: none"> (a) Custodial Facility; (b) Educational and Occasional Care; (c) Residential, if for respite centre, residential care facility, retirement village or assisted housing; or (d) Visitor Accommodation, if the use accommodates more than 12 guests.

C11.4 Use or Development Exempt from this Code

C11.4.1 The following use or development is exempt from this Code:

- (a) development that requires authorisation under the *Building Act 2016*, excluding:
 - (i) a critical use, hazardous use, or vulnerable use;
 - (ii) if located within a high coastal inundation hazard band;
 - (iii) located within a non-urban zone and within a medium coastal inundation hazard band; or
 - (iv) coastal protection works;
- (b) intensification of an existing use, if not for a critical, hazardous, or vulnerable use;
- (c) alterations or extensions to an existing building located within a high coastal inundation hazard band, if:
 - (i) the site coverage is not increased by more than 20m² from that existing at the effective date; and
 - (ii) not for a critical, hazardous, or vulnerable use;
- (d) use or development of land for:
 - (i) Natural and Cultural Values Management;
 - (ii) Passive Recreation;
 - (iii) Port and Shipping in a proclaimed wharf area;
 - (iv) Resource Development; or
 - (v) minor utilities;
- (e) planting or disturbance of vegetation on existing pasture or crop production land; or
- (f) consolidation of lots.

C11.5 Use Standards

C11.5.1 Uses within a high coastal inundation hazard band

Objective:	That use within a high coastal inundation hazard band: <ul style="list-style-type: none"> (a) is reliant on a coastal location; and (b) can achieve and maintain a tolerable risk from coastal inundation.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 A use within a high coastal inundation hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to: <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore

	<p>facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of an essential utility or marine infrastructure;</p> <p>(f) provision of open space or for marine-related educational, research, or recreational facilities;</p> <p>(g) any advice from a State authority, regulated entity or a council; and</p> <p>(h) the advice obtained in a coastal inundation hazard report.</p> <p>P1.2</p> <p>A coastal inundation hazard report also demonstrates that:</p> <p>(a) any increase in the level of risk from coastal inundation does not require any specific hazard reduction or protection measures; or</p> <p>(b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.</p>
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C11.5.2 Uses located within a non-urban zone and within a medium coastal inundation hazard band

Objective:	<p>To ensure that a use located within a non-urban zone and within a medium coastal inundation hazard band:</p> <p>(a) is reliant on a coastal location; and</p> <p>(b) can achieve and maintain a tolerable risk from exposure to coastal inundation.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>A use within a non-urban zone and within a medium coastal inundation hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(a) the need to access a specific resource in a coastal location;</p> <p>(b) the need to operate a marine farming shore</p>

	<p>facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of an essential utility or marine infrastructure;</p> <p>(f) provision of open space or for marine-related educational, research, or recreational facilities;</p> <p>(g) any advice from a State authority, regulated entity or a council; and</p> <p>(h) the advice obtained in a coastal inundation hazard report.</p> <p>P1.2</p> <p>A coastal inundation hazard report also demonstrates that:</p> <p>(a) any increase in the level of risk from coastal inundation does not require any specific hazard reduction or protection measures; or</p> <p>(b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.</p>
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C11.5.3 Uses located within a non-urban zone and within a low coastal inundation hazard band

Objective:	That a use located within a non-urban zone and within a low coastal inundation hazard band can achieve and maintain a tolerable risk from coastal inundation.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A tolerable risk for a use located within a non-urban zone and within a low coastal inundation hazard band can be achieved and maintained, having regard to:</p> <p>(a) any increase in the level of risk from coastal inundation;</p> <p>(b) any requirement for specific hazard reduction or protection measures;</p> <p>(c) the need to minimise any:</p>

	<ul style="list-style-type: none"> (i) increase in risk to public infrastructure; and (ii) reliance on coastal protection works; (d) any advice from a State authority, regulated entity or a council; and (e) the advice contained in a coastal inundation hazard report.
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C11.5.4 Critical use, hazardous use or vulnerable use

Objective:	That critical, hazardous and vulnerable uses located within a coastal inundation hazard area can achieve and maintain a tolerable risk from coastal inundation.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>If located within a non-urban zone or a high coastal inundation hazard band, the use must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to access infrastructure available in a coastal location; (c) the need to operate a marine farming shore facility; (d) the need to service a marine or coastal related activity; (e) provision of an essential utility or marine infrastructure; and (f) provision of open space or for marine-related educational, research, or recreational facilities; (g) the advice contained in a coastal inundation hazard report. <p>P1.2</p> <p>A coastal inundation hazard report also demonstrates that:</p> <ul style="list-style-type: none"> (a) an increase in the level of risk from a coastal inundation does not require any specific hazard reduction or protection measures; or (b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability

	coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.
A2 No Acceptable Solution.	P2 In addition to the requirements in clause C11.5.4 P1.2, a critical use within a coastal inundation hazard area must achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100, having regard to: <ul style="list-style-type: none"> (a) the ability of the use to function and maintain service during the coastal inundation event and recovery period; (b) any interruption to the operation of the critical use in locations external to the immediate impact of the coastal inundation event; (c) the creation of a risk to the health or safety of people from damage or disruption to: <ul style="list-style-type: none"> (i) a water supply service; or (ii) the drainage and treatment of waste water; (d) the advice contained in a coastal inundation hazard report; and (e) any advice from a State authority, regulated entity or a council.
A3 No Acceptable Solution.	P3 In addition to the requirements in clause C11.5.4 P1.2, the impact of coastal inundation on a hazardous use within a coastal inundation hazard area must have a tolerable risk in a 1% annual exceedance probability coastal inundation event in 2100, having regard to: <ul style="list-style-type: none"> (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a coastal inundation hazard report; and (e) any advice from a State authority, regulated entity or a council.

<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>In addition to the requirements in clause C11.5.4 P1.2, a vulnerable use in a coastal inundation hazard area must be protected from coastal inundation in a 1% annual exceedance probability coastal inundation event in 2100, having regard to:</p> <ul style="list-style-type: none"> (a) any protection measures, existing or proposed; (b) the ability and capability of people in a coastal inundation event who may live, work or visit the site, to: <ul style="list-style-type: none"> (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the level of risk for emergency personnel involved in evacuation and rescue tasks; (e) the advice contained in a coastal inundation hazard report; and (f) any advice from a State authority, regulated entity or a council.
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C11.6 Development Standards for Buildings and Works

C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area

Objective:	<p>That:</p> <ul style="list-style-type: none"> (a) building and works, excluding coastal protection works, within a coastal inundation hazard area, can achieve and maintain a tolerable risk from coastal inundation; and (b) buildings and works do not increase the risk from coastal inundation to adjacent land and public infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>Buildings and works, excluding coastal protection works, within a coastal inundation hazard area must have a tolerable risk, having regard to:</p> <ul style="list-style-type: none"> (a) whether any increase in the level of risk from coastal inundation requires any specific hazard reduction or protection measures; (b) any advice from a State authority, regulated entity or a council; and (c) the advice contained in a coastal inundation hazard report. <p>P1.2</p> <p>A coastal inundation hazard report also demonstrates that the building or works:</p> <ul style="list-style-type: none"> (a) do not cause or contribute to coastal inundation on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific coastal inundation protection works.

C11.6.2 Coastal protection works within a coastal inundation hazard area

Objective:	That coastal protection works located within a coastal inundation hazard area are kept to a minimum, appropriately located, fit for purpose and do not increase the likely risks from coastal inundation to adjacent land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Coastal protection works within a coastal inundation hazard area must be appropriately located, fit for purpose and kept to a minimum, having regard to:</p> <ul style="list-style-type: none"> (a) if within a non-urban zone, the works are for the protection of a use that relies upon a coastal location to fulfil its purpose; (b) the advice contained in a coastal inundation hazard report that: <ul style="list-style-type: none"> (i) there will not be an increased risk of coastal inundation from a 1% annual exceedance probability coastal inundation event in 2100 on the site, on adjacent land or public infrastructure; and (ii) the risks from coastal inundation in a 1% annual exceedance probability coastal inundation event in 2100 can be mitigated; (c) the need for arrangements to be made, including with the applicant, to meet the cost of construction and ongoing maintenance of the coastal protection works; and (d) any advice from a State authority, regulated entity or a council.

C11.7 Development Standards for Subdivision

C11.7.1 Subdivision within a coastal inundation hazard area

Objective:	That subdivision within a coastal inundation hazard area does not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must:</p> <ul style="list-style-type: none"> (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision within a coastal inundation hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to:</p> <ul style="list-style-type: none"> (a) any increase in risk from coastal inundation for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site; (e) the need to locate building areas outside the coastal inundation hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a coastal inundation hazard report.