


6.4.4 Coastal Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a coastal hazard area as shown on **Map OM-401 to Map OM-409b**.

Table 6.4.4a – Standard Outcomes for the Coastal Hazard Overlay

 13. Natural Hazards including Climate Change	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Buildings:</p> <ul style="list-style-type: none"> (a) are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b; or (b) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b only where supporting <u>coastal dependent development</u>; or (c) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b only where: <ul style="list-style-type: none"> (i) the land is not located in the <i>storm-tide inundation area</i> as shown on Map OM-401 to Map OM-409b; (ii) the land is not located in the <i>coastal management district</i> as shown on Map OM-401 to Map OM-409b; (iii) the land is located in the <i>Centre Zone, Community Facilities Zone, Industry Zone, Low Density Residential Zone, Low-Medium Density Residential Zone</i> or the <i>Recreation Zone and Open Space Zone</i>; and (iv) the land is to be used for urban purposes. <p>Note – “Urban purposes” is defined by the <i>Planning Regulation 2017</i>.</p>
SO2	<p>Lots:</p> <ul style="list-style-type: none"> (a) are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b; or (b) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b and are intended to support <u>coastal dependent development</u>; or (c) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b and are intended to be solely used for drainage or parkland purposes; or (d) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b.
SO3	Development does not involve the manufacturing or storage of hazardous materials within a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b .
SO4	<u>Vital community infrastructure</u> and <u>hard to evacuate uses</u> are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b .
SO5	Any building located within the <i>storm-tide inundation area</i> as shown on Map OM-401 to Map OM-409b provides a minimum floor level in accordance with Table 6.4.4b .

13. Natural Hazards including Climate Change (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6	<p>Any premises located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b is used in accordance with a Coastal Hazard Management Plan approved by Council that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential coastal hazards; (b) management controls for the determination of the timing of, and procedure for, evacuation of the premises; (c) an evacuation route that nominates a mustering point outside the <u>coastal hazard area</u> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the premises (where appropriate). <p>Note – In considering whether to approve a Coastal Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>
SO7	<p>Any building located in the <u>storm-tide inundation area</u> as shown on Map OM-401 to Map OM-409b is provided with certification from a Registered Professional Engineer of Queensland (RPEQ) that the building is of sufficient structural integrity to withstand the forces that the building would likely be subjected to during a storm-tide inundation event.</p> <p>Note – It may be necessary for coastal protection work to be undertaken to achieve compliance with SO7.</p>
SO8	<p>Any building located in the <u>erosion prone area</u> as shown on Map OM-401 to Map OM-409b is provided with certification from a Registered Professional Engineer of Queensland (RPEQ) that that structure has been designed and located to withstand coastal erosion.</p>
SO9	<p>Any infrastructure associated with a building located in the <u>Storm Tide Inundation Area</u> as shown on Map OM-401 to Map OM-409b that is likely to fail in the event of exposure to water is wholly elevated above the storm tide inundation level.</p>
SO10	<p>Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b identifying that the building is within an identified <u>coastal hazard area</u>.</p>
SO11	<p>Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b identifying that the car parking area is within an identified <u>coastal hazard area</u>.</p>

6. Environmental Significance



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12	<p>Development within the <u>coastal management district</u> as shown on Map OM-401 to Map OM-409b does not modify the <u>coastal landform</u> other than to provide public access to the coast in accordance with SO13.</p>
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6. Environmental Significance (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

Development within the *coastal management district* as shown on **Map OM-401** to **Map OM-409b**, other than where located in the *Environmental Management and Conservation Zone* or *Industry Zone*, provides a public access to the coast, consisting of a strip of land with a minimum width of three (3) metres extending from the road frontage to the coastline, unless:

- (a) public access is already provided on the land; or
- (b) public access is already provided on adjoining land; or
- (c) the land adjoins a road reserve, public parkland or other public land that could provide public access to the coast.

Note – In order to achieve compliance with SO13, any public access provided does not need to be embellished.

Table 6.4.4b – Minimum Floor Level for Buildings in the Storm Tide Inundation Area

Type	Minimum Floor Level
Habitable Room	<u>Defined storm tide inundation level</u> + 500mm freeboard
Non-Habitable Room, other than a room used solely for the storage of motor vehicles	<u>Defined storm tide inundation level</u> + 300mm freeboard
Non-Habitable Room, where a room used solely for the storage of motor vehicles	<u>Defined storm tide inundation level</u>
A room comprising essential building services	<u>Defined storm tide inundation level</u> + 500mm freeboard

Note – A part of a building is subject to the highest applicable minimum floor level specified in **Table 6.4.4b**.

Note – Section 1.6 of the planning scheme provides further guidance in the use of **Table 6.4.6b** for the purposes of the building assessment provisions.