

Frequently Asked Questions

1. Why has the Shire prepared Coastal Erosion Hazard Maps?

The *State Coastal Planning Policy* requires governments across the state to consider coastal hazards (coastal erosion and inundation) when assessing planning applications and amending local planning schemes. These maps will help the Shires and the community to understand the potential extent of coastal erosion and consider these erosion hazards when making planning decisions. The maps also help landowners and the broader community to consider the potential extent of coastal erosion in their own decision making processes.

2. How are these maps prepared?

The *State Coastal Planning Policy* provides a methodology for identifying appropriate coastal process allowances, which include: storm erosion from a potential 1 in 100 year storm event (S1), historical erosion trends (S2), sea level rise of 0.9m by 2100 (S3) and a safety factor of 0.2m per year. The maps have been prepared by qualified coastal engineers and have been reviewed by State government. Note: coastal processes allowances are only one of many factors taken into account when determining a coastal foreshore reserve.

3. Are the maps a prediction of where the shoreline will be in 2030, 2070 and 2110?

The hazard lines on the maps indicate the inland boundary of areas that may be vulnerable to coastal erosion over various planning timeframes. Identifying these areas is necessary for future planning purposes. The hazard lines do not predict future shoreline positions.

4. I am concerned that the maps will negatively affect the value of my property. Is this likely to be the case?

There is no sound evidence from around Australia or internationally to suggest that the release of hazard mapping negatively affects coastal property prices.

5. Will these maps affect my property insurance?

These maps do not increase the existing risk status of property. This risk already existed prior to the preparation of these maps and is likely to be already known by insurers. The maps are an information and management tool that provides landowners, the broader community and Council with a clearer indication of areas that may be vulnerable to coastal erosion over various planning timeframes.

6. Is government (local or state) obligated to protect private or public property from coastal erosion?

Government is not responsible for protecting private or public property from coastal erosion. Therefore landowners should seek coastal hazard information that may be relevant to their property and use this information in their own decision making processes.

7. My property lies on the ocean side of a hazard line or intersects a hazard line, will I still be allowed to develop my property?

Information will become available regarding potential planning requirements as the Shires progress through the CHRMAP process and seek input from the community, state agencies and qualified specialists over the coming months.

The Local Planning Scheme sets out when approval for development is required. Changes to the Scheme may be proposed as part of the CHRMAP process.

8. How can I be involved?

Community and stakeholder engagement is a key component of the CHRMAP. The Shires would like your input. We want to know what you value about the coast and what you consider important for future planning purposes.

We urge you to visit our website to learn more. A public workshop will also be held by each Shire in late May, which we encourage you to attend. Shire staff and coastal specialists will be available at the workshops to discuss the maps and the CHRMAP process. Details will be posted on the website and social media closer to the date. Towards the end of the year, a draft of the CHRMAP will be prepared, with further opportunities for public input.

9. Are the hazard maps likely to change in the future?

An important part of the CHRMAP process is to identify future coastal monitoring activities and to use the information collected through these activities to review the maps at regular intervals (e.g. every ten years). The maps may also be reviewed as other information becomes available.

10. Why is Guilderton not included?

Property and assets at Guilderton are not located within close proximity to the ocean's shoreline and are therefore deemed to be of relatively low risk to coastal erosion compared with other locations within the Shire of Gingin. Consequently, coastal erosion mapping will be undertaken for Guilderton as resources become available.

Further information

State Planning Policy 2.6: State Coastal Planning Policy is available at www.planning.wa.gov.au

Sea Level Change in Western Australia: application to coastal planning (2010): www.planning.wa.gov.au

Alternatively, visit the Shire's website, send us an email or register your details to speak with a Shire staff member:

Shire of Gingin

Websites: www.gingin.wa.gov.au

To register to speak with a Shire staff member, call: 08 9575 2211

Shire of Dandaragan

Websites: www.dandaragan.wa.gov.au

To register to speak with a Shire staff member, call: 08 9652 0800