



PROPOSED ISAAC REGIONAL PLANNING SCHEME

COASTAL HAZARDS & LIMITED DEVELOPMENT ZONE FACTSHEET

Why has Council identified Coastal Hazards and Limited Development Zones?

Council is required by law to ensure all current State policies are appropriately integrated into local planning and development.

This includes mapping of coastal areas which are identified as being at-risk of flooding, storm tide inundation and erosion. Where this does not occur, the provisions of State Planning Policy override local planning instruments.

Isaac region is one of the first local government areas to propose a new planning scheme under changes to State Planning Policy introduced last year. However, all councils with coastal communities will be required to adhere to similar standards.

State Planning Policy and, by extension, Council's planning scheme is intended to help to guide development over the coming decades for projects with a lifespan of 50 years.

In effect, in considering today's needs, Council must also take into account what the region's landscape might reasonably look like half a century from now.

But the Coastal Hazard Overlay doesn't reflect my experience during past natural events?

Council has commenced the process of gathering localised data as part of a Coastal Hazards Adaption Strategy.

The outcome of this significant body of work may ultimately endorse or contradict the existing mapping of the State.

However, until this study is completed and validated, the existing mapping of the State will apply.

The intent of this mapping is to help manage and mitigate the impact natural hazards may have on people, property, the economy, the environment and infrastructure.

If my existing house in a Limited Development Zone is damaged or destroyed, am I able to rebuild it?

YES. In the event an existing house is damaged or destroyed, it can be rebuilt on its present footprint using contemporary construction techniques and materials which comply with the Building Code of Australia. The necessary building approvals and permits will also be required.

Can I extend my existing house in a limited development zone?

YES. Provided the change to the existing footprint is no greater than 5% or 50 square metres. This includes the addition of a second storey. Any extension beyond this will trigger a Material Change of Use application.

Can I build a house on a currently vacant parcel of land in a limited development zone?

SUBJECT TO APPROVAL. Planned construction work will require a Material Change of Use assessable under the planning scheme. Such an application would need to be supported by a Coastal Engineering Risk Assessment and Mitigation Plan.

Can I build a shed?

SUBJECT TO APPROVAL. There are provisions under State Planning Policy which allow for the construction of buildings which are classified as "temporary, readily relocatable or able to be abandoned".

Does the Coastal Hazard Overlay affect my insurance premiums?

Coastal hazard mapping referenced in State Planning Policy and used as the basis of the Proposed Isaac Regional Planning Scheme is publicly available and is known to insurance companies.

Will the limited development zone affect rateable property values?

Land values are determined independently of Council by the Department of Natural Resources, Mines and Energy.

Will Council compensate land owners affected by the Limited Development Zone for any loss?

Matters of compensation arising from adverse planning changes are dealt with under the State *Planning Act*. However, this does not include changes which are made to reduce the risk of harm to persons or property from natural events and processes.

For more information visit isaac.qld.gov.au/planningscheme
or contact council on 1300 ISAACS (1300 47 22 27).