



Photo: Andrew Halsall Photography



COASTAL HAZARD RISK MANAGEMENT + ADAPTATION PLAN

Emu Point to Middleton Beach

FREQUENTLY ASKED QUESTIONS

The impact of erosion on our coastline is expected to increase in the future due to storms and sea level rise. Coastal erosion has already occurred at Emu Point and the City of Albany wants to ensure that future actions are strategic, not reactive. Under projected climate change and sea level rise scenarios, the risks of these hazards such as erosion and inundation occurring is likely to increase in the future.

In response, the City, in partnership with key stakeholders has compiled coastal hazard mapping. These maps identify coastal areas that are at risk of coastal erosion and inundation over the next 100 years. The City is now using this information to develop a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP). This will examine ways in which our community can adapt to these risks.

1. WHAT IS A CHRMAP?

A CHRMAP is a Coastal Hazard Risk Management and Adaptation Plan. It is a strategic planning process that informs community and decision makers about the potential hazards, consequences and actions needed to meet the challenges of sea level rise and coastal hazards.

A CHRMAP process uses technical information to identify vulnerable land, assets and values at risk from the coastal hazards. It utilises local knowledge, community values, strategic planning and economic modelling to identify adaptation pathways.

A CHRMAP aims to identify areas and assets vulnerable to sea level rise and coastal hazards, and develop strategies to ensure land in the coastal zone is continuously provided for foreshore management, public access, recreation and conservation.

These pathways and the ways in which they are developed will be presented in a document for adoption by Council. This document will guide

the development of planning controls and implementation of treatments (including triggers and funding mechanisms).

The outcomes and recommendations of the CHRMAP will act as a guiding document for future development, mitigation, monitoring and investment at Emu Point and Middleton Beach for areas at risk of coastal erosion and inundation over the next 100 years.

2. WHY IS THE CHRMAP BEING UNDERTAKEN NOW?

The coastline of Emu Point has already been impacted by coastal erosion and an integrated approach is needed to long term management as the Emu Point and Middleton Beach areas are integrally linked. The area contains existing and valued assets, plus more development is proposed.

Erosion is expected to increase in the future as a result of climate change and rising sea levels. In an effort to address the adverse effect of coastal impacts, national and international coastal planning practices are addressing these issues through a risk management approach. This approach ensures that coastal hazards are appropriately factored into the decision-making processes for sustainable land use and development in coastal zones.

3. WHO IS PREPARING THE CHRMAP?

The City is preparing the CHRMAP with the assistance of a skilled team which is made up of experts in:

- Coastal management (coastal hazard and risk assessment)
- Statutory and strategic planning
- Economic/financial/public policy
- Community engagement



FOR MORE INFORMATION CONTACT:

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4. WHAT WILL THE OUTCOMES OF THE CHRMAP?

The CHRMAP will develop a plan to address future risks identified in the Emu Point and Middleton Beach areas. The components of a CHRMAP include:

- coastal hazard risk identification and assessment;
- coastal risk evaluation based on community and stakeholder engagement;
- identification of adaptation options to mitigate coastal hazard risk; and
- assessment of adaptation options to identify preferred options.

The CHRMAP process takes into account the uncertainty associated with coastal change predictions and provides a flexible decision-making pathway that the City can use over time as coastal hazards emerge.

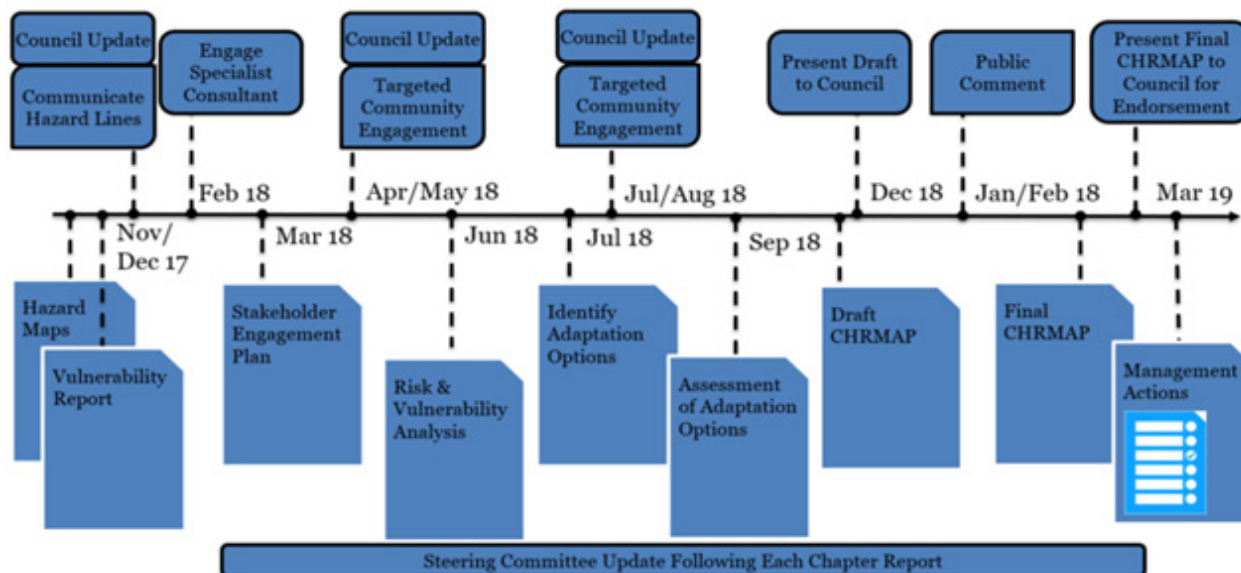
5. HOW CAN I BE INVOLVED?

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

Public workshops and opportunities for community input will be available and we encourage you to have your say. City staff and Coastal Specialists will be available at workshops to discuss the maps and the CHRMAP process. Once the draft CHRMAP has been prepared there will be further opportunities for public input.

6. WHEN IS THE CHRMAP BEING PREPARED?

The City have begun work on the CHRMAP. Key stages and dates for the project include:



7. WHAT ARE THE DIFFERENT TYPES OF COASTAL HAZARDS?

The State Coastal Planning Policy identifies and describes the various types of coastal hazards that need addressing through coastal adaptation and management planning:

- Erosion refers to shoreline movement where the shoreline shifts landward, reducing the width of a coastal foreshore reserve and/or the distance to an affixed feature on the adjoining land; and
- Inundation means the flow of water onto previously dry land. It may either be permanent (for example due to sea level rise) or a temporary occurrence during a storm event.

8. I AM CONCERNED THAT THE MAPS WILL NEGATIVELY AFFECT THE VALUE OF MY PROPERTY. IS THIS LIKELY TO BE THE CASE?

There is no evidence to suggest that the release of hazard mapping negatively affects coastal property prices.

9. 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 more vulnerable to coastal erosion over various planning timeframes.



10. 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?

Planning mechanisms, processes and triggers will be considered as part of the CHRMAP process which seeks input from the community, businesses, developers, state agencies and Coastal Specialists during the CHRMAP project.

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

11. WHAT IF WE DO NOTHING?

Most people in Albany's community are familiar with the coastal erosion at Emu Point, which was exacerbated by a large storm event in 1984. At the time, the City of Albany and other partners did the best they could with limited information and other resources. Now, the City wants to respond to future potential hazards in a well thought out way and in a way that the community supports and can afford. A CHRMAP is a useful tool which can provide options over a long time frame.



August 1984, Severe Storm Erosion , Emu Beach
Source: Birss Family as reported in URS 2012

12. WHAT ARE CHRMAP ADAPTATION PATHWAYS?

Adaptation pathways are a series of complementary adaptation options that follow the CHRMAP adaptation hierarchy. Adaptation options are set out in the State Planning Policy 2.6:

- 'Avoidance' - avoid the presence of new development within an area identified to be affected by coastal hazards.
- 'Planned or Managed Retreat' - the relocation or removal of assets within an area identified as likely to be subject to intolerable risk of damage from coastal hazards over the planning time frame.
- 'Accommodation' - design and/or management strategies that render the risks from the identified coastal hazards acceptable.
- 'Protection' - areas where there is a need to preserve the foreshore reserve, public access and public safety, property and infrastructure that is not expendable.

Adaptation pathways are designed to include trigger points. These will trigger a management action to implement the identified adaptation option. For example, a storm event may trigger the managed retreat of an asset.



1984 Severe Storm, Emu Beach

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 City's website at: www.albany.wa.gov.au or contact: Major Projects Officer Emma Evans: emmae@albany.wa.gov.au



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