



Part 7 Codes

Division 3 Constraint Codes

Chapter 11 Ocean Front Land

1.0 Purpose

This code seeks to ensure that development occurring in the City's ocean beach areas is managed to ensure the protection of the property and the preservation of the beach environment. This code also seeks to:

- protect the ocean front properties and the beach environment through construction of a foreshore seawall and footings that are resistant to erosion;
- protect and replenish the sand resources for the preservation and restoration of the City's beaches;
- preserve visual amenity of the foreshore;
- protect and enhance the coastal environment, including water quality;
- ensure adequate access for foreshore seawall maintenance.

This code also seeks to ensure the protection and enhancement of the City's beaches as a major attraction, having regard to ecological, economic, recreational, commercial and cultural values.

2.0 Application

- 2.1 This code applies to development indicated as self assessable, code assessable or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed. In particular, it applies to development that is shown on **Overlay Map OM12 – Foreshore Seawall Line and Building Setback Line from Ocean Beaches** as being on a site within 500 metres of the seawall or equivalent.
- 2.2 Performance Criteria PC1-PC8 apply to all code and impact assessable development referred to in this code. For development identified as self assessable in the relevant domain or LAP precinct, only the acceptable solutions to Performance Criteria PC1-PC4 apply.

3.0 Development Provisions

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Setback from the Active Dunal Areas	
<p>PC1 All buildings and structures must be set back from the active dunal areas and/or the foreshore seawall line (A line) to enable:</p> <ul style="list-style-type: none"> a) protection of the foreshore seawall (boulder wall); b) protection of the beachfront properties; c) protection of the active dunal areas; and d) access for emergency maintenance. 	<p>AS1 The building and/or structure is set back not less than 8.1 metres from the foreshore seawall line (A line).</p>
Erosion Resistant Footings	
<p>PC2 All buildings and structures (including any refurbishment works to existing buildings or structures) must have robust footings constructed, to ensure that they are erosion resistant to safe standards.</p>	<p>AS2.1 The erosion prevention devices, including the building footings, are certified by a registered professional engineer.</p> <p>AS2.2 All buildings with a height up to five storeys that are wholly or partly located within 40 metres of the foreshore seawall line must resist scour to RL 0.0 metres AHD.</p>



Performance Criteria	Acceptable Solutions
	<p>AS2.3 All buildings with a height up to five storeys that are wholly or partly located between 40 metres and 75 metres of the foreshore seawall line must resist scour to R.L. +1.0 metres AHD.</p> <p>AS2.4 All buildings with a height exceeding five storeys that are wholly or partly located within 40 metres of the foreshore seawall line must resist scour to RL -3.0 metres AHD.</p> <p>AS2.5 All buildings with a height exceeding five storeys that are wholly or partly located between 40 metres and 75 metres of the foreshore seawall line must resist scour to R.L. 0.0 metres AHD.</p> <p>AS2.6 All buildings that are wholly or partly located within 75 metres of the foreshore seawall line must be capable of resisting wave attack to R.L. +6.0 metres AHD.</p>
Boulder Wall	
<p>PC3 A certified foreshore seawall (boulder wall) must be provided (or repaired and maintained) where any work is proposed on a site that is wholly or partly identified as a Boulder Wall Site on Overlay Map OM12 – Foreshore Seawall Line and Building Setback Line from Ocean Beaches.</p> <p>Note: <i>Prior to the commencement of the construction or reconstruction of the foreshore seawall, sufficient security is provided to Council to ensure that:</i></p> <ul style="list-style-type: none"> a) <i>it is constructed in accordance with Council requirements;</i> b) <i>appropriate dune restoration has been undertaken.</i> 	<p>AS3 A boulder wall has been constructed:</p> <ul style="list-style-type: none"> a) in compliance with Standard Drawing Number 59402 of Planning Scheme Policy 7 – Foreshore Rockwall Design and Construction and Standard Specification 16 of Planning Scheme Policy 11 – Land Development Guidelines; b) has been located on the foreshore seawall line (the A Line).
Dune Fence	
<p>PC4 A rear dune fence must be constructed for dune restoration and protection, and the fence must not restrict or impede public access to and along the beach.</p>	<p>AS4 The rear dune fence is constructed on the active foreshore line, and there is no fence or structure linking the rear dune fence with the fence associated with the building.</p>



Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Restoration and Replenishment of Beach Sand	
<p>PC5 The development is on a site wholly or partly identified as a Beach Sand Zone identified on Overlay Map OM12 - Foreshore Seawall Line and Building Setback Line from Ocean Beaches, and excess sand that is excavated in the course of development must be cleaned and placed on an ocean beach to assist in beach protection.</p> <p>Note: <i>The sand that is excavated on the site exceeds 1,500 cubic metres, and a supervisor, appointed by Council, has:</i></p> <ol style="list-style-type: none"> a) <i>been employed for the duration of the sand excavation and deposition;</i> b) <i>been employed at the expense of the developer;</i> c) <i>undertaken the physical collection of any waste material deposited on the beach as a result of the sand deposition; and</i> d) <i>ensured that the total excess clean sand is delivered to the site identified by Council.</i> 	<p>AS5.1 The excess sand excavated from a site is clean.</p> <p>AS5.2 Prior to the placement of sand on the beach, a 20mm sieve has been used to remove all material other than clean sand.</p> <p>AS5.3 The sand is delivered and deposited to a beach.</p>
<p>PC6 Prior to the commencement of the sand extraction and deposition, sufficient security is provided to Council to ensure that:</p> <ol style="list-style-type: none"> a) it is sieved and placed on an ocean beach, in accordance with Council requirements; b) appropriate beach protection and/or restoration measures are used. 	<p>AS6 No acceptable solution provided.</p>
Protection of the Coastal Environment	
<p>PC7 The proposed building work and associated construction must maintain or enhance the local natural coastal environment, having regard to:</p> <ol style="list-style-type: none"> a) water quality; b) dune protection; c) beach protection; d) visual quality; e) local native vegetation. 	<p>AS7 The site abuts the ocean as identified on Overlay Map OM12 – Foreshore Seawall Line and Building Setback Line from Ocean Beaches and the development is in compliance with Planning Scheme Policy 15 – Management of Coastal Dune Areas.</p>
Land Seaward of the Foreshore Seawall Line	
<p>PC8 When land is subdivided, the area of the site seaward of the foreshore seawall line (A line) must be dedicated to the Crown to ensure public access and beach protection.</p>	<p>AS8 The foreshore seawall line (A line), as identified on Overlay Map OM12 – Foreshore Seawall Line and Building Setback Line from Ocean Beaches, is located within the property boundary and the area of the site seaward of the foreshore seawall line (A line) is dedicated to the Crown, prior to commencement of work and at no expense to Council.</p>