

Explanatory Sheet – Special Control Area in LPS2

What is a Special Control Area?

A Special Control Area (SCA) is another form of overlay to the zoning.

Some special control areas are put in place to impose a particular development assessment process. Some also impose restrictions on the use of land or the form of physical development, which can be approved.

What Special Control Area is proposed in LPS2?

A Special Control Area is proposed to be introduced to respond to development within a coastal erosion and inundation hazard risk area. Standard template provisions guided by State Policy and Guidelines are proposed to be introduced.

Why is this Special Control Area required?

Coastal planning in Western Australia helps manage risks like erosion and flooding along the coast. The Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) Guidelines support local governments in identifying these risks and planning how to respond with the preparation of a plan – referred as a CHRMAP.

These CHRMAPs are linked to local planning schemes through State Planning Policy 2.6, ensuring that land use and development decisions consider long-term coastal hazards and community safety.

The Town's CHRMAP has modelled the coastal inundation and erosion that is likely to be experienced over the next 100 years.

A short-term action from the Town's CHRMAP that specifically relates to the Scheme is the introduction of a Special Control Area (SCA) over all land located to the west of the 2120 coastal erosion hazard line. Section 3 of the Town's CHRMAP illustrates this erosion line which predominantly affects Crown reserve land west of the West Coastal Highway, with only a limited number of private residential properties partially impacted.

What does this Special Control Area introduce in LPS2?

- The Special Control Area proposed in LPS2 can be viewed:
 - On the Scheme Map and Intramaps, with the affected area shown within the red line with red arrows and a red 'SCA' label with a number reference.
 - In the Scheme text, it can be found in Part 5, Clause 36 Table 12.

What land is affected by this Special Control Area?

Land west of the West Coast Highway is identified in the CHRMAP to be likely at risk of being subject to coastal process by 2120. The SCA on the Scheme Map reflects this area. Only a small number of private properties are affected by the SCA in City Beach.

Special Control Area - Part 5, Clause 36 Table 12 of LPS2

Name of area	Purpose	Objectives	Additional Provisions
SCA1 – Coastal hazard risk area	To provide guidance as to the appropriate scope of land use and development to be permitted within a coastal erosion and inundation hazard risk area.	1. To ensure land in the coastal zone is continuously available for coastal foreshore management, public access, recreation and conservation. 2. To ensure public safety and reduce risk associated with coastal erosion and inundation. 3. To avoid inappropriate land use and development of land at risk from coastal erosion and inundation. 4. To ensure land use and development does not accelerate coastal erosion or inundation risks; or have a detrimental impact on the functions of public reserves. 5. To ensure that development addresses the Town of Cambridge Coastal Hazard Risk Management and Adaptation Plan prepared in accordance with State Planning Policy 2.6 - State Coastal Planning Policy and the relevant local planning policy. 6. To indicate to current and future landowners that properties are located within a coastal hazard area and likely to be affected by coastal erosion and/or inundation over the 100-year planning timeframe identified in State Planning Policy 2.6 - State Coastal Planning Policy.	1. All proposed development within the Special Control Area requires development approval. 2. Development approval is to be issued on a temporary or time limited basis. 3. Notification on Certificate of Title that the land is located within a coastal hazard area and likely to be affected by coastal erosion and/or inundation over the planning timeframe. 4. All development proposals are to be in accordance with the Town of Cambridge's coastal Local Planning Policy which guides future development in the coastal zone.