

	<b>Function:</b> DEVELOPMENT SERVICES	<b>Adopted:</b> 4 <sup>TH</sup> NOVEMBER 2015
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	<b>Frequency of Review:</b> As Required	<b>Resolution No:</b> C79:0417
<b>PORT HUGHES &amp; MOONTA BAY CLIFF TOP SEAWALL POLICY</b>		

## Policy Statement

To ensure that the structural design and materials used for coastal protection works along the Port Hughes and Moonta Bay Cliff Top is consistent to achieve an aesthetically pleasing seawall along the coastline where such work is required.

### 1. Introduction

#### **Background**

In 2013 Council engaged consultants to undertake a study in response to ongoing coastal erosion between the southern Council boundary and the Moonta Bay jetty. The study area that was identified is shown in Figure 1 below.

The aim of the study was to develop an appropriate risk framework and management options for addressing cliff top stability issues. In September 2013 the consultants produced their report titled "*Port Hughes - Moonta Bay Cliff Top Stability Study - Final Strategy Report*". The report details the methodology, findings and a number of recommendations to address the issue of coastal erosion along the identified stretch of the coastline.

One of the recommendations that came out of the study was that a seawall could be constructed along the affected coastline to prevent further regression of the cliff face and in doing so protect private property and infrastructure. Some owners of properties along the cliff top expressed a desire to do coastal works and construct a seawall at their own cost to protect their properties against the regression of the cliff face as a result of erosion due to coastal processes.

On 22 July 2015 Council's Development Assessment Panel considered and approved an application for the construction of a seawall at 1 Queen Place, Moonta Bay (Development Application No DA340/599/14). The seawall approved in accordance with this application was deemed suitable to use as a template for all future seawall development.

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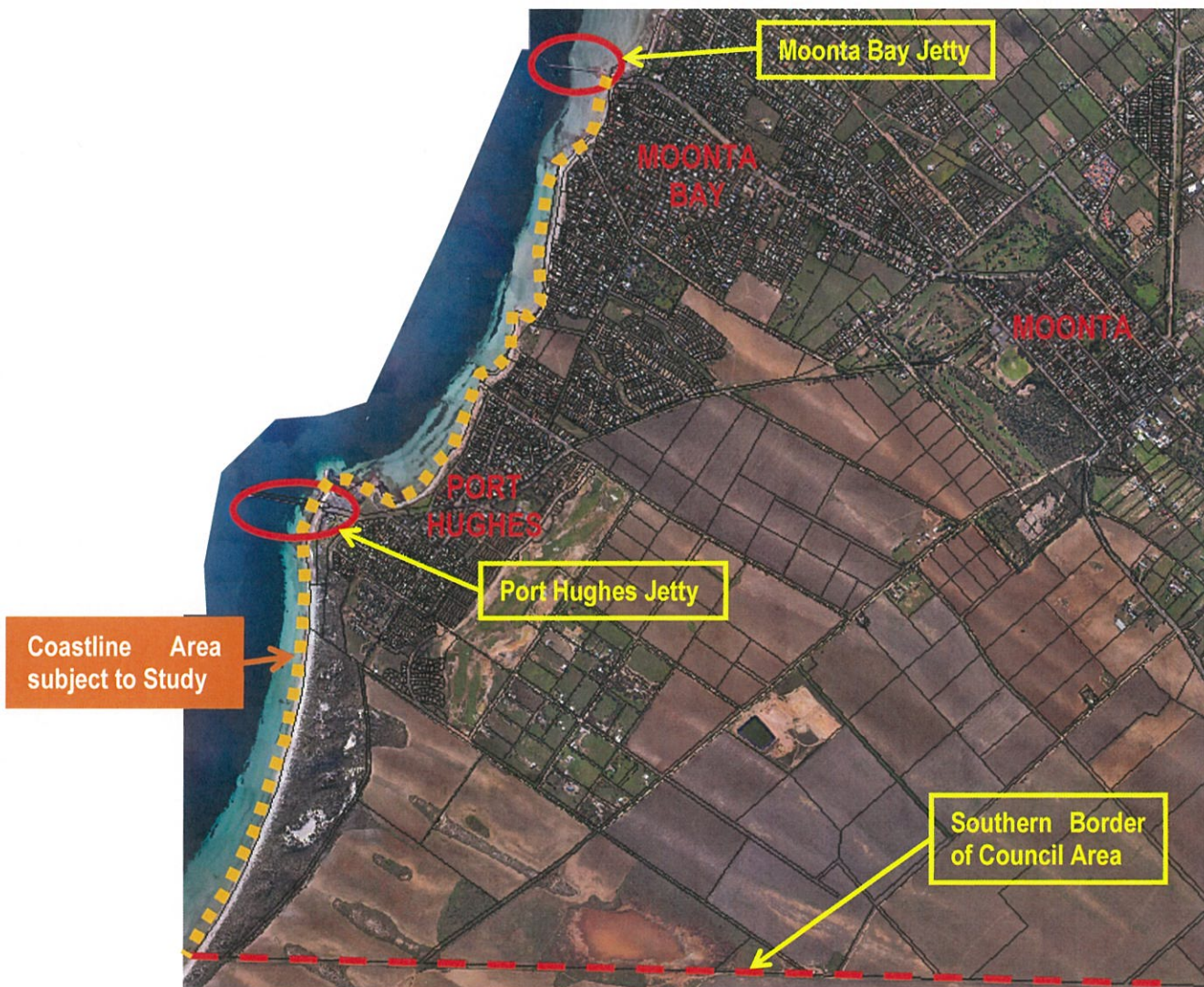
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### ***Purpose of Policy***

The Port Hughes & Moonta Bay Cliff Top Seawall Policy applies to the area between the Port Hughes jetty and the Moonta Bay Jetty depicted in Figure 1 below. The purpose of the Policy is to provide guidelines to owners of properties along the coastline where the Policy applies with respect to:

- a) The structural design for a seawall that is acceptable to Council and the Coastal Protection Board.
- b) Rock material that can be used in the construction of such a wall that is acceptable to Council and the Coastal Protection Board.



**Figure 1: Study Area subject to the Port Hughes Cliff Top Study**

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## ***Objective of Policy***

The objective of the Port Hughes & Moonta Bay Cliff Top Seawall Policy is to ensure that all individual applications to construct a seawall along the Port Hughes and Moonta Bay cliff top will contribute to an overall aesthetically pleasing structure by:

- a) Ensuring consistency in design of all individual applications for the construction of a seawall; and
- b) Ensuring consistency in the materials used in the construction of the seawall.

## **2. Applicable Legislation**

Local Government Act 1999  
Development Act 1993  
Development Regulations 2008

## **3. Integration with Corporate Objectives**

### ***Environmental Objective Sustainability***

- a) To responsibly manage the natural and built environment to ensure its sustainability and diversity to the community

## **4. Definitions**

***Seawall*** means any coastal protection works requiring development approval in accordance with the *Development Act 1993* and the *Development Regulations 2008* in order to prevent further regression of the Port Hughes and Moonta Bay cliff top as a result of coastal erosion processes. To remove any doubt, the term includes all works included in a development application and associated with the construction of the coastal protection works.

## **5. Application**

The application of this Policy is dealt with under the following topics:

- 5.1 *Design*
- 5.2 *Long term maintenance of seawall*

### **5.1 Design**

In accordance with this Policy the following shall apply.

- a) The construction of a seawall requires approval in accordance with the Development Act 2003. An application for the construction of such wall will be referred to the Coastal Protection Board or equivalent state department overseeing development in coastal areas for comment.

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- b) The application to construct a seawall has to be accompanied by, among other things, the following:
- i) Site plan, drawn to scale, that clearly shows the extent of the development and how adjoining properties will be affected.
  - ii) Elevation plan/s drawn to scale.
  - iii) Engineering drawings drawn to scale to show design details.
  - iv) Landscaping Plan showing position and species of vegetation to be used.
- c) The seawall must be designed so that it has no detrimental impact on adjoining properties and, where a seawall exists on an adjoining property, it must be designed so that it integrates with the adjoining structure.
- d) The design of the seawall (including the rocks specified) must be similar with the design of the seawall approved in accordance with Development Application No 340/599/14 that was approved by Council's Development Assessment Panel at its meeting held on 22 July 2015. Figure 2 below depicts a typical design of the seawall.
- e) The design and construction of the seawall shall be at the cost of the applicant/owner.

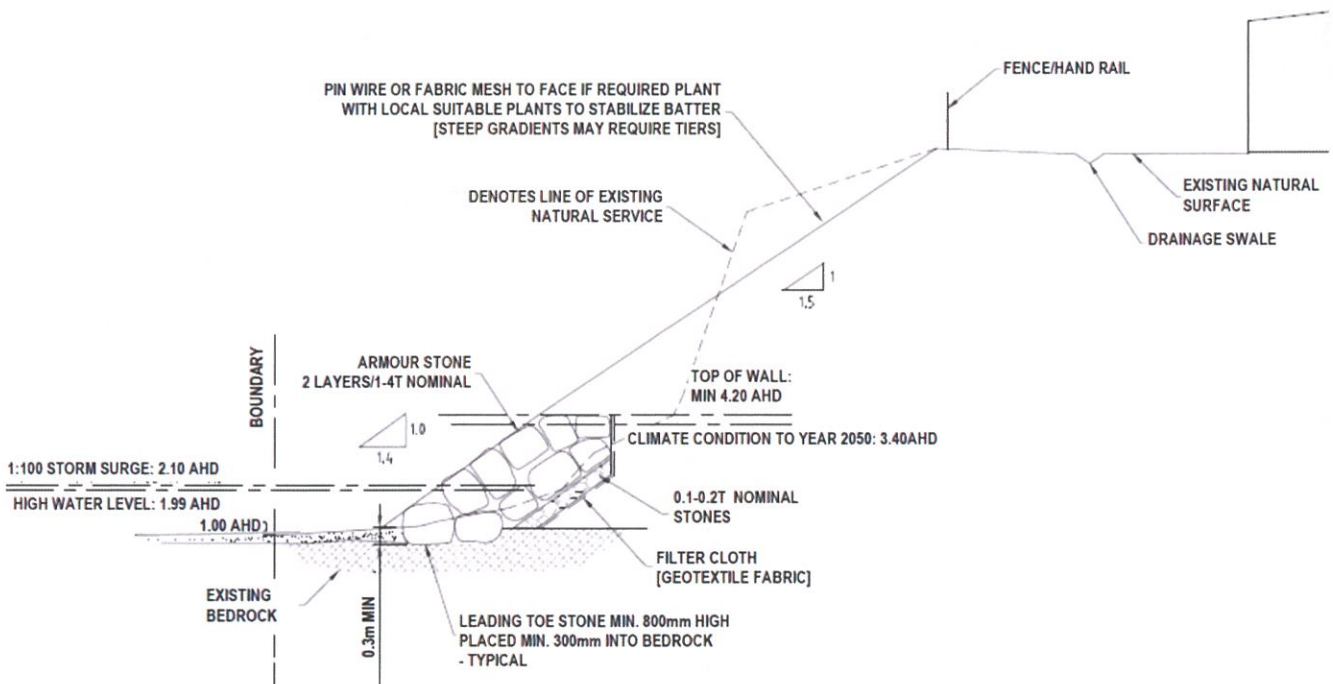


Figure 2: Typical design of the seawall

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Depending on the slope of the cliff face above the seawall, landscaping may be required to stabilise the soils. A tiered design may be acceptable (refer to Figure 3) provided it complies with the following:

- i) Tiers should be constructed using durable material.
- ii) Unless there are no other practical design options available, the vertical height of tiers should not exceed 600mm.
- iii) Tiers with a horizontal width varying between 300mm and 1000mm are preferred.
- iv) Tiers should be obscured, i.e. softened in appearance, by selecting appropriate plant species from the attached 'coastal cliff top plant species guideline'
- v) A Landscaping Plan should accompany any proposal to stabilise the cliff. This Plan should include a species list in accordance with the 'coastal cliff top plant species guideline', planting time frames, etc.

**[Note:** *If existing bedrock is at or above 4.20m AHD (a height which allows for a 1:100 storm surge event and 0.30m of sea level rise), it is unlikely that a seawall will be required in the short term. However, cliff stabilisation works via appropriate landscaping (to mitigate erosion caused by wind and rain run-off) may still be required and should comply with the design criteria above].*

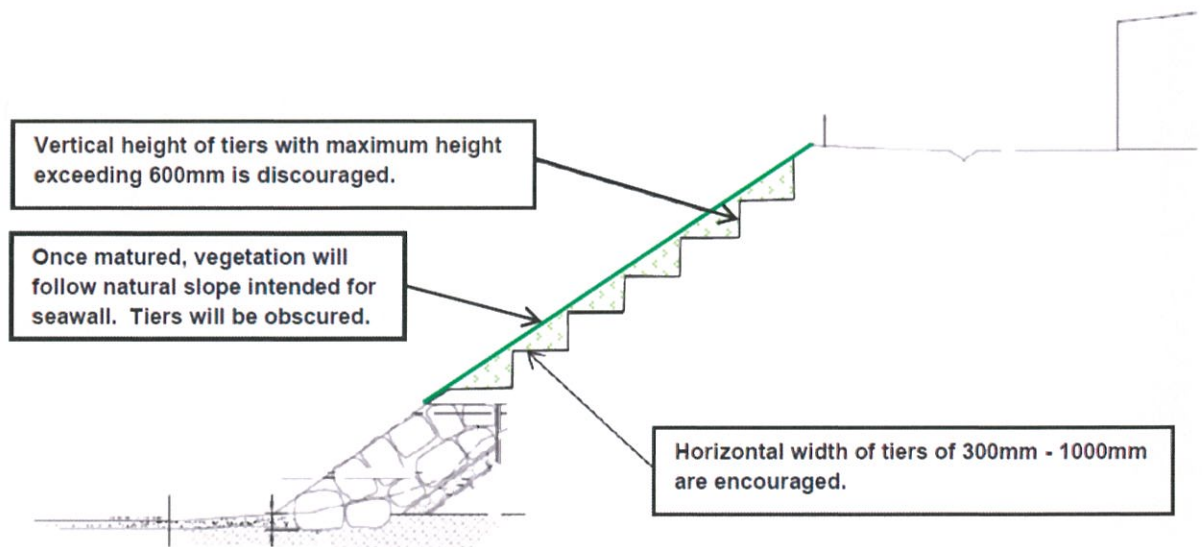


Figure 3: Typical design of the seawall showing tiers to enable vegetative landscaping along steep gradients

## 5.2 Long Term Maintenance: Encroachment onto Council owned or Crown owned land

Where a proposed seawall encroaches onto, or is entirely located on land owned by Council or owned by the Crown the applicant shall be responsible for the long term maintenance of the approved and constructed seawall.

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Where any work in relation to the construction of the seawall is carried out on land owned by Council or by the Crown, Council will be exempted from any risk or liability, either during or after the construction of the seawall.

**6. Delegation**

Any negotiation relating to the design of any seawall shall be at the discretion of the Chief Executive Officer or the Director Development Services.

**7. Adoption and Review**

This Policy will be reviewed as required and a report provided to Council for consideration and adoption.

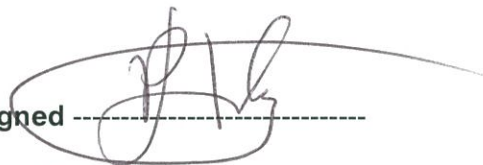
**8. Availability of Policy**

This Policy will be available for inspection without charge at the Council's Principal Office, all branch offices and libraries during normal business hours.

Signed 

Mayor

Date 18<sup>th</sup> April 2017

Signed 

Chief Executive Officer

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