



# Development Control & Vulnerable Coastal Lands

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Italy. Source: Enzo Pranzini



# What does theory tell us?

1. **Urban planning** has a key role in ensuring appropriate development of vulnerable lands and implementing adaptation strategies.
2. Most Australian states have adopted **legislative frameworks** that recognise the potential role of urban planning.
3. However, implementing strategic objectives (i.e. adaptation strategies) through **development controls** is a key planning challenge.
4. Exemplified in **current coastal planning practice** and plethora of legislation and policy reform.
5. **Absence of theory** that explores this policy design topic.

# Objectives

1. Discuss the potential role of urban planning and **development control** as observed in the existing literature.

2. Investigate how local governments are **modifying development controls** in response to coastal hazards.

Responsibility for coastal adaptation planning devolved to **Local government**. Development control is the main avenue at local level.





# Methods



Multiple case studies

Policy document analysis and verification through in-depth interviews.

‘Innovative’ local governments.

Recognition that long term coastal protection is unlikely to be unviable.



# Case Studies



What development controls are being applied (or considered)?



# Findings



## **Overlays / Special Control Areas**

Ensure planning discretion. Supported with assessment criteria. Coastal hazard vulnerability assessment.

## **Hazard mapping & management plans**

Identify and communicate strategic adaptation objectives.

## **Approval conditions**

Require minimum finished floor levels (MMFL), relocatable dwellings.





Elevated house in New Orleans. [www.spur.org](http://www.spur.org)



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# Findings



## **Codes & Guidelines**

Codify MMFL. Preference to avoid construction of protection works. Avoid intensification of use.

## **Agreements on Title**

Ensure planning conditions carry with land or change of ownership

## **Qualified use and development rights**

Require removal of structure when hazards occur.  
Facilitates continued use.



# Key Learnings

1. Significant steps taken by local governments to **use development control as an avenue** for adapting to erosion and inundation. **Uptake of science.**

2. Development control can **ensure appropriate development** at the **lot scale** for **new development** and support the implementation of adaptation strategies.

3. Extent to which development control **can be relied upon** to implement adaptation strategies, such as relocation, **is likely to be limited.**



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# Thank you

