**State code 8: Coastal development and tidal works**

State Development Assessment Provisions Guidance Material: State code 8: Coastal Development and tidal works provides direction on how to address this code.

**Table 8.1: All development**

| **Performance outcomes** | **Response** |
| --- | --- |
| **Development in the erosion prone area** | |
| **PO1** Development is only permitted in the **erosion prone area** where it:   1. is one of the following types of development: 2. **coastal-dependent development**; or 3. **temporary, readily relocatable or able to be abandoned**; or 4. **essential community infrastructure**; or 5. **redevelopment** of an existing permanent building or structure that cannot be relocated or abandoned; and 6. cannot feasibly be located elsewhere; or 7. is located landward of: 8. a **fit for purpose revetment**; or 9. a proposed revetment that is consistent with:    1. an **agreement with a local government**;or    2. the alignment of adjacent lawful revetments; or 10. is on a lot less than 2000m2 where a **coastal building line** is present. | Complies with PO#  Use this column to indicate whether compliance is achieved with the relevant PO, and explain why |
| **PO2** Development (other than **coastal protection work**)in the **erosion prone area**:   1. does not adversely impact **coastal processes**; and 2. ensures that the protective function of landforms and vegetation is maintained.   Note: In considering reconfiguring a lot applications, the State may require land in the **erosion prone area** to be surrendered to the State for coastal management purposes under the *Coastal Protection and Management Act 1995*.  Where the planning chief executive receives a copy of a land surrender requirement or proposed land surrender notice under the *Coastal Protection and Management Act 1995*, this must be considered in assessing the application. |  |
| **PO3** Development is sited, designed and constructed to limit the risk of impacts of **coastal erosion** to an acceptable level by:   1. locating development outside the **erosion prone area**; or 2. mitigating or otherwise accommodating the risks posed by **coastal erosion.** |  |
| **PO4** Development in the **erosion prone area** does not significantly increase the risk or impacts to people and property from **coastal erosion**. |  |
| **PO5** Development (other than **coastal protection work**) in the **erosion prone area** does not directly or indirectly increase the severity of **coastal erosion** either on or off the site. |  |
| **PO6** In **erosion prone areas** where a **coastal building line** is present, building work is located landward of the **coastal building line** unless **coastal protection work** has been constructed to protect the development. |  |
| **Artificial waterways** | |
| **PO7** Development of **artificial waterways**, canals and **dry-land marinas** conserves **coastal resources** by:   1. ensuring changes to water flows, water levels and sediment movement do not adversely impact the natural waterway to which it is connected; 2. demonstrating appropriate storage, treatment and disposal of **dredged material** for the life of the development. |  |
| **Coastal protection work** | |
| **PO8** Works for **beach nourishment** minimises adverse impacts on **coastal processes**. |  |
| **PO9** Works for **beach nourishment** do not increase the severity of erosion on adjacent land. |  |
| **PO10 Erosion control structures** (excluding revetments) are only constructed where there is an **imminent threat** to **significant** **buildings or infrastructure**, and there is no feasible option for either:   1. **beach nourishment**; or 2. relocation or abandonment of structures. |  |
| **PO11 Erosion control structures** (revetments only) are only constructed where:   1. there is an **imminent threat** to **significant** **buildings or infrastructure**, and there is no feasible option for either: 2. **beach nourishment**; or 3. relocation or abandonment of structures; or 4. the development: 5. is in a consistent alignment with adjacent lawful revetments; or 6. is consistent with an **agreement with a local government** that a revetment is appropriate in the proposed location. |  |
| **PO12 Erosion control structures** minimise interference with **coastal processes** and reducethe severity of erosion on adjacent land. |  |
| **Water quality** | |
| **PO13** Development:   1. maintains or enhances **environmental values** of receiving waters; 2. achieves the **water quality objectives** of Queensland waters; 3. avoids the release of **prescribed water contaminants** to **tidal waters**. |  |
| **Public use of and access to State coastal land** | |
| **PO14** Development maintains or enhances public use of and access to and along **State coastal land** (except where this is contrary to the protection of **coastal resources** or public safety). |  |
| **PO15** **Private marine development** does not reduce public use of and access to **State coastal land** and ensures that works:   1. are used for **marine access purposes** only; 2. minimise the use of **State coastal land**; 3. are designed to accommodate the berthing of one vessel only per waterfront residence; 4. do not interfere with access between **navigable waterways** and adjacent properties. |  |
| **PO16** Development does not reduce public use of and access to **State coastal land** and ensures that **erosion control structures**, intended to protect a freehold or leasehold (not State land) premises, are wholly located within the lot:   1. except where impeded by **significant buildings or infrastructure** that cannot be removed or relocated; or 2. for revetments the development is: 3. in a consistent alignment with adjacent lawful revetments; or 4. consistent with an **agreement with a local government** that a revetment is appropriate in the proposed location. |  |
| **Matters of state environmental significance** | |
| **PO17** Development is designed and sited to:   1. avoid impacts on **matters of state environmental significance**; or 2. minimise and mitigate impacts on **matters of state environmental significance** after demonstrating avoidance is not reasonably possible; and 3. provide an **offset** if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable **significant residual impact** on a **matter of state environmental significance**.   Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan. |  |

**Table 8.2: All operational work**

| **Performance outcomes** | **Response** |
| --- | --- |
| **Private marine development** | |
| **PO18** **Private marine development** is designed and constructed to maintain existing waterway banks in their natural state and not require:   1. **coastal protection work**; 2. shoreline or riverbank hardening; 3. **dredging** for **marine access purposes**. | Complies with PO#  Use this column to indicate whether compliance is achieved with the relevant PO, and explain why |
| **Disposal of solid waste or dredged material from artificial waterways** | |
| **PO19** Solid waste from land and **dredged material** from **artificial waterways** is not disposed of in **tidal water** unless it is for **beneficial reuse**. |  |
| **Disposal of dredged material other than from artificial waterways** | |
| **PO20 Dredged material** is returned to **tidal water** where the material is needed to maintain **coastal processes** and sediment volume. |  |
| **PO21** Where the **dredged material** is not needed to maintain **coastal processes** and sediment volume, the quantity of **dredged material** disposed to **tidal water** is minimised through **beneficial reuse** or disposal on land. |  |
| **All dredging and any disposal of dredged material in tidal water** | |
| **PO22** **Dredging** or disposal of **dredged material** in tidal waters does not adversely impact on **coastal processes** and **coastal resources**. |  |
| **Reclamation** | |
| **PO23** Development does not involve **reclamation** of land below **tidal water**, other than for the purposes of:   1. **coastal-dependent development**, **public marine development** or **essential community infrastructure**; or 2. strategic ports, priority ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan or master plan; or 3. **coastal protection work** or work necessary to protect **coastal resources** or **coastal processes**. |  |

**Table 8.3: Operational work for tidal works which is not assessed by local government**

| **Performance outcomes** | **Acceptable outcomes** | **Response** |
| --- | --- | --- |
| **PO24** Tidal works are sited and designed to operate safely during and following a **defined storm tide event**. | **AO24.1** Tidal work is designed and located in accordance with the Guideline: Building and engineering standards for tidal works, Department of Environment and Heritage Protection, 2017. | Complies with PO# / AO#  Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why |