



**13. Natural Hazards including Climate Change**

<p><b>MO13.1</b></p>	<p>Development is not located within an area that is identified as being subject to a natural hazard, unless the location of the development is considered appropriate, having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the compatibility of the extent of development located in an area identified as being subject to a natural hazard with the level of risk associated with the hazard;</li> <li>(b) the nature of the development and any necessity for the development to be located within an area that is identified as being subject to a natural hazard;</li> <li>(c) the ability for the development to result in a reduction or removal of the risk of natural hazard;</li> <li>(d) the availability of alternative suitable <u>sites</u> that are subject to a lesser risk of natural hazard;</li> <li>(e) the necessity of the development for the community;</li> <li>(f) the potential to mitigate risks to people and property to an extent that is tolerable having regard to the nature of the development; and/or</li> <li>(g) the actual on-site natural hazard risks, as identified as part of a site-based technical assessment.</li> </ul> <p>Note – Paragraphs (a) to (e) are provided as guidance in determining whether the location of development in an area that is identified as being subject to a natural hazard is appropriate.</p> <p>Note – It is recommended that a technical assessment of the relevant natural hazard/s be prepared by a <u>suitably qualified person</u> to demonstrate compliance with MO13.1, particularly paragraph (g). An example of a technical assessment is a Flood Impact Assessment.</p>
<p><b>MO13.2</b></p>	<p>Development does not result in an increase in the potential risk to people or property from a natural hazard on the <u>site</u> or adjoining or nearby land.</p>
<p><b>MO13.3</b></p>	<p>Development does not hinder the ability of the community to effectively and efficiently respond to natural hazards, natural disasters or climate change.</p>
<p><b>MO13.4</b></p>	<p>Development involving the manufacturing or storage of hazardous materials is appropriately located in relation to potential natural hazards to ensure the likelihood of human and environmental harm is minimised.</p>
<p><b>MO13.5</b></p>	<p><u>Vital community infrastructure</u> is located in relation to potential natural hazards in a manner that ensures that the infrastructure can continue to operate in the event of a natural hazard or natural disaster.</p>



### 13. Natural Hazards including Climate Change (continued)

<p><b>MO13.6</b></p>	<p>Land uses and lots located in areas that are subject to natural hazards include:</p> <ul style="list-style-type: none"> <li>(a) methods of notifying residents, employees and visitors of the natural hazard risk;</li> <li>(b) management controls to ensure that residents, employees and visitors are able to evacuate if required, including the identification of a designated evacuation area; and</li> <li>(c) access to facilities and services necessary to mitigate impacts associated with the natural hazard risk.</li> </ul> <p>Note – An example of a facility or service for the purposes of paragraph (c) is the provision of a water supply for fire fighting where within a <i>bushfire hazard area</i>.</p>
<p><b>MO13.7</b></p>	<p>Development for Reconfiguring a Lot ensures that the resulting lot layout:</p> <ul style="list-style-type: none"> <li>(a) is responsive to the natural hazard risk of the <u>site</u>;</li> <li>(b) uses areas subject to natural hazard risk for purposes that are compatible with the nature of risk;</li> <li>(c) allows for the appropriate location of future buildings to achieve an acceptable or tolerable risk for future uses;</li> <li>(d) includes buffering to, or separation from, areas subject to natural hazard risk;</li> <li>(e) facilitates the safe evacuation of people, if required due to a natural hazard; and</li> <li>(f) facilitates access for emergency services, as appropriate.</li> </ul>
<p><b>MO13.8</b></p>	<p><u>Hard to evacuate uses</u> are not established or intensified in an area that is subject to a natural hazard unless:</p> <ul style="list-style-type: none"> <li>(a) there is an overriding need in the public interest for the new or expanded service the development provides;</li> <li>(b) there are no other suitable alternative locations within the required catchment; and</li> <li>(c) <u>site</u> planning can appropriately mitigate the risk.</li> </ul>