

Helping You Understand Your Planning Scheme

Preparing a Climate Change Response Plan



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

When a planning permit condition requires a Climate Change Response Plan (CCRP) to be prepared, the following guidelines should be considered.

Before a development starts, the permit holder must prepare and submit a CCRP to Council's satisfaction, which examines the various climate change impacts on the land and the responses to these impacts.

These impacts include matters such as inundation from flood/storm events, possible longer-term inundation arising from breach of the primary dune and more permanent inundation due to sea level rise etc.

The CCRP should specify the actions to be undertaken by the permit holder to adapt the safety of the dwelling and its inhabitants to those impacts.

The plan should include triggers for action, such as when particular inundation levels are reached.

The plan must be prepared to the satisfaction of Council and be reviewed at least every 10 years (or sooner if required by Council).

How do I prepare a Section 173 agreement?

Before the development starts, the owner of the land must enter into an agreement with Council in accordance with Section 173 of the Planning and Environment Act 1987 which will covenant that the owners acknowledge they will abide by the actions stipulated in the approved CCRP.

The section 173 agreement will be registered on the title of the land and will ensure that the owner (and any future owners) comply with the approved CCRP.

Details of how to prepare and lodge a section 173 agreement with Council is available on Council's website.

What should I consider in a CCRP?

Before a CCRP can be prepared, the site must be assessed for susceptibility to flooding and climate change impacts.

A CCRP should prepare the document against the following considerations:

1. Identify, assess and document potential risks arising from inundation and climate change. These will include on and off-site risks to occupants and property.
2. Identify the surface levels and floor levels to the Australian Height Datum (AHD). The West Gippsland Catchment Management Authority can assist in obtaining these height levels.
3. Prepare a written response to these identified risks. A written response must include a property description, proximity of the land to the coastline/ water course/ coastal dunes, access arrangements.
4. Enter into an agreement with Council (under Section 173 of the Planning and Environment Act 1987).
5. Submit the CCRP and section 173 agreement to Council for approval.
6. Review the CCRP at least every 10 years (or sooner if required by Council).

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Are there any references or authorities that can assist in preparation of a CCRP?

Relevant references include (but are not limited to):

- Flood advice provided by the West Gippsland Catchment Management Authority.
- Victorian Coastal Strategy, 2014 (or later version).
- Climate Change and Sea Level Rise Implications: Ninety Mile Beach and Lake Reeve – The Honeysuckles to Paradise Beach, March 2008.
- Gippsland Lakes/90 Mile Beach Local Coastal Hazard Assessment Project, April 2014.
- Other published information (e.g Coast Adapt website, relevant CSIRO data/reports available on the Gippsland Coastal Board website etc).

What are the predicted risks I should consider in a CCRP?

Risks predicted to arise and which must be addressed include:

1. Short Duration Inundation – Flooding from flood/storm events etc.
2. Medium Duration Inundation – Longer duration flooding arising from potential breach of dunes, storm surges under sea level rise conditions.
3. Long Duration Inundation – potential permanent inundation due to sea level rise and other factors (e.g. physical changes to the coast).

What are some other issues I should consider?

Other issues that should be considered and addressed in a CCRP include:

- Loss of safe access and egress to the property by owners and Emergency services.
- Risk of drowning.
- Loss of communication services.
- Loss of electricity services/electrocution.
- Water damage to buildings, associated infrastructure and personal property.
- Pollution from chemicals stored on the property or leakage from septic systems.
- Permanent inundation and loss of effective use of the property.

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What are some of the way the issues I identify could be addressed?

Some strategies to mitigate against potential issues arising from climate change impacts include but are not limited to:

- Building design (e.g. use of materials not susceptible to water damage, raise floor levels, raise wiring, use waste water treatment systems which can be isolate from flood levels, design storage areas above flood levels).
- Construct dwelling which can be readily movable.
- Evacuate site in time – monitor weather reports and be guided by instructions from Emergency Services.
- Have a set flooding trigger for evacuation could be considered.
- Notify relevant flood coordinating body the flood response has been activated.
- The site to be cleared at the direction of Council if it reasonably forms the view that certain indicators of risk have been reached, such as:
 - The probability or frequency of periodic hazardous flooding has become unacceptable.
 - Unacceptable likelihood of dangerous conditions (e.g. the probability of a marine erosion event threatening property or essential infrastructure, being assessed at greater than 1% per year, at any time over the following ten years).
 - Essential public infrastructure becoming impractical or uneconomic to maintain.
 - The land owner to accept full financial responsibility for implementation of the Site Clearance Plan.

This Fact Sheet is not a statutory instrument; all decisions should be made with direct reference to the Wellington Planning Scheme.