



South Gippsland
Shire Council

Coastal Climate Change Management Plan Template

The owner (s) of _____ which has the property title of -
_____ acknowledge the content of this
Coastal Climate Change Management Plan (CCCMP) prepared for the land and agree to comply with the
requirements of Condition _____ on Planning Permit _____ and the Section 173 Agreement
related to the land.

The land is a minimum of _____ m Australian Height Datum (AHD) as at/...../.....

The floor level of the Dwelling or other building _____ is a minimum of _____ m AHD
as at/...../.....

The floor level of the outbuilding, garage shed etc is a minimum of _____ m AHD as at/...../.....

Any actions by government or non government agencies as a result of emergencies particularly under the
provisions of the Emergency Management Act 1986 (as amended) take precedence over the requirements
of this CCCMP.

The owner acknowledges that:

1. The land, including any building, structure or occupant is in a location which is recognised as a potentially
vulnerable location due to the impact of sea level rise which could affect the intended use of the land and
any developments constructed on the land.
2. The impacts of Climate Change and sea level rise may originate from locations and effects not directly
related to the land and that they may be beyond the capabilities of the Responsible Authority to control.
3. The current predictions for sea level rise and its' effects may be conservative and that effects on the land
could be more or less serious than those predicted for the coastline in general.

Inundation on the land may be occasional and related to:

- storm events;
- slowly rising water levels as a result of encroachment over time;
- catastrophic events.

The owner acknowledges in any circumstance that they will be responsible for the safe management
of the land including the safe storage of valuables and harmful substances and that they will not use
services including electricity and waste systems on the land until the inundation and related effects have
ceased.

Occasional, short term inundation

Flooding from storms is a normal occurrence in coastal areas. The owner agrees that any buildings or other structures on the land will be sited and constructed in accordance with relevant permits and regulations in order to specifically avoid damage from water egress or pollution to the land or surrounding area as a result of occasional, short term inundation.

Medium term inundation

If sea level rises the likelihood of inundation on the land increases. This may also increase the severity of storm damage, subsidence or erosion to the land. In some circumstances temporary breaches of coastal dune systems or levy banks may totally inundate the site.

The owner agrees that design and siting of buildings and other structures on the land will resist damage as a result of this type of circumstance and will be easily restored at the owners cost after the inundation has subsided.

The owner acknowledges that access to and egress from the land may be difficult or impossible during the period of inundation and that managers of roads may not be able to provide alternate means of access / egress.

Long term inundation

Sea levels may rise to a level over time where factors such as storm events, erosion, land subsidence and inundation become so severe that the use of the land for the intended purpose along with the occupation of buildings or structures, becomes very difficult or impossible. This may occur before the land is permanently inundated.

This circumstance will be determined by the Responsible Authority in collaboration with the State Government and the owners of the land acknowledge that all use and occupation of the land will potentially cease and that the site will have to be restored to a natural state by the removal of all buildings and structures.

The removal of buildings and structures with associated infrastructure including waste systems will be undertaken at the owner's expense in a safe manner and in compliance with any statutory requirements including building regulations or other codes of practice. If the site becomes totally and permanently inundated the owner acknowledges that they may not be able to use or develop the site in any way.



The owner acknowledges that access to the land may be difficult or impossible as a result of long term inundation and that managers of roads may not be able to provide alternate means of access / egress.

Property Boundary issues

The owner acknowledges that the boundaries of their Land Title(s) may change, particularly if one of the boundaries is denoted on the Title as a natural boundary, for example as a river or Bass Strait. If this occurs the owner may need to provide, at their cost, new access or other arrangements for the continued use of the land.

Groundwater

The owner acknowledges that ground water may rise or become contaminated and that they may be required to redesign and/or decommission waste systems or bores to alleviate risks to public health and the environment.

Owner responsibilities

The owner agrees that this CCCMP shall be reviewed every 10 years, or at the direction of the Responsible Authority, and that the CCCMP be subsequently submitted to the Responsible Authority for endorsement. Any plans should take into consideration the change to the landscape, AHD and access to the land.

ENDORSED BY THE RESPONSIBLE AUTHORITY:



(stamp of the Responsible Authority will be placed here when it accepts the CCCMP)

