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SUBMISSION

Coastal Hazard Notifications on Section 149 planning certificates

I write to support the requirement for councils to provide detailed information on S149 certificates in relation to current and future hazards, particularly in the coastal zone.

It is vital that councils undertake long term planning in relation to issues that affect land use and particularly important that prospective property owners are advised of any potential risk.

There is the reliance of prospective property owners that an investment has a long term use and particularly when it is being bought as a place of residence and may be the primary asset of the individual or family. The expectation that the property and the structures have at least a 100 year safeguard is acceptable. Therefore the need to provide for future hazard predictions is essential in advising prospective purchasers.

The issue of climate change and sea level rise are key issues when considering the hazards in the coastal and are relevant factors when considering hazards such as flooding, inundation and storm impact.

There is well documented information provided by the IPCC that considers the possible impacts of Sea Level Rise and this should be a priority for assessing future hazards.

There is also a responsibility for councils to ensure that they abide by the 'good faith' provisions that are afforded them by the Local Government Act 1979 S733 and therefore it is vital that they take into account the best available advice when assessing risks and hazards.

Therefore it is in council and the community's best interests that councils undertake planning projections that assess the long term eg. 100 year potential impacts of climate change and SLR and ensure that these are made known to prospective land buyers via the provisions of Section 149 Certificates by utilizing both S149(2) and (5).

Yours sincerely

Jan Barham MLC