

Local Planning Policy No. 3

Bollard Bulrush Landscape Masterplan



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1.0 Policy Objectives

- 1.1 To ensure that a range of recreation facilities and activities are provided in a uniform and coordinated manner within the open space situated in the Bollard Bulrush Urban Cell; and
- 1.2 To guide the preparation of landscape plans for the open space in the Bollard Bulrush Urban Cell.

2.0 Policy Application

- 2.1 The provisions of this policy apply to all land adjacent to Bollard Bulrush Wetland that is zoned 'Development and 'Rural A' under Town Planning Scheme No. 2.
- 2.2 The policy is to be applied during the preparation and assessment of:
 - Local structure plans; and
 - Subdivision applications
 - Development applications
- 2.3 LPP 3 should be read in conjunction with the Bollard Bulrush Landscape Masterplan (Attachment 1).
- 2.4 The City of Kwinana (the City) acknowledges that Bollard Bulrush Landscape Masterplan includes elements that exceed the requirements for the treatment of POS specified in Liveable Neighbourhoods (WAPC). The purpose of LPP 3 is not to enforce the provision of facilities in excess of the minimum standard specified by Liveable Neighbourhoods. The purpose of LPP 3 is to ensure that recreation facilities and activities are provided in a uniform and coordinated manner surrounding the Bollard Bulrush wetland in the event they are provided in excess of the minimum standards of Liveable Neighbourhoods.

3.0 Policy Provisions

- 3.1 The City's requirements at each stage of the land use planning framework, in relation to the implementation of the Bollard Bulrush Landscape Masterplan, are as follows:
- 3.2 Local Structure Planning

- 3.2.1 A landscape strategy is to be submitted to Council with the Local Structure Plan.
- 3.2.2 Flora and fauna reports are to be submitted to Council for the Local Structure Plan.
- 3.2.3 The location and design of the following matters are to be included in the landscape strategy consistent with the Bollard Bulrush Landscape Masterplan.

- A uniform dual use path around Bollard Bulrush wetland, to be located outside the wetland buffer, including pedestrian/cycle connections over the Peel Main Drain;
- Neighbourhood parks (1-5ha) that provide uniform playground equipment, fitness equipment, park benches, lighting, kick about spaces, shelter and BBQs to be provided in line with the City's Landscape Development Guidelines;
- Uniform conservation fencing in accordance with the City's fencing standards;
- Stormwater detention areas that do not interfere with the function of public open space (POS) and are not within the wetland buffer;
- Fire breaks and fire access tracks, accessible to pedestrians, to be located on the outer edge of the wetland buffer;
- Maintenance access in appropriate locations; and
- Rehabilitation and revegetation of the 50m wetland buffer commensurate with endemic wetland flora species.
- A wetland buffer that does not accommodate any bushfire mitigation measures.

3.3 Subdivision Approval

- 3.3.1 When a subdivision application within the Bollard Bulrush urban cell is received for comment, the City shall recommend the following conditions to the Western Australian Planning Commission:
- A fence restricting vehicle and pedestrian access to [INSERT VALUE] is to be constructed in accordance with the approved Bollard Bulrush Landscape Masterplan 2022 to protect native vegetation. (Local Government)
 - The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for [INSERT VALUE] and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and within any payment of compensation by the Crown. (insert clearing agency as applicable)
 - Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape strategy providing for the development and

maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods, the approved Bollard Bulrush Landscape Masterplan (2022), and to the specifications of the local government. (Local Government)

- Prior to the commencement of subdivisional works a wetland management plan for [INSERT VALUE] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Local Government)
- Prior to the commencement of subdivisional works, measures being undertaken to identify any vegetation on the site worthy of retention, including any potential habitat or foraging trees for threatened fauna species, and protection measures implemented to ensure such vegetation is not impacted by subdivisional works. (Local Government)
- Prior to the commencement of subdivisional works a wildlife protection management plan for [INSERT VALUE] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Local Government)
- Prior to the commencement of subdivision works a landscape feature and tree retention management plan is to be prepared and approved to ensure the protection and management of the sites environmental assets in accordance with the City of Kwinana Local Planning Policy No.1 with satisfactory arrangements being made for the implementation of the approved plan.

3.4 Discretion to vary the policy

- 3.4.1 The City may vary the provisions of this policy when it is satisfied that a proposed local structure plan, subdivision application or development application can be implemented in a coordinated and uniform manner that does not prejudice the implementation of the landscape masterplan.

3.5 Procedure for amending Local Planning Policy No. 3

- 3.5.1 This policy may be amended by the City of Kwinana in accordance with Clause 4 of Schedule 2 of the Planning and Development Regulations 2015.

Name of Policy	Local Planning Policy No. 3 – Bollard Bulrush Landscape Masterplan
Date of adoption	10 August 2022

Review dates and resolution No.	Reviewed 17 February 2020
Legal authority	This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015
Directorate	City Development and Sustainability
Department	Planning and Development
Related documents	City of Kwinana Local Planning Scheme No.2 and No.3 Planning and Development (Local Planning Schemes) Regulations 2015

