

Title	Residential Rezoning Subdivision Adjoining Midge Infested Lakes Wetlands
Policy Number (Governance Purpose)	LPP 1.11



Policy Type

Local Planning Policy

Policy Purpose

There is a problem of seasonal midge swarms in the vicinity of lakes and wetlands, which adversely affects the quality of life of nearby residents. The City receives complaints from residents living within 1km from wetlands subject to midge infestation on an annual basis.

The purpose of this policy is to restrict residential subdivision, strata's and development in areas considered most likely to be subjected to midge nuisance and to advise nearby residents of the potential midge nuisance prior to purchase.

Policy Statement

- (1) The City does not support the rezoning, subdivision or strata titling of land for residential development within 500m of the edge of any lake or wetland in the district that is subject to potential midge infestation, unless it can be demonstrated to the satisfaction of the City's Environmental Services that the lake or wetland does not have or can be prevented from midge infestation.
- (2) The City will require subdivider(s)/developer(s) of land between 500m and 800m of the lake or wetland edge to impose a Notification, pursuant to Section 165 of the Planning and Development Act 2005 on the title of each new residential lot advising prospective purchaser(s) that the land may be affected by midge infestation. Notice of this Notification is to be included on the Deposited Plan and shall state the following:

This land may be affected by midge from nearby lakes and/or wetlands. Enquiries can be made with the City of Cockburn Environmental Services.

The above notification will also be required to be imposed on any infill residential subdivision, strata and development on land already zoned Residential within 500m of the edge of any lake or wetland subject to potential midge infestation.

- (3) Where a subdivision, strata or development is separated from a wetland by a wide vegetation buffer that will be permanently maintained, the City may vary its policy by waiving the Notification requirement for lots between 500m and 800m of the wetland edge if it can be adequately proved to the satisfaction of the City's Environmental Services, that the vegetated buffer to remain is of the appropriate density and vegetation structure to prevent the dispersal of midge nuisance swarms in adjacent residential areas.
- (4) The policy applies to the attached list of wetlands subject to potential midge infestation together with the accompanying map.

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Attachment A

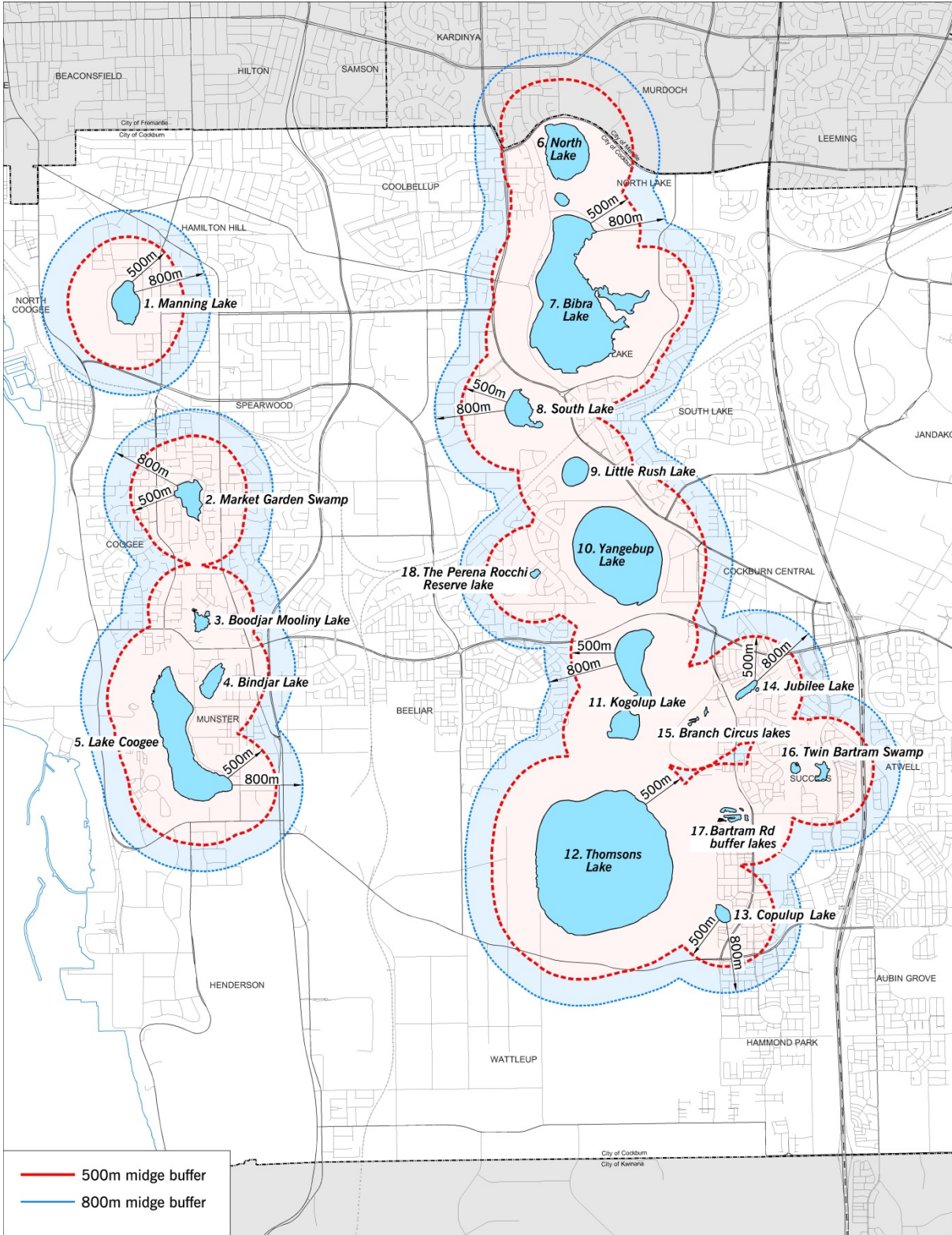
List of Wetlands and Lakes in the City of Cockburn Subject to Potential Midge Infestation:

A wetland/lake has the potential to be subject to midge infestation if it holds water during spring and summer and is nutrient enriched or has the potential to become nutrient enriched.

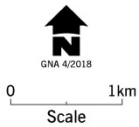
Wetlands/lakes that meet these criteria in the City of Cockburn are:

1. Manning Lake
2. Market Garden Swamp 1
3. Boodjar Mooliny Lake
4. Bindjar Lake
5. Lake Coogee
6. North Lake
7. Bibra Lake
8. South Lake
9. Little Rush Lake
10. Yangebup Lake
11. Kogolup Lake
12. Thomsons Lake
13. Copulup Lake
14. Jubilee Lake
15. Branch Circus Lakes
16. Twin Bartram Swamp
17. Bartram Road Buffer Lakes
18. The Perena Rocchi Reserve Lake

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--- 500m midge buffer
--- 800m midge buffer



Midge Buffers

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Strategic Link:	Town Planning Scheme No. 3
Category	Planning - Town Planning & Development
Lead Business Unit:	Statutory Planning
Public Consultation: (Yes or No)	Yes
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