

POL	BUSHLAND CONSERVATION	SPD1
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DIRECTORATE:	Engineering & Works
BUSINESS UNIT:	Parks & Environment
SERVICE UNIT:	Environment
RESPONSIBLE OFFICER:	Manager, Parks & Environment
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BACKGROUND:

The conservation of local bushland is an issue of a growing concern to the local community. The City of Cockburn is mindful of this issue, and strives to ensure an appropriate balance between development and the conservation of bushland occurs.

It is important the City develops a strategic approach to dealing with the conservation, protection and management of local bushland within the District and to ensuring the recreational needs of the community are met. This policy should be read in conjunction with SPD3; SPD5; LPP 5.1; LPP 5.2; State Planning Policy 2.8 'Bushland Policy for the Perth Metropolitan Region'; the Western Australian Planning Commission's 'Planning for Bush Fire Protection'; and Liveable Neighbourhoods Community Design Code.

PURPOSE:

To provide a clear position and a range of strategies and initiatives for ensuring the effective preservation and management of local bushland within the District.

POLICY:

(1) Public open space objectives

The objectives of Public Open Space design and distribution is provided under Element 4 of Liveable Neighbourhoods. This emphasises accessible,

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functional, useable and sustainable open space and that there is a balance between conservation and active and passive recreational use in district, neighbourhood and local open space. The early formulation of structure planning is underpinned by such objectives, which inherently require a careful balance of the competing priorities for open space provision and design.

(2) Statement of position

Recognising the important environmental, social, cultural and educational values of bushland, the City seeks to effectively manage its governance and planning responsibilities as they relate to the conservation, protection and management of local bushland within the district.

(3) Strategies

The following strategies and initiatives will be utilised to help achieve the purpose of the policy.

1. Protection of bushland through the planning and development process
 - (a) Where remnant vegetation is present proponents will be required to undertake flora and fauna surveys to identify the values of native vegetation on land proposed to be subdivided or developed.
 - (b) Structure plans, subdivisions and development applications should demonstrate that site clearing is minimised, the presence of bushland has been considered, and that consideration has been given to vegetation condition and ecological linkages.
 - (c) Through the structure planning process consideration will be given to higher residential densities where there is a greater provision of public open space required for bushland conservation.
 - (d) The City will generally not accept small parcels of public open space that are wholly comprised of remnant bushland, unless it is of high conservation significance. Ideally bushland should form part of an area of public open space that includes other recreational and amenity functions to ensure the recreational needs of the future community are met. Notwithstanding this, all planning proposals need to demonstrate the provision of an adequate balance between active and passive public open space.

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- (f) Where applicable, conditions preventing or restricting the clearing of vegetation within subdivision and development approvals will be applied in order to facilitate the maximum retention and function of bushland, consistent with endorsed structure plans and related planning decisions.
 - (g) Council's Town Planning Scheme prevents over clearing of bushland on land within the District.
2. Management of Council controlled bushland
- (a) The ongoing maintenance and management of bushland which is in the care and control of the Council will be undertaken to ensure that the values of these bushland areas are not degraded, and are enhanced where possible.
3. Privately owned bushland
- (a) The City will endeavour to support private landowners in pursuing practical mechanisms by which to secure the protection of locally significant bushland in perpetuity.
4. Linkages
- (a) The connectivity of local natural bushland areas is an important consideration within structure planning and subdivisions as the connection of natural areas maintains and enhances ecological linkages and promotes genetic diversity.
 - (b) City of Cockburn landscaping and revegetation programmes will give priority to projects which re-establish linkages between bushland areas.
5. Community Education
- (a) The development of educational programmes to highlight the value of local bushland to the community will be encouraged to ensure that the community understands these values and avoids activities which can lead to degradation of bushland areas.
6. Protection of Fauna
- (a) The development of a Fauna Relocation and Management Plan will be a condition on a planning approval in situations where bushland containing fauna is to be removed to facilitate development.

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- (b) For existing zoned land which is proposed to be subdivided, recommendations will be made to the WAPC that conditions be placed on land known to contain fauna or significant habitat, requiring that a fauna management and/or relocation plan be prepared to the satisfaction of the City and Department of Parks and Wildlife.
- (c) Where practical, trees are to be protected and retained within developments and new subdivisions, with details provided demonstrating how feasible retention will be achieved.

7. Bushland Resource Recovery

Where good quality bushland is to be cleared, the City will seek agreement with the proponent to:

- Make topsoil available for rehabilitation projects.
- Permit seed collection to occur prior to clearing.
- Permit plant salvage to occur prior to clearing.
- Permit large habitable logs to be salvaged.
- Permit access to mulch from the site if it is not to be used elsewhere.
- Be encouraged to utilise salvage and existing vegetation within areas to be landscaped.