

<b>POL</b>	<b>RESIDENTIAL REZONING AND SUBDIVISION ADJOINING MIDGE INFESTED LAKES AND WETLANDS</b>	<b>LPP 1.11</b>
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<b>POLICY CODE:</b>	LPP 1.11
<b>DIRECTORATE:</b>	Planning and Development
<b>BUSINESS UNIT:</b>	Planning and Development
<b>SERVICE UNIT:</b>	Statutory Planning Services
<b>RESPONSIBLE OFFICER:</b>	Manager Statutory Planning
<b>FILE NO.:</b>	182/001
<b>DATE FIRST ADOPTED:</b>	19 August 1997
<b>DATE LAST REVIEWED:</b>	10 December 2015
<b>ATTACHMENTS:</b>	Yes
<b>DELEGATED AUTHORITY REF.:</b>	OLPD33
<b>VERSION NO.</b>	4

<b>Dates of Amendments / Reviews:</b>		
DAPPS Meeting:	27 September 2012 22 August 2013 26 February 2015	2 June 2015 26 November 2015
OCM:	9 April 2009 11 October 2012 12 September 2013	12 March 2015 11 June 2015

**BACKGROUND:**

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.

**PURPOSE:**

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:**

- (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.

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- (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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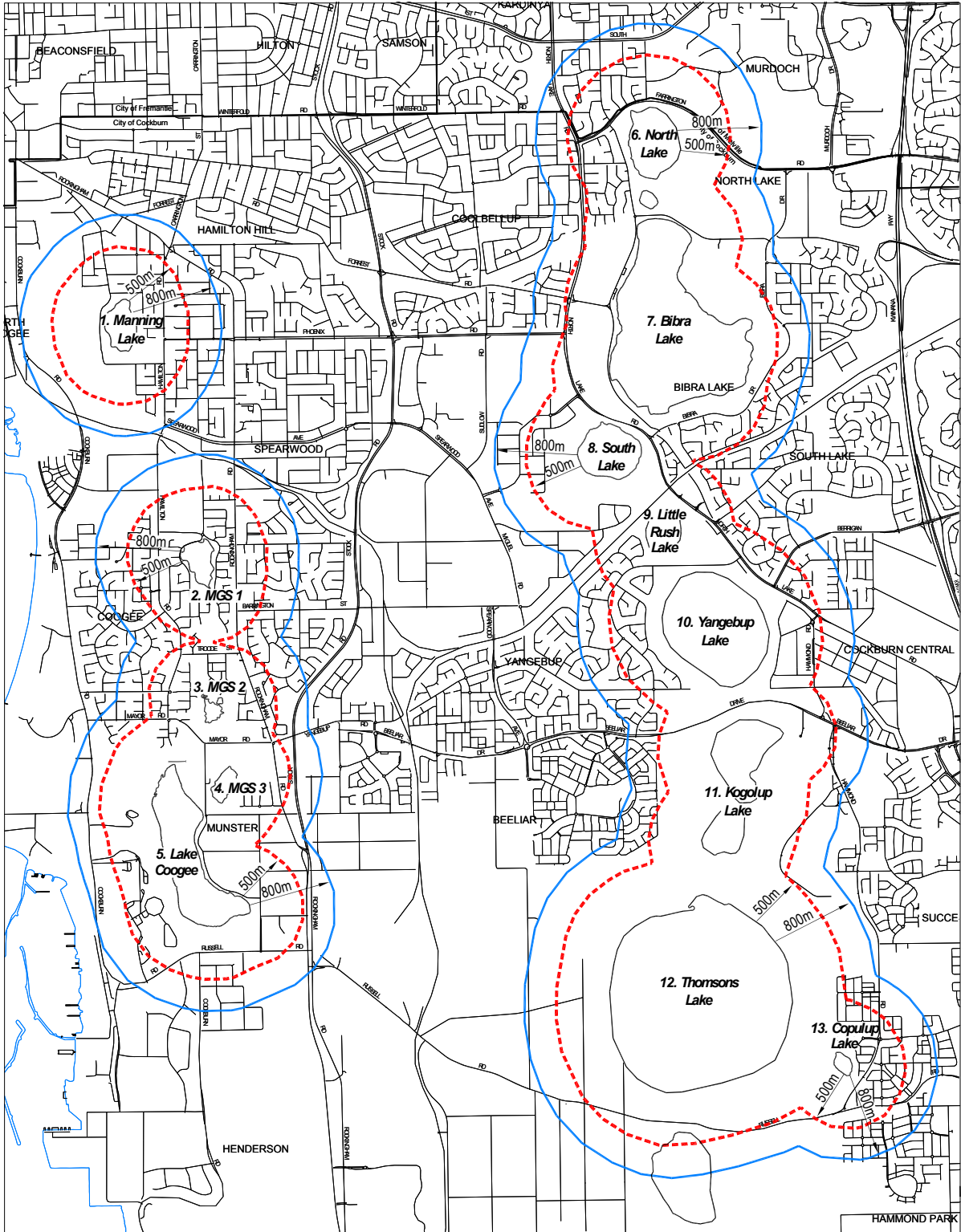
**Attachment A)**

**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. Market Garden Swamp 2
4. Market Garden Swamp 3
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



		<p>— 500m Buffer      — 800m Buffer</p>	<p align="center"><b>MIDGE BUFFERS</b></p> <p align="center"><b>Attachment B)</b></p>
<p>0 ——— 1km SCALE 1:50,000</p>			