
OWNER	Planning and Sustainability
IMPLEMENTATION	DRAFT
NEXT SCHEDULED REVIEW	DRAFT

Part 1

POLICY OPERATION

Policy Development

This policy has been prepared under the provisions of Section 8.11 of the City of Wanneroo District Planning Scheme No. 2.

Purpose and Application

The purpose of this policy is to:

- Provide guidance to land developers and consultants as to the type of permanent and temporary assets that the City will consider within the foreshore reserve; and
- Guide the location of proposed assets relative to the projected onset of coastal processes as calculated in accordance with State Coastal Planning Policy 2.6 (SPP 2.6).

This policy applies to all future works proposed within the foreshore reserve, as demarcated in the Metropolitan Region Scheme. It is to be considered by applicants, Administration and Council in the assessment and determination of:

- Structure Plans;
- Foreshore Management Plans
- Coastal Hazard Risk Management & Adaptation Plans;
- Development Applications; and
- City of Wanneroo coastal projects, maintenance and infrastructure upgrades.

Relationship to Other Policies, Guidelines and Documents

This Policy complements SPP 2.6 and the Western Australian Planning Commission's (WAPC) Coastal Hazard Risk Management and Adaptation Planning Guidelines and is to be considered in conjunction with these documents. The following City of Wanneroo policies and documents should also be considered in unison with this policy:

- Local Planning Policy 4.1: Structure Planning;
- Local Planning Policy 4.3: Public Open Space; and
- Local Planning Policy 4.4: Urban Water Management.

It should be noted that all definitions in this Coastal Assets Policy are as per SPP 2.6 unless stated otherwise.

Objective

Theme	Objective
Community	<ol style="list-style-type: none"> 1. Maintain a high level of beach amenity for current and future residents; 2. Provide beaches and access points at safe swimming beaches;
Engineering	<ol style="list-style-type: none"> 3. Encourage innovative asset designs through a combination of permanent facilities and temporary, relocatable structures that fulfil a short term purpose;
Environment	<ol style="list-style-type: none"> 4. Conservation of natural assets and ecological values; 5. Allow for the natural movement of sediment and beach restructuring over the 100 year planning timeframe;
Health & Wellbeing	<ol style="list-style-type: none"> 6. Provide for a range of beach uses that encourage physical activity and connectivity with the natural environment;
Climate Change	<ol style="list-style-type: none"> 7. Recognise the impacts of climate change through informed planning; and 8. Provide sustainable coastal infrastructure that is designed and located with consideration to sea level rise projections.

Structure

This Policy is made up of two parts:

Part 1 Policy Operation: Inclusive of the policy objectives, purpose and application.

Part 2 Policy Provisions: Sets out the Policy provisions for the following:

- Delineation of beach types
- Planning requirements for coastal assets
- Permanent assets
- Temporary assets
- Foreshore adaptation planning
- Surf Life Saving facilities

Part 2 – POLICY PROCEDURES

1. Delineation of Beach Types

1.1 Council will not consider coastal development within the foreshore reserve unless the beach/activity node has been designated as either a local, district or regional beach in:

- An agreed Local Structure Plan; or
- Specified in a Council adopted Foreshore Management Plan.

1.2 New foreshore developments are to be defined as either a Local, District or Regional beach through a Council endorsed Local Structure Plan (LSP). In instances where the City has previously endorsed a LSP that does not delineate the beach type, the beach type will be defined in a Foreshore Management Plan (FMP).

1.3 Where the beach classification has not yet been defined in accordance with 1.1, the applicant is to determine the proposed beach type and provide the following information in support of the proposed beach type:

- Population projections for the Local, District and Regional catchment area at the time of handover to the City at full build out;
- Assessment of beach safety through a Coastal Aquatic Risk Assessment (CARA) as per section 1.4 and 1.5;
- Hazard mapping of the subject area illustrating the location of proposed and current assets relative to the projected onset of coastal processes over a 100-year planning timeframe. Vulnerability timeframes to be depicted in increments of 30 years, 50 years, 75 years and 100 years from the foreshore development's estimated date of completion;
- Proximity to established beaches within the City and the classification of those beaches; and
- Proximity to future beach locations endorsed by the City through a LSP or FMP.

1.4 In instances where a District Structure Plan illustrates the indicative location of a Local, District or Regional beach within the subject area, the applicant is required to provide the information outlined in section 1.3 prior to the City considering any proposed development at these locations.

1.5 The applicant is required to fund the completion of a Coastal Aquatic Risk Assessment (CARA) and a beach safety signage audit for their management area to the satisfaction of the City.

1.6 Proposed beaches or foreshore access points that correspond with an Australian Beach Safety and Management Program Rating (ABSAMP Rating) of 'Highly Hazardous' or 'Extremely Hazardous' as determined in the CARA, will not be considered by the City.

2. Permanent Assets

2.1 The City will approve a proposal for permanent assets at local, district and regional beaches where it is consistent with the list of acceptable assets in Schedule 1.

2.2 The City will require the following information to assess a proposal for a permanent asset within the foreshore reserve:

- List of all proposed and pre-existing assets within the foreshore reserve;
- An asset management plan for each proposed asset in accordance with ISO 5501 standard and approved by the City;
- Whole-of-life costs for each asset approved by the City;
- Monetary value of each asset; and
- Adaptation plan for each asset over a 100 year planning timeframe.

2.3 The City will consider a proposal for an asset that differs from the items set out in Schedule 1, where it satisfies the following criteria:

- The proposed location of the asset has a coastal vulnerability timeframe that is equal to or greater than the asset's structural lifespan;
- There is demonstrable increased demand for additional infrastructure due to a high density of residential dwellings being proposed within the walkable catchment of the foreshore that is supported by a cost-benefit analysis provided by the proponent;
- The City does not consider the asset to be disproportionate for a local, district or regional beach based on Schedule 1 and SPP 2.6;
- The asset can be maintained into the future within the City's operating budget; and
- The asset can be replaced at the appropriate time within the City's capital works budget.

3. Adaptation Planning for Permanent Assets

3.1 All proposed and pre-existing permanent assets within the foreshore reserve require an adaptation plan over the 100-year planning timeframe, calculated from the estimated date of the foreshore development's completion of works.

3.2 The risks associated with the location of each permanent asset are to be sufficiently addressed through the adaptation options of 'Managed Retreat' or 'Avoid'.

3.3 It is the applicant's responsibility to identify viable relocation sites for all proposed permanent assets with an adaptation plan of 'Managed Retreat';

3.4 In instances where the applicant requests consideration of alternative adaptation options such as 'Accommodate', 'Protect' or 'Sacrifice', the City will consider these under the following circumstances:

- The foreshore development site is abutting an established residential community or commercial area that may be impacted by coastal processes within 100 years;
- The asset is pre-existing and of high community value or heritage significance; and
- Where the City determines that the asset will not be of community value beyond its structural lifespan.

4. Temporary Assets

4.1 Temporary assets will be considered at local, district and regional beaches where applicable in Schedule 1 and based on the following criteria:

- To the City's satisfaction, there is sufficient community demand for a temporary asset at the proposed location; and

4.2 The City will require the following information to assess a proposal for a temporary asset within the foreshore reserve:

- Proximity to established businesses or temporary assets of a similar function within the local area;
- Current population data and demographics of the local catchment;
- Population projection for the duration of the asset's proposed period of approval; and
- Estimated timeframe for the construction of permanent assets of a similar function within the local area.

5. Conditions of Approval for Temporary Asset Proposals

5.1 The temporary asset conditions of approval in Schedule 2 are to be determined in consultation with the City on a case by case basis and with due consideration for the following:

- The site location of the proposed temporary asset and associated infrastructure is not at risk of erosion and/or inundation for the duration of the asset's time-limited approval; and
- Construction and removal of the proposed asset does not undermine significant environmental values within the foreshore.

5.2 It is the applicant's responsibility to ensure that the community is aware of the asset's temporary nature and that the City of Wanneroo does not own or operate the asset. This may be fulfilled through public signage and additional arrangements to the City's satisfaction.

5.3 Infrastructure associated with temporary assets such as lighting and pathways are to be temporary in nature. It is the applicant's responsibility to remove all supporting infrastructure upon cessation of the asset's use unless otherwise agreed with the City.

5.4 It is the applicant's responsibility to remediate the site and install landscaping in accordance with the approved landscaping plans for the site upon cessation and removal of the asset. The site must then be maintained by the applicant for a period of 2 years.

6. Surf Life Saving Facilities

6.1 Proposed surf lifesaving facilities will be considered by the City in accordance with Schedule 1.

6.2 As per Schedule 1, a temporary Surf Life Saving (SLS) outpost may be considered at local and district beaches in lieu of a permanent facility or in locations where short term beach usage is forecast to reach a level that warrants this facility.

6.3 All temporary and permanent surf life saving facilities require the support of both the City and Surf Life Saving Western Australia (SLSWA).

7. Playground Equipment

7.1 The City will accept a proposal for a playground within foreshore parkland that satisfies the following criteria:

- The playground does not exceed the total number of items allowed in accordance with Schedule 1;
- The playground provides opportunities for physical and creative play;
- The playground accommodates different age groups;
- The playground complies with the City's safety requirements;
- Whole-of-life costs for play equipment items have been approved by the City; and
- An asset management plan for play equipment items in accordance with IS5501 standard have been approved by the City.

8. Maintenance and Handover of Foreshore Parkland and Assets

8.1 The City will accept handover of the foreshore after 5 years from practical completion, subject to the following:

- The City being satisfied that the maturity of vegetation, density of planting, species selection and standard of infrastructure are consistent with that specified in the landscaping plan approved by the City, as being acceptable for handover to the City;
- For at least 12 consecutive months prior to handover, the developer maintaining the parkland to the same standard¹ as it would otherwise be maintained by the City post-handover, including the tapering-off of vegetation from irrigation to ensure long-term survival;

¹ The standard acceptable to the City at handover shall be specified in the landscape plans lodged as a condition of subdivision and subsequently agreed by the City at the time of approving the landscape plans for the parkland.

- The developer providing the City with annual metered bore water usage data for any irrigated POS during the term of their maintenance period, to demonstrate compliance with the water licence allocation for that area;
- The developer providing the City with as-constructed drawings and asset management data for the foreshore and any facilities/infrastructure contained therein;
- Where there are outstanding conditions imposed under the *Environmental Protection and Biodiversity Conservation Act 1999* that require ongoing maintenance of any component of the foreshore, the developer is to enter into an agreement with the City for access to the site for maintenance purposes; and
- The developer engaging an independent playground auditor to undertake a risk assessment audit of playgrounds or play areas and undertaking any remedial work required as a consequence, where in the City's opinion the playground or play area does not fall within the Australian Standards.

8.2 Should the conditions of clause 9.1 not be met, the maintenance period will be reviewed and an additional period of developer maintenance may be required until such time as the conditions detailed in clause 9.1 have been met to the satisfaction of the City.

8.3 The City will not accept handover of foreshore parkland during the months of November to March (inclusive). Where necessary, the developer maintenance term shall be extended to avoid handover dates during this period

9. Consultation

9.1 Applicants shall consult with the City regarding the planning and development of coastal assets at all stages of the planning process to ensure that the requirements of this policy are adequately met.

9.2 Where applicable, the proponent should provide evidence of consultation with end users (the community) to ensure that demand for the coastal assets being proposed is reflected in the demographics of the surrounding community.

Definitions

Permanent asset: A tangible piece of infrastructure that is constructed in a location that will not be impacted by projected coastal processes for the duration of its structural lifespan. A permanent asset has a long term community demand.

Temporary asset: An asset that fulfils a short term community demand and as such has a predefined timeframe for relocation or removal.

Overprovision: A proposed asset that is deemed excessive to its associated beach type.

Avoid: Means that the asset is not proposed within an area identified to be affected by coastal hazards over the 100 year planning timeframe.

Managed Retreat: The location of the proposed asset may be impacted by erosion and/or inundation during its structural lifespan. A relocation site is proposed to manage the retreat of the asset prior to the physical impact of coastal processes.

Accommodate: Identified risks are suitably addressed through asset design and/or management strategies that render the risks from the identified coastal hazards acceptable.

Protect: Works are implemented for areas where there is a need to preserve the foreshore reserve, public access and public safety, property and infrastructure that is not expendable. Protection works are to be considered when all other adaption options are deemed unfeasible.

Sacrifice: Asset is removed from its current location once it is rendered unfit for purpose or unsafe for public usage due to the impact of coastal processes. Subsequently, there are no plans to relocate or reconstruct this asset in a new location.

Schedule 1
BEACH HIERARCHY

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location or Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Local Beach	Local beaches are utilised by people living close by and are often accessed by foot or bicycle, as well as by car. Local beaches usually have very few facilities and infrastructure, and generally record relatively low rates of use.	<ul style="list-style-type: none"> • 2x bench seating • 1x outdoor shower • 1x drinking fountain • 1x picnic table • 1x lookout shelter • 2-3x beach access points • 1x barbecue • 1x bike rack • 4x play equipment items or nature play with sand or mulch soft fall where applicable 	<ul style="list-style-type: none"> • Foreshore parkland and permanent assets at local beach to be placed at 50 year vulnerability line or landward of this location 	<ul style="list-style-type: none"> • Car park (30 bays) • Dual use pathway 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • SLS Outpost (as per section 7)

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location or Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
District Beach	District beaches are used by people living within the vicinity and are generally accessed by foot, bicycle and car. They may have some recreational attractions in addition to the natural beach. Appropriate facilities include car parks, cycle racks, toilets, showers and a kiosk. District beaches usually have a range of basic facilities, commercial activities and uses.	<ul style="list-style-type: none"> • 4x bench seating • 2x outdoor shower • 2x drinking fountain • 2x picnic table • 2x lookout shelter • 1x playground • 1x public ablutions • 1x change room • 3-4x beach access points • 3x barbecues • 2x bike rack • 6x play equipment items or nature play with sand or mulch soft fall where applicable 	Foreshore parkland at district beach to be placed at 50 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (100 bays) • Dual use pathway • SLS Outpost 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • Community facility • SLS Outpost (as per section 7)

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location or Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Regional Beach	Regional beaches attract numbers of people from the local area and region. They should provide large capacity car parks, cycle tracks, toilets, showers, a cafe, parkland, lifesaving facilities and shade. Regional beaches have a relatively high level of facilities, infrastructure, commercial development and use.	<ul style="list-style-type: none"> • 6x bench seating • 4x outdoor showers • 3x drinking fountain • 4x picnic table • 4x lookout shelter • 2x public ablutions • 2x change rooms • 4-5x beach access points • 5x barbecues • 4x bike racks • 8x play equipment items or nature play with sand or mulch soft fall where applicable 	Foreshore parkland at regional beach to be placed at 30 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (250 bays) • Dual use pathway • Emergency vehicle access • Cafe • Community facility • Surf life saving club 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. • Cafe: 60 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Nil

Schedule 2

TEMPORARY ASSET CONDITIONS OF APPROVAL

<p>1. This approval is valid from the date of this approval until (<i>insert date</i>). Any subsequent application for approval of an Unlisted Use shall be submitted at least 4 weeks prior to the expiry of this approval. If a new application is not made by this time then the Unlisted Use shall immediately cease operation on (<i>insert date</i>).</p>
<p>2. Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remove all materials associated with the development within 30 days, to the satisfaction of the City of Wanneroo.</p>
<p>3. Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remediate the site and install landscaping in accordance with the approved landscaping plans for the proposed site, to the satisfaction of the City of Wanneroo. The site must then be maintained for a period of 2 years.</p>
<p>4. Installation of any lighting shall be temporary in nature, shall not spill onto adjoining properties and shall be removed upon cessation of the approval as referred to in Condition 3, to the satisfaction of the City of Wanneroo.</p>
<p>5. The applicant shall make arrangements, in the form of a sign on site or other arrangements to the satisfaction of the City of Wanneroo, to ensure that surrounding residents and users of the Unlisted Use are advised that the approval is temporary in nature and is not owned or operated by the City of Wanneroo.</p>