Planning and Sustainability
Local Planning Policy 4.21
Coastal Assets

1.0 CITATION

This Local Planning Policy (Policy) has been prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 4.21: Coastal Assets (LPP 4.21).

2.0 INTRODUCTION

The purpose of this Policy is to:

- Provide guidance to land developers, consultants, the community and contractors 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 Planning Policy 2.6 Coastal Planning (SPP 2.6).

This Policy complements SPP 2.6, the State Coastal Planning Policy Guidelines, the Western Australian Planning Commission's (WAPC) Coastal Planning and Management Manual and the 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:

- Coastal Management Plan (2021);
- Asset Management Policy (2023);
- Coastal Infrastructure Asset Management Plan (2025);
- Coastal Hazard Risk Management and Adaptation Plan;
- Foreshore Management Plan Guidelines;
- Environmental Management Plan Guidelines;
- Local Planning Policy 4.3: Public Open Space;
- Local Planning Policy 4.4: Urban Water Management; and
- WD 13C Land Development Landscape Submission Process and Requirements.

3.0 OBJECTIVES

The objectives of this Policy are to:

Theme	Objective
Community	1. Maintain a high level of coastal foreshore amenity for current and future residents. 2. Provide coastal foreshore and access points at safe swimming beaches. 3. Deliver accessible and user-friendly facilities and spaces that enable healthy lifestyles.
Engineering	4. Encourage innovative asset designs through a combination of permanent facilities and temporary, relocatable structures that fulfil a short-term purpose.

Environment	5. Conservation of natural assets and ecological values. 6. Allow for the natural movement of sediment and beach restructuring over the 100 year planning timeframe.
Health & Wellbeing	7. Provide for a range of coastal foreshore uses that encourage physical activity and connectivity with the natural environment.
Climate Change	8. Recognise the impacts of climate change through informed planning. 9. Provide sustainable coastal infrastructure that is designed and located with consideration to sea level rise projections.

4.0 APPLICATION OF THIS POLICY

This policy applies to all applications and works within foreshore reserves in the City of Wanneroo that are reserved as Regional Open Space (ROS) under the Metropolitan Region Scheme (MRS).

Unless otherwise specified, this Policy applies to works approved on or after the date the Policy commences. Works approved under a previous version of the Policy, including assets awaiting handover, remain subject to the policy provisions, conditions of approval, approved plans, agreements and handover requirements that applied when the relevant works were approved.

This Policy has been prepared in accordance with the coastal vulnerability timeframes identified within the City of Wanneroo Coastal Hazard Risk Management and Adaptation Plan (CHRMP). The Policy does not apply to development on private land, except where land is designated as a future foreshore reserve under the MRS.

The Policy is to be considered by applicants, Administration and Council in the assessment and determination of the following:

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

This Policy does not supersede the requirements of relevant legislation, state planning policies, approved management plans or approved district or local structure plans unless specified by the relevant authority.

5.0 POLICY PROVISIONS

All development proposed within the City's foreshore reserves is to be assessed against the requirements of this section.

5.1 DELINEATION OF COASTAL NODES

5.1.1 The City will not consider coastal development within the foreshore reserve unless the coastal node has been designated as either a local, district or regional coastal node in:

- An adopted Coastal Management Plan (CMP);
- An agreed District or Local Structure Plan (DSP or LSP); or
- A Council adopted Foreshore Management Plan (FMP).

5.1.2 Where the coastal node classification has not yet been defined in an endorsed CMP, DSP, LSP or FMP, the City will determine the proposed node classification based on an assessment of the following information to be provided by the applicant:

a) Population projections for the Local, District and Regional catchment area at the time of handover to the City at full build out;
b) Assessment of beach safety through a Coastal Aquatic Risk Assessment (CARA) and a beach safety signage audit to be provided at the applicant's cost for their management area to the satisfaction of the City;
c) 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;
d) Proximity to established coastal nodes within the City and the classification of those coastal nodes; and
e) Proximity to future coastal node locations endorsed by the City through a CMP, LSP or FMP.

5.1.3 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.

5.2 PERMANENT ASSETS

5.2.1 The City will approve a proposal for permanent assets at local, district and regional coastal nodes where it is consistent with the list of acceptable assets in Schedule 1, and the City has approved the following information:

a) List of all proposed and pre-existing natural and built assets within the foreshore reserve;
b) A detailed design report for each asset in accordance with Schedule 3, as required by the City;
c) An asset management plan for each proposed asset in accordance with best practice;
d) Whole-of-life costs for each asset, including the costs of monitoring and implementing the adaptation actions identified in the adaptation plan required by Section 5.3;

e) A Construction Management Plan, including construction inspection hold points, for each asset as required by the City;
f) Considers the integration and/or retention of natural assets; and
g) Adaptation plan for each asset over a 100 year planning timeframe.

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

a) The proposed location of the asset has a coastal vulnerability timeframe that is equal to or greater than the asset's structural lifespan;
b) 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 reserve that is supported by a cost-benefit analysis provided by the proponent;
c) The City does not consider the asset to be disproportionate for a local, district or regional coastal node based on Schedule 1 and SPP 2.6;
d) A best industry practice asset management plan has been approved by the City; and
e) The whole of life costs have been approved by the City.

5.2.3 Asset materials shall be durable, corrosion resistant, marine grade and suitable for the coastal environment and the intended design life of the asset. Materials may include recycled plastics or similar, concrete, aluminium, stainless steel, fibre reinforced plastic and structural steel, unless otherwise agreed to by the City.

a) Where structural steel is proposed, the applicant is to demonstrate that appropriate durability and corrosion resistance can be achieved, to the satisfaction of the City.
b) All internal and external stainless-steel fixtures and fittings are to be marine grade and provided with a finish or treatment appropriate to the coastal exposure and intended design life of the asset. Electropolishing, or an alternative finish or treatment demonstrated to provide an equivalent or better corrosion-resistance outcome, is to be provided where required by the City.
c) Asset materials should make use of local resources and materials that are robust, recycled/recyclable and environmentally sound.

5.2.4 Universal access and facilities should be located having regard to site topography. Proposals should be supported by an Access Report or in accordance with the advice of an Accessibility Consultant, unless otherwise agreed to by the City.

5.2.5 The requirement for car park lighting will be assessed on a site-by-site basis, as agreed to by the City. Where assessed as required, the provision of car park lighting should be designed and constructed in accordance with industry best practice (i.e. AS1158).

5.2.6 The requirement to install security gate(s) to control access to car parks located within the foreshore reserve will be assessed on a site-by-site basis, as agreed to by the City. Where assessed as required, the provision of security gate(s) should be designed and constructed to the City's standards and specifications.

5.3 ADAPTATION PLANNING FOR PERMANENT ASSETS

5.3.1 All proposed assets within the foreshore reserve shall be located and designed in accordance with the vulnerability assessment identified in the City's CHRMAP and are to be accompanied by a site specific coastal engineering study to the satisfaction of the City. An existing study may be relied upon where the City is satisfied that it remains current, addresses the proposed asset and relevant coastal processes and is fit for purpose. The City may require the study to be updated or replaced where there has been a material change in coastal conditions, hazard information, asset design, location, intended design life or the assumptions relied upon.

5.3.2 All proposed assets within the foreshore reserve require an adaptation plan over the 100-year planning timeframe. The adaptation plan is calculated from the estimated date of the foreshore development's completion of works.

a) The adaptation plan should be consistent with the City's CHRMAP and be accompanied by a site specific coastal engineering study that satisfies Section 5.3.1.
b) The adaptation plan is to identify relevant management triggers, monitoring and review arrangements, adaptation actions, implementation responsibilities, indicative timeframes and costs.
c) The adaptation plan and associated whole-of-life costs are to be reviewed where monitoring indicates that a management trigger has been, or is likely to be, reached earlier than anticipated.

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

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

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

a) The foreshore development site is abutting an established residential community or commercial area that may be impacted by coastal processes within 100 years; and
b) The asset is pre-existing and of high community value or heritage significance.

5.4 TEMPORARY ASSETS

5.4.1 Temporary assets will be considered at local, district and regional coastal nodes where applicable in Schedule 1 where there is sufficient community demand for a temporary asset at the proposed location and the City is provided with the following information:

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

5.5 CONDITIONS OF APPROVAL FOR TEMPORARY ASSETS

5.5.1 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:

a) The site location of the proposed temporary asset and associated infrastructure has a coastal vulnerability timeframe that is equal to or greater than the duration of the asset's time-limited approval; and
b) Construction and removal of the proposed asset does not undermine significant environmental values within the foreshore reserve.

5.5.2 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 manage the asset. This should be fulfilled through public signage and additional arrangements to the City's satisfaction.

5.5.3 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.

5.5.4 It is the applicant's responsibility to remediate the site and install landscaping in accordance with the approved landscaping plans and/or revegetation in accordance with a Revegetation Management Plan for the site upon cessation and removal of the asset. The site shall then be maintained by the applicant for a period of two years. Where the applicable rehabilitation and completion criteria have not been achieved at the end of that period, the City may require the maintenance period to continue until the criteria are achieved, up to a maximum post-removal maintenance period of five years. The additional maintenance period may cease earlier than the five year maximum where the City is satisfied that the applicable criteria have been achieved.

5.6 SURF LIFE SAVING FACILITIES

5.6.1 Proposed surf life saving facilities will be considered by the City in accordance with Schedule 1.

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

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

5.7 PLAYGROUNDS

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

a) The type and scale of play equipment items and nature play elements have regard to the guidance in Schedule 4 and are appropriate to the coastal node, site context, landscape character and identified community need. Alternative equipment and play outcomes may be accepted where they provide equivalent or greater overall play value;
b) The playground provides the number of play items outlined in Schedule 1, unless an alternative level of provision is approved through a Foreshore Management Plan or other site-specific design response that demonstrates equivalent or greater overall play value;
c) The playground provides opportunities for physical and creative play for all abilities;
d) The playground is designed to be inclusive and accommodate different age groups;
e) The playground complies with the City's safety requirements;
f) Whole-of-life costs for play equipment items have been approved by the City; and
g) An asset management plan for all play equipment items in accordance with best industry practice has been approved by the City.

5.7.2 Sand or mulch soft-fall shall be used as the primary impact-attenuating surface. In-situ rubber or rubber matting may be appropriate where enhanced accessibility is required or in heavily used areas where there are long-term maintenance concerns.

5.7.3 Playgrounds shall be designed to integrate with the surrounding landscape and utilise natural features and landscaping to provide shade wherever practicable.

5.7.4 Fitness and obstacle course equipment may be considered on a case by case basis where it meets the following criteria to the satisfaction of the City:

a) Is not located in close proximity to potential risk areas like irrigation and other services;
b) Is free and accessible for users;
c) Is located with good passive surveillance; and
d) Uses materials which are durable, sustainable and have low maintenance costs.

5.8 MAINTENANCE AND HANDOVER OF FORESHORE PARKLAND AND PERMANENT ASSETS

5.8.1 The City will accept handover of the foreshore after 5 years from Practical Completion (PC), subject to the following:

a) The City being provided with a structural assessment report prepared by a suitably qualified structural engineer for all load-bearing structures and any other structure identified by the City as having structural or public safety significance. Any remediation works identified in the assessment are to be completed to the City's satisfaction prior to acceptance of handover;
b) Where a site-specific CHRMAP, coastal vulnerability assessment, approved Foreshore Management Plan or other approved coastal engineering study identifies a coastal risk or monitoring requirement for an asset, the developer providing the City with the coastal monitoring information required by that document and an annual record of coastal monitoring information and maintenance undertaken to structures proposed for handover during the developer management period;
c) Where an environmental offset site established under the *Environmental Protection and Biodiversity Conservation Act 1999* or the *Environmental Protection Act 1986* forms part of the area proposed for handover, provision of written confirmation from the National Environmental Protection Agency (NEPA) and/or Department of Water and Environmental Regulation (DWER) that all completion criteria and approval and/or clearing permit conditions required prior to handover have been satisfied;
d) 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;
e) Prior to handover, the developer maintains the parkland to the same standard[1] as it would otherwise be maintained by the City post-handover, including the tapering-off of vegetation from irrigation to ensure long-term survival. This can be demonstrated by proof of watering schedules from water meters;
f) 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;
g) The developer providing the City with A-SPEC and as-constructed drawings, asset management data, relevant structural certification and any testing certificates for the assets and foreshore proposed for handover, in accordance with Schedule 3. Information previously provided to and accepted by the City under an approved Foreshore Management Plan, Local Planning Policy 4.3: Public Open Space or another applicable City handover requirement does not need to be resubmitted unless an update is required;
h) 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

i) The developer engaging an independent playground auditor to undertake a risk assessment audit of playgrounds or play areas and undertaking any remedial work required, where in the City's opinion the playground or play area does not fall within the Australian Standards.

[1] The standard acceptable to the City at handover should 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.

5.8.2 Should the conditions of clause 5.8.1 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 5.8.1 have been met to the satisfaction of the City.

5.8.3 The City may consider the handover of the foreshore in a staged approach, if:

a) Each stage has been managed for a minimum of 5 years from PC;
b) The boundary of each stage is clearly delineated, is easily identifiable on site and all infrastructure within the stage is self-contained and not dependent on or connected to other stages;
c) Each stage has its own bore or where a bore covers multiple stages then all stages connected to that bore should be handed over once all stages have been maintained for a minimum of five years from PC;
d) The City is satisfied that the maturity of vegetation, density of planting and species selection meets completion criteria or is of a satisfactory standard;
e) The standard of infrastructure is acceptable to the City; and
f) All other handover requirements are met in accordance with the City's relevant policies.

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

6.0 CONSULTATION

6.1 Applicants should 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.

6.2 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.

7.0 DEFINITIONS

All definitions in this Policy are in accordance with SPP 2.6 unless stated otherwise.

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

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

Foreshore parkland means land within the foreshore reserve, used or intended for use for recreational purposes by the public and includes parks, public gardens and playgrounds.

Foreshore reserve (coastal foreshore reserve) means the area of land on the coast set aside in public ownership to allow for likely impacts of coastal hazards and provide protection of public access, recreation and safety, biodiversity and ecosystem integrity, landscape, visual landscape, indigenous and cultural heritage (WAPC, 2013a).

Planned or Managed Retreat means 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.

Overprovision means a proposed asset that is deemed excessive to its associated coastal node type.

Permanent asset means 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.

Protect means 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 adaptation options are deemed unfeasible.

Temporary asset means an asset that fulfils a short-term community demand and as such has a predefined timeframe for relocation or removal and can be removed without permanent alteration to the site.

Owner	Planning and Sustainability	**Document Reference**	26/370776
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VERSION	**DECISION TO ADOPT/AMEND**		
16/261237	**COUNCIL DECISION TO ADOPT ON 16 AUGUST 2016 (PS01-08/16)**		
22/306159	**COUNCIL DECISION TO ADOPT ON 13 SEPTEMBER 2022 (PS01-09/22)**		
26/370776	**COUNCIL DECISION TO ADOPT ON 2 NOVEMBER 2026 (PRC-5.8)**		

Schedule 1
COASTAL NODE HIERARCHY

*The listed quantity is a baseline level of provision. An alternative number may be approved in accordance with Section 5.7.1(b).

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Local Coastal Node	Local coastal nodes are utilised by people living close by and are often accessed by foot or bicycle, as well as by car. Local coastal nodes usually have very few facilities and infrastructure, and generally record relatively low rates of use (WAPC, 2020).	• 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 and/or nature play elements with sand or mulch soft fall	• Foreshore parkland and permanent assets at local coastal nodes to be placed at 50 year vulnerability line or landward of this location	• Car park (30-70 bays) • Dual use pathway • Emergency vehicle access	• Car park: 50 year vulnerability line or landward of this location • Dual use pathway: 30 year vulnerability line or landward of this location	• Cafe • SLS Outpost (as per section 5.6)

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
District Coastal Node	District coastal nodes 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 coastal nodes usually have a range of basic facilities, commercial activities and uses (WAPC, 2020).	• 4x bench seating • 2x outdoor showers • 2x drinking fountains • 2x picnic tables • 2x lookout shelters • 1x playground • 1x public ablutions block • 1x change room • 3-4x beach access points • 3x barbecues • 2x bike racks • *6x play equipment items and/or nature play elements with sand or mulch soft fall	• Foreshore parkland at district coastal nodes to be placed at 50 year vulnerability line or landward of this location	• Car park (100 bays) • Dual use pathway • SLS Outpost • Emergency vehicle access • Cafe	• Car park: 50 year vulnerability line or landward of this location • Dual use pathway: 30 year vulnerability line or landward of this location	• Community facility • SLS Outpost (as per section 5.6)

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Regional Coastal Nodes	Regional coastal nodes 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 coastal nodes have a relatively high level of facilities, infrastructure, commercial development and use (WAPC, 2020).	• 6x bench seating • 4x outdoor showers • 3x drinking fountains • 4x picnic tables • 4x lookout shelters • 2x public ablutions blocks • 2x change rooms • 4-5x beach access points • 5x barbecues • 4x bike racks • *8x play equipment items and/or nature play elements with sand or mulch soft fall • Adult changing facility where applicable	• Foreshore parkland at regional coastal nodes to be placed at 30 year vulnerability line or landward of this location	• Car park (250 bays) • Dual use pathway • Emergency vehicle access • Cafe • Community facility • Surf life saving club	• 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	• Nil

Schedule 2
TEMPORARY ASSET CONDITIONS OF APPROVAL

1.	This approval is valid from the date of this approval until (*insert date*). 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 (*insert date*).
2.	Upon cessation of the Unlisted Use as referred to in Condition 1, the proponent is required to remove all materials associated with the development within 30 days, to the satisfaction of the City of Wanneroo.
3.	Upon cessation of the Unlisted Use as referred to in Condition 1, the proponent is required to remediate the site and install landscaping in accordance with the approved landscaping plans and/or revegetation in accordance with a revegetation management plan for the proposed site, to the satisfaction of the City of Wanneroo. The site must then be maintained for a period of two years and, where the applicable rehabilitation and completion criteria have not been achieved, for any additional period required to achieve those criteria to the satisfaction of the City of Wanneroo, up to a maximum total maintenance period of five years.
4.	Installation of any lighting shall be temporary in nature, shall not spill on to adjoining properties and shall be removed upon cessation of the approval as referred to in Condition 1, to the satisfaction of the City of Wanneroo.
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.

Schedule 3

PERMANENT ASSET CONDITIONS OF APPROVAL

The information in this Schedule is required only where relevant to the assets and foreshore proposed for handover.

1.	An asset management plan provided by the applicant should include the process for reporting and capturing asset data in accordance with A-SPEC requirements to be included on the City's asset register.
2.	The developer to provide asset management data in accordance with the A-SPEC requirements, including: • B-SPEC – A common specification outlining the details of building asset data that is to be supplied in a machine readable format; • D-SPEC – A common specification outlining the details of stormwater drainage and Water Sensitive Urban Design (WSUD) asset data that is to be supplied in a machine readable format; • O-SPEC – A common specification outlining the details of assets within open space and recreation reserves that is to be supplied in a machine readable format; and • R-SPEC – A common specification outlining the details of assets within a road reserve that is to be supplied in a machine readable format.

3.	The developer to provide electronic natural asset data for flora and vegetation surveys and extent of revegetation that is compatible with the Microsoft Office suite of programs, including:
	• Survey information being submitted in accordance with the requirements of Government of Western Australia's instructions for the preparation of data packages for the Index of Surveys for Assessment (ISA).
	  ○ Two (2) electronic copies of the Biological Survey Final Report – one copy in Adobe PDF format and one copy in Microsoft Word format.
	  ○ All shapefiles and their associated tab files being georeferenced in GDA2020 Zone 50 and including the following file formats: .shp, .dbf, .shx, .prj, .tab, .dat, .id and .map, to enable digitisation by the City.
	• IBA data and shapefile data being supplied in two separate zip folders:
	  ○ ISA data
	  ○ Shapefile data in GDA2020.
	• All photographs being supplied in .jpeg or .jpg format in a compressed zip file including the following:
	  ○ Metadata (including source, settings, GPS location, date)
	  ○ File name with a relevant naming convention i.e., DateMonthYear_Location_ImageType_Image#.jpg

4.	A detailed design report provided by the applicant should include design drawings for each proposed asset, materials used, consideration of coastal processes and vulnerability timeframes, geotechnical reports, and structural design specifications.

Schedule 4
PLAY EQUIPMENT ITEMS

This table is to be read in conjunction with Clause 5.7 of this Policy and suggested equipment below is for guidance only. The listed equipment types, dimensions and combinations are non-binding examples and are not required to be replicated where an alternative design satisfies Section 5.7.1.

Coastal node type	Appropriate size and scale of play equipment items*
Local coastal node	• 1x swing frame with one senior swing and one toddler swing (3m maximum height) • 1x slide (1.8m maximum height) • 1x small combination unit (16m^2 maximum footprint, 3.5m maximum height) • 1x rocker (one spring) • Some nature play elements**
District coastal node	• 1x swing frame with two senior swings (3.5m maximum height) • 1x birds nest swing (3.5m maximum height) • 1x medium combination unit (40m^2 maximum footprint, 3.8m maximum height) • 1x small rope pyramid (40m^2 maximum footprint) • 1x slide (2.5m maximum height) • 1x rocker (two springs) • Some nature play elements**
Regional coastal node	• 1x swing frame with two senior swings (3.5m maximum height) • 1x birds nest swing (5.5m maximum height) • 1x large combination unit (60m^2 maximum footprint, 3.8m maximum height) • 1x medium combination unit (40m^2 maximum footprint, 3.8m maximum height) • 1x small rope pyramid (40m^2 maximum footprint) • 1x slide (2.5m maximum height) • 1x rocker (four springs) • A range of nature play elements**

*The maximum footprint of an item is calculated as the item's length x width (does not include soft fall)

**Note:
- To ease the burden of maintenance requirements on timber components, consider using other natural materials in-lieu of timber.
- No timber elements at heights that would require machinery such as a cherry picker for access and maintenance.
- Timber structural posts should not be directly buried. Steel stirrups are an acceptable footing for timber posts.