

Submission on City of Nedlands Local Planning Scheme No. 3

Climate Change

Recommendation

That there be included in the LPS3 Scheme Text Part 4 – General Development Requirements provisions to acknowledge climate change, promote water and energy conservation and mitigate adverse effects of climate change in areas that could be impacted by

- inundation from sea level rise or storm surge
- bushfire risk
- increased urban heat

Where particular impacts are possible in specific areas, the Scheme Map should delineate the land affected as special control areas or precincts, where additional site and development requirements apply.

Planning Justification

Background

Climate change is real and happening now but is not mentioned in LPS3. There are many relevant state planning policies and management guidelines covering water resources, energy efficiency in buildings, coastal planning and construction in bushfire prone areas that provide useful information and elements that could be incorporated in LPS3. Much work has also been done by other Councils, such as South Perth, that could be usefully followed.

Proposal

In relation to inundation from sea level rise and storm surge, in areas likely to be subject to flooding, a minimum height above sea level should be specified for habitable rooms for all residential development. These areas should be identified on the Scheme Map as particular precincts with specific development requirements.



Storm surge



Inundation at Tawarri



Potential for flooding, Dalkeith



Fire at Underwood Ave bushland, 2014

In relation to bushfires, all property within a specified distance of known fire risk eg. bushland areas, should be required to have an approved bushfire management plan and may have particular building requirements eg. at boundaries. These precincts should be identified on the Scheme Map, with specific development requirements.

In relation to promoting water and energy conservation this applies to all areas of the City. The Scheme should specify best practice water management devices and require the Nationwide House Energy Rating Scheme (NatHERS) star rating system at an appropriate level to achieve energy efficient homes, based on design. Roof-top solar has proven to be the most efficient domestic power source that could be required with all new builds, or at least wiring for it to be easily installed later. Electric vehicles are with us now and with 80 percent being recharged at home, it would be sensible to require that wiring also.

Also affecting all areas of the City is increasing urban heat arising from the growing incidence of hard surfaces with more intensive redevelopment and increasing densities. Open carparks and building roofs are a major concern. There should be mandatory requirements for all properties to provide at least some landscaping for its cooling effect and for large car parking areas to be landscaped. In high density areas where tall buildings are anticipated landscaped roofs on lower buildings should be required for both cooling and aesthetic reasons. There should also be incentives to encourage tree retention on private residential properties because 75 percent of canopy cover occurs there.



Landscaped car parks with water management (drainage) benefits

The requirement for landscaped car parking areas should be specified in the Scheme and not relegated to a local planning policy, which can be waived on appeal.

By acknowledging climate change and incorporating mitigating measures in LPS3, the City of Nedlands clearly demonstrates it is playing its part in accommodating the needs of *Planning for Perth and Peel @ 3.5 Million*.

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