

## Introduction

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This Policy sets out the Council's requirements for the landscaping and planting of public spaces, streets and development sites in urban areas within the Shire.

This Local Planning Policy has been adopted by the Shire of Capel in accordance with the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

## Purpose

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The objectives for landscaping within urban areas of the Shire are to:

- provide guidelines for the sustainable landscaping and maintenance of public spaces and development sites
- provide for the needs of the community by ensuring that public spaces are functional, accessible, healthy and safe for the intended purpose
- increase canopy cover
- retain existing native vegetation for its environmental, landscape amenity and cultural heritage values
- use indigenous species in the landscape to reflect a sense of place and enhance ecological outcomes.

## Application

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This Local Planning Policy applies to all development on reserved or zoned land within defined urban areas in the Shire of Capel.

Prior to the commencement of any planting or landscaping, land-owners and applicants are encouraged to discuss all development proposals with Shire Officers to determine whether the terms and requirements of this policy apply.

## Policy Statement

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Development approval will be granted in respect of the landscaping element of a proposal, provided that:

- a) It complies with the provisions in Table 1 below for the Local Reserve or Zone in which it is located; and
- b) The associated land use class is not identified as an 'X' use (not permitted) in clause 17 Table 3 – Zoning Table of the Shire of Capel Local Planning Scheme No.8
- c) It does not vary any standards or requirements prescribed in the Shire of Capel Local Planning Scheme No.8 or the Planning and Development (Local Planning Schemes) Regulations 2015; and

d) Complies with tables 1, 2 and 3.

**Table 1 - Development requirements for Landscaping**

| Reserve / Zone                                                                                      | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| Public Open Space;<br>Environmental Conservation;<br>Drainage / Waterway                            | <ul style="list-style-type: none"> <li>• Utilise planting design to promote recreation opportunities: such as group planting to provide shade adjacent to open spaces and allow unencumbered active play areas; linear tree planting to define edges for informal active areas; evenly planted canopy trees to maximise sun protection; and island/corridor planting to concentrate trees for easy maintenance and provide habitat</li> <li>• Provide barriers along road frontages to prevent vehicles entering e.g. natural features, existing vegetation, garden beds, staked trees and bollards (ensure access for maintenance vehicles)</li> <li>• Slopes should not exceed a gradient of 1:6 to reduce erosion and allow mowing where turf is used</li> <li>• A secure water supply must be identified to support the Local Structure Plan for the establishment and ongoing maintenance of landscaped areas</li> <li>• Shelters should be provided in community parks and provide adequate shelter from rain and protection from the sun</li> <li>• POS should be located and designed to maximise native fauna and flora connectivity (habitat corridors) and to reduce habitat fragmentation</li> <li>• Vehicle parking should be provided in accordance with Shire guidelines including a minimum of five on-street bays for neighbourhood parks plus one disabled bay for local and neighbourhood parks</li> <li>• Landscape features such as lakes should not be permitted unless necessary for drainage detention purposes</li> <li>• For any water bodies, the density of emergent vegetation should be limited to allow for easier treatment of mosquito breeding areas</li> <li>• All new trees on the site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the land owner or developer, to the satisfaction of the Shire of Capel.</li> </ul> |
| Civic and Community;<br>Education;<br>Emergency Services;<br>Cemetery;<br>Private Community Purpose | <ul style="list-style-type: none"> <li>• A minimum landscape buffer width of 3.0 metres is required for community buildings where car parking areas adjoin residential properties, and along street frontages</li> <li>• 'Standard trees' are to be provided at a rate of one tree for every 350m<sup>2</sup> of site area (rounded to the nearest whole number). At least one 'standard tree' is to be provided on each site</li> <li>• The total number of trees required may be reduced by one, for each 'tree worthy of retention' that is retained or relocated elsewhere on the site</li> <li>• All new trees on the site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the land owner or developer, to the satisfaction of the Shire of Capel.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Primary Distributor Road;<br>District Distributor Road;<br>Local Distributor Road;<br>Local Road    | <ul style="list-style-type: none"> <li>• Landscaping of street verges must be done in accordance with the Shire of Capel 'Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law'</li> <li>• Landowners are required to apply to the Shire for a permit before they carry out landscaping works on a street verge</li> <li>• Trees on the street verge are to be retained, unless in the opinion of the Shire of Capel, the tree is: <ul style="list-style-type: none"> <li>○ Dead; and/or</li> <li>○ Diseased; and/or</li> <li>○ Dangerous</li> </ul> </li> <li>• The removal of trees to facilitate the placement of a permanent vehicle access crossing will not be permitted, unless there is no other viable option</li> <li>• If no street trees exist or a street tree is to be removed, at least one new 'standard tree' is to be provided by the landowner or developer, on the verge adjacent to the site, where space is available, to the satisfaction of the Shire of Capel</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Reserve / Zone                                                                           | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                          | <ul style="list-style-type: none"> <li>• A minimum 2m setback is to be provided from the edge of any street tree trunk, and any crossover/driveway and the trunks of all proposed new trees are to be adequately separated from the trunks of other trees to the satisfaction of the Shire of Capel</li> <li>• All new trees on the site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the land owner or developer, to the satisfaction of the Shire of Capel.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Residential;<br>Mixed Use Residential;<br>Urban Development <sup>1</sup> ;               | <ul style="list-style-type: none"> <li>• A landscape master plan will be required to be submitted for the Shire's approval as part of the structure planning for major 'green-field' development of urban land. The landscape master plan should be prepared by a suitably qualified person in accordance with the guidance below</li> <li>• A secure water supply must be identified to support the Local Structure Plan for the establishment and ongoing maintenance of landscaped areas</li> <li>• Landscaping consistent with the requirements of the Residential Design Codes Volume 1 and Volume 2</li> <li>• All new trees on the site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the land owner or developer, to the satisfaction of the Shire of Capel.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Light Industry;<br>General Industry;<br>Urban Development <sup>2</sup>                   | <ul style="list-style-type: none"> <li>• Planting beds adjacent to showroom walls, windows, doors, and car parks should be designed to deter loitering and enhance surveillance by using trees with clean stemmed trunks planted in association with shrubs and ground covers not exceeding 1.0 metre in height</li> <li>• Where a development is proposed that has a visual impact upon the landscape (such as car parks, industrial sheds, storage areas, acoustic fencing, bin areas etc) a vegetated screen buffer is required to ameliorate the impact</li> <li>• A minimum landscape buffer width of 2.0 metres is required for at least 35% of the boundary where car parking or hardstand areas adjoin residential properties or street frontages</li> <li>• This setback planting should incorporate a minimum of one tree, plus additional trees provided at the rate of one tree for every eight linear metres of the boundary</li> <li>• In relation to uncovered car parking areas in non-residential developments, 'standard trees' that provide shade cover are to be provided at a minimum rate of 1 tree per 6 bays</li> <li>• All new trees on the site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the land owner or developer, to the satisfaction of the Shire of Capel.</li> </ul> |
| District Centre;<br>Commercial;<br>Service Commercial;<br>Urban Development <sup>3</sup> | <ul style="list-style-type: none"> <li>• Planting beds adjacent to showrooms, windows, doors, and car parks should be designed to deter loitering and enhance surveillance by using trees with clean stemmed trunks planted in association with shrubs and ground covers not exceeding 1.0 metre in height</li> <li>• In relation to uncovered car parking areas in non-residential developments, 'standard trees' that provide shade cover are to be provided at a minimum rate of 1 tree per 4 bays</li> <li>• All new trees on the site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the landowner or developer, to the satisfaction of the Shire of Capel.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Notes:

<sup>1</sup> where identified as residential in an approved Local Structure Plan;

<sup>2</sup> where identified as industrial in an approved Local Structure Plan;

<sup>3</sup> where identified as commercial in an approved Local Structure Plan;

**Table 2 – Recommended Plant Species for Landscaping**

| Species                                           | Flowering season | Flower colour                | Preferred Soil         | Notes                                               |
|---------------------------------------------------|------------------|------------------------------|------------------------|-----------------------------------------------------|
| <b>Trees</b>                                      |                  |                              |                        |                                                     |
| Agonis flexuosa (WA peppermint)                   | Oct/Dec          | White                        | Sand/gravel            | 5-9m – West. Ringtail Possum habitat.               |
| Banksia littoralis (Swamp banksia)                | Mar-Aug          | Yellow                       | Sand/various           | Small tree 2-5m, suitable for damp areas            |
| Eucalyptus caesia (Silver princess)               | May/Sep          | Pink/Red                     | Sand/ loam / granite   | 2-6m – mallee, pendulous branches.                  |
| Eucalyptus ficifolia (red flowering gum)          | Dec-Mar          | Red                          | Sand/loam              | 6-8m. dark leaves, grey bark.                       |
| Melaleuca viminea (Mohan)                         | Jul/Nov          | Cream/ White                 | Sand/clay              | 1-5m - suitable for smaller areas.                  |
| Melaleuca preissiana (Moonah)                     | Nov./Feb.        | Cream/ White / Yellow        | Sand/ wet areas        | 2-9m – SW native similar to Melaleuca raphiophylla. |
| <b>Shrubs</b>                                     |                  |                              |                        |                                                     |
| Callistemon glaucus                               | Sep/Dec          | Red, White                   | sand/clay              | 1-3m - slender, erect shrub.                        |
| Allocasuarina humulis (Dwarf sheoak)              | May/Nov          | Red / Orange/ Brown          | Sand/sandy clay/gravel | 1-2m - erect or spreading shrub.                    |
| Billardiera fusiformis (Australian bluebell)      | All year         | Blue                         | Various                | Hanging flowers - twining shrub.                    |
| Calothamnus sanguineus (Silky-leaved bloodflower) | Mar-Jul          | Red                          | Sand/gravel            | One-sided bottlebrush like flowers.                 |
| Calytrix flavescens (Summer starflower)           | Dec-Jan          | Yellow                       | Sand                   | 20-50cm - delicate shrub.                           |
| Dampiera linearis (common Dampiera)               | Aug-Dec          | Blue                         | Sand/gravel            | Brilliant blue flowers.                             |
| Eromophila glabra spp (Tar bush)                  | Mar-Dec          | Green/ Yellow / Red / Orange | Sand/clay/ stony loam  | 1-3m - variable species with tube-like flowers.     |
| Frankenia pauciflora (Sea heath)                  | Jan-Feb          | Pink/White                   | Sand                   | Hardy shrub                                         |
| Hypocalymma angustifolium (White myrtle)          | Jun-Oct          | White/ Cream                 | Sand/clay              | Delicate foliage with stems covered in flower.      |
| Hypocalymma robustum (Swan River myrtle)          | Jun-Nov          | Pink/Red                     | Sand/gravel            | Vibrant spring wildflowers.                         |
| Leucophyta brownii (Cushion bush)                 | Dec-Feb          | Yellow                       | Sand                   | Silvery-grey foliage - good border plant.           |
| Grevillea nudiflora                               | Jan-Dec          | Red/Yellow                   | Sand/loam              | Spreading, bushy shrub to 1.8m.                     |
| <b>Other plants</b>                               |                  |                              |                        |                                                     |
| Conostylis candicans (Grey cottonhead)            | Sept-Oct         | Yellow                       | Sand/ limestone        | Compact form.                                       |
| Anigozanthos flavidus (tall kangaroo paw)         | Nov-Jan          | Green/Red                    | Sand/clay/ gravel      | Seasonal flower spikes can grow to 2m.              |
| Ricinocapus tuberculatus (Wedding bush)           | Oct / Dec        | White                        | Sand                   | 2-3m shrub - masses of white flowers.               |
| Dianella brevicaulis (Dianella)                   | Oct-Dec          | Blue/Purple                  | Sand/clay              | Tufted perennial - distinctive foliage.             |
| Patersonia occidentalis (Purple flag)             | Aug-Jan          | Purple                       | Various                | Large open petals on long stems.                    |
| Callistemon viminalis (Weeping bottlebrush)       | Sept-Dec         | Red                          | Sand/loam              | 3-5m shrub, dense foliage, weeping habit.           |

| Species                                                 | Flowering season | Flower colour | Preferred Soil             | Notes                                     |
|---------------------------------------------------------|------------------|---------------|----------------------------|-------------------------------------------|
| Isopogon latifolius (Stirling Range cone flower)        | Aug-Dec          | Pink/Red      | Sand                       | Erect shrub 1-2m, pink cone flowers.      |
| Pimelea ferruginea (Pimelia)                            | Aug-Feb          | Pink          | Sand / limestone / granite | Cushion-like habit.                       |
| Westringia fruticosa (Native Rosemary)                  | Nov-Dec          | White         | Various                    | Shrub 1-3m high – can be hedged.          |
| Leschenaultia floribunda (Free-flowering Leschenaultia) | Aug-Dec          | Mauve/Purple  | White/grey or yellow sand  | Diffuse, ascending shrub 200mm-1m high.   |
| <b>Groundcovers</b>                                     |                  |               |                            |                                           |
| Carpobrotus virescens (Native pigface)                  | Sept-Jan         | Purple        | Sand (coastal only)        | Succulent creeper -grey-green leaves.     |
| Hardenbergia comptoniana (Native wisteria)              | Jul-Oct          | Blue          | Sand                       | Colourful displays – climbing habit.      |
| Kennedia coccinea (Coral vine)                          | Sep-Nov          | Red/Orange    | Sand                       | Brilliant red flowers - climber.          |
| Sowerbaea laxiflora (Purple tassels)                    | Aug-Nov          | Mauve/Purple  | Sand over limestone        | Tufted perennial to 50cm.                 |
| Kennedia prostrata (Running postman)                    | July-Nov         | Red           | Sand over limestone        | Attractive red flowers – prostrate form.  |
| Scaevola calliptera (Royal robe)                        | Sep-Jan          | Blue/Purple   | Sand/laterite              | Prostrate to ascending perennial to 50cm. |
| Grevillea crithmifolia (Green Carpet)                   | Jun-Nov          | White         | Sand                       | Dense small shrub.                        |
| Myoporum parvifolium (Creeping Boobialla)               | Dec-Mar          | White         | Clay/loam                  | Low-growing and spreading perennial.      |

## Procedure

A detailed landscape plan will be required for all non-residential and Residential Design Codes - Volume 2 development applications that propose landscaping or attract a landscaping condition.

The Landscaping Plan should address the following issues:

- Context:** landscape and planting design should reflect site, locality and function context - responding to factors such as landform, ecology, history, local landscape character, soil type, micro-climate, and community needs/preferences
- Function:** most parks and reserves will benefit from some combination of approaches and the balance should reflect context (site and function) and sustainability outcomes
- Plant selection:** the plant species selected should be predominantly indigenous and suited to the environmental and climatic conditions of the locality and the site. Species selection should reflect the Shire's recommended plant species in Table 2 or other appropriate native species
- Plant sourcing:** use local suppliers to ensure that the selected species will be readily available for replacement if required. In sensitive environments, plants may be grown from local seed
- Size/density:** ensure that the sizes and densities at which plants are established will promote healthy growth (while providing instant impact advanced trees can often encounter establishment problems)

- f) **Water needs:** minimise water use through water-wise species selection, determine whether irrigation will be required for both establishment and/or ongoing maintenance including quantities required and identification of a secure source
- g) **Maintenance:** ensure that the planting design intent is met through maintenance (pruning, thinning etc), and that the design has considered the available long-term maintenance resources
- h) **Sustainability:** in its use of resources such as soil, water, fertiliser, etc.

The plan should be prepared by a suitably qualified person, and must contain the following information where relevant:

- a) Site analysis, including the following:
  - i. Identification and description of the location and extent of views, and a brief description of local character and visual quality
  - ii. Identification of existing significant vegetation
  - iii. Description and location of existing pedestrian and vehicular access routes into and around the site
  - iv. Description of features/constraints (soil type, rocks, location of existing roads and infrastructure such as water, sewer and stormwater drainage) that may impact on any landscape works
  - v. Description of topographical features including slope analysis and location of any outstanding landscape features (including landmarks and built form)
  - vi. Brief description of prevailing winds and any other local climatic conditions that may impact on landscaping outcomes.
  
- b) Statement of 'Landscape Intent' where necessary identifying:
  - i. Address, name and reference number of project
  - ii. Designer's name and contact details
  - iii. Property description and locality plan
  - iv. North point, legend, and scale (including graphic scale)
  - v. Location of existing and proposed above ground and below ground infrastructure, particularly in road reserves and Crown reserves
  - vi. Existing features on the site to be retained or removed e.g. vegetation, built form
  - vii. Any structures or significant vegetation on adjoining properties that could impact on the site
  - viii. Location and botanical name of existing vegetation, including height and spread, specifying any vegetation to be removed
  - ix. Existing contours and proposed finished levels for earthworks
  - x. Surface, subsurface and drainage details, including overland drainage paths, associated with landscape works
  - xi. Notations of design intent for any landscape works, including desired character themes and proposed function
  - xii. Location of recreation/playground facilities
  - xiii. Location of soft-scape areas including buffers, screens; rehabilitation areas, any large garden bed areas and delineation of hard-scape areas
  - xiv. Location of any slope batters steeper than 1:4
  - xv. Fence sizes and materials
  - xvi. Notation of species type for all areas to be replanted e.g. species name, native/exotic, feature planting, height, form and colour
  - xvii. Location of any buildings, structures, park furniture and an indication of their form and character; and
  - xviii. Open space, visual and pedestrian links.
  
- c) Landscape Plan – the general requirements include:
  - i. Plant schedules - specify trees in POS and streets, shrubs, ground covers, climbers, flowers

- ii. Botanical names are to be in alphabetical order and used in conjunction with common names on the plant schedule
- iii. Planting density for specific areas, total quantity and pot size of each individual species used in the planting design must be included on the schedule
- iv. Height and spread of trees is to be included on the schedule along with spacing and staking of all planting
- v. All species used are to be noted on the drawing by either full botanical name or by code which will be referred to on the schedule. The plan and schedule should include plant coding where necessary to avoid plans cluttered with lengthy annotations
- vi. Identification of any irrigation systems and sources of water for reticulation of gardens and/or turf
- vii. Location and types of park furniture, playground equipment and other structures/features in POS.

d) Maintenance Programme should address:

- i. Soft and hard landscaping outcomes
- ii. Reinforce the overall philosophy and objectives of the landscape design
- iii. Include accepted horticultural best practice necessary to establish the proposed landscape works within the maintenance period, ensure ongoing sustainability of the landscaping, and provide for easy maintenance over the long term
- iv. maintenance access pathways and traffic management requirements
- v. Arrangements for the maintenance of the landscaping for a period of not less than two summers from practical completion
- vi. The annual cost of maintenance and the asset replacement cost which needs to be calculated by a qualified person and provided to the Shire with the landscape plans
- vii. Any bond that may be required to ensure compliance with landscaping and maintenance plans, and to enable the Shire to complete works and maintenance where a proponent defaults.

Before carrying out any development, any other licences, permits or approvals required must be obtained in accordance with any other law.

|               |                             |              |                                                                                                                                      |
|---------------|-----------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Department:   | Development Services        | Next review: | August 2024                                                                                                                          |
| Reviewer:     |                             | Legislation: | Local Government Act 1995<br>Planning and Development Act 2005<br>Planning and Development (Local Planning Schemes) Regulations 2015 |
| Adopted:      | 2 <sup>nd</sup> August 2023 | Delegation:  | 166                                                                                                                                  |
| Amended:      |                             | Risk:        |                                                                                                                                      |
| Policy ref #: | <b>LPP6.8</b>               | Version:     | 1.0                                                                                                                                  |