This Strategy was prepared by the Planning and Development Services Division of the Shire of Capel

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For more information:
Shire of Capel
Planning and Development Services
PO Box 369
CAPEL WA 6271
(08) 9727 0222
info@capel.wa.gov.au
www.capel.wa.gov.au

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[Signature]
Paul Sheedy
Chief Executive Officer
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1.0 Introduction

This Strategy has been formulated in response to recommendations in the Capel and Boyanup Townsite Strategies to *prepare a landscape policy for new urban areas (including industrial areas) to address landscape, amenity, environmental and management objectives*. The desire to ensure that issues such as amenity and sustainability are addressed in the landscaping of urban areas is an important impetus for the Strategy.

The Strategy applies to the urban areas of Dalyellup, Capel, Boyanup, Peppermint Grove Beach and Gelorup, including land in the *Residential, Urban Development, Town Centre, Light Industry, Special Use* and *Foreshore Protection* zones and in the *Recreation* and *Public Purpose* reserves. The Strategy also applies to land in the Shire that is subject to a rezoning or a structure plan that proposes urban development.

The matters addressed in the Strategy relate to:

- Public open space (parks and reserves) and new subdivisional roads.
- Development of privately owned land - commercial; tourist; industrial; residential; and public purpose development.
- Existing road and street verges (public nature strips) in urban areas.

This Strategy is to be read in conjunction with any landscaping provisions in the Shire of Capel District Planning Scheme, Council policies and the WAPC operational policy ‘Liveable Neighbourhoods’, as well as other relevant guidelines and publications including the ‘Local Government Guidelines for Subdivisional Development’ published by the Institute of Public Works Engineering Australia (IPWEA).

1.1 Objectives

The principal aim of the Strategy is to:

> “Enhance amenity, environmental, sustainability and cultural outcomes in relation to the landscaping of public spaces and development sites in urban areas.”

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

1. retain existing native vegetation for its environmental, landscape amenity and cultural heritage values;
2. use indigenous species in the landscape to reflect a sense of place and enhance ecological outcomes;
3. encourage best practice in relation to sustainability, landscape design and species selection;
4. provide for the needs of the community by ensuring that public spaces are functional, accessible and safe for the intended purpose;
5. encourage the use of landscaping outcomes that reinforce public health, social interaction, cultural heritage and Shire character;
6. provide guidelines for the sustainable landscaping and maintenance of public spaces and development sites.

1.2 Landscaping of public open space and subdivisional roads

Subdividers of urban land and their design consultants often place an emphasis on distinctive landscape features in parks and entry statements which may contribute to marketing outcomes while creating the need for ongoing high levels of maintenance and management. The broader community often place more priority on natural landscaping, trees and habitat for fauna as well as paths, gardens, seating, shelter, play grounds and informal activity areas. These are the elements that bring them closest to nature and active recreation, particularly in urban environments.

The landscaping of public spaces, including parks, new roads and street verges, should be approached in a manner that reflects community, cultural and heritage aspirations, as well as the principles of sustainability. Landscape design and plant selection are critical components in the provision of public spaces that will be used and enjoyed by the community.

1.3 Landscaping of approved development

The landscaping of urban development should be carried out in accordance with approved landscape plans which address the relevant policy objectives and best practice guidelines to the satisfaction of the Shire of Capel.

This Urban Landscape Strategy includes provisions that developers and consultants can use in relation to meeting the Shire’s requirements for sustainable landscape design, preparation of landscape plans and the selection of appropriate species.

1.4 Landscaping of existing road verges

The Shire encourages residents to use alternatives to grassed road verges (nature strips) to improve sustainability outcomes in relation to the use of water and energy, and to improve the natural landscape of urban areas.

As road verges are not private property, landscaping of verge nature-strips must be done in accordance with the ‘Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law’ and other relevant Shire policies and specifications. Residents are required to apply to the Shire for a permit before they carry out landscaping works on a street verge.
2.0 Landscaping of Public Open Space and Roads

2.1 Rationale

The ongoing urban development of the Shire, particularly in Dalyellup, Capel and Boyanup, will be accompanied by the creation of many new roads and areas of public open space (POS). The uncoordinated development of these assets could lead to varied standards of landscaping and poor sustainability outcomes, as well as possible inequity between developments.

The development and landscaping of POS and new roads during subdivision of residential and other urban areas needs to reflect community, cultural and heritage aspirations, as well as established best practice in relation to landscape design and sustainability. It is also important that risk management is addressed in POS, roads and streets to promote safety and security in public areas and to reduce anti-social behaviour.

2.2 Landscaping Context and Approach

As each area of POS will be different it will be important to establish how specific qualities will be addressed from design to installation and management, including factors such as:

- **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.
- **Formal/informal - native/exotic**: 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 suited to the environmental and climatic conditions of the locality and the site. In order to promote a sustainable landscape, the use of predominantly indigenous species is required, and should be selected in response to water sensitive design and long term maintenance requirements - appropriate species should be chosen to suit intended use e.g. soil types, water requirements, position, mature size.
- **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).
- **Water needs**: minimise water use through water-wise species selection, determine whether irrigation will be required or available over the long term and determine water sources/quantities required.
- **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.
2.3 Public Open Space

Landscape design and plant selection are critical and sometimes undervalued dimensions of enduring and popular parks and reserves. POS supports health, recreation and leisure functions in the community. This includes active pursuits such as organised sport, exercise and children’s play, as well as social and cultural activities.

The Shire has adopted a classification system for POS to reflect the different roles and catchments for each category. This includes regional open space and conservation areas as well as the following:

- Local POS - small parks that service daily recreation needs and are within close walking distance of all residents.
- Community POS – neighbourhood parks that are well located and provide a recreation and social hub for the community.
- District POS - large reserves that provide more formal sporting and recreation opportunities for the district.

In landscaping and improving established parks and green spaces in the Shire, the assessment of function and the capacity for future maintenance should be important determinants of landscape design and plant selection. The review of the need for extensive turf areas and reticulation should lead to sustainable and natural landscaping outcomes that can be readily managed over strategic time frames.

Structure plans and subdivision plans should identify the types of POS (local/community/district). When establishing new areas of POS proponents should address the function of parks in accordance with Shire and community requirements.

The provision of green spaces for informal active recreation needs to be balanced with the retention of existing native vegetation. Both outcomes should be afforded a high priority in the location and design of parks. POS should also be located and designed to maximise native fauna and flora connectivity (habitat corridors) and to reduce habitat fragmentation.

Where the creation of water bodies is proposed careful consideration should be given to the need and appropriateness of creating permanent lakes or other water bodies both in terms of the ongoing maintenance needs and the potential health implications. Landscape features such as lakes should not be permitted unless necessary for drainage detention purposes.

If a water body is to be constructed, it should be located, designed and managed to minimise the breeding of midges and mosquitoes and to limit their contact with the human population. It is also important to limit the density of the area of emergent vegetation because it provides protected habitat for mosquito larvae and prevents predator access.

All landscape design and planting must be in accordance with Shire policies and specifications, including other relevant guidelines such as the Local Government Guidelines for Subdivisional Development published by IPWEA.
2.3.1 Environmental Sustainability

Best practice sustainable development and management of landscaping in POS is to include:

a. use of renewable water sources e.g. harvesting of water for re-use in irrigation and toilets, sustainable bore use, use of treated effluent or other sustainable water sources;
b. integration of urban water management functions with POS including management of stormwater to improve water quality and reduce run-off;
c. use of hydro-zoning and low water dependency plants, including indigenous vegetation and climate-appropriate grass;
d. reduced use of turf and irrigation dependant planting to reduce mowing and water use;
e. use of energy efficient equipment and infrastructure e.g. lighting;
f. use of durable, longer lasting local materials;
g. use of re-cycled materials where appropriate;
h. formulation of maintenance programmes to ensure that landscaping can be sustainably maintained over the long term; and
i. formulation of an Environmental Management Plan for any water body incorporating water sensitive urban design principles to reduce any midge or mosquito breeding.

2.3.2 Landscape Design

The design of landscaping elements e.g. plant selection, planting layout, gardens, park furniture, recreation facilities, paving, access, active and passive areas, screening and lighting should reflect the provision of passive and informal active spaces for a wide range of users.

a. Planting –

- 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.
- Use species of varying heights and form to reflect context and create interest i.e. groundcovers, shrubs and trees.
- Species selection should reflect the Shire’s recommended plant species at Appendix 1 or other appropriate native species.
- Exotic species may be considered in specific focal areas such as formal gardens but should be subordinate to the use of native species in POS.

b. Boundary treatment –

- Provide appropriate trees or barrier planting as an interface between development and POS.
- 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).

c. Internal circulation –
  - Provide safe, unencumbered, highly visible paths for pedestrians and bicycles.
  - Link paths to car parks, park equipment and external path networks.

d. Turf –
  - Where used, grass/lawn should be established as quickly as possible to avoid erosion and sedimentation of drains and waterways, and to prevent the establishment of weeds.
  - Sustainable, climate appropriate, drought tolerant or indigenous grasses should be used where possible.
  - Garden beds should be separated from turf areas by paths where possible.

e. Mounding –
  - Use mounds to provide topographical interest, emphasise views, help screen adjacent properties, or as part of the design approach.
  - Slopes should not exceed a gradient of 10% to reduce erosion and allow mowing where turf is used.
  - Use trees and shrubs to emphasise height and shape, and to create interest.
  - Ensure visibility is not restricted into and out of POS to ensure a high degree of surveillance of public areas.

f. Park furniture –
  - Park furniture should reflect the intended function of the park and complement any features e.g. seating situated where views are available and with regard to disabled access needs.
  - Adequate play equipment should be provided in local and community (neighbourhood) parks.
  - Seating should include backrests and arms. Flat bench seats only to be used when seats with backrests and arms are in close proximity. Seating to be provided approximately every 400 metres on pathways with additional seating around playgrounds and in shaded areas.
  - Place in a variety of locations such as under natural shade or built structures and to allow for the enjoyment of winter sun.
  - Shelters should be provided in community parks and should provide adequate shelter from rain and protection from the sun.
  - Good drainage and hard surface below all structures. Surface material could be pavers, coloured concrete or exposed aggregate.
  - Refuse bins should be readily accessible and allow easy pickup by refuse trucks e.g. adjacent to playgrounds or picnic areas.
Natural features may be used to simulate park furniture e.g. stone walls/grass mounds for seating, trees or natural rock for bollards.

g. Car parking -

- 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.

h. Public art –

- The use of public art within parks and other public spaces is encouraged.
- The location, theme and form of public art must be approved by the Shire.

i. Water management –

- Park design and landscaping should integrate urban water management principles and functions.
- Drainage basins should be designed in accordance with best practice engineering requirements including relevant urban water management guidelines e.g. Local Water Management Strategies. They should be located and designed to minimise midge and mosquito habitat and to limit their contact with the community.
- Water features such as fountains and permanent lakes are not considered appropriate at a time when climate change requires a more sustainable approach to the use of water in the environment. Any aesthetic benefits should not override the water quality, safety and ongoing management requirements of artificial water features.
- Reticulation of essential turfed areas and other landscaping treatments will be necessary in most POS however the use of native landscaping and water-wise design can assist in ensuring that water use in POS remains sustainable. Irrigation should be designed to allow for hydro-zoning and be designed and installed to Irrigation Association of Australia standards.
- Water sources should be identified, including a mechanism for developers to secure irrigation water requirements for POS where required (for assigning to the Shire at hand-over).
- When provided, drinking water should be located near active recreation areas and adjacent to well used paths, and provide for pets. Provide a soak trench to the base of each outlet - runoff is to be directed into garden beds to prevent water-logging.

2.3.3 Facilities and features

Landscaping and development of local and community parks should be undertaken to an agreed standard and such development is required to consider:

- seating and litter bins;
- pathways and dual use path connections;
- shelter structures and shade trees;
- adequate playground equipment in local and community parks;
- appropriate safety fencing where required;
- BBQ facilities in community parks;
- adequate sealed car parking including disabled parking bays (on-street and off-street);
- adequate lighting, toilets and amenities in community parks;
- opportunities for walking, running and cycling for recreation and exercise;
- dog exercise areas (including mechanisms for the control of dogs);
- suitable access for children, the aged, cyclists and people with mobility aids; and
- facilities to encourage social interaction e.g. shelter, seating, garden beds, informal active green spaces, exercise opportunities, multi-purpose recreation facilities, lighting.

In relation to Boyanup and Capel, more detailed reference to the required standards can be obtained from the Boyanup and Capel Town Public Open Space Strategies.

In relation to district POS, development proponents will be required to provide or contribute to adequate lighting, toilets, change rooms and other relevant amenities/facilities in sports/recreation grounds.

### 2.3.4 Establishment and Maintenance

Consideration should be given to the timing of landscaping works. Planting in the South West of WA is best undertaken during the cooler, wet months. Landscape design and plant selection should ensure successful establishment of landscaping without the need for intensive maintenance.

A maintenance programme is to be submitted to the Shire with the submission of the landscape plans. The programme should be prepared by a landscape architect/horticulturalist and should detail all proposed maintenance works for the duration of the maintenance/establishment period. The maintenance programme is to include best horticultural practice necessary to establish the landscaping in the agreed maintenance period.

A bond 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. All landscaping works are to be completed in accordance with endorsed plans and specifications, and a final inspection is required prior to approval of practical completion or refund of bonds (where applicable). The subdivider is to maintain the landscaping for a period of not less than two summers from practical completion.

### 2.3.5 Risk Management

- Ensure landscape design enables good visibility and surveillance into and out of POS.
- Exclude vehicles from POS by providing adequate parking areas and barriers to prevent entry of unauthorised vehicles e.g. natural features, existing vegetation, garden beds, staked trees and bollards.
- Provide safe, unencumbered, highly visible paths and connections to external networks.
- Use the Chironomid midge and mosquito risk assessment guide for constructed water bodies (Dept of Health 2007) as part of the formulation of the Environmental Management Plan for any water body.

**2.4 Streets in New Subdivisions**

Street tree planting by the subdivider is required as part of subdivisional works and may be required as part of development works. Street trees should contribute to the overall unity of the streetscape through layout, scale, character and selection of appropriate species.

All planting must be in accordance with the relevant policies, specifications and guidelines, including the Streetscape Guidelines published in the IPWEA Local Government Guidelines for Subdivisional Development.

**2.4.1 Topography and Views**

Subdivision and road layout should maximise opportunities presented by natural settings and view-lines by:

- Preserving existing views and enhancing views by screen planting to filter views of adjacent buildings.
- Creating views into and out of the subdivision by tree planting to frame vistas and enhance visual amenity through planting.
- Provide landscape connections to paths and walking trails.
- Use landscaping to enhance POS and path connectivity.

**2.4.2 Street Trees**

Street trees can be used to reflect themes – the use of a single species or limited number of species can create a pleasing uniformity along street verges or medians. Street trees should generally be planted more than 6 metres from a street light, more than 12 metres from the intersecting kerb alignment of a corner lot, 1.5 metres from the front of the road kerb or crossover, and 1 metre from footpaths. The alignment of utility services will be a determinant of the location of street trees in the verge.

**2.4.3 Sustainability**

The landscaping of roads and streets in new residential subdivisions and in other urban areas should prioritise the use of water sensitive, low-maintenance planting and design outcomes that promote long-term sustainability.

Water sensitive urban design of streets and street landscaping will be necessary to reduce drainage requirements and increased rates of run-off and to ensure re-use of water. Planted swale drains, tree pits and rain gardens are mechanisms that reduce run-off and facilitate local infiltration of water, particularly where large paved areas are required.
2.4.4 Establishment and Maintenance

Consideration should be given to the timing of landscaping works. For example, planting in the South West is best undertaken during the cooler, wet months. Landscape design and plant selection should ensure successful establishment of landscaping without the need for intensive maintenance.

A maintenance programme is be submitted to the Shire with the submission of the landscape plans. The programme should be prepared by a landscape architect/horticulturalist and should detail all proposed maintenance works for the duration of the maintenance/establishment period. The maintenance programme is to include best practice horticultural outcomes necessary to establish the landscaping in the agreed maintenance period.

A bond 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. All landscape construction works are to be completed in accordance with endorsed plans and specifications, and a final inspection is required prior to approval of practical completion or refund of bonds (where applicable).

The timing of street tree planting is to consider subdivisional and other building works and ensure protection from damage by construction and building works, including protection of tree roots.

2.4.5 Risk Management

- Ensure landscape design enables good visibility and sight distance for vehicles on the road way and from driveways.
- Provide safe, unencumbered, highly visible footpaths and accessible road crossing points.
- Vegetation is not to encroach onto road edges, paths or public utilities on the verge - design and plant selection should ensure that planting (including branches) does not encroach in such a way as to create a hazard for pedestrians, cyclists, vehicles or people with mobility aids.

2.5 Landscape Master Plan

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’ subdivision of urban land.

The landscape master plan should be prepared by a suitably qualified person and provide a clear indication of proposed landscaping outcomes for the completed development including proposals for POS and road reserves, and must include the following:

- Existing site information – roads, structures, boundaries, fences, services, contours, streams, easements and existing vegetation (significant trees, remnant native vegetation).
- Proposed site elements – parks, playgrounds, ovals, gardens, structures, buildings, roadways, car parks, bike trails and footpaths.
- Initiatives for the retention of existing native vegetation.
- All areas to be landscaped and their proposed treatment, including all streets - planting beds, paving, turf areas.
- Sources of irrigation water.
- Broad planting design and plant list which reflects the Shire’s recommended species.
- An overlay plan of street trees at the same scale as the road layout plan is required to maximise tree planting outcomes taking into consideration street lights, drainage and car parking spaces/bays.

The landscape design of a subdivision should involve landscape architects, urban planners, natural resource managers and engineers in the master planning process with a view to producing an environmentally sensitive design which incorporates the site’s natural elements to their best advantage. Particular attention is required to topography, water management, existing native vegetation and species selection.

2.6 **Landscape Plans**

A detailed landscape plan will be required at the subdivision stage – refer to Appendix 2 for guidelines on the preparation of detailed landscape plans.
3.0 Landscaping of Approved Development

3.1 Rationale

Development that requires planning approval within urban areas includes commercial, industrial and residential development on private property. Residential development refers to grouped dwellings and aged persons accommodation as single dwellings do not require planning approval unless a variation to policy is sought. Development of public land for community or other public purposes will also occur and will require landscaping of car parks and other open spaces.

A landscape plan is required to be prepared for all development applications which have a landscaping component. Landscaping is to be carried out in accordance with the following guidelines which:

a. establish landscape design considerations;

b. provide a guide to the Shire’s requirements for Landscape Plans; and

c. assist compliance with regard to the use of appropriate plant species.

Refer to Clause 7.10 of Town Planning Scheme No. 7 for additional provisions relating to landscaping of development.

3.2 Requirements for Landscaping of Development

The following requirements apply to all development requiring approval in urban areas. Some specific provisions relating to commercial, industrial, residential and public purpose developments are also provided below.

3.2.1 Plant Selection

The plant species selected should be suited to the environment and climate of the locality. Appendix 1 includes a list of recommended species.

Appropriate species should be chosen to suit their intended use e.g. position, water requirements, soil types, mature size, and any detrimental characteristics. In order to promote a sustainable landscape, consideration should be given to the use of predominantly indigenous species, and should be selected in response to likely water restrictions and long term maintenance requirements.

The Shire encourages the use of species of varying heights i.e. groundcovers, shrubs and trees where appropriate, in order to create interest and provide options for different landscape themes and functions.

The potential for plants to grow over a neighbouring property and create nuisance needs to be considered. The use of large trees should be avoided close to lot boundaries or on smaller lots, particularly in residential areas. The potential impact of tree roots on driveways and underground services also requires consideration.
3.2.2 Planting Density

Planting should be undertaken in sufficient densities to achieve a desirable visual effect. Planting should be designed at a density to ensure both an immediate landscape impact and 75% coverage of the landscaped area two years from the planting date.

3.2.3 Soil Preparation

Improved soils retain more moisture around the root zone for longer periods. Although soil requirements vary according to specific vegetation needs, in order to ensure the vegetation planted has a better opportunity of surviving beyond the first year, the following is recommended:

- In-ground garden beds shall have adequate depths of cultivated sub-grade, prepared garden soil and mulch, including improved soil to a depth of 300mm.
- Turf shall have improved soil to a depth of 150mm.

Maximising soil quality at the time of planting can help improve the success rate and longevity of the plants beyond the maintenance period. For in-ground garden beds and turf areas, it is important to determine whether the existing topsoil may be stockpiled for re-use following building construction, or whether an imported topsoil mix is to be used. In situ topsoil may be adequate if mixed with suitable additives. Soil tests can be used to identify soil health and viability.

3.2.4 Garden Bed Edging

Where garden beds adjoin car parking areas there is a tendency for plants to be damaged, or even destroyed, by encroaching wheels. To protect the plants an edge restraint should be installed - for minimum protection this should be a 150mm height fixed durable edge e.g. kerb, wheel stop, pavers, concrete or durable timber.

A hard edge is recommended for lawn areas. A timber or masonry edge can be used where garden beds adjoin lawn areas.

3.2.5 Paving

In order to provide a well planned, useable and low maintenance landscape, it is advisable to install paving in the following locations, where applicable.

- From parking areas to the principal entries of all dwellings.
- Common property/recreation areas.
- Refuse bin enclosure and letter boxes.
- Drying areas and rear courtyards of dwellings, when access to the courtyard is via the dwelling only.

Paving should be in the form of either concrete, asphalt surfacing or concrete/clay pavers in most locations. Loose gravel, decomposed granite or stepping stones will not be acceptable on shared pedestrian access ways.
due to their high maintenance requirements, although they may be used elsewhere, such as on sites of heritage or other character significance.

The use of a permeable pavement is encouraged to allow water to permeate the subsoil. This type of treatment is preferred in areas which have limited foot and vehicle traffic. It is also desirable for paving surfaces to direct runoff towards areas of high infiltration such as garden beds, rather than hard surfaces and piped drains.

For pedestrian safety, paths should be separated from car circulation and parking areas by kerbs, bollards or a garden bed. To maximise amenity, areas adjoining paths should be landscaped with shade trees.

3.2.6 Car Parking

Car parks must be provided in accordance with Australian Standards, the District Planning Scheme and Water Sensitive Urban Design principles, and should be designed to allow clear and safe pedestrian and vehicle movement. Landscaping should provide natural shade for parked cars.

The following minimum requirements should be considered:

- Adequate landscaping should be provided on the street frontage, therefore an adequate landscaped setback area is to be provided.
- Car parks should be free draining, preferably directing runoff to areas of high infiltration, rather than kerb and channel.
- A minimum of one canopy tree should be provided for every four linear car parking spaces with understorey planting or mulch.
- The immediate area around car parks should be landscaped to reduce the harshness of the broad areas of sealed surface. This should include trees which provide shade and garden beds planted with shrubs that are in character with other landscaped areas.
- All landscaped areas should be separated from vehicular areas by means of a kerb, bollards, small wall or other effective physical barrier.
- To avoid damage to plants from exhausts or vehicle overhang, a minimum planting offset of 600mm is required from back of kerb, or plants may otherwise be protected by kerbs, bollards or wheel stops.
- Where more than 3 rows of car parking occur, the expanse of the car park should be broken up by installing a landscaped traffic island to provide space for shade trees.

3.2.7 Driveways

Driveways must be designed in accordance with the requirements of the District Planning Scheme and relevant policy/specifications. Consideration should also be given to the following:

- Driveways to be generally set back from side boundaries a minimum of 1 metre to allow effective planting to reduce the visual impact, soften the hard outline and offer privacy for users.
- Provide privacy screening between driveways and buildings to reduce headlight glare where appropriate.
- Avoid long, straight, visually unappealing driveways.
- Provide truncations in the landscape along the driveway where achievable to provide areas for appropriate canopy tree planting to provide shade over these potentially hot areas.

3.2.8 Verge Planting

The landscaping of front setback areas, car parks and entry points is to be integrated with landscaping of the street verge so that attractive and consistent landscape treatment of the streetscape can be achieved. Verge landscaping or planting must be carried out in accordance with the ‘Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law’, Council Policy 16.16 and other relevant policies and guidelines (refer to Section 4.0).

3.2.9 Landscape Buffer/Screen Planting

A function of landscaping is to provide a buffer or visual screen between adjoining properties and provide some privacy between on-site uses.

Where a development is proposed that has a visual impact upon the landscape e.g. where car parks, sheds, industrial sites, acoustic fencing etc are proposed, a vegetation screen/buffer is required. Fast spreading, low maintenance species are recommended with areas of single species for continuity and ease of maintenance. Refuse bin areas are also required to be screened and buffered with planting.

Screen planting should be established along side and rear boundaries where possible and incorporated into mass planted and tiered garden beds i.e. using groundcovers, shrubs and trees of varying heights.

3.2.10 Water Management

Water Sensitive Urban Design principles such as the collection and retention of stormwater for re-use on site, or redirection into rain gardens should be incorporated into landscape designs wherever possible, and are mandatory requirements for grouped dwelling development.

In order to re-charge groundwater removed by evaporation and the use of bores and stabilise the natural water table, it is desirable for surface runoff to be directed towards areas of high infiltration, such as garden beds and nutrient stripping basins.

The installation of irrigation systems on private land is not mandatory. Where used, reticulation must ensure an efficient and economical application of water and be designed to avoid loss of water by overspray and evaporation etc.

The use of drought tolerant species and rain water harvesting devices such as water tanks is encouraged as an alternative to irrigation. If irrigation is not being proposed, planting must be sustainable and reflect water-wise landscaping principles.
3.2.11 Erosion Control Methods

Erosion prevention and the treatment of banks and slopes which have a gradient of 1:4 or steeper is to include methods which will achieve:

- control/prevention of water flow over the top of slopes e.g. via redirection of water flow using a drainage swale,
- stabilisation and revegetation of the slope face e.g. via hydro mulching, stabilisation matting, turf etc; and the use of terracing or retaining walls.

3.2.12 Existing Tree Retention/Removal

The retention of existing trees on development sites in urban areas will assist in preserving the established landscape character of the site and the locality. Accordingly, existing native trees should be retained on development sites where possible. Protection of existing trees must be addressed prior to development as part of the approval process and temporary protection of trees to be retained must be provided during development works.

Any approvals required by the Department of Environment and Conservation or other agency for the removal of vegetation/habitat must be achieved prior to approaching the Shire for development approval.

3.2.13 Sustainability

The creation of environmentally sustainable and innovative landscapes is encouraged. All landscape designs must incorporate sustainable landscape and water-wise design principles.

Low water use planting, onsite treatment of stormwater runoff, rain water harvesting, use of materials that are sourced from sustainable supplies, and recharging of ground water through the use of permeable pavements are some of the features that should be integral to all landscape designs. Any irrigation should be designed and installed to Irrigation Association of Australia standards.

A sustainable landscape will:

- Consider the local climate and environmental conditions;
- Use native species, and water-wise plants and trees;
- Use water conservation methods such as hydro zoning, water re-use, soil conditioning and mulching of planted areas;
- Provide habitat for native fauna, maximise habitat connectivity and avoid fragmentation of habitat;
- Avoid the use of pesticides and herbicides;
- Consume minimal non-renewable energy in construction and maintenance;
- Use locally sourced sustainable materials and products; and
- Have simple and efficient ongoing management and maintenance requirements.
3.2.14 Landscape Maintenance

To protect and ensure the ongoing investment in a quality landscape, a sustainable maintenance regime is required for all developments.

While native plants require less maintenance than their exotic counterparts, there are still some basic requirements that should be followed:

- **Position** – check with a local nursery or horticulturalist as to the best location and soil types for the species of plant selected - group plants that need similar conditions.
- **Fertiliser** – most natives grow well without extra fertiliser - high phosphate fertilisers may be harmful.
- **Water** – most natives require minimal water however in the establishment stage it is recommended to water at least weekly during summer until the plant establishes.
- **Mulch** – use mulches and groundcover plants to reduce weed growth and keep the soil cool, moist and friable.
- **Pruning** – lightly prune immediately after flowering to promote compact growth and more flowers. Heavy pruning may kill some plants which reshoot poorly from old wood.
- **Turf** – reduce lawn/grass areas where possible, but if necessary use sustainable, warm climate, drought tolerant or indigenous grasses, and establish as quickly as possible to avoid erosion and sedimentation to drains and waterways, and to prevent the establishment of weeds.
- **Trees and shrubs** – plant within mulched garden beds. Avoid planting numerous shrubs or small trees throughout grassed areas as this requires higher maintenance regimes.
- **Single shade trees** – mulched to 75mm depth in a minimum 2 metre diameter circle to avoid damage to trunks by mowers and mechanical trimmers.

3.3 Additional Commercial and Industrial Provisions

The selection of plant species for commercial and industrial development, particularly within publicly accessible areas, needs to be carefully considered to ensure the suitability of species for the location, the on-going maintenance needs and the need to screen parts of the site.

Plant selection must generally exclude plants with traces of toxicity and plants with spines, abrasive trunks or foliage. Plants which are known to cause asthma and allergic reactions must also be avoided.

3.3.1 Crime prevention

Careful plant selection can play a part in reducing the potential risk of crime. Areas directly adjacent to showrooms, windows, doors and car parks can pose a security risk. Planting beds in these locations 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.
3.3.2 Landscape buffer

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.

A minimum landscape buffer width of 2.0 metres is required where car parking areas abut residential properties or street frontages.

Selection of plant species should consider building volumes, heights and scale, and should balance the visual impact of the development with the surrounding environment.

3.3.3 Street Frontage Landscaping

On industrial lots, at least 35% of the frontage setback should be mass planted with mulched garden beds to visually enhance the view of the property from the road. This setback planting should incorporate a minimum of one tree, plus additional trees provided at the rate of one tree for every eight lineal metres of street frontage. It is not a requirement to plant in a lineal manner.

3.3.4 Irrigation/Watering

The installation of an irrigation system is not mandatory, however the use of rain water harvesting devices such as water tanks, is encouraged. The design of all watering systems must ensure an efficient and economical application of water.

If irrigation is not being proposed, planting must be sustainable and in accordance with water-wise landscaping principles.

3.4 Additional Residential Provisions

Residential development in this context does not refer to single dwellings, as they do not require development approval unless a policy variation is sought, or to green-field subdivision, but to grouped dwellings and aged persons accommodation etc which require development approval.

The selection of plant species for residential development needs to be carefully considered to ensure the suitability of species for the location, the on-going maintenance needs and any potential detrimental elements they may have. Plant selection must generally exclude plants with traces of toxicity and plants with spines, abrasive trunks or foliage. Plants which are known to cause asthma and allergic reactions must also be avoided.

3.4.1 Landscape Buffer/Screen Planting

Landscaping can provide a buffer or visual screen between adjoining properties and ensure privacy between dwellings on the same site e.g. grouped dwellings.
Screen planting should be established along all side and rear boundaries where possible and incorporated into mass planted and tiered garden beds i.e. using groundcovers, shrubs and trees of varying heights. The installation of a 1.8 metre high screen fence without landscape planting will generally not be sufficient. Refuse bin enclosures are also required to be screened and buffered with planting.

3.4.2 Designing Out Crime

Careful plant selection can play a part in reducing the potential risk of crime. Planting beds in front yards and adjacent to windows and doors should be designed to deter loitering and allow adequate surveillance by using trees with clean stemmed trunks planted in association with shrubs and ground covers not exceeding 1.0 metre in height.

3.4.3 Planting Near Common Boundaries

The potential for plants to grow over a neighbouring property and create nuisance needs to be considered, in particular the use of large trees should be avoided close to lot boundaries or on smaller lots. Climbing plants used to cover fences should be chosen to ensure that ongoing maintenance and pruning etc can be easily managed.

3.5 Additional Public Purpose Provisions

Community buildings such as libraries, community/recreation centres and Government offices require landscaping that will allow for the best use of the facility, ease of maintenance and lasting finishes. The risk of vandalism needs to be considered in selecting plants and landscape materials.

3.5.1 Plant Selection

The selection of plant species for all community developments, particularly within publicly accessible areas, needs to be carefully considered to ensure the suitability of species for the location, the on-going maintenance needs and any potential detrimental elements they may have. Plant selection must generally exclude plants with traces of toxicity, plants with spines, abrasive trunks or foliage, and plants which may cause allergic reactions.

3.5.2 Landscape Buffer

A minimum landscape buffer width of 3.0 metres is required for community buildings where car parking areas abut residential properties, and along street frontages.

3.5.3 Kindergartens and children’s play areas

Spaces dedicated for use by children should be designed to maximise the learning and play experience. Plant selection must exclude plants with traces of toxicity; plants which produce hard seeds/fruit that can be easily swallowed; plants with spines, abrasive trunks or foliage, and plants which are known to cause asthma and/or allergic reactions.
3.5.4 Sporting pavilions

Sporting facilities need to address issues such as safe access, spectator areas, shade/shelter, view lines and soft landscaping. Materials which are sustainable, durable, easily maintained and which deter vandalism/graffiti are preferred in these environments.

3.6 Landscape Plans

A detailed landscape plan will be required for all development applications that propose landscaping or attract a landscape condition – refer to Appendix 2 for guidelines on the preparation of detailed landscape plans.

4.0 Urban Road Verge Landscaping

Residents are encouraged to plant the public road verge adjacent to their residence. However, verge landscaping or planting of any type must be carried out in accordance with the 'Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law', Council Policy 16.16 and other relevant Shire policies and specifications to ensure that designs are sustainable, and do not interfere with pedestrian safety or motorist’s sight-distance.

The ‘Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law’ and related specifications include guidelines to assist residents to landscape the road verge adjacent to their property in accordance with Shire requirements. A road verge landscaping application should be lodged with the Shire and approved before undertaking landscaping works.
**Appendix 1**

**Urban Landscape Strategy**

**Recommended Plant Species**

The Shire of Capel encourages the use of the following native plant species.

Other native plants may be used provided they meet the Shire’s sustainability requirements, are water-wise and are not considered environmental weeds.

Not all of the species below are suitable for verge planting due to height, form or texture.

<table>
<thead>
<tr>
<th>Species</th>
<th>Flowering season</th>
<th>Flower colour</th>
<th>Preferred Soil</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Trees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Banksia littoralis (Swamp banksia)</td>
<td>Mar-Aug</td>
<td>Yellow</td>
<td>Sand/loam/variety</td>
<td>Small tree 2-5m, suitable for damp areas</td>
</tr>
<tr>
<td>Eucalyptus caesia (Silver princess)</td>
<td>May/Dec</td>
<td>Pink/Red</td>
<td>Sand/loam/granite</td>
<td>2-6m – mallee, pendulous branches.</td>
</tr>
<tr>
<td>Eucalyptus ficifolia (red flowering gum)</td>
<td>Dec-Mar</td>
<td>Red</td>
<td>Sand/loam</td>
<td>6-8m. dark leaves, grey bark.</td>
</tr>
<tr>
<td>Melaleuca viminea (Mohan)</td>
<td>Jul/Nov</td>
<td>Cream/White</td>
<td>Sand/clay</td>
<td>1-5m - suitable for smaller areas.</td>
</tr>
<tr>
<td>Melaleuca preissiana (Moonah)</td>
<td>Nov./Feb.</td>
<td>Cream/White/Yellow</td>
<td>Sand/wet areas</td>
<td>2-9m – SW native similar to Melaleuca rhaphiophylla.</td>
</tr>
<tr>
<td><strong>Shrubs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Callistemon glaucus</td>
<td>Sep/Dec</td>
<td>Red</td>
<td>White or grey sand/clay</td>
<td>1-3m - slender, erect shrub.</td>
</tr>
<tr>
<td>Allocasuarina humulis (Dwarf sheoak)</td>
<td>May/Nov</td>
<td>Red/Orange/Brown</td>
<td>Sand/sandy clay/gravel</td>
<td>1-2m - erect or spreading shrub.</td>
</tr>
<tr>
<td>Billardiera fusiformis (Australian bluebell)</td>
<td>All year</td>
<td>Blue</td>
<td>Various</td>
<td>Hanging flowers - twining shrub.</td>
</tr>
<tr>
<td>Calothamnus sanguineus (Silky-leaved bloodflower)</td>
<td>Mar-Jul</td>
<td>Red</td>
<td>Sand/gravel</td>
<td>One-sided bottlebrush like flowers.</td>
</tr>
<tr>
<td>Calytrix flavescens (Summer starflower)</td>
<td>Dec-Jan</td>
<td>Yellow</td>
<td>Sand</td>
<td>20-50cm - delicate shrub.</td>
</tr>
<tr>
<td>Dampiera linearis (common Dampiera)</td>
<td>Aug-Dec</td>
<td>Blue</td>
<td>Sand/gravel</td>
<td>Brilliant blue flowers.</td>
</tr>
<tr>
<td>Eromophila glabra spp (Tar bush)</td>
<td>Mar-Dec</td>
<td>Green/Yellow/Red/Orange</td>
<td>Sand/clay/stony loam</td>
<td>1-3m - variable species with tube-like flowers.</td>
</tr>
<tr>
<td>Frankenia pauciflora (Sea heath)</td>
<td>Jan-Feb</td>
<td>Pink/White</td>
<td>Sand</td>
<td>Hardy shrub.</td>
</tr>
<tr>
<td>Hypocalymma angustifolium (White myrtle)</td>
<td>Jun-Oct</td>
<td>White/Cream</td>
<td>Sand/clay near water courses</td>
<td>Delicate foliage with stems covered in flower.</td>
</tr>
<tr>
<td>Hypocalymma robustum (Swan River myrtle)</td>
<td>Jun-Nov</td>
<td>Pink/Red</td>
<td>Sand/gravel</td>
<td>Vibrant spring wildflowers.</td>
</tr>
<tr>
<td>Leucophyta brownii (Cushion bush)</td>
<td>Dec-Feb</td>
<td>Yellow</td>
<td>Sand</td>
<td>Silvery-grey foliage - good border plant.</td>
</tr>
<tr>
<td>Grevillea nudiflora</td>
<td>Jan-Dec</td>
<td>Red/Yellow</td>
<td>Sand/loam</td>
<td>Spreading, bushy shrub to 1.8m.</td>
</tr>
<tr>
<td>Other plants</td>
<td>Flowering season</td>
<td>Flower colour</td>
<td>Preferred Soil</td>
<td>Notes</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>------------------</td>
<td>---------------</td>
<td>------------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Conostylis candicans (Grey cottonhead)</td>
<td>Sept-Oct</td>
<td>Yellow</td>
<td>Sand/limestone</td>
<td>Compact form.</td>
</tr>
<tr>
<td>Anigozanthos flavidus (tall kangaroo paw)</td>
<td>Nov-Jan</td>
<td>Green/Red</td>
<td>Sand/clay/gravel</td>
<td>Seasonal flower spikes can grow to 2m.</td>
</tr>
<tr>
<td>Ricinocapus tuberculatus (Wedding bush)</td>
<td>Oct / Dec</td>
<td>White</td>
<td>Sand</td>
<td>2-3m shrub - masses of white flowers.</td>
</tr>
<tr>
<td>Dianella brevicaulis (Dianella)</td>
<td>Oct-Dec</td>
<td>Blue/Purple</td>
<td>Sand/clay</td>
<td>Tufted perennial - distinctive foliage.</td>
</tr>
<tr>
<td>Patersonia occidentalis (Purple flag)</td>
<td>Aug-Jan</td>
<td>Purple</td>
<td>Various</td>
<td>Large open petals on long stems.</td>
</tr>
<tr>
<td>Callistemon viminalis (Weeping bottlebrush)</td>
<td>Sept-Dec</td>
<td>Red</td>
<td>Sand/loam</td>
<td>3-5m shrub, dense foliage, weeping habit.</td>
</tr>
<tr>
<td>Isopogon latifolius (Stirling Range cone flower)</td>
<td>Aug-Dec</td>
<td>Pink/Red</td>
<td>Sand</td>
<td>Erect shrub 1-2m, pink cone flowers.</td>
</tr>
<tr>
<td>Westringia fruticosa (Native Rosemary)</td>
<td>Nov-Dec</td>
<td>White</td>
<td>Various</td>
<td>Shrub 1-3m high - can be hedged.</td>
</tr>
<tr>
<td>Leschenaultia floribunda (Free-flowering Leschenaultia)</td>
<td>Aug-Dec</td>
<td>Mauve/Purple</td>
<td>White/grey or yellow sand</td>
<td>Diffuse, ascending shrub 200mm-1m high.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Groundcovers</th>
<th>Flowering season</th>
<th>Flower colour</th>
<th>Preferred Soil</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpobrotus virescens (Native pigface)</td>
<td>Sept-Jan</td>
<td>Purple</td>
<td>Sand (coastal only)</td>
<td>Succulent creeper - grey-green leaves.</td>
</tr>
<tr>
<td>Kennedia coccinea (Coral vine)</td>
<td>Sep-Nov</td>
<td>Red/Orange</td>
<td>Sand</td>
<td>Brilliant red flowers - climber.</td>
</tr>
<tr>
<td>Sowerbaea laxiflora (Purple tassels)</td>
<td>Aug-Nov</td>
<td>Mauve/Purple</td>
<td>Sand over limestone</td>
<td>Tufted perennial to 50cm.</td>
</tr>
<tr>
<td>Kennedia prostrate (Running postman)</td>
<td>July-Nov</td>
<td>Red</td>
<td>Sand over limestone</td>
<td>Attractive red flowers - prostrate form.</td>
</tr>
<tr>
<td>Scaevola calliptera (Royal robe)</td>
<td>Sep-Jan</td>
<td>Blue/Purple</td>
<td>Sand/laterite</td>
<td>Prostrate to ascending perennial to 50cm.</td>
</tr>
<tr>
<td>Grevillea crithmifolia (Green Carpet)</td>
<td>Jun-Nov</td>
<td>White</td>
<td>Sand</td>
<td>Dense small shrub.</td>
</tr>
<tr>
<td>Myoporum parvifolium (Creeping Boobialla)</td>
<td>Dec-Mar</td>
<td>White</td>
<td>Clay/loam</td>
<td>Low-growing and spreading perennial.</td>
</tr>
<tr>
<td>Grevillea species</td>
<td>various</td>
<td>various</td>
<td>Sand/gravel</td>
<td>Prostrate forms available in various colours.</td>
</tr>
</tbody>
</table>
Appendix 2

Urban Landscape Strategy

Guidelines for the Preparation of Landscape Plans

A detailed landscape plan for public open space (POS) and subdivisional roads is required prior to subdivision of urban land. Development applications with a landscape component should also be accompanied by a landscape plan.

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

1. Site analysis, including the following:
   a. Identification and description of the location and extent of views, and a brief description of local character and visual quality;
   b. Identification of existing significant vegetation;
   c. Description and location of existing pedestrian and vehicular access routes into and around the site;
   d. 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;
   e. Description of topographical features including slope analysis and location of any outstanding landscape features (including landmarks and built form); and
   f. Brief description of prevailing winds and any other local climatic conditions that may impact on landscaping outcomes.

2. Statement of ‘Landscape Intent’ where necessary identifying:
   a. Address, name and reference number of project;
   b. Designer’s name and contact details;
   c. Property description and locality plan;
   d. North point, legend and scale (including graphic scale);
   e. Location of existing and proposed above ground and below ground infrastructure, particularly in road reserves and Crown reserves;
   f. Existing features on the site to be retained or removed e.g. vegetation, built form;
   g. Any structures or significant vegetation on adjoining properties that could impact on the site;
   h. Location and botanical name of existing vegetation, including height and spread, specifying any vegetation to be removed;
   i. Existing contours and proposed finished levels for earthworks;
   j. Surface, subsurface and drainage details, including overland drainage paths, associated with landscape works;
k. Notations of design intent for any landscape works, including desired character themes and proposed function;
l. Location of recreation/playground facilities;
m. Location of soft-scape areas including buffers, screens; rehabilitation areas, any large garden bed areas and delineation of hard-scape areas;
n. Location of any slope batters steeper than 1:4;
o. Fence sizes and materials;
p. Notation of species type for all areas to be replanted e.g. species name, native/exotic, feature planting, height, form and colour;
q. Location of any buildings, structures, park furniture and an indication of their form and character; and
r. Open space, visual and pedestrian links.

3. Landscape Plan – the general requirements include:

a. Plant schedules - specify trees in POS and streets, shrubs, ground covers, climbers, flowers.
b. Botanical names are to be in alphabetical order and used in conjunction with common names on the plant schedule.
c. Quantity and pot size of each individual species used in the planting design must be included on the schedule.
d. Height and spread of trees is to be included on the schedule along with spacing and staking of all planting.
e. 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.
f. Identification of any irrigation systems and sources of water for reticulation of gardens and/or turf.
g. Location and types of park furniture, playground equipment and other structures/features in POS.

4. Maintenance Programme

A sustainable maintenance programme should be included as part of the information accompanying the landscape plan. The maintenance programme should address soft-scape and hard-scape outcomes and reinforce the overall philosophy and objectives of the landscape design. It should 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.

The developer is to make arrangements for the maintenance of the landscaping for a period of not less than two summers from practical completion. The annual cost of maintenance and the asset replacement cost need to be calculated by a qualified person and provided to the Shire with the landscape plans. A bond 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.
Appendix 3

References

2. City of Casey, Vic. – Landscape Policy.
3. City of Stirling, WA – Town Planning Scheme No. 38 Landscape Guidelines.
8. Department of Water and Swan River Trust - River Science issue 26: Constructed ephemeral wetlands on Swan Coastal Plain - the design process.
14. Shire of Busselton, WA – Community Infrastructure Standards and Specifications Section 9(b) - Street/Road Verge – Landscaping, Revegetation and Stabilisation.

Additional information may be sourced from:

- Geographe Community Landcare Nursery: geographelandcarenursery.mysouthwest.com.au
- Water Corporation website (water-wise gardening): watercorporation.com.au
- Sustainable Gardening Australia: www.sgaonline.org.au
- Department of Environment and Conservation FloraBase: florabase.dec.wa.gov.au