



Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
Map unit symbol	Map unit description	Greater than 50% of the map unit classed as a High, Very High or Extreme risk of Phosphorus Export?	Capability Class Rating for In-ground Horticulture			Is the map unit potentially suitable for in-ground horticulture? A=Annual P = Perennial V = vine
			Annual (A)	Perennial (P)	Vine (V)	
B4	Broad poorly drained sandplain with deep grey siliceous sands or bleached sands, underlain at depths generally greater than 1.5 m by clay or less frequently a strong iron-organic hardpan.	Yes	C2	C2	C2	No
B5	Shallowly incised stream channels of minor creeks and rivers with deep grey siliceous sands or bleached sands, underlain at depths generally greater than 1.5 m by clay or less frequently a strong iron-organic hardpan.	Yes	C2	C2	C2	No
B6	Sandplain and broad extremely low rises with imperfectly drained deep or very deep grey siliceous sands.	Yes	C2	C2	C2	No
<p>The Vasse System (211Va) is poorly drained estuarine flats and swampy depressions of the Swan Coastal Plain. Soils include tidal flat soil, saline wet soil and pale deep sand. Native vegetation includes samphire, sedges and paperbark woodland.</p>						



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Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
V1	Saline tidal flats composed of grey, black and brown foetid muds and humic sandy clays with locally common shell and limestone fragments.	Yes	C2	C2	C2	No
V2	Samphire covered sand and mud flats marginally higher than V1 and frequently inundated; with deep alkaline alluvial sands and clayey sands.	Yes	C2	C2	C2	No
V3	Sand flats marginally higher than V2. Frequently inundated; with deep alkaline alluvial sands and clayey sands, commonly supporting stands of <i>Melaleuca</i> spp.	Yes	C2	C2	C2	No
V4	Low level storm beach ridges and terraces with shallow to moderately deep uniform alkaline black sandy loams to loams overlying unconsolidated shell beds or clayey marl.	No	C1	C2	C2	No



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V5	Upper level sandy terrace and gently undulating beach ridges with shallow to moderately deep grey siliceous sands overlying soft shelly limestone or shell beds.	No	B2	A2	A2	Yes APV
V6	Upper level sandy terrace and gently undulating beach ridges with deep grey or bleached pale brown siliceous sands overlying soft shelly limestone.	Yes	C2	C2	C2	No
V6a	Gently undulating beach ridges similar to V6, but formed from reworked Pleistocene Bassendean sands. Deep bleached grey acidic siliceous sands with iron-organic hardpan.	Yes	C1	C2	C2	No
V7	Very broad shallow depression with deep, poorly drained, fine textured alkaline estuarine alluvium.	Yes	C2	C2	C2	No
V8	Flat poorly drained plains forming the margins of the estuarine deposits which border and partially overlie the Pinjarra Plain with variable, moderately deep to deep	Yes	C2	C2	C2	No



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	Soil –landscape mapping unit					
	saline soils. Commonly, these are mottled yellow duplex soils over calcar					
V9	Areas of former swamps which have been artificially drained, with uniform loamy or peaty sands.	Yes	C2	C2	C2	No
<p>The Spearwood System (211Sp) is sand dunes and plains on windblown sand and limestone over sedimentary rocks in the western edge of the Swan Coastal Plain. Soils include yellow deep sands, pale deep sands and yellow/brown shallow sands. Native vegetation includes tuart-marri forest and woodland in south changing to heath and open woodland in north.</p>						
S1a	Dune ridges with shallow to moderately deep siliceous yellow-brown sands, very common limestone outcrop and slopes up to 15%.	Yes	C2	B2	C2	No



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S1b	Dune ridges with deep siliceous yellow brown sands or pale sands with yellow-brown subsoil and slopes up to 15%.	No	B1	A2	A1	Yes APV
S1c	Dune ridges with deep bleached grey sands with yellow-brown subsoils, and slopes up to 15%.	No	B1	B1	A2	Yes APV
S1d	Dune ridges with moderately deep to very deep siliceous yellow-brown sands, rare limestone outcrop and slopes 3-20% occurring on the eastern slip face.	Yes	C2	B1	C2	No
S2a	Lower slopes (1-5%) of dune ridge with moderately deep to deep siliceous yellow-brown sands or pale sands with yellow-brown subsoils and minor limestone outcrop.	No	B1	A2	A1	Yes APV
S2b	Lower slopes (1-5%) of dune ridge with shallow to deep siliceous yellow-brown sands and common limestone outcrop.	No	B1	B1	A1	Yes APV



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S2c	Lower slopes (1-5%) of dune ridge with bleached or pale sands with a yellow-brown or pale brown subsoil (like S1c). Usually occurs on the eastern edge of the Spearwood Dunes.	No	B1	A1	A1	Yes APV
S3	Inter-dunal swales and depressions with gently inclined side slopes and deep rapidly drained siliceous yellow-brown sands.	No	A1	A1	A1	Yes APV
S4a	Flat to gently undulating sandplain with deep, pale and sometimes bleached, sands with yellow-brown subsoils.	No	B1	A2	A1	Yes APV
S4b	Flat to gently undulating sandplain with shallow to moderately deep siliceous yellow-brown and grey-brown sands with minor limestone outcrop.	No	B1	B1	A1	Yes APV



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S4c	Flat to gently undulating sandplain with deep, yellow-brown or dark brown siliceous sands that are seasonally inundated.	Yes	C2	C2	C2	No
S6	Flat stony plain with poorly drained shallow siliceous sands and large areas of bare limestone pavement.	No	C2	C2	C2	No
<p>The Quindalup System (2111Qu) is coastal dunes with sand flats on wind-blown sand over sedimentary rocks on the western margin of the Swan Coastal Plain. Soils are mainly calcareous sands with native vegetation of mixed coastal scrub.</p>						
Qf2	Relict fore dunes and gently undulating beach ridge plain with deep uniform calcareous sands.	No	B1	B1	B1	Yes, APV
Qp1	Complex of nested low relief parabolic dunes with moderate to steep slopes and uniform calcareous sands showing variable depths of surface darkening.	No	C1	B2	C1	Yes, P

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References

Name of Policy	Local Planning Policy 4.12: Horticulture
Previous Policy	N/A
Date of Adoption and Resolution Number	23 July 2018 - OCM063/07/18
Review dates and Resolution Numbers	
Next review date	
Related documents	<p>Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies</p> <p>References</p> <p>Delegations</p> <p>Work Procedures</p>

Note: changes to references may be made without the need to take the Policy to Council for review.