
Objectives:	Place
Outcome:	2.1 - A diverse, well planned built environment.
Strategy:	2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. Ensure new horticultural enterprises pose a low risk to catchment water quality and are able to meet or improve catchment standards for water quality improvement.
2. Encourage new types of horticultural enterprises which are compatible with Catchment Water Quality Improvement Standards.
3. Encourage high-standards in horticultural management practices.
4. Ensure strategic and statutory proposals do not compromise existing well-managed horticultural developments, or compromise potential future horticultural development of relatively high capability areas.

Definitions

Bushland – land on which there is vegetation which is either a remainder of the natural vegetation on the land, or, if altered, is still representative of the structure and floristics of the natural vegetation, and provides the necessary habitat for native fauna (EPA, 2008b).

Catchment – is the area around the wetland or waterway that contributes surface run-off or groundwater to the wetland or waterway.

Catchment Water Quality – The quality of water in ground and surface waters of the Peel – Harvey Coastal Catchment including drains, creeks, wetlands, rivers and estuarine areas. Water quality parameters include levels of phosphorus, nitrogen, organics, salinity, acidity and total suspended solids.

Catchment Water Quality Improvement Standards – The threshold levels of nutrients applied to land, or exported from land as described in Appendix C.

Closed System (as in closed system hydroponics) – hydroponics system in which the nutrient solution is recirculated and the nutrient concentrations are monitored and adjusted accordingly. There is zero or minimal discharge of the solution or water to the environment.

Horticulture or Agriculture Intensive – premises used for trade or commercial purposes, including outbuilding and earthworks, associated with the following –

- a) The production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- b) The establishment and operation of plant or fruit nurseries;
- c) The development of land for irrigated fodder production;
- d) Irrigated pasture (including turf farms); or
- e) Aquaculture.



Hydroponics – the process of growing plants using mineral nutrient solutions, with growing media, alternatives to in-situ soil.

In-ground Horticulture – horticulture where the crop is grown directly into in-situ soils and landforms, whether the soils have been amended or not.

Watercourse – a river, stream creek or manmade drainage features in which water flows in a channel, whether permanently or intermittently (EPA, 2008b)

Wetland – areas of seasonally, intermittently or permanently waterlogged soils or inundated land, whether natural or artificial, fresh or saline (EPA, 2008b).

Policy

1. All applications for horticultural pursuits / intensive agriculture proposed within the Peel-Harvey Catchment area, must be referred to the Department of Water and Environment Regulation (DoWER) for comment and any other agency the Shire deems relevant.
2. Planning applications within *high risk areas* (as defined by Appendix D) will not be supported by the Shire, unless comments received from the DoWER are considered to be in support of the application.
3. All proposals for horticultural development must be accompanied by a site management plan.
4. Proposals for horticultural operations must pose a low risk to catchment water quality and land resources and aim to achieve the Catchment Water Quality Improvement Standards as contained within Appendix C.
5. All proposals for annual and perennial horticulture and viticulture which are located on soil-landscape mapping units which are not potentially suitable for the proposed type of horticulture (Appendix D) should be accompanied by a Site Management Plan which reduces nutrient export risks to achieve Catchment Water Quality Improvement Standards, and must include, but not limited to:
 - a) Site-specific soil testing
 - b) Site-specific land capability assessment
 - c) Nutrient Export Risk Assessment.
 - d) All other details listed in Appendix A, including measures to reduce risk of nutrient export
6. All proposals for nurseries (potted plants) and closed systems (e.g. closed system hydroponics) are to be accompanied by a Site Management Plan with sufficient detail to demonstrate how the proposal will pose a low risk to catchment water quality and can be appropriately managed (refer to Appendix A & B for the preparation of a Site Management Plan).
7. Where on-site soil-landscape conditions vary from the mapped land units, shown in Appendix D, the conditions must be demonstrated by the proponent through site-specific soil testing and site-specific land capability assessment for the proposed type of horticultural land use and included as part of the Site Management Plan.



Appendix A - Checklist for Site Management Plans

The following provides a checklist of the types of information that should be included within a Site Management Plan. Not all information may be required for all proposals. The checklist is not intended to be used as the format/structure of the Site Management Plan. It is intended to list the types of information that are used by government to assess development applications.

Information should be provided in map form where appropriate

Site conditions	<ul style="list-style-type: none"> • Soil types and mapping of soil types <ul style="list-style-type: none"> ○ Nutrient retaining capacity of soils ○ Other soil capability issues • Site-specific land capability assessment • Location of vegetation, watercourses and wetlands • Depth to groundwater • Existing structures and fences
Crop and cultivation details	<ul style="list-style-type: none"> • Location and size of production area • Future stages of development • Types of crops • Cultivation system • Physical barriers to soil (plastics)
Nutrient inputs and management	<ul style="list-style-type: none"> • Fertiliser regimes – rate and frequency • Total nutrient input calculation • Nutrient content of fertiliser • Application method • Nutrient monitoring – soil and water • Crop nutrient monitoring
Irrigation management	<ul style="list-style-type: none"> • Type of irrigation • Water source • Irrigation control and monitoring
Nutrient Export Risk Assessment	<ul style="list-style-type: none"> • As per Section 1.2 of Attachment A
Nutrient reduction strategies	<ul style="list-style-type: none"> • Production area design and establishment • Soil amendment • Soil ameliorants • Type of fertiliser – controlled release fertilisers • Crop monitoring and testing • Soil condition monitoring • Fertiliser application methods • Type of irrigation methods • Cultivation methods • Physical barriers • Vegetative barriers
Details of any other nutrient reduction strategies	<p>e.g. Where not addressed above:</p> <ul style="list-style-type: none"> • Offset plantings



Appendix B - Other Considerations

Planning matter	Consideration
Protection of groundwater and surface waters	<ul style="list-style-type: none"> • Potential impacts of dam or drain construction (note: Approvals are generally required for dams and drain construction) • Storage of hydrocarbons, pesticides and other chemical • Levels of total suspended solids and organics in discharge waters (e.g. hydroponics) or drains/watercourses on the site • Levels of salinity and acidity of discharge waters (e.g. hydroponics).
Stormwater management	<ul style="list-style-type: none"> • Management of runoff from hard surfaces • Management of runoff from production area and site
Wetlands	<p>Proposals should comply with State Government policy in regard to:</p> <ul style="list-style-type: none"> • protection and management of Conservation Category Wetlands • protection and management of Resource Enhancement Wetlands, and \ • management of Multiple Use Wetlands (Water and Rivers Commission, 2001) (EPA, 2008b)
Wetland Buffers	<ul style="list-style-type: none"> • Wetland buffers should be determined in accordance with the Draft Guideline for the Determination of Wetland Buffer Requirements (WAPC, 2005)
Watercourse protection	<ul style="list-style-type: none"> • Identification of suitable buffers to watercourses • Physical delineation and protection of the buffer area • Restoration of vegetated buffers
Native vegetation and bushland protection	<ul style="list-style-type: none"> • Protection of: <ul style="list-style-type: none"> ○ Peel Regionally Significant Natural Areas, ○ Bush Forever Sites ○ Known location of Declared Rare and listed species of flora and fauna ○ Threatened Ecological Communities ○ Priority Ecological Communities ○ Other significant vegetation and flora ○ Other habitat for wildlife • Protection of buffers to native vegetation and bushland protection
Weeds, pests and diseases	<ul style="list-style-type: none"> • Compliance with control and management of species listed under the Biosecurity and Agricultural Management Act and Regulations • Other weed management • Other feral animal management
Odours	<ul style="list-style-type: none"> • Storage and use of manures
Visual amenity	<ul style="list-style-type: none"> • Existing vegetation • Proposed revegetation and landscaping
Noise	<ul style="list-style-type: none"> • Operating hours • Types and standards of machinery or motors
Management of effluent	<ul style="list-style-type: none"> • Workers ablution facilities • Effluent treatment systems
Other matters	<ul style="list-style-type: none"> • Dam construction approval • Drain construction approval • Groundwater abstraction licence • Building approvals • Buffers to sensitive premises • Setbacks



Appendix C - Catchment water Quality Improvement Standards and Guidance**A1. Phosphorus - For proposals within the Peel-Harvey Coastal Plain Catchment Area.**Phosphorus application rates

To meet targets for phosphorus reduction established in the Peel-Harvey EPP (EPA, 1992) and supported in SPP2.1, proposals for new horticulture should not apply phosphorus at rates exceeding 6.5 kg P/ha/yr (Kelsey *et al*, 2011).

Phosphorus export rates

The following export rates of phosphorus from the Coastal Catchment Area have been determined by State Government (Kelsey *et al*, 2011) to ensure that catchment targets for phosphorus reduction are met:

- 0.29 kg P/ha/yr for sites in the Serpentine River Subcatchments
- 0.28 kg P/ha/yr for sites in the Murray River Subcatchments
- 0.47 kg P/ha/yr for sites in the Harvey Basin

These export rates of phosphorus from the Coastal Catchment Area are end of sub-catchment targets (measured at the end of the sub-catchment). Phosphorus export rates measured at each Site would be higher due to dilution and in-stream losses. However, the actual loss rate that is acceptable will vary depending upon the location of the site taking into account distance to the receiving water body, shape of sub-catchment, slope of the land amongst other factors.

A.2 Phosphorus – For all proposals in the Shire of Serpentine Jarrahdale

All other proposals in the Shire of Serpentine Jarrahdale should demonstrate, through a Site Management Plan including a Nutrient Export Risk Assessment, how the proposal will minimise the application and export of phosphorus from the production area and site.

A3 - Nitrogen – For proposals within the Peel-Harvey Coastal Plain Catchment Area

To meet targets for nitrogen reduction, proposals for new horticulture should not apply nitrogen (in all forms) at rates exceeding 45 kg N/ha/yr or on average not discharge nitrogen at rates above 1.2 mg/L (Total Nitrogen) (Kelsey *et al*, 2011).

A4 - Nitrogen – for all proposals in the Shire of Serpentine Jarrahdale

All other proposals in the Shire of Serpentine Jarrahdale should demonstrate, through a Site Management Plan including a Nutrient Export Risk Assessment, how the proposal will minimise the application and export of nitrogen from the production area and site.

Appendix D - Nutrient export risk and suitability for in-ground horticulture in different land units of the Peel-Harvey Coastal Catchment

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
<p>The Forrestfield System (213Fo) consists of undulating foot slopes of the Darling Scarp on colluvium over granitic and sedimentary rocks in the eastern margin of the Swan Coastal Plain. Soils include duplex sandy gravels, pale deep sands and grey deep sandy duplexes. Native vegetation is jarrah-marri forest and woodland.</p>						
F1a	1-15% lower slopes with well drained shallow to moderately deep, very gravelly acidic yellow duplex soils and common laterite.	No	B2	B2	B2	Yes APV
F1b	1-15% lower slopes with well drained moderately deep to deep, gravelly acidic yellow duplex soils and rare laterite.	No	B1	B1	B1	Yes APV
F1c	1-15% lower slopes with well drained deep uniform yellowish brown sands which are generally free of laterite or gravel.	No	B1	A2	A2	Yes APV



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Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
F2a	Low slopes and foot slopes up to 5-10% with well drained shallow to moderately deep, very gravelly acidic yellow duplex soils and common laterite.	No	B1	B2	B2	Yes APV
F2b	Low slopes and foot slopes up to 5-10% with well drained moderately deep to deep, gravelly acidic yellow duplex soils and rare laterite.	No	A2	A2	A2	Yes APV
F2c	Low slopes and foot slopes up to 5-10% slopes with well drained deep uniform yellowish brown sands which are generally free of laterite or gravel.	No	B1	A1	A1	Yes APV
F3	1-3% foot slopes with deep, imperfectly drained yellow and, less commonly, acidic gley duplex soils.	No	B1	B2	B1	Yes APV
F4	Incised stream channels within gentle slopes with deep acidic yellow duplex soils and sandy alluvial gradational brown earths.	Yes	C1	C1	C2	No



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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)	
F5	Poorly defined stream channels on lowest slopes with deep acidic yellow duplex soils and sandy alluvial gradational brown earths.	Yes	C2	C2	C2	No
Ff1	Foot and low slopes < 10% with deep rapidly drained siliceous yellow brown sands, and pale or bleached sands with yellow-brown subsoil. Shrubland of unidentified species.	No	B1	A2	A1	Yes APV
Ff10	Alluvial fans on lower slopes <5-10% with variable poorly drained soils.	Yes	C1	C1	C1	No
Ff2	Foot and low slopes < 10%. Well drained gravelly yellow or brown duplex soils with sandy topsoil. Woodland of <i>E.marginata</i> , <i>E. calophylla</i> and some <i>B.grandis</i> .	No	B1	A2	A2	Yes APV



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Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
Ff3	Foot and low slopes <10%. Well drained gravelly yellow or red duplex soils with sandy loam to loam topsoil. Woodland of <i>E. wandoo</i> and <i>E. marginata</i> .	No	B1	A2	A2	Yes APV
Ff7	Alluvial fans on slopes <5-10%. Variable, imperfectly drained soils comprising layers of sand, sandy loam, clay, grit and weathered granitic detritus. Low woodland of <i>E. calophylla</i> , <i>Banksia attenuata</i> and <i>B. grandis</i> and some <i>Casuarina</i> spp.	Yes	C1	C2	C1	No
Ff9	Seepage areas and non-incised drainage channels on foot slopes <3% with poorly drained bleached grey sands over an iron-organic hardpan.	Yes	B2	C2	B2	No

The **Pinjarra System (213Pj)** is a poorly-drained coastal plain on alluvium over sedimentary rocks. Soils include semi-wet soils, grey deep sandy duplexes, brown loamy earths, pale sands and clays. Native vegetation is mainly jarrah-marri-wandoo-paperbark forest and



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Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
woodland.						
B1	Extremely low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands sometimes with a pale yellow B horizon or a weak iron-organic hardpan at depths generally greater than 2 m; banksia dominant.	Yes	B1	B1	B1	No
B2	Flat to very gently undulating sandplain with well to moderately well drained deep bleached grey sands with a pale yellow B horizon or a weak iron-organic hardpan 1-2 m.	Yes	B1	B1	B1	No
B2a	Flat to very gently undulating sandplain with well to moderately well drained deep bleached grey sands with an intensely coloured yellow B horizon usually well within 1 m of the surface.	No	B1	A1	A1	Yes APV



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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)	
B3	Closed depressions and poorly defined stream channels with moderately deep, poorly to very poorly drained bleached sands with an iron-organic pan, or clay subsoil. Surfaces are dark grey sand or sandy loam.	Yes	C2	C2	C2	No
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
B6	Sandplain and broad extremely low rises with imperfectly drained deep or very deep grey siliceous sands.	Yes	C2	C2	C2	No
P1a	Flat to very gently undulating plain with deep acidic mottled yellow duplex (or "effective duplex") soils. Shallow pale sand to sandy loam over clay; imperfect to poorly drained and generally not susceptible to salinity.	No	B2	C2	C1	Yes A



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Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
P1b	Flat to very gently undulating plain with deep acidic mottled yellow duplex (or “effective duplex”) soils. Moderately deep pale sand to loamy sand over clay; imperfectly drained and moderately susceptible to salinity in limited areas.	No	B2	C2	B2	Yes for AV
P1c	Flat to very gently undulating plain with deep acidic mottled yellow duplex (or “effective duplex”) soils. Deep pale brown to yellowish sand to sandy loam over clay; imperfectly drained and moderately susceptible to salinity in limited are	No	B1	C2	B1	Yes for AV
P1d	Flat to very gently undulating plain with deep acidic mottled yellow duplex (or “effective duplex”) soils. Shallow pale sand to sandy loam over clay; imperfect to poorly drained and moderately susceptible to salinity.	No	C2	C2	C2	No
P1e	Flat to very gently undulating plain with deep acidic mottled yellow duplex (or “effective duplex”) soils. Shallow	No	B1	B2	B1	Yes for APV



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Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description					
	pale sand to sandy loam over very gravelly clay; moderately well drained.					
P2	Flat to very gently undulating plain with deep alkaline mottled yellow duplex soils which generally consist of shallow pale sand to sandy loam over clay.	No	C2	C2	C2	No
P2a	Flat to very gently undulating plain with deep alkaline mottled yellow duplex soils which generally consist of shallow pale sand to sandy loam with a silcrete hardpan at 50-100 cm depth generally on top of an olive-grey clay.	No	C2	C2	C2	No
P3	Flat to very gently undulating plain with deep, imperfect to poorly drained acidic gradational yellow or grey-brown earths and mottled yellow duplex soils, with loam to clay loam surface horizons.	No	C2	C2	C2	No



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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)	
P4	Poorly drained flats, sometimes with gilgai microrelief and with moderately deep to deep black, olive grey and some yellowish brown cracking clays and less commonly non-cracking friable clays with generally acidic subsoils.	No	C2	C2	C2	No
P4a	Poorly drained flats. Cracking clays similar to P4 with a thin veneer of grey sand.	No	C2	C2	C2	No
P5	Poorly drained flats, commonly with gilgai microrelief and with deep black-grey to olive-brown cracking clays with subsoils becoming alkaline.	No	C2	C2	C2	No
P5a	Poorly drained flats. Cracking clays similar to P5 with a thin veneer of grey sand.	No	C2	C2	C2	No
P7	Seasonally inundated swamps and depressions with very poorly drained variable acidic mottled yellow and gley sandy duplex and effective duplex soils.	Yes	C2	C2	C2	No



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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)	
P7a	Seasonally inundated swamps and depressions with very poorly drained variable acidic mottled yellow and gley duplex soils becoming alkaline with depth.	Yes	C2	C2	C2	No
P7b	Seasonally inundated swamps and depressions or seepage areas near the base of the foothills with very poorly drained deep bleached siliceous sands.	Yes	C2	C2	C2	No
P8	Broad poorly drained flats and poorly defined stream channels with moderately deep to deep sands over mottled clays; acidic or less commonly alkaline grey and yellow duplex soils to uniform bleached or pale brown sands over clay.	No	C2	C2	C2	No
P9	Shallowly incised stream channels of minor creeks and rivers with deep acidic mottled yellow duplex soils.	Yes	C2	C2	C2	No



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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)	
P9a	Generally shallow incised stream channels of minor creeks and rivers with poorly drained deep mottled yellow duplex soils, becoming alkaline with depth.	Yes	C2	C2	C2	No
SW2	Low level, occasionally flooded, alluvial terraces with imperfectly drained variable alluvial soils with loamy surfaces.	Yes	C2	C2	C2	No
P11	Shallow brown loamy soils or less commonly, very shallow sands over ironstone pavement which is a clear barrier to drainage.	No	C2	C2	C2	No
P11a	Shallow sand to sandy loam over lateritic material; imperfect to moderately well-drained.	No	C1	C2	C1	No
SWP10	Gently undulating to flat terraces adjacent to major rivers, but below the general level of the plain, with deep well	No	B2	B1	A2	Yes APV



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Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description					
	drained uniform brownish sands or loams subject to periodic flooding.					
jSWP10a	Flat terraces adjacent to major rivers with deep black cracking clays with alkaline subsoils; soils similar to P5.	Yes	C2	C2	C2	No
SWP6a	Very gently undulating alluvial terraces and low rises contiguous with the plain, with deep moderately well to well drained soils associated with major current river systems and larger streams. Acidic red and yellow duplex soils, less commo	No	A1	B1	A1	Yes APV
jSWP6b	Very gently undulating alluvial terraces and low rises contiguous with the plain, with deep moderately well to well drained soils associated with prior stream deposits. Soils are uniform brownish sands.	No	B1	B1	A1	Yes APV



Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
2SWP6c	Very gently undulating, alluvial terraces and fans. Moderate to moderately well-drained uniform friable brown loams, or well-structured gradational brown earths.	No	A1	B1	A2	Yes APV
<p>The Bassendean System (212Bs) is sand dunes and sand plains with flats and swamps on sandy alluvium over sedimentary rocks. Soils include pale deep sand, semi-wet soil and wet soil. These soils have low fertility and are susceptible to leaching. In the Peel, these soils may become waterlogged because of high groundwater levels and may become flooded in some areas. Native vegetation is mainly banksia-paperbark woodlands and mixed heaths.</p>						
B1	Extremely low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands sometimes with a pale yellow B horizon or a weak iron-organic hardpan at depths generally greater than 2 m; banksia dominant.	Yes	B1	B1	B1	No
B1a	Extremely low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands with an intensely coloured yellow B horizon	No	B1	B1	A1	Yes APV



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Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
	occurring within 1 m of the surface; marri and jarrah dominant.					
B2	Flat to very gently undulating sandplain with well to moderately well drained deep bleached grey sands with a pale yellow B horizon or a weak iron-organic hardpan 1-2 m.	Yes	B1	B1	B1	No
B2a	Flat to very gently undulating sandplain with well to moderately well drained deep bleached grey sands with an intensely coloured yellow B horizon usually well within 1 m of the surface.	No	B1	A1	A1	Yes APV
B3	Closed depressions and poorly defined stream channels with moderately deep, poorly to very poorly drained bleached sands with an iron-organic pan, or clay subsoil. Surfaces are dark grey sand or sandy loam.	Yes	C2	C2	C2	No



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>						



Continued

Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
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



Continued

Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
	Soil –landscape mapping unit	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
Map unit symbol	Map unit description		Annual (A)	Perennial (P)	Vine (V)	
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



Continued

Local Planning Policy 4.12: Horticulture

Column 1	Column 2	Column 3	Column 4			Column 5
Map unit symbol	Soil –landscape mapping unit 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)	
	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



Continued

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)	
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



Continued

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)	
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



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)	
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

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.