

Shire of Boddington

**BODDINGTON TOWN CENTRE
DESIGN GUIDELINES**

1. INTRODUCTION

The advent of significant expansion of mining activity in the Shire of Boddington has placed increasing pressure on the town for housing and services. This has been reflected in the number of development applications being submitted for redevelopment in the town centre and residential areas. The uncertainty of being able to maintain the character and lifestyle of the town was considered a significant concern of the community.

Council has therefore undertaken a course of action to address this concern by preparing a policy that will provide some assurance that the character and lifestyle quality will be protected through setting criteria for new development in the town centre. The Boddington Town Centre Design Guidelines have to be adopted by Council as policy under Section 8.6 of the Shire of Boddington Town Planning Scheme No.2.

During the latter half of 2006 the Boddington Shire Council commissioned the preparation of draft guidelines for the town centre and adopted them as an interim measure at its meeting of 7th November 2006. The interim status was adopted to allow the guidelines to be subject to a community workshop

wherein the community had the opportunity to comment and make contributions on the proposals. On 7th December 2006 a workshop for the Draft Boddington Town Centre Design Guidelines was held in the Council Chamber. Participants included councillors, landowner and business representatives with interests within the study area.

The workshop procedure adopted was to examine and discuss the 8 individual criteria of the draft guidelines to enable Council to hear the views of the landowner/business sector in regard to the proposals contained in the draft guidelines. The workshop outcome was to agree the draft guidelines subject to additions and alterations noted in Appendix 1- The Workshop Report December 2006. The components of a landscape schedule and a colour palette would be prepared by a sub group of the participants chaired by a councillor in the first half of 2007. The recommendations for acceptable landscape plants and colours would be submitted to Council for adoption in mid 2007 for inclusion in the Boddington Town Centre Design Guidelines.

Under Section 8.6.2 of Town Planning Scheme No.2, the Council is required to publish a notice once a week for two consecutive weeks in a local newspaper circulating in the area as to where the adopted draft Policy can be inspected. The draft Policy is to be reviewed in the light of submissions received and the draft Policy adopted, amended or not proceeded with. Should the policy be adopted by formal Council resolution, a notice of the adoption is to be published once in a local newspaper circulating in the area.

FIGURE 1.



2. POLICY AREA

The Boddington Town Centre Design Guidelines policy area is as identified in this report as the *study area*. bounded by Bannister Road, Wuraming Avenue, Chadoora Avenue and Johnstone Street; and generally all the properties on the east side of Bannister Road between Chadoora Avenue and the Crossman Road intersection. (see **Figure 1**)

3. OBJECTIVES

In adopting design guidelines for the town centre, Council is seeking to manage the development of the town centre responsibly by balancing private and public interests in the determination of development applications. Good design and the best use of land in the study area are central to enhancing the character and viability of the town centre. Therefore Council's objectives are:-

2.1 To provide a framework of criteria that will assist Council to assess the merit of the design of development applications in the town centre.

2.2 To ensure development is appropriate to the character of the town and in the best interests of the Boddington community in regard to the future of the town centre.

All development applications in the town centre will be assessed against the following design criteria that collectively contribute to achieving these objectives:-

- Building Aesthetic
- Mass and Scale
- Building Materials, Colours and Textures
- Landscaping
- Signage
- Car Parking and Vehicle Management
- Environmental Comfort
- Heritage
- Drainage
- Contributions

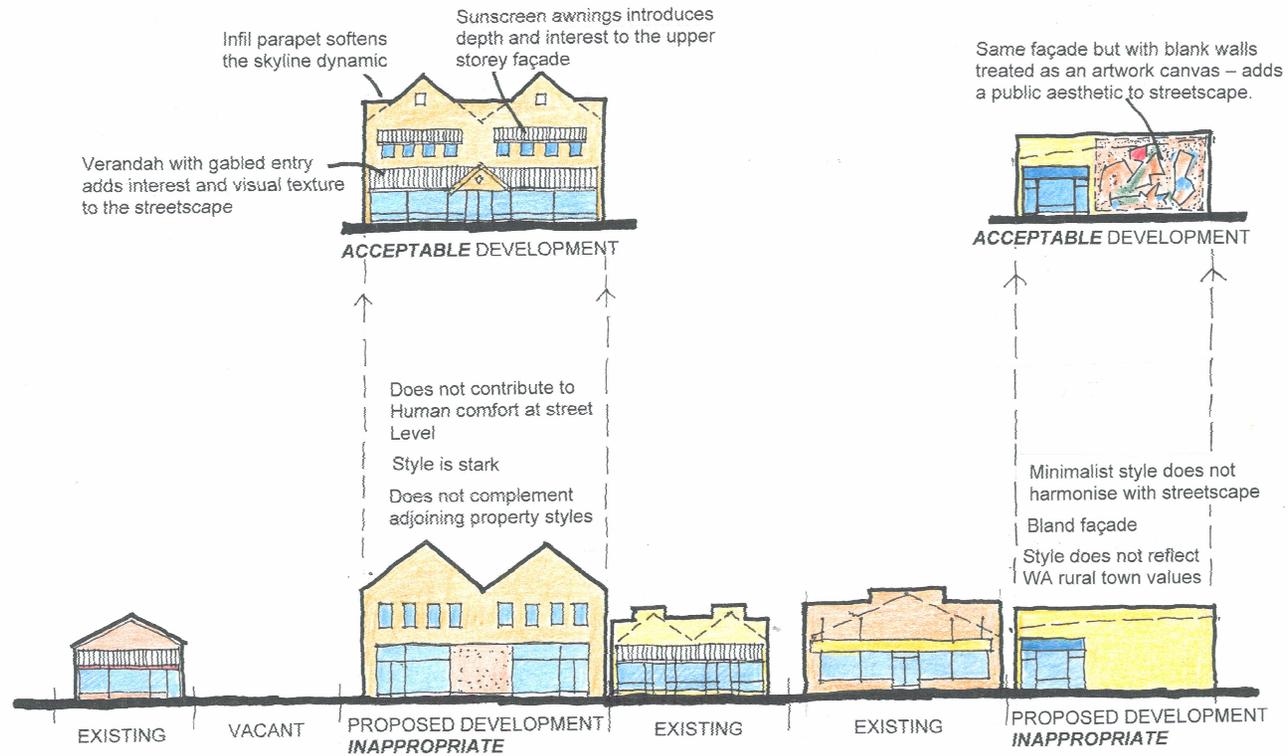
4. DESIGN CRITERIA

The character of Boddington can be defined through a suite of attributes that when articulated as guidelines, become the measure against which all development applications should be tested. If the development application is considered as successful in achieving parity or improving on the amenity of the place, then Boddington will gain a community asset as well as a viable private development that can contribute to the vitality of the town. The level to which private development contributes to the public domain, that is the streetscape of the town, needs to satisfy or exceed the following criteria relevant to the individual development application under assessment.

4.1 Building Aesthetics (see **Figure 2**)

All new development should reflect a style that is of the 21st century. It is important to acknowledge that a town is a cultural endeavour of people over many years.

Figure 2



BUILDING AESTHETICS

Each generation has left its mark on the town and future development should also have the privilege of contributing to the cultural make up of the town centre by implementing development in an appropriate rural Western Australia contemporary style.

Generally, commercial development should address the street with the main entrance on the frontage or close to the front boundary. In the case of vehicle crossovers or laneways adjoining the site, setbacks or truncations to the buildings should be provided to ensure the safety of the public. Such setbacks or truncations will allow sight lines for drivers to clearly see pedestrians and other traffic.

Development is encouraged to have active frontages with large showroom display windows and limited blank walls. To achieve this, the ratio of wall to window length should be a minimum of 1:1 with a greater proportion of window length encouraged where appropriate.

Where redevelopment is proposed affecting a recognised heritage place noted in Councils Municipal Inventory of Heritage Places, then the new development should respect the status and values of the place. (see Criterion 4.8)

Development should have a positive civic presence and complement existing street aesthetic. This does

not preclude innovative design, rather it is aimed at encouraging civic 'good manners'. New development can be of contemporary design with great flair or conservative design that is recessive in its street presence, but the criteria of how it sits within the streetscape should be the overall concern.

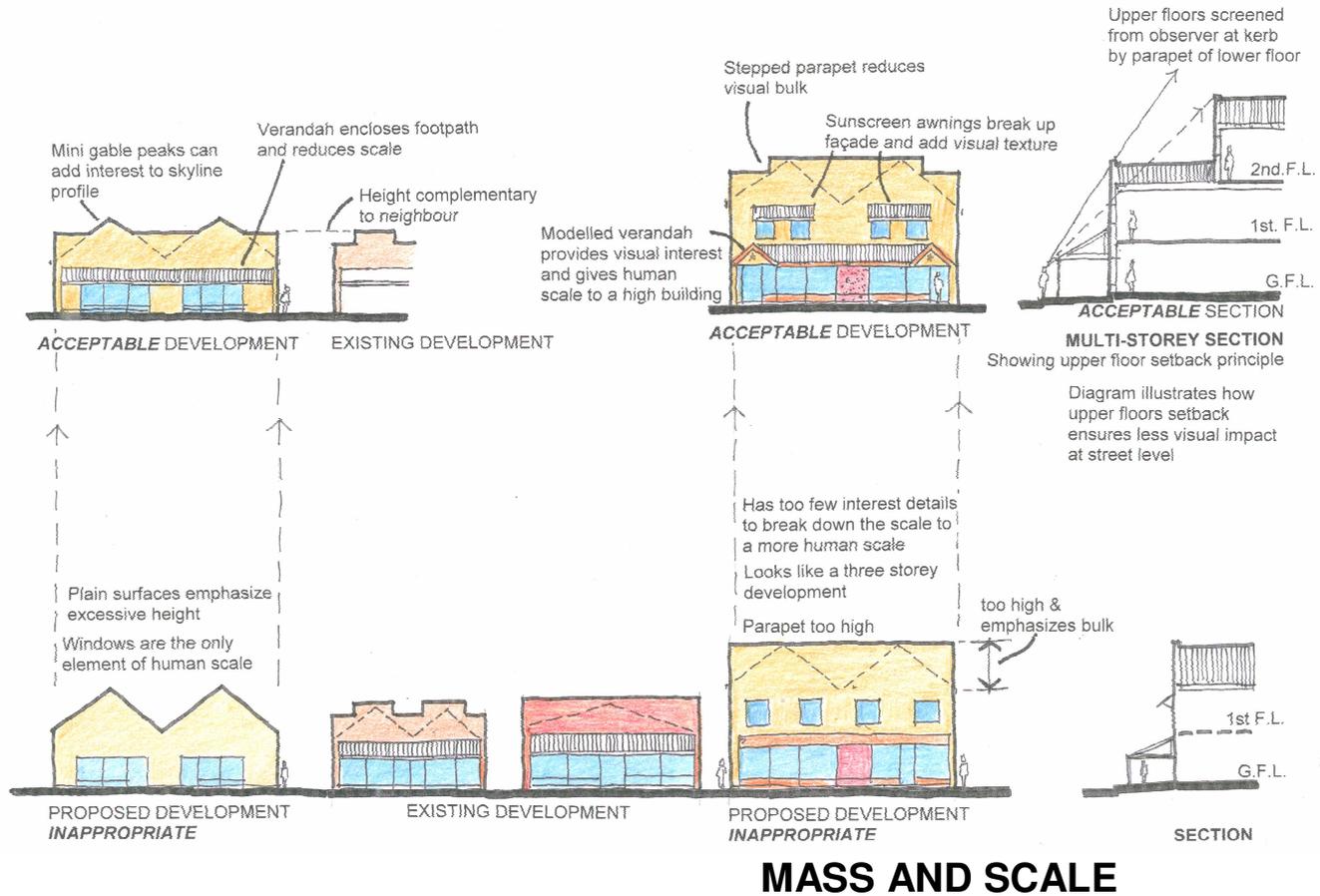
Residential development should maintain a character that reflects rural town residential attributes such as verandahs, local colours and bungalow form. Generally the window design should be large windows to the front and rear with smaller windows to the side walls. Roofs should be minimum 25° pitch and a mix of gable/hip form. See section 4.10 and figure 10.

Transportable or Kit-form housing, where allowed, should be of appropriate design to blend in with established housing having similar windows, verandahs and pitched roofs that reinforce the character of the locality.

4.2 Mass and Scale (see Figure 3)

The Boddington Town Planning Scheme No.2 does not substantially constrain mass and scale but all new development should respect the human scale and limit the visual impact of building height and mass so as to create a sense of visual comfort to the public. Street verandahs are encouraged as they not only provide a sense of enclosure but also assist in breaking down the scale of a high building.

Figure 3



Buildings are encouraged to be built up to the street boundary unless a design feature is contemplated that will provide a public benefit. Such benefits would include the provision of public seating, recessed main entrance, respecting the building form of an adjoining property, provision for disabled access or a public artwork.

In the case of a building proposal over two stories, the levels above the second storey should be set back from the front of the building by at least a storey height per level.

Where development is proposed with a building extending along an extensive frontage, a varied parapet that has either multiple heights or a series of gables should articulate the mass of the building.

The overall intent is to encourage developments to be 'good neighbours' in the streetscape.

4.3 Building Materials, Colours and Textures

(refer to **Appendix 2: Colour Palette**)

Masonry walls are encouraged, as are non-reflecting materials for roofing and side and rear wall cladding. However, 'Zincalume' and 'Colorbond' roofing and side and/or rear wall cladding will be permitted where Council consider appropriate and there is no adverse impact on neighbouring properties. Where metal

windows and doors are proposed, all visible metal surfaces should have a coloured surface coating.

No metal sheeting or fibro-composite sheeting is to be used on street elevations.

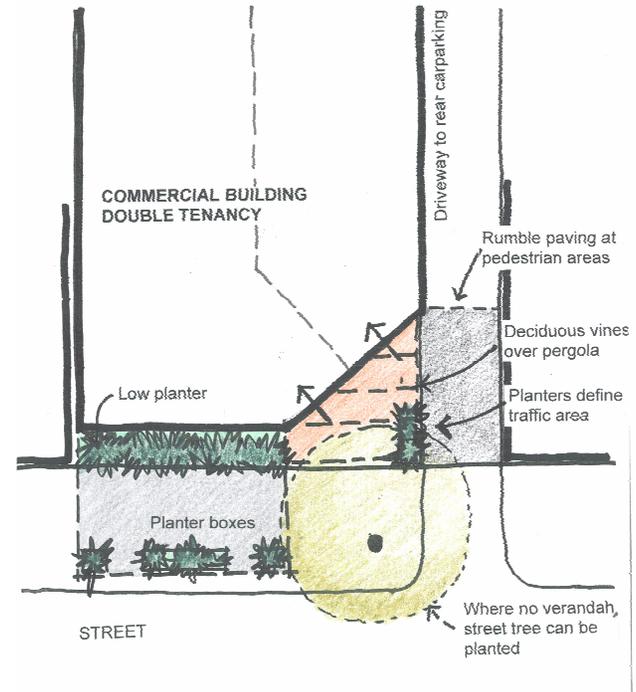
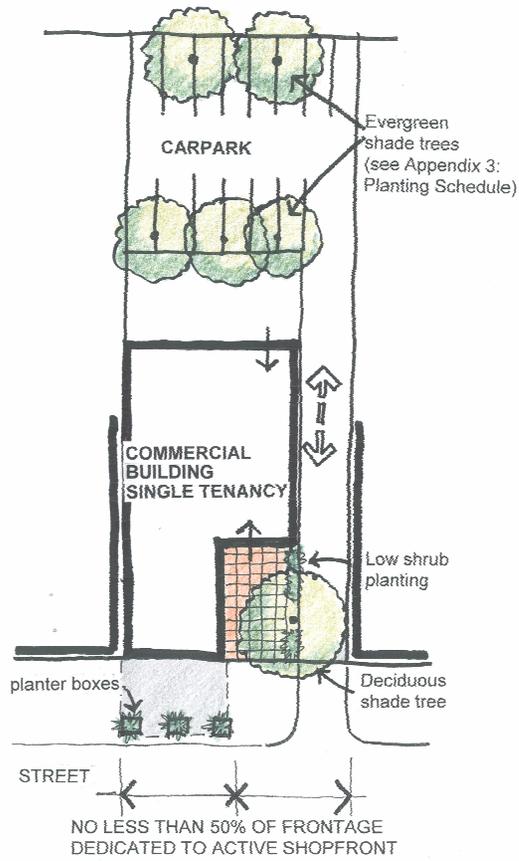
Colours should be natural where appropriate, for example face brick or block to be non-rendered, but where fibro materials are proposed, colour should be applied. Similarly wall metal panels and roofing should be 'Colorbond' or similar.

Generally, major surfaces should be of a light colour with medium to dark highlight colouring. A palette of colours is appended at Appendix 2. Prospective developers can use the colour palette in preparing their overall colour schemes.

4.4 Landscaping (refer to **Appendix 3: Schedule of Recommended Plants** and see **Figure 4**)

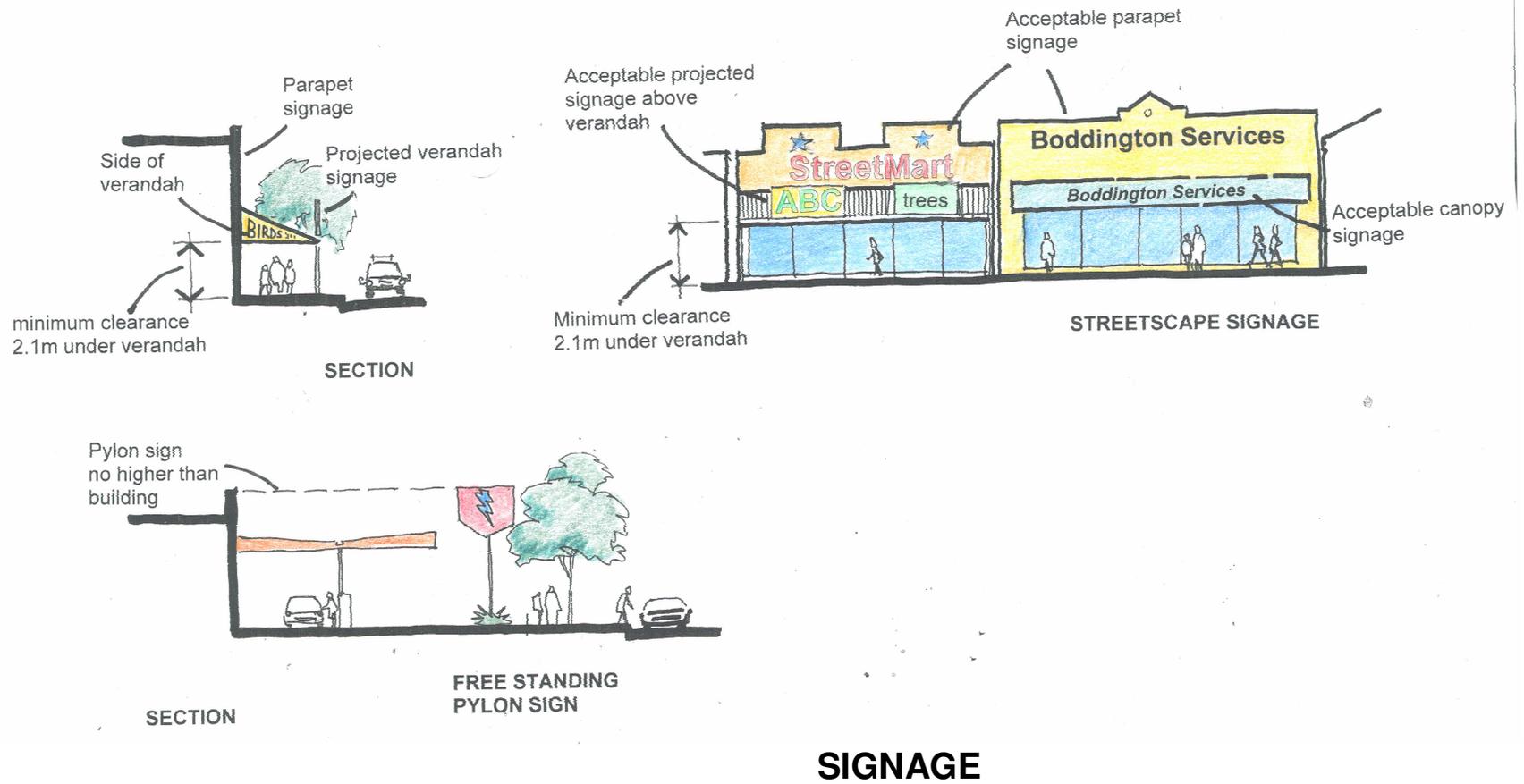
Appendix 2 is a schedule of recommended trees, shrubs, small plants and ground covers from which applicants can choose species for their landscape design that achieves a consistency along the street. Where an applicant seeks to have a landscaped area at the street frontage and therefore adjacent to the public domain, a landscape plan shall be required at development application stage.

Figure 4



LANDSCAPING

Figure 5



All planting should demonstrate water wise techniques and selection of plant species be drought tolerant. A maintenance programme should accompany the landscape plan.

Where a development proposal has parking bays on site, there shall be a landscape plan submitted for Council consideration at the application stage. Generally, Council encourages trees that will shelter vehicles and the public from the elements.

Note: Certain plants are poisonous (nightshade & russ varieties, Oleanders, etc.) and are unsuitable for use in the public domain. These plants should be avoided when selecting plants for landscaped areas.

4.5 Signage (see Figure 5)

Signage is to be contained to the building walls and parapets. No addition structures will be permitted for signs over roofs or above parapets.

Signs will be allowed on verandah fronts provided they are no higher than half the parapet behind.

Stand alone pylon signs, such as petrol station signs, are acceptable where they are on, or close to, the front boundary and do not exceed the height of the proposed building. Active, flashing illuminated or reflective signs will not be allowed.

4.6 Car Parking (see Figure 6)

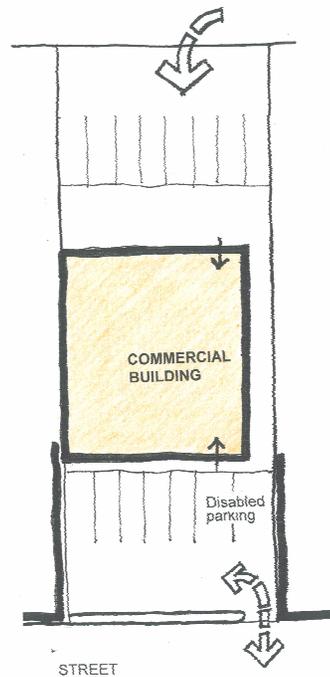
Car parking, where required by Boddington Town Planning Scheme No.2, shall be behind buildings and not between the street and buildings. The general principle is for all vehicles shall be screened from the street.

In some cases access to car parking can only be from the street. In these situations they must exit via rear lanes where there is an existing lane (Peppercorn Lane). On the east side of Bannister Road where there is no rear lane, the Council will encourage cooperation between adjoining lots to enable entry/exit from widely spaced locations to the street.

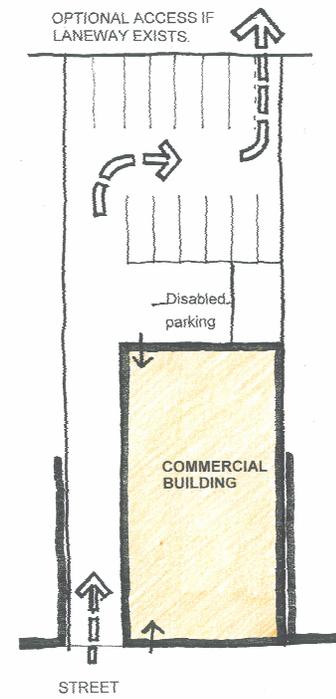
Should this not be the case, the single point of entry/access will need to be carefully located in regard to adjoining development to ensure vehicle drivers have clear sight lines as they enter/leave the property. In these cases, landscaping should not obstruct sight lines at vehicle crossovers.

All parking configurations shall be in accordance with the relevant Australian Standards. Disabled bays are encouraged to be close to the main entrance to the building and clearly marked as disabled use only.

Figure 6



- UNACCEPTABLE PARKING**
- NEEDS REAR LANE TO MAXIMISE POTENTIAL PARKING
 - UNDERMINES THE STREETScape
 - UTILISES FORECOURT PARKING THAT OBSCURES THE ACTIVE FRONTAGE
 - ALLOWS CARS TO DOMINATE THE SITE



- PREFERRED PARKING**
- CAN OPERATE ONE WAY DIRECTION WHEN REAR LANEWAY EXISTS
 - KEEPS VEHICLES OFF THE STREET
 - REINFORCES THE STREETScape
 - PROVIDES 'ACTIVE' FRONTAGE

CAR PARKING

4.7 Environmental Comfort (see Figure 7)

Development should aim to protect the public from adverse weather. The discomfort of strong winds and driving rain in winter can be reduced through having wide verandahs and weather screens.

Equally, the adverse affect of blustery wind during both summer and winter can be reduced by the use of blinds (preferably transparent) on verandahs or semi-fixed screens to entries. Generally, the design of the building can contribute to minimising this problem.

Council encourages solar access to public spaces of properties if orientation of the building can be designed to allow winter sun penetration but exclude summer sun. Shade planting should also be considered.

As noted in Section 4.6, disabled access shall be in accordance to the appropriate Australian Standards.

4.8 Heritage (see Figure 8)

Heritage places can be of National, State or local significance. Places of National significance are contained in the Commonwealth Government's Register of the National Estate. Western Australian significance is defined as being places on the State Register of Heritage Places. Boddington has a Municipal Inventory of locally significant places and this is recognised by inclusion in the town planning

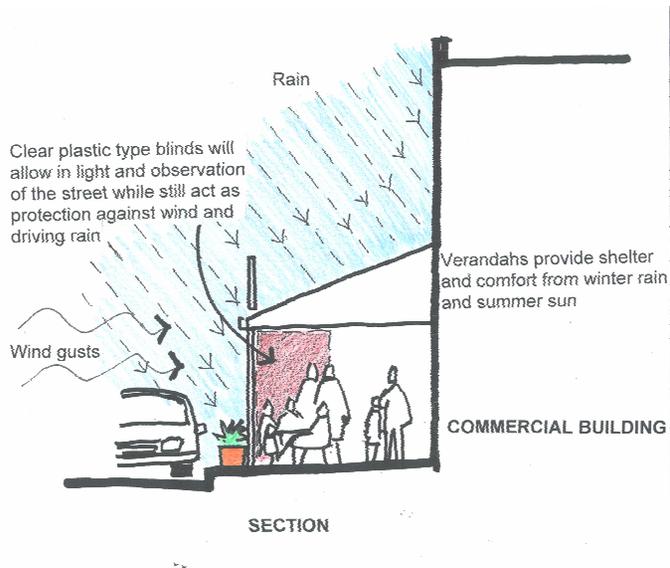
scheme. In addition, the National Trust of Australia (WA) has a list of classified places that also have state wide significance.

The principles of the Burra Charter should act as a guide for the design of the new development. Where a development application involves a heritage place, the Peel Regional Heritage Advisor of the Heritage Council of Western Australia should be contacted and advice sought. As noted in Criterion 4.1 (see above), the new building should respect and complement the heritage values of the place but should be clearly seen as a 21st century construction.

A further action could be to seek advice from a recognised heritage consultant. Recognised heritage consultants are those who are members of Australia ICOMOS and include historians, archaeologists, architects, town planners, landscape architects and engineers. ICOMOS is the international agency of UNESCO created to conserve and protect heritage places. In 2006 Western Australia had approximately 35 members.

The fundamental consideration is that we have an obligation as custodians of heritage places, to ensure they can be appreciated by succeeding generations. Development proposals involving heritage places must be very carefully considered.

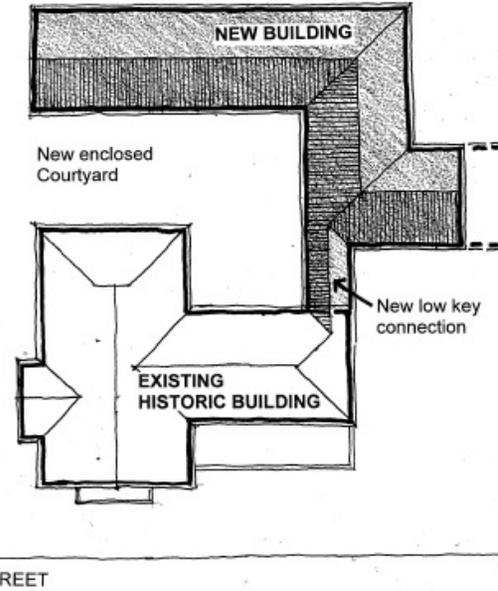
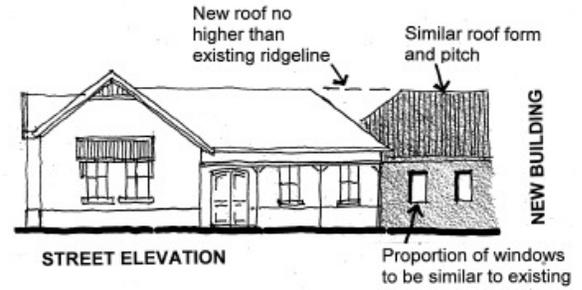
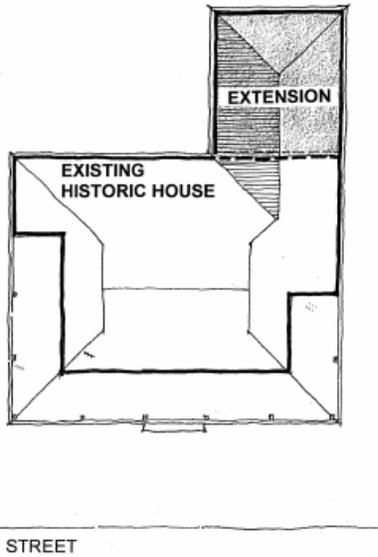
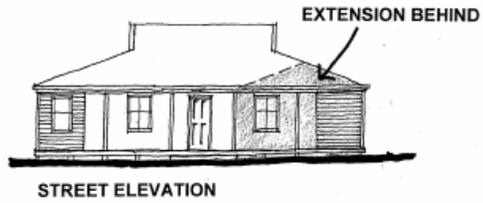
Figure 7



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ENVIRONMENTAL COMFORT

Figure 8



HERITAGE

4.9 Drainage (see Figure 9)

The majority of soils within the Boddington Town Centre are of gravel/clay/loam non-porous nature which are not conducive to the absorption of stormwater, hence this water which emanates from a particular site must be disposed off-site into the Council piped drainage system.

Due to the nature of commercial development, almost the entire site will be either paved or roofed and it is the responsibility of the developer to appoint a suitably person to design an internal stormwater system to collect stormwater from these paved and roofed areas and discharge this water to a point nominated by Council's Engineering Division.

Figure 9 shows where existing drains are located and where Council intends to extend the system in the future. To assist in the financial reimbursement for this drainage, provisions are contained in the proposed Amendment no.13 wherein contributions will be required for areas where drainage has not been constructed and arrangements must be made with the Council for resolution.

4.10 Residential Development (see Figure 10 and also section 4.1 and Figure 2.)

There is likely to be redevelopment of lots in the town centre to accommodate the increase in population. Generally, the residential lots are coded R20 and these

require an average of 500sqm per lot or slightly less for strata title development. Figure 10 shows a variety of residential lot subdivision configurations that Council would support. In the centre of town it is important to limit the extent of vehicle crossovers as they reduce parking in Bannister Road and can be disruptive to pedestrian flow.

There are two situations for Boddington's town centre residential area. The west side of the street has a rear access lane while the east side does not. Therefore figure 10 has designs for Situation W as west side and Situation E for the east side. As the lots are mostly 1000sqm, this allows a "battleaxe" subdivision or a "narrow lot" subdivision. The sketch situation shows how these can be designed and will attract Council support.

For example, in cases (Situation W) where Peppercorn Lane provides an existing access to the rear of the lot, a subdivision can use the lane as vehicle access and need only have a pedestrian path of 1.5 metres to the street. This configuration makes use of the lane and maintains only one vehicle crossover in the street thereby maintaining the existing single crossover and the visual aspect of the street.

In Situation W where the original lot is subdivided down the centre into a two narrow lot configuration, both the

Figure 9



DRAINAGE INFRASTRUCTURE

houses developed would have their vehicular access from the lane and there would be no crossovers from the street thus providing more opportunity in the verge for street trees. In Situation E, there would need to be two crossovers.

At street corners, figure 10 shows that the subdivided lots can provide street frontage to the both dwellings.

4.11 Contributions

Should a development proposal seek town planning concessions where allowed in the Boddington Town Planning Scheme No.2, negotiated cash or 'in-kind' contributions can enhance the public enjoyment of the place. Improvements in the town centre can be a joint project between developer and Council. Landowners are therefore encouraged to discuss development plans with Council at an early stage of their projects design.

Care should be exercised however when considering such matters as undesirable precedents could be established which may adversely impact on ambience of the town centre in the future.

Council shares responsibility for public benefits in the development and maintenance of an attractive and viable town centre, therefore it is committed to investing

in the public domain and matching private development in enhancing the streetscape of the town centre.

Examples of Council actions are public artworks, footpaths with disabled ramps at intersections, public seating, landscaping and street tree maintenance, street and safety lighting (with underground power in due course), rubbish bins and collection, community and tourist signage and generally creating and maintaining a vibrant and viable town centre.

5. ADMINISTRATION

These guidelines do not override the provisions of any part of the Shire of Boddington Town Planning Scheme No.2 and development applications are to be assessed and determined through the administrative process of the Scheme. The design guidelines are part of the assessment process and will not only provide up-front guidance to designers and development proposal preparation but will also be an integral part of Council deliberations when considering all town centre development proposals.

The zoning of the study area includes both commercial and residential zones. Town Planning Scheme No.2 provisions cover the basic requirements for development in this regard. Residential development will be controlled by the Scheme that incorporates the Residential Design Codes. These codes cover matters such as the density of housing, setbacks from boundaries, privacy and environmental considerations.

Figure 10

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are needed to see this picture.

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are needed to see this picture.

RESIDENTIAL SUBDIVISION

The intent of these design guidelines is as a complementary set of criteria to the Scheme encouraging both good design and good neighbour principles in the town centre. They are the first specific set of criteria applied to the town centre and they should be reviewed from time to time to ensure they are appropriate to the community's expectations.

Therefore, it would be prudent to review the effectiveness of the guidelines at the time of the next town planning scheme review. This will ensure currency of the guidelines as it will be part of a wider process of consultation and scrutiny.

APPENDIX 1

Shire of Boddington

**BODDINGTON TOWN CENTRE
DESIGN GUIDELINES**

WORKSHOP REPORT

Shire of Boddington

TOWN CENTRE DESIGN GUIDELINES WORKSHOP REPORT

1. INTRODUCTION

Boddington Shire Council at its meeting of 7th November 2006 resolved to adopt draft guidelines for the town centre as an interim measure until a community workshop had been given the opportunity to comment and make contributions on the proposed guidelines. On 7th December 2006 at 7pm a workshop for the Draft Town Centre Design Guidelines was held in the Council Chamber. Participants included Councillors, landowner and business representatives with interests within the study area.

The procedure adopted was to examine and discuss the 8 individual components of the draft guidelines to enable Council to hear the views of the landowner/business sector in regard to the proposals contained in the draft guidelines.

The components of a landscape schedule and a colour palette would be prepared by a sub group of the participants chaired by a Councillor in the New Year. The recommendations for landscape plants and colours would be submitted to Council for adoption in early 2007 for inclusion in the Town Centre Design Guidelines.

2. COMPONENTS

2.1 Building Aesthetics (Figure 2)

On the paragraph referring to building setback it was noted that in some cases there was a risk of poor sightlines at street corners or where vehicle crossovers occurred close to buildings. It was agreed to have extra sketch diagrams indicating truncations where this risk could occur and new wording to explain the rationale of truncations or greater setbacks from the front boundaries.

ALL housing, not just transportable or kit housing should have the appropriate design, verandahs and roofs of the local residential character.

2.2 Mass and Scale (Figure 3)

Although TPS 2 is silent on height of buildings, participants felt that where buildings of over two stories were proposed, the upper levels should be progressively set back to minimise the visual impact on the street. Additional sketch diagrams are to be included in Figure 3. The overall intent is to encourage developments to be 'good neighbours' in the streetscape.

2.3 Building Materials, Colours and Textures

Notwithstanding the preparation of a colour palette by an appointed sub group to provide guidance on colours in the study area, the issue of materials was agreed to be expanded to preclude the use of metal sheeting and

'fibrous sheet' from building frontages and the acceptance of zincalume and colorbond finishes to roofing.

2.4 Landscaping of the Site (Figure 4)

Notwithstanding the preparation of a schedule of recommended plants by a sub group appointed by Council as also intended for a colour palette, the words and sketches were supported as printed.

2.5 Signage (Figure 5)

The issue of pylon signs such as petrol station signs was discussed and the principle of these type of signs within the front area of the property was accepted providing they were not higher than the building. Generally they stood alone at the frontage with buildings set well back behind a vehicle forecourt and thus served their purpose well as they stood out and identified the business corporate style effectively.

The principle of no signs on superstructure, that is specific support structures above roofs, was supported.

2.6 Car Parking (Figure 6)

The requirements for car parking were discussed and it was agreed that it would be helpful to refer to the TPS 2 provisions in the text of the design guidelines.

The location of sheltering trees in car parks would be added to the diagram to illustrate how trees can

ameliorate the rather barren appearance of car parks. The trees also assist in providing all weather shelter for patrons.

2.7 Environmental Comfort (Figure 7)

The guidelines and sketches were discussed and the words and sketches supported.

2.8 Heritage (Figure 8)

There were no further comments or additions to this component.

2.9 Drainage (Figure 9)

The workshop agreed that there was a need for some explanatory notes on stormwater drainage to ensure appropriate disposal of stormwater within the town centre. where there is likely to be greater areas of pavement that will diminish soakage potential in the public domain. The final guidelines will incorporate additional words and sketches accordingly after consultation with the Shire Engineer.

2.10 Contributions

At the conclusion of the design component discussion, it was explained that Council was a major contributor to the development and maintenance of a vibrant town centre. Road and pavement maintenance, street trees, seating rubbish bins, lighting etc., were but a few of the relatively unrecognised activities of the Council.

Underground power is a potential project and when support funding is achieved, this will make a substantial change to the appearance of the main street. By engaging in closer dialogue with Council, business interests could assist and work positively towards ensuring a viable and attractive town centre.

3 CONCLUSION

There were no significant objections only secondary matters mostly directed at fine tuning some of the proposed guidelines. A new component was introduced, drainage, identified through general discussion and all parties supported the inclusion of a new section for design suggestions for stormwater treatment in the study area. The Shire Engineer will be consulted to ensure drainage guidelines are best practice for Boddington.

The meeting supported the principles set out in the guidelines and those landowners and business interests considering redeveloping their properties appreciated Councils initiative to provide municipal guidance on the development of the town centre of Boddington.

The additional words and sketches will be incorporated into a final Boddington Town Centre Design Guidelines document and presented to Council at its 16th January 2007 meeting for adoption.

Don Newman,
Relix

8th December 2006

WORKSHOP ATTENDANCE

Cr Eddie Flaherty Shire President
Cr Elizabeth Hoek Shire of Boddington

Mr Tom Dawkins Landowner
Mr Don Tyler Landowner
Mr Laurie Tyler Landowner
Mr Stephen Dodds Hotel Licensee
Dr Amanda Yates Landowner
Mr Dave Stewart Landowner
Ms Debbie Arnold Landowner
Mr Wayne Arnold Landowner

Mr Peter Bradbrook CEO Shire of Boddington
Mr Peter Hass Shire Building Surveyor
Mr Ray Belton Shire Planning Officer

Mr Don Newman Consultant Planner

INDIVIDUAL CONSULTATION PRIOR TO WORKSHOP

Boddington Hotel owners
Lot 22 Bannister Rd owners
Lots 20, 21 Bannister Rd owner and the designer
Boddington Motel owner

APPENDIX 2

Shire of Boddington

**BODDINGTON TOWN CENTRE
DESIGN GUIDELINES**

BUILDING COLOUR PALETTE

BODDINGTON BUILDING COLOUR PALETTE

ELEMENT	MAIN COLOUR	CONTRAST COLOUR	HIGHLIGHT COLOUR	COMMENT	DERIVATION
Part of the building	Large visible surfaces	Panel or part of main surface	Trim, architraves, posts, etc.	Advice/explanation	Local context
ROOF	 Pale Eucalypt®	Not applicable	 Cottage Green®	Complementary to the main colourcolour & visually pleasing	Dominant foliage of the district
	OR  Shale Grey™	Not applicable	 Manor Red®	Care to be taken to limit areas of the contrast colour	Reflects the traditional colours of Boddington houses
WALLS	 Bushinka T24-5 See other colours on sample page	 Briar Rose T133-7 See other colours on sample page	 Summertime TT17-8 See other colours on sample page	Recommend use with green roof colour Recommended use with grey roof colour	Boddington traditional wall colours Colours of local natural materials(earth/leaves,etc)

FENCING



Not applicable

Not applicable

Link to house colours

Traditional fence colours

OR



Not applicable

Not applicable

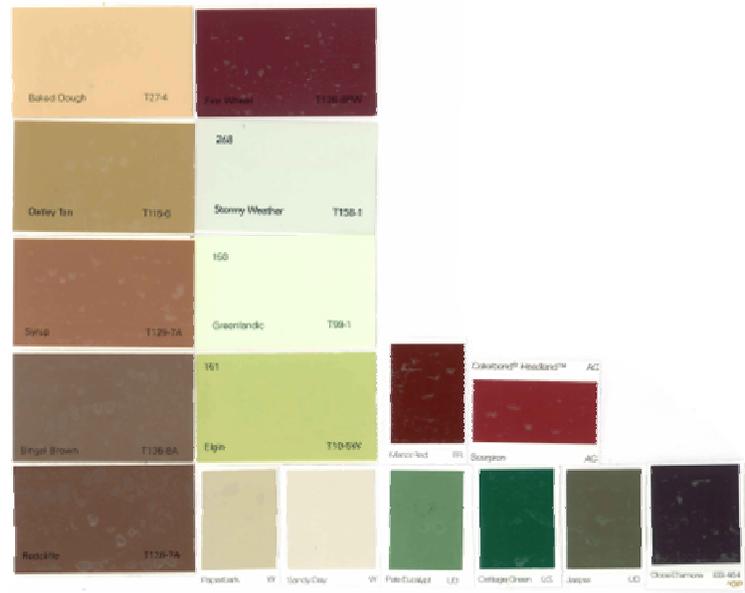
Link to house colours

Traditional fence colours

See page 27 for colour samples of additional recommended Boddington colours

Boddington Building Colour Palette

Main Colours



Highlight Colours



APPENDIX 3

Shire of Boddington

**BODDINGTON TOWN CENTRE
DESIGN GUIDELINES**

**SCHEDULE OF RECOMMENDED
PLANTS**

Boddington Townscape Committee

Appendix 3 Schedule of recommended plants (exotics)

	Common name	H (m)	Flower colour	Flower time	Notes
Trees	Acer Palmatum Japanese Maple or Coral Bark Maple	6-10	Bright green foliage turning orange and red in autumn.	Spring/Autumn	Would look great planted in bank garden as a one off
	Cornus Controversa 'variegata' Wedding cake tree	7-10	leaves bright green with broad creamy margins and turn yellow in autumn	clusters of small white flowers appear in summer	Deciduous
	Fraxinus Raywood Claret Ash	15	Glossy green foliage which turns to claret/deep purple	Spring/Autumn	Deciduous
	Gladrastris Lutea Yellow wood	7-10	Leaves are dark green, turning yellow	leaves yellow in autumn and fragrant pea-like yellow marked white flowers in	Deciduous
	Liquidambar Styraciflua Liquid Ambar	30	Autumn foliage ranging from yellow, orange, purple	Autumn	Fast growing - plant at intersection of Farmers and Bannister Rd. Visually can be seen main from other end of Main Street.
	Prunus Cerasifera 'Nigra' Flowering Cherry	5-10	Deep purple red leaves, pink flowers	flowers in early to mid spring	Deciduous - Presently planted in many streets - perhaps continue with this them in the main street from where magnolias end all the way to Farmers Ave intersection
	Quercus Coccinea Scarlet Oak	15-20	Green, bristle-tipped leaves, brilliant scarlet in autumn	leaves are orange in spring, green in summer and pink then yellow in	Deciduous
	Sapium Sebiferum Chinese Tallow	10	Yellow & ruby leaves in autumn	Autumn	Deciduous
	Fraxinus Velutina Arizona Ash	10	Leaves are bright green in summer turning to yellow in autumn		Deciduous
	Fraxinus Griffithii Evergreen Ash	5	Small white	Spring	A quick growing evergreen small tree. Panicles of small white flowers mid spring followed by large clusters of white winged seed, remaining on the tree to mid winter. Very hardy tree tolerating moderate wind exposure, moist to dry, heavy to light soils, drought tolerant. Suitable as a specimen tree or for screen and windbreak plantings. Full sun to light shade

Appendix 3 Schedule of recommended plants (exotics)

	Common name	H (m)	Flower colour	Flower time	Notes	
Shrubs	Crassula arborescens	Silver Jade Plant	0.5 - 4	Foliage is a silvery grey with red edge. Pink flowers	Autumn-winter	clumping succulent plant great against the prunus as a contrast. Very hardy to frost and drought
	Cytisus Battandieri	Moroccan Broom	3 - 6	Silver grey leaflets. Large, upright spikes of pineapple scented, yellow flowers	flowers from early to mid-summer	Deciduous or semi-evergreen. Spreads to 3m wide
	Malus Sargentii		0.5 - 2	Dark green leaves with serrated margins are oval to 3-lobed. White flowers and red fruits	flowers in spring followed by long lasting fruits	Deciduous, spreading shrub or small tree
	Photinia glabra	Rubens	1 - 2	Clusters of small white flowers, followed by blue-black berries	Spring	Evergreen dense shrub with oval pointed shiny leaves, brilliant red when new, ageing to dark green.
	Rosa	Roses	1-1.5	Various		
	Spirea x vanhouttei	Bridal wreath	0.5 - 2	Dense clusters of white flowers appear amongst dark green leaves	Spring	Deciduous compact shrub with slender arching shoots
Small plants (up to 1m)	Agapanthus		0.3 - 0.8	clumping lime green foliage with erect stems that carry large umbels of bell to tubular bell shaped flowers in white, blue or purple flowers	Summer	Perennial or some are evergreen - presently planted at intersection of Crossman & Bahnister Rds
	Euryops Pectinatus	Daisy like	0.3 - 0.7	yellow	Winter-spring	Evergreen, upright shrub. Deeply cut, grey-green leaves set off large heads of daisy-like flowers.
	Lavandula	Lavendar	0.3 - 0.7	Evergreen shrub often with grey-green leaves. Grown for aromatic foliage and flowers - mauve/purple	Depending on the variety flowers in spring-autumn (english), winter & spring (french), spring-summer (munstead & stoechas)	A great hedging plant. Trim lightly in spring.
	Rosmarinus Officinalis	Rosemary	1	purplish-blue to blue	Mid spring to early summer and sometimes into	Evergreen bushy, dense shrub with aromatic narrow leaves.
	Veronica Prostrata	Kapitan or Trehane	0.5	blue - violet	Spring	Dense, mat forming perennial bearing erect spikes of small, saucer-shaped flowers.
		Biddiems	0.3	yellow	Winter	Clumping plant that after flowering requires only a whipper snipper to remove flowers annually

Appendix 3 Schedule of recommended plants (natives)

	Common name	H (m)	Flower colour	Flower time	Notes	
Trees	<i>Eucalyptus caesia</i>	Silver Princess	1.8-14	Pink, red	May-Sep	Weeping mallee. Feature plant - foliage & bark
	<i>Eucalyptus forrestiana</i>	Fuchsia Gum	1.5-6	Yellow	Jan-	Fast growing mallee to 4m wide
	<i>Eucalyptus/Corymbia ficifolia</i>	Red-flowering Gum	2-10	Red, orange	Dec-May	Grows well in Bodd. Tends to have a bushy base
	<i>Eucalyptus kruseana</i>	Bookleaf Mallee	2-3.5	Yellow	Jun-Sep	Small straggly mallee with distinctive leaves
	<i>Eucalyptus leucoxylo</i>	Yellow Gum	10-25	Red	Apr-Nov	Long flowering, good shade tree
	<i>Eucalyptus macrocarpa</i>	Mottlecah	0.8-5	Pink, red	Oct-Nov	Spreading mallee with 5-9cm flowers. Feature tree
	<i>Eucalyptus platypus</i>	Moort	2-10	White, cream	Sep-Mar	Mallee. Good windbreak/shade
	<i>Eucalyptus torquata</i>	Coral Gum	4-11	Pink, red	Aug-Dec	Fast growing, slim tree with light, rounded crown
	<i>Eucalyptus youngiana</i>	Large-fruited Mallee	4-10	Red, yellow	Jun-Oct	Fast growing mallee with large yellow flowers
Shrubs	<i>Anigozanthos flavidus</i>	Tall Kangaroo Paw	0.5-3	Yellow, green	Nov-Jan	Grow in small clumps for effect
	<i>Atriplex nummularia</i>	Old Man Saltbush	1-3	n/a	n/a	Foliage feature
	<i>Banksia sphaerocarpa</i>		0.4-4	Yellow, orange	Jan-Oct	Local, tennis ball shaped flower head
	<i>Bossiaea eriocarpa</i>	Common Brown Pea	0.2-1	Yellow & brown	Jul-Nov	Erect or straggly spreading shrub. Pea flower
	<i>Billardiera bicolor</i>	Painted Billardiera	0.4-3.5	White & purple	Dec-Mar	Local twining plant but will grow as shrub
	<i>Calothamnus quadrifidus</i>	One-sided Bottlebrush	0.9-2	Red	Jun-Dec	Local, dense shrub to 4m wide
	<i>Calothamnus rupestris</i>	Mouse Ears	0.9-4	Pink, red	Jul-Dec	Much branched, dense shrub
	<i>Calothamnus sanguineus</i>	Silky-leaved Bloodflower	0.2-2	Red	Mar-Nov	Local, dense
	<i>Dryandra formosa</i>	Showy Dryandra	1-3	Yellow, orange	Sep-Dec	The common name says it all
	<i>Callistemon Harkness</i>		4-5	Red	Sep-Dec	Tall bottlebrush
	<i>Callistemon phoeniceus</i>	Lesser Bottlebrush	1-6	Red	Sep-Jan	Long blue/green leaves & prominent red flowers
	<i>Callistemon Kings Park Special</i>		4-5	Red	Sep-Dec	Tall bottlebrush
	<i>Grevillea olivacea</i>	Olive Grevillea	1-4.5	Red, pink	Jun-Sep	Large shrub to 4m wide, prolific flowers
	<i>Grevillea Robyn Gordon</i>		1.5	Red	All year	Common hybrid with large flower heads
	<i>Grevillea thelemanniana</i>	Spider Net Grevillea	0.3-1.5	Pink, red	May-Nov	Semi-prostrate up to 2m wide
	<i>Grevillea Winpara Gem</i>		2	Red, pink	Apr-Nov	Long flowering shrub to 3m wide
	<i>Hakea bucculenta</i>	Red Pokers	1.2-4.5	Red	Aug-Sep	Upright multi-stemmed shrub with long flower heads
	<i>Hakea francisiana</i>	Pink Spike Hakea	1-6	Pink, red	Aug-Oct	Similar to H. bucculenta but taller
	<i>Hakea laurina</i>	Pincushion Hakea	1-6	Red & cream	May-Jul	Brilliant pin cushion flowers
	<i>Hakea petiolaris</i>	Sea Urchin Hakea	2	Pink & cream	Jun-Jul	Large leaved local shrub with pin cushion flowers
<i>Hypocalymma angustifolium</i>	White Myrtle	0.4-1.5	White, pink	Jun-Nov	Erect shrub, fairly open form	

	Isopogon dubius	Pincushion Coneflower	0.5-1.5	Pink, purple	Jun-Dec	Prickly with large pincushion flower heads
	Kunzea pulchella	Granite Kunzea	0.6-3	Red	Jun-Nov	Silky hairy leaves with up to 3cm flower clusters
	Kunzea recurva		0.3-2	Pink, purple	Aug-Dec	Upright shrub with pom-pom flower heads
	Melaleuca acuminata		1-3	White, cream	Jul-Oct	Dense shrub, fine-leaved
	Melaleuca elliptica	Granite Bottlebrush	1-4	Red	Sep-Jan	Dark red flowers tend to be within bush
	Melaleuca fulgens	Scarlet Honeymyrtle	0.4-3	Scarlet, pink	Jul-Dec	Open shrub with long flower spikes
	Melaleuca incana	Grey Honeymyrtle	0.4-5	White, cream	May-Nov	Grey/green leaves
	Petrophile serruriae		0.2-1.5	Yellow, cream	Jul-Dec	Prickly, prolific flowered
	Sollya heterophylla	Australian Bluebell	0.3-3	Blue	Oct-Feb	Twiner
	Verticordia plumosa	Plumed Featherflower	0.2-1.5	Pink, purple	Jul-Feb	Dense clusters of fringed flowers
	Xanthorrhoea preissii	Grass Tree	0.3-3	White, cream	Jan-Nov	Transplanting of established plants eg Old Bakery
Small plants (up to 1m)	Anigozanthos manglesii	Mangles Kangaroo Paw	0.2-1	Red & green	Aug-Nov	A WA iconic plant
	Banksia blechnifolia		0.7	Red, Pink, etc	Sep-Dec	Prostrate with large, erect flower heads
	Conostylis setigera	Bristly Cottonhead	0.05-0.36	Yellow	Aug-Nov	Tufted plant with many raised flower heads
	Dampiera alata	Winged-stem Dampiera	0.1-0.6	Blue	Jul-Dec	Unusual flattened wing stem
	Dampiera linearis	Wedge-leaved Dampiera	0.15-0.6	Blue	Jul-Dec	Small, locally common
	Dryandra nivea	Couch Honeypot	0.15-1	Yellow, orange	Jul-Nov	Prostrate with long, narrow, serrated leaves
	Eremophila glabra	Slender Fuchsia	0.1-1	Red, yellow	Feb-Dec	Grey leaved prostrate form
	Eremophila decipiens	Tar Bush	0.1-3	Yellow, orange	Mar-Dec	Tubular flowers
	Lechenaultia biloba	Blue Lechenaultia	0.15-1	Blue	Jul-Dec	Spectacular when grouped
	Pattersonia occidentalis	Purple Flag	0.25-0.7	Blue	Sep-Jan	Strap leaf with 6cm flower head
	Rodanthe chlorocephala	Everlasting	0.03-0.6	Pink, white	Jun-Nov	Outstanding when mass planted - eg Golf Club
	Scaevola Striata	Royal Robe	0.03-0.3	Blue, purple	Aug-Dec	Large dark green leaves & fan-shaped flower
	Ground cover	Kennedia prostrata	Scarlet Runner	0.02	Red	Jul-Nov
Myoporum parvifolium		Creeping Boobiala	0.2	White	Nov-Jan	Spreads to 1m