Local Planning Policy 1.9

Revegetation in the Rural Residential Zone

VERSION 3

February 2026

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Local Planning Policy 1.9 – Revegetation in the Rural Residential Zone*.

2.0 INTRODUCTION

The Geraldton area is included in one of only 34 global and 15 national biodiversity hotspots, recognised for its high biodiversity value despite significant threats from clearing, fragmentation, and degradation. Less than 18% of the pre-European extent of native vegetation remains in the area, and nearly half of that may be lost through planned developments.

Clause 3.10 of the Scheme identifies objectives, site and developments for the Rural Residential zone. Objective 3.10.1 (c) is to improve environmental and biodiversity outcomes through the protection and enhancement of remnant vegetation, whilst Clauses 3.10.2.4 and 3.10.2.5 set out a need for revegetation at the subdivision and development application stage.

3.0 APPLICABLE DEVELOPMENT

The policy applies to subdivision and development applications on land zoned Rural Residential in the Scheme.

4.0 POLICY

4.1 Objectives

a) To assist in achieving the goals from the Local Biodiversity Strategy.

b) To clarify the scheme requirements for revegetation in the Rural Residential zone.

c) To specify the minimum standards for revegetation.

4.2 Species / Planting Density

4.2.1 The species list attached (refer to Figure 1) details some of the more appropriate species for use in revegetation works in the Geraldton urban area. The *Geraldton Regional Flora and Vegetation Survey* can provide further guidance on the most appropriate species for particular sites.

4.2.2 A selection of local provenance trees, shrubs and ground covers appropriate for the site (as guided by Figure 1 and the *Geraldton Regional Flora and Vegetation Survey*), should be planted with a minimum of 10 different species (overall) to be used.

4.2.3 The ratio of trees to shrubs should ideally be 1:5 (that is, for every one tree, plant 5 shrubs).

4.2.4 Local provenance seedlings should be planted at a density of 1 per m^2 to out-compete weeds and allow for a percentage of failures. For example, 400 seedlings are required for an area of $400m^2$. When planting, the species should be mixed for diversification.

4.2.5 In creeks or drainage lines, rushes and sedges should be planted within the seasonally inundated zone of the waterway.

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Advice Notes:
There are several matters which can assist in successful on-site revegetation. These matters are outlined below:

4.2.6 The remnant vegetation nearby is a good source of local provenance seed. With the appropriate licence, this can be collected and given to a nursery to grow for you, or you can grow seedlings yourself.

4.2.7 Be specific with your grower nursery. Do not accept "substitutes", as these are often inappropriate for the area and/or the site you are revegetating. They also may not be approved by the City.

4.2.8 Ensure that local provenance seedlings sourced are appropriate for the site conditions (e.g. soil type, landscape considerations). Local provenance seedlings achieve higher survival rates and contribute to local biodiversity outcomes.

4.2.9 A watering program of the seedlings should occur during the first summer of the revegetation project to help maximise survival rates.

4.3 Cash-in-Lieu

4.3.1 The City may accept cash contributions in lieu of revegetation. Based on the *Local Government Biodiversity Guidelines for the Perth Metropolitan Region* (June 2004) the estimated cost for revegetating 'upland' areas (including weed control, planting and maintenance over five years) is $\$10.50/m^2$. This rate is used to calculate cash-in-lieu contributions and may be updated by the City.

4.3.2 Funds collected will be held in trust and used to support biodiversity initiatives in prioritising the establishment and maintenance of ecological linkages identified in the Local Biodiversity Strategy (Figure 2).

4.4 Pre-subdivision Works

4.4.1 If Landowners wish to undertake revegetation works in advance of any subdivision / development, then it is appropriate that the works are 'credited' to the land.

4.4.2 Should landowners wish to pursue this option they should contact the City and prepare a local development plan to ensure the City has a record of the works so that they can be 'credited' to the land in the future.

4.5 Alternatives to Revegetation

4.5.1 In some areas better biodiversity outcomes may be achieved through alternatives to revegetation such as weed or pest management. This should be discussed and approved by the City prior to any works being undertaken.

4.6 Subdivision Clearance

In order to obtain subdivision clearance for a relevant condition, there are 2 options:

a) Undertake works in accordance with clause 4.2; or

b) Pay cash-in-lieu in accordance with clause 4.3.

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4.7 Land covered by a Structure Plan

4.7.1 For land that is covered by a structure plan, the structure plan may detail revegetation methods or requirements, in these cases the revegetation provisions in the Structure Plan will apply in tandem with this policy.

4.7.2 For land contained in the *Moresby Heights Structure Plan* area there is **no** requirement for revegetation at either the subdivision or development stage. This is in recognition of the land given up for the Moresby Ranges.

4.8 Other Rural Residential Areas

4.8.1 In other Rural Residential areas, subdivision proposals must include at least 3% of the lot area revegetated with trees, shrubs and ground cover native to the Geraldton Regional Flora and Vegetation Survey, in addition to any existing vegetation.

4.8.2 The preference is for cash-in-lieu in these areas rather than on-ground works.

4.8.3 If remanent vegetation exists on-site, the 3% revegetation requirement may be reduced to:

- 1% if a vegetation survey classifies the condition as 'good', 'very good' or 'excellent.
- 2% if classified as 'degraded' or 'completely degraded'.
- Classification must align with the Geraldton Regional Flora and Vegetation Survey methodology.

5.0 DEFINITIONS

Biodiversity means the variety of life forms, the different plants, animals and micro-organisms, the genes they contain, and the ecosystems of which they form part. Biodiversity is usually considered at three levels: genetic diversity; species diversity; and ecosystem diversity.

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Figure 1 – Species list.

Trees and Tall Shrubs (over 2m tall at maturity)

Species	Common name	Type
Banksia prinotes	Acorn Banksia	Tree
Acacia rostellifera	Summer-scented Wattle	Tall shrub
Acacia saligna	Orange Wattle	Tall shrub
Acacia scirpifolia		Tall shrub
Banksia attenuatta	Slender Banksia	Tall shrub
Banksia sessilis var. falbellifolia	Parrot bush	Tall shrub
Grevillea candelabroides		Tall shrub
Grevillea argyrophylla	Silvery-leaved Grevillea	Tall shrub
Melaleuca depressa		Tall shrub
Melaleuca megacephala		Tall shrub

Understorey – Shrubs/ Climbers/ Herbs

Species	Common name	Type
Acacia spathulifolia	Shrubby Riceflower	Mid shrub
Acanthocarpus preissii	Prickle Lily	Herbs
Allocasuarina campestris	Pebble Bush	Mid shrub
Austrostipa elegantissima	Elegant Spear-grass	Grasses
Clematicissus angustissima		Climber
Comesperma scoparium	Broom Milkwort	Low shrub
Dianella revoluta	Blueberry Lily	Herbs
Dioscorea hastifolia	Native yam	Climber
Grevillea biternata		Mid shrub
Guichenotia ledifolia		Mid shrub
Hibbertia crassifolia		Low shrubs
Hibbertia hypericoides	Yellow Buttercups	Low shrubs
Melaleuca depressa		Mid shrub
Persoonia hexagona	Snottygobble	Mid shrub
Pimelea microcephala subsp. microcephala	Shrubby Riceflower	Mid shrub
Stylobasium spathulatum	Pebble Bush	Mid shrub

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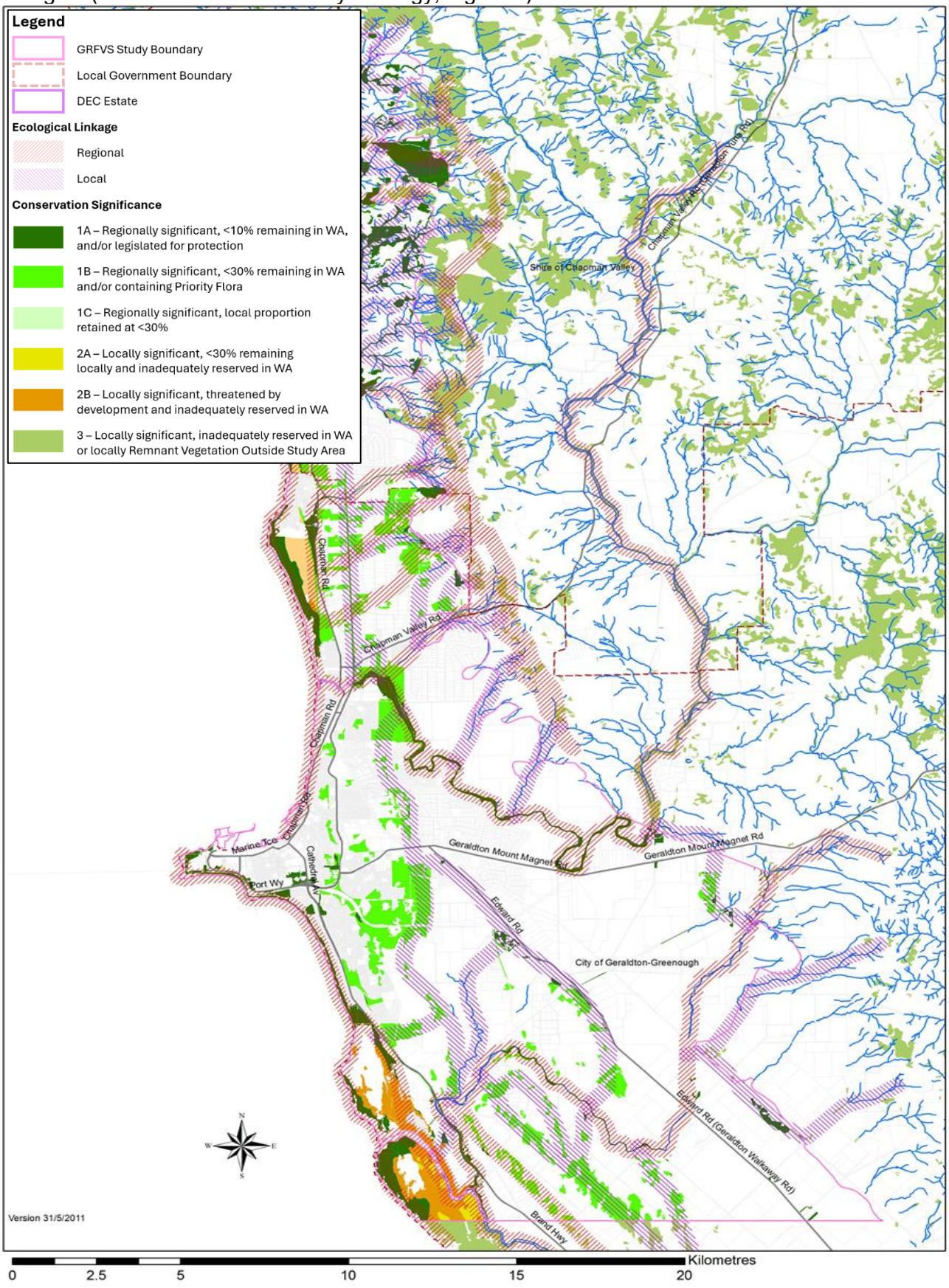
Figure 2 – Remnant vegetation categorised by conservation significance and ecological linkages. (Source: Local Biodiversity Strategy, Figure 7).



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