

LPP4.16 - Tree Retention and Planting

Responsible Directorate	Development Services
Responsible Business Unit/s	Statutory Planning
Responsible Officer	Manager Statutory Planning and Compliance
Affected Business Units	Statutory Planning

Objective

- To preserve the Shire's landscape character;
- To protect and retain significant trees contributing to the amenity of the Shire;
- To provide guidance as to when the Shire will support tree removal and require replacement planting;
- To enhance the Shire's urban areas through landscaping; and
- Increase canopy coverage, preserving the Shire's urban forest.

Scope

This policy applies to all lots within the Shire with an area of 1ha or less. It is divided into the following three parts:

1. Part 1 - Significant Tree Removal and Replacement
2. Part 2 - Design of Street Tree Planting as part of Subdivision
3. Part 3 - Design of Street Tree Planting as part of Development

This policy does not apply where tree removal is required to reduce a Bushfire Attack Level (BAL) in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas, as part of an application for development approval.

Policy

Part 1 - Significant Tree Removal and Replacement

1.0 Tree Removal

- 1.1 Unless exempt in accordance with the Shire's Town Planning Scheme No.2 (TPS2), development approval is required for tree removal.
- 1.2 **The Shire will consider the following matters in respect of a development application for tree removal:**
 - 1.2.1 The existing character and amenity of the area;
 - 1.2.2 The level of amenity provided by the tree/s to be removed and the impact of their removal;
 - 1.2.3 Whether any replacement planting is proposed to offset the impact of the tree removal;
 - 1.2.4 Whether the tree/s provide a habitat or support to a threatened or endangered species;



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- 1.3 Generally tree removal will not be supported where the tree/s proposed to be removed:**
- 1.3.1 Are visually prominent within the streetscape and landscape;
 - 1.3.2 Contribute significantly to the character and amenity of the area; and/or
 - 1.3.3 Would result in an area deficient of tree coverage.
- 1.4 Replacement Planting**
- 1.4.1 Where the removal of trees is supported by the Shire, they should be replaced (one for one) within the subject lot.
 - 1.4.2 Where a tree is proposed to be removed that cannot reasonably be replaced elsewhere on the lot, the Shire may consider replacement with street tree/s.
 - 1.4.3 Replacement tree/s must comprise of species to the satisfaction of the Shire and should be mature with a sufficient size and canopy.
 - 1.4.4 Street trees should be located so as to provide sufficient shading of the street verge and enhance the visual amenity of the streetscape.
- 1.5 Financial Contribution**
- 1.5.1 Where trees proposed to be removed cannot reasonably be replaced within the subject site or the street, a financial contribution may be made to the Shire.
 - 1.5.2 The financial contribution shall be used towards tree planting in the Shire to increase canopy cover in accordance with the Urban Forest Strategy.
 - 1.5.3 A payment of \$600 dollars in lieu of each tree is required to be paid to the Shire prior to the removal of any tree/s. This amount represents the cost to purchase a suitable advanced tree plus watering for the first two summer periods.
 - 1.5.4 The Shire shall purchase and maintain any trees funded through this policy thereafter.

Part 2 - Design of Street Tree Planting as part of Subdivision

- 2.0 Once an applicant, subdivider, developer or landowner as the case may be (hereafter referred to as “applicant”) receives a subdivision application approval which involves civil works, there is a process by which they must prepare detailed engineering/civil works drawings for submission and approval by the Shire, prior to the commencement of works.

This policy requires these detailed engineering drawings/civil works to indicate the provision of street trees to be planted on both sides of all streets within the subdivision application area, and how they will be maintained.

There will be a specific Street Tree Management Plan included as part of the engineering drawings. Street trees are to be provided at the rate of one tree per fee simple (green title) lot (hereafter referred to as “lot”), or in the case of lots less than a 10m width, at a rate to be determined by the Shire.

Street trees must comprise of a species to the satisfaction of the Shire and which will mature to a sufficient size and canopy, and be located such as to provide sufficient shading of the street verge area to the satisfaction of the Shire. Engineering drawings must demonstrate this detail.



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- 2.1 An applicant can satisfy their street tree planting obligations by choosing one of the following options:
- 2.1.1 Option 1 (preferred) - Applicant provides contribution payment to Shire who then takes responsibility. In this option, an applicant can choose to pay the Shire \$600 per street tree. This payment must be made prior to the practical completion certification of the civil works. In receiving this contribution, the Shire will purchase, install and maintain all street trees within the subdivision for three years. Installation will occur at the most optimal time in the opinion of the Shire, taking in to account development rates on each lot.
- 2.1.2 Option 2 - Applicant takes responsibility and plants the trees after clearance and after each lot is developed.
- 2.1.3 Option 3 - Applicant takes responsibility and plants the trees prior to clearance of the subdivision. The applicant is required to install and manage the street trees for a two year period post installation, performing sound arboricultural maintenance practices that promote good form and shape with a well-defined canopy, to the satisfaction of the Shire. Street trees which are not adequately maintained in the opinion of the Shire will be required to be removed, replaced and maintained for a further three years. Details of maintenance must be set out in the Street Tree Management Plan.

The key difference with this option and Option 2 is that to achieve clearance of the subdivision, a bond equal to \$600 per street tree must be provided to the Shire. The Shire will return this in one amount once all street trees have been planted and maintained consistent with the Street Tree Management Plan.

Part 3 - Design of Street Tree Planting as part of Development

- 3.0 A condition will be imposed on development approvals (except those for a Single House and/incidental development) to establish street trees for the adjoining verge of a lot, and this condition will reference the requirement for a Street Tree Management Plan, to be submitted and approved prior to the issue of a Building Permit. In residential areas, either zoned or designated under a Structure Plan, one street tree per lot will be required. In all other zoned areas, the street tree rate will be determined based on the width of the lot, and taking in to account relevant issues like vehicle access. An approximate rate of one street tree per 10m of lot width will be used. In all cases, the requirement for street trees will need to take in to account the availability of space within the adjacent verge area and be a species which meets the satisfaction of the Shire.

Implementation of the street tree planting layout as part of development.

- 3.1 An applicant can satisfy the condition of planning approval by choosing one of the following options:
- 3.1.1 Option 1 (preferred) - Applicant provides contribution payment to Shire of Serpentine Jarrahdale who then takes responsibility.

In this option, an applicant can choose to pay the Shire the equivalent of \$600 per street tree. This payment must be made prior to the issue of a Building Permit, as the Street Tree Management Plan (required prior to Building Permit) will demonstrate the planting areas of the street trees. In receiving



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this contribution, the Shire will purchase, install and maintain all street trees identified in the approved Street Tree Management Plan. Installation will occur at the most optimal time in the opinion of the Shire, taking in to account development rates.

3.1.2 Option 2 - Applicant takes responsibility and plants the trees

The applicant is required to install the street trees prior to occupation and manage the street trees for a three year period post installation, performing sound arboricultural maintenance practices that promote good form and shape with a well-defined canopy, to the satisfaction of the Shire. Street trees which are not adequately maintained in the opinion of the Shire will be required to be removed, replaced and maintained for a further three years. Details of maintenance must be set out in the Street Tree Management Plan.

Definitions

Significant Tree – a tree on private property that includes one of the following:

- (a) Having at least one well defined stem or trunk of a height greater than 4m
- (b) A trunk diameter greater than 150mm measured at a height of 1.2m above natural ground level.

Relevant Policies/Council Documents

- Strategic Community Plan 2017 - 2027

Legislation/Local Law Requirements

- Local Government Act 1995
- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015

Office Use Only				
Relevant Delegations				
Council Adoption	Date		Resolution #	
Reviewed/Modified	Date		Resolution #	
Reviewed/Modified	Date		Resolution #	