

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. The objective of this policy is to deliver Council's vision of 'leafy streetscapes' through street tree planting and protecting remnant trees in road reserves.

Definitions

Landscape Typology is a way of characterising a landscape based on a rural to urban interface using density or other characteristics of the land. Interconnections within the landscape occur by different means, such as green infrastructure, watersheds, and hillsides, among other characteristics. Decisions made in rural areas may ultimately affect the urban areas within the landscape and vice versa.

Streetscape means the visible components in a street between the facing buildings. It includes the form of the buildings, garages, setbacks, fencing, landscaping, trees, driveways and street surfaces, utility services and street furniture, lighting, signs, barriers and bus shelters.

Road Reserve means the land set aside between lot boundaries for a street and verge and usually under the care, control and management of Council.

Verge means that part of the street reserve between the road and the boundary of adjacent lots (or other limit to street reserve). It may accommodate public utilities, footpaths, stormwater flows, street lighting poles, street trees and other landscaping.

Background

The Shire of Serpentine Jarrahdale has a unique beauty and character, based on a rural history and natural areas of regional and local environmental significance. Urban development is occurring and planned and the policy aims to provide a high level of amenity, sense of place for the community and landscape typology.



Related Policies

This policy is pursuant to Town Planning Scheme No 2 (TPS 2). The policy is to be read in conjunction with provisions relating to Tree Preservation and Planting in TPS 2.

This policy has due regard to, and should be read in conjunction with the following Western Australian Planning Commission (WAPC) State Planning Policies (SPPs) and operational policies:

- i) SPP No 3 (Urban Growth and Settlement)
- ii) SPP No 3.1 (Residential Design Codes)
- iii) SPP No 3.4 (Hazards and Natural Disasters)
- iv) Liveable Neighbourhoods (WAPC, 2009)
- v) Planning Bulletin 97

This policy has due regard to and should be read in conjunction with the following Shire Local Planning Policies (LPPs) and standards:

- i) LPP 1 (Bonds and Bank Guarantees)
- ii) LPP 4 (Revegetation Policy)
- iii) LPP 21 (Management Plans)
- iv) LPP 35 (Residential Development)
- vi) LPP 40 (Detailed Area Plans)
- vii) LPP 67 (Landscape and Vegetation)
- viii) AS4970-2009 Protection of trees on development sites
- ix) AS2870 – IPWEA Guidelines – Trees and Slabs
- x) Shire of Serpentine Jarrahdale Engineering Standard

Policy

This policy applies to all Residential, Commercial, Industrial, Farmlet, Rural Living A/B and Special Rural zones.

The Shire requires the provision of street trees as part of the land development process in accordance with Liveable Neighbourhoods.

The requirement for street tree planting can be achieved through bonding at the time of clearance of subdivision or development conditions.

Street planting shall be in accordance with the Shire's preferred street tree species list.

Remnant vegetation in road reserves provides both heritage and biodiversity values and should be retained and enhanced wherever practical.



Local Planning Policy 4.18: Street Trees Policy

Delegation

Applications that comply in all respects with this policy will be dealt with under delegated authority, pursuant to TPS 2.

References

Name of Policy	Local Planning Policy 4.18: Street Trees Policy
Previous Policy	Local Planning Policy 28: Street Trees Policy
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>Delegations 11.1.1</p> <p>Work Procedures</p>

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