

<b>Title</b>	<b>Subdivision &amp; Development - Street Trees</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 5.18</b>



## Policy Type

---

Local Planning Policy

## Policy Purpose

---

The City of Cockburn (City) manages over 65,000 street trees which benefit our City and suburbs in many diverse ways. These include:

- Providing pedestrians and cyclists with cooler and more attractive access ways throughout the City;
- Improving air quality;
- Providing habitat for native fauna;
- Reducing heat island effect; and
- Enhancing the character and attractiveness of our suburbs.

The City recognises the importance of trees in contributing to the health and well-being of our communities and is therefore committed to:

- Preserving the City's Urban Forest through tree protection and maintenance programs;
- Increasing the number of street trees on verges through proactive planting programs and plantings associated with the subdivision and development of land; and
- Increasing the canopy coverage throughout the City.

The purpose of this policy is to increase the number of street trees in the City's road reserves, in new and infill areas, and provide a framework for their installation and management.

This supports Council's *Strategic Community Plan 2020 – 2030*, and the specific objectives to "address climate change" and "protection and enhancement of our natural areas, bushland, parks and open spaces". Council's objective will be measured and become achieved through the provision of new street trees, associated with subdivision and/or development within the City.

This policy also reflects community feedback which lists streetscape appearances, as a high community priority in Cockburn.

## Policy Statement

---

### (1) Background

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

- SPP No. 3.0 (Urban Growth and Settlement)

<b>Title</b>	<b>Subdivision &amp; Development - Street Trees</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 5.18</b>



- SPP No. 7.3 (Residential Design Codes)
- Liveable Neighbourhoods (WAPC 2009)

This policy has due regard to and should be read in conjunction with the following City of Cockburn Policies:

- Local Planning Policy 1.2 'Residential Design Guidelines'
- AEW1 'Street Verge Improvements'
- SEW1 'Maintenance of Public Open Space and Road Reservations following Residential Subdivision'

## (2) Application

This policy applies to the entire Local Government area.

This policy is made pursuant to City of Cockburn Town Planning Scheme No. 3 (TPS 3).

## (3) Provisions

### 3.1 Requirement for street trees:

Street trees are required at both a subdivision and development stage, as follows:

#### 3.1.1 Subdivision:

Once an applicant, subdivider, developer or landowner as the case may be (hereafter referred to as "proponent") receives a subdivision approval from the Western Australian Planning Commission which involves civil works, a condition will require that they must first prepare detailed engineering/civil works drawings for submission and approval by the City, prior to the commencement of works.

For the purposes of approving the civil /engineering drawings, this policy requires these drawings 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.

#### 3.1.2 Development:

A proponent receiving a development approval from the City of Cockburn (except those for two grouped dwellings or a Single (R-Code) House), will receive a condition imposed on such approval for the requirement to install and maintain street tree/s where the adjoining verge has an inadequate amount of street trees.

#### 3.1.3 Removal of existing street trees:

<b>Title</b>	<b>Subdivision &amp; Development - Street Trees</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 5.18</b>



A proponent receiving a development approval from the City of Cockburn, where a development seeks to make modifications to the verge, creates a crossover for access, or any other works that results in the need for removal of an existing street tree, will receive a condition imposed on such approval for the requirement to provide compensation for the removal of the asset and/or install and maintain new street tree/s.

Compensation will be determined by the cost of tree removal, the cost of stump removal, the cost of new tree planting, the cost of establishment watering, as well as the loss in asset value of the tree/s being removed, as determined by the Helliwell tree valuation method.

Unless specified, the City will be responsible for all works associated with the removal of the tree and stump and the replanting and establishment of new tree/s. All payments are to be made to the City prior to the removal of the tree.

### 3.2 Quantity of trees required:

Street trees are to be provided at the rate listed below.

#### 3.2.1 Subdivisions:

One street tree per lot or in the case of lots less than a 10m width, at a rate to be determined by the City.

#### 3.2.2 Development subject to the R-Codes (except those for two grouped dwellings or a Single (R-Code) House):

One street tree per dwelling, or in the case of lots less than 10m of linear lot width to a public road reserve, at a rate to be determined by the City.

#### 3.2.3 Removal of street trees:

A payment to the City to cover the cost of removal of street tree/s and associated stump grinding, the replanting and watering of new replacement street tree/s as well as a compensatory payment to the City for the loss of asset value of the tree. Refer to the City's current Fees and Charges List.

#### 3.2.4 All other development:

One tree per 10m of linear lot width to a public road reserve or at a rate to be determined by the City where agreed upon between the applicant and the City.

### 3.3 Options for clearance:

<b>Title</b>	<b>Subdivision &amp; Development - Street Trees</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 5.18</b>



To satisfy the conditions of the WAPC subdivisional approval or City of Cockburn development approval noted above, the following three options are available (subject to City support):

**3.3.1 Option 1: Proponent provides contribution payment to City of Cockburn who then takes responsibility for planting and management.**

In this option, the proponent pays the City a monetary value as listed in the City's Fees and Charges List per street tree required. This payment must be receipted by the City prior to the practical completion certification of the civil works for subdivision or issue of building permit for development.

In receiving this contribution, the City will purchase, install and maintain all street trees. Installation will occur at the most optimal time in the opinion of the City.

**3.3.2 Option 2: Proponent plants the trees.**

In this option, the proponent plants the required number of trees as depicted in the approved plans. The planting must be done prior to seeking clearance for subdivision or issue of building permit for development. A qualified arborist or landscaping contractor must carry out the work. To ensure that the trees are of good health and have the highest possible chance of success, the following must be demonstrated for each tree:

- **Size of Trees –** Trees must be provided in a minimum pot size of 45 litres.
- **Source of Trees –** Trees must be sourced from an accredited nursery and comply with AS 2303:2015 standards. They should generally be single stemmed with an appropriately sized calliper/trunk diameter and capable of standing upright unassisted within a container. Tree roots must be well established but not container bound, with no "J" roots touching the bottom of the bag.
- **Health of Trees -** Trees must be a healthy specimen typical of its growing habit, free of disease or notable defects, such as snapped branches, poor form, ring barking, pollarding or thinned canopy.
- **Planting Location –** Trees must be planted in the exact locations specified in the approved plan.
- **Excavation of Soil –** The existing soil must be excavated and removed to a minimum dimension of 1500mm x 1500mm x

<b>Title</b>	<b>Subdivision &amp; Development - Street Trees</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 5.18</b>



500mm deep or at least twice the size of the root ball, whichever provides a larger footprint. The final excavation size may be adjusted at the discretion of the City’s representative.

- New Soil – Backfill with 3:1 site soil to imported soil mix.
- Granular Wetting – A soil wetting additive (such as Grosorb) must be evenly incorporated into the backfill soil at a rate of 60 grams per square meter or as specified by the manufacturer.
- Mulch and Catch Basin – Apply pine bark or bushland mulch to a depth of 100mm within a 1000mm diameter around the tree root ball. Ensure the mulch is evenly spread, with a berm installed along the 1-metre perimeter.
- Tree Stakes and Ties – Secure a ‘rainbow tie’ at the base of the tree canopy to provide support while allowing natural movement to encourage root establishment. Install two 50x50x2100mm pointed treated pine or hardwood stakes, setting them 450mm into the ground. Ensure the stakes do not pierce the root ball.
- Irrigation – Install a dedicated irrigation system capable of providing ongoing water supply to the tree, either in perpetuity or for a minimum of three years until the tree is fully established.

3.3.3 Option 3: Proponent provides the City with a bond for the value of planting and maintaining street trees.

For this option a minimum of ten (10) street trees or more must be required. This option allows the proponent to bond the value of the planting and maintenance of street trees required whilst allowing the applicant to obtain the practical completion certification of the civil works for subdivision or the building permit for development. Refer to the City’s current Fees and Charges List for cost per tree.

The City will return the bond, only in one amount, once all bonded street trees have been planted and maintained, consistent with any approvals.

For multistage subdivisions exceeding 100 lots, the City may consider bonding only the trees present in the final subdivision stage, provided sufficient evidence is presented to demonstrate that tree planting will occur periodically as part of the residential landscaping package, in accordance with the requirements outlined in section 3.3.2.

3.4 Prior to Occupation:

A condition of development approval requiring the planting of the trees must be met before occupation. The City may require evidence that the

<b>Title</b>	<b>Subdivision &amp; Development - Street Trees</b>
<b>Policy Number</b> (Governance Purpose)	<b>LPP 5.18</b>



requirements relating to the planting of trees under clause 3.3.2 have been met.

### 3.5 Species, maintenance, and longevity:

Street trees must comprise of species which will mature to a sufficient size and canopy and be located to provide sufficient shading of the street verge area, to the satisfaction of the City. The City may require such engineering or development drawings to demonstrate this detail on the relevant plans to ensure no conflict with road infrastructure or services.

### 3.6 Protection of trees:

All existing or proposed street trees shall be protected from adjoining development in accordance with Australian Standard AS4970-2009 via maintenance of a *Tree Protection Zone* and any relevant measures to ensure protection of the asset accordingly.

Strategic Link:	Town Planning Scheme No. 3
Category	Planning - Town Planning & Development
Lead Business Unit:	Development Assessment and Compliance
Public Consultation: (Yes or No)	Yes
Adoption Date: (Governance Purpose Only)	10 March 2026
Next Review Due: (Governance Purpose Only)	March 2028
ECM Doc Set ID: (Governance Purpose Only)	5670114