

Title	Subdivision Development Street Trees
Policy Number (Governance Purpose)	LPP 5.18



Policy Type

Local Planning Policy

Policy Purpose

The City of Cockburn (City) manages over 35,000 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;
- Improving property values;
- Providing habitat for native fauna;
- Reducing heat island effect;
- 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;
- 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.

Furthermore, it is to deliver upon Council's vision to "ensure that the Cockburn of the future will be the most attractive place to live, work, visit and invest in, within the Perth metropolitan area." Supporting this vision statement of the Council's *Strategic Community Plan 2016 – 2026*, is the specific objective to "improve the appearance of streetscapes, especially with trees suitable for shade." 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) Application

This policy is pursuant to City of Cockburn Town Planning Scheme No. 3 (TPS 3). The policy has due regard to, and should be read in conjunction with, the following

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Western Australian Planning Commission (WAPC) State Planning Polices (SPP) and operational policies:

SPP No. 3 (Urban Growth and Settlement)
 SPP No. 3.1 (Residential Design Codes)
 SPP No. 3.4 (Hazards and Natural Disasters)
 Liveable Neighbourhoods (WAPC 2009)

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

LPP 1.2 'Residential Design Guidelines'
 AEW1 'Street Verge Improvements'
 PSEW15 'Removal and Pruning of Trees'
 PSEW 18 'Trees on Privately Owned Land'
 SEW1 'Maintenance of Verge/ Public Open Space Following Residential Subdivision'
 City of Cockburn – Good Design Guide – Commercial Lot Development
 City of Cockburn – Verge Development Guide – Residential Verges
 AS2870 - IPWEA Guidelines (Trees and Slabs)
 AS4373 -1996 (Pruning of Amenity Trees)
 AS4970-2009 (Protection of Trees on Development Sites)

(2) Provisions

This policy applies to land which is zoned Residential, Regional Centre, District Centre, Local Centre, Mixed Business, Mixed Use, Industry and Light and Service Industry.

1. Design of the street tree planting layout as part of subdivisional works

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 City, 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 City. Street trees must comprise of a species to the satisfaction of the City 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 City. Engineering drawings must demonstrate this detail.

Implementation of the street tree planting layout as part of subdivisional works

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An applicant can satisfy their street tree planting obligations by choosing one of the following options:

- 1.1 Option 1 (preferred) - Applicant provides contribution payment to City of Cockburn who then takes responsibility

In this option, an applicant can choose to pay the City \$600 per street tree. This payment must be made prior to the practical completion certification of the civil works. In receiving this contribution, the City 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 City, taking in to account development rates on each lot.

- 1.2 Option 2 - 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 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 City. Street trees which are not adequately maintained in the opinion of the City 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.

- 1.3 Option 3 - Applicant takes responsibility and plants the trees after clearance and after each lot is developed

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 City. The City will return this in one amount once all street trees have been planted and maintained consistent with the Street Tree Management Plan.

2. Design of the street tree planting layout as part of development

A condition will be imposed on planning approvals (except those for a Single House and/ or 2 Group Dwellings) 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 zoned areas, 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 City.

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

An applicant can satisfy the condition of planning approval by choosing one of the following options:

- 2.1 Option 1 (preferred) - Applicant provides contribution payment to City of Cockburn who then takes responsibility

In this option, an applicant can choose to pay the City 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 this contribution, the City 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 City, taking in to account development rates.

- 2.2 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 City. Street trees which are not adequately maintained in the opinion of the City 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.

Strategic Link:	Town Planning Scheme No. 3
Category	Planning - Town Planning & Development
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