

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

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

- LPP 1.2 ‘Residential Design Guidelines’
- AEW1 ‘Street Verge Improvements’
- 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

(2) Application

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

This policy is 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:

An applicant, developer or landowner as the case may be (hereafter referred to as “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.

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3.2 Quantity of trees required:

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

3.2.1 Subdivisions:

One 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 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:

In order to satisfy the conditions of the WAPC subdivisional approval or City of Cockburn development approval noted above, the following two options are to be used:

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

In this option, the proponent pays the City \$600 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 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.

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

3.4 Prior to Occupation

For all intents and purposes, where a condition of development approval requires the planting of the trees prior to occupation of the development, in lieu of prior to the issue of the building permit, the City acknowledges that neither option A or B above is applicable or required to clear such condition.

3.5 Species, maintenance and longevity

Street trees must comprise of species 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. 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 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)	12 November 2024
Next Review Due: (Governance Purpose Only)	November 2026
ECM Doc Set ID: (Governance Purpose Only)	5670114