



## Street Trees

### Objective

To ensure the City of Armadale becomes a truly leafy City through the appropriate development and management of its street tree urban forest.

### Scope

This Management Practice applies to all current and future street trees located in the road reserve regardless of their condition, location, date of planting and whether or not planted by the City.

Compliance with this policy will ensure all street trees are planted, recorded and maintained effectively and efficiently to ensure a full and accurate record of the City's street tree assets, whilst ensuring business dealings, accountability and transparency in decision making and support compliance with relevant City policy and statutory requirements.

### Policy Statement

This policy refers to the development and management of trees on street verges including their promotion, valuation, retention, protection, planting, maintenance, pruning, removal and mapping.

### Definitions

"Street Tree Urban Forest" – the collective total of the City's street trees.

"Tree Protection Zone" – a fenced, no-entry zone around a tree during construction.

"Ecosystem Services" – the collective benefits of street trees.

"Street Tree Masterplan" – a plan identifying the street trees proposed within a subdivision, along with the proposed implementation method.

"Landscaping Master Plan & Management Strategy" – a set of plans and reports identifying the proposed landscape treatment within public open space, verges, public access ways, medians and roundabouts. The plans and reports will detail hard and soft infrastructure including but not limited to trees, planting, revegetation, turf, irrigation, pathways, furniture, play equipment, exercise equipment etc. This set of plans will include the Street Tree Masterplan. The Developer is responsible for the implementation and initial maintenance of the landscaping detailed within these documents.

"CCTV" – Closed Circuit Television (i.e. Security Cameras).

"Crossover" – the portion of driveway from road to property.

"Helliwell Method" – an industry accepted method of valuating amenity trees.

### Valuation of Street Trees

- a) The City shall progressively prepare a valuation of all trees by a qualified arborist or designated officer.
- b) Every street tree is considered to be an asset and has a monetary value achieved by applying the Helliwell Method of evaluation for Amenity trees.

### Retention and Protection of Street Trees

- a) A Tree Protection Zone (TPZ) shall be created and maintained to the relevant current Australian Standard around existing street trees prior to commencement of any earthworks or construction.
- b) The City may require temporary irrigation to existing verge trees if ~~the Manager Parks Services considers such~~ it is **considered** necessary to ensure the health and welfare of the tree during any earthworks or construction.
- c) A Street Tree Bond shall be paid in accordance with the City's Fees and Charges Schedule and refundable upon completion of construction and satisfactory implementation of all other tree protection measures imposed by the City (e.g. Tree Protection Zones).
- d) Under the Residential Design Codes each application for planning approval is required to be accompanied by an existing site plan which shows tree location, size and other factors listed in the design codes.
- e) A person shall not cause harm, take, injure, kill, remove or attempt to harm, take, injure, kill or remove any street trees growing on the road reserve, unless that person is authorised under a written law or by a City authorised person to do so.

The City may seek the asset value of the street tree from the individual and/or organisation responsible for the decision to remove or detrimentally affect the health of the tree.

### Planting of Street Trees

- a) The Parks Department shall annually submit to Council for consideration for inclusion in the budget funds each year to plant sufficient new street trees **in existing streets**, in keeping with the Urban Forest Implementation Plan targets and goals.
- b) **Subdividers are responsible for the provision of street trees where new streets are being dedicated or new lots are being created fronting an existing street, following the process and requirements of 5.11 below.**
- c) Trees shall be a mixture of evergreen and deciduous species to reduce the risk of widespread losses due to pest and disease, climate change or other stressors.
- d) Large-growing species will be planted wherever possible due to the superior ecosystem services they provide.
- e) Spacing of street trees shall be the minimum required to maintain a near continuous tree canopy in the street which may include multiple trees per lot frontage.
- f) **All subdivisions creating more than 10 lots shall be required to prepare a Landscaping Master Plan & Management Strategy ~~shall progressively be prepared~~ which identifies the species to be planted in each street in accordance with the Urban Forest Implementation Plan. Subdivisions of 10 lots or less are required to provide street trees but due to their small scale do not require a Landscaping Master Plan & Management Strategy.**
- g) All street tree planting shall generally be planned and set out as shown on the **Landscaping Master Plan & Management Strategy** in accordance with the Urban Forest Implementation Plan.



- h) All relevant utility services shall be located prior to planting.
- i) Excavation and planting shall be in compliance with statutory requirements and in accordance with the City's Standard Drawings and Specifications.
- j) Planting alignment shall follow existing street tree alignments unless otherwise approved.
- k) Developers are required to submit a Street Tree Masterplan to the City of Armadale for approval. This is a requirement for all new developments. The Street Tree Masterplan shall include the following information:
- Street names (if known)
  - Proposed location of street trees overlaid onto a composite services plan that is consistent with the civil drawings
  - A typical cross section for each street type with the subdivision's road hierarchy, showing the proposed distance of the street trees from the lot boundary, footpath and services. ~~Proposed distance of the trees from the lot boundary (typically this is the same across the estate and can be a simple verge section)~~
  - Identify the tree species per street
  - Identify the tree size (minimum 30 – 45L)
  - Confirmation on the proposed street tree implementation method
- l) The City has two approved implementation methods for street trees:
1. The subdivider can choose to install street trees themselves subject to the following:
    - All street trees within the stage of subdivision being installed in accordance with the approved Landscaping Master Plan & Management Strategy and the standards laid out in the City's Urban Forest Implementation Plan;
    - Prior to the City issuing subdivision clearance:
      - a practical completion inspection will be required to verify that the street trees have been installed in accordance with the Street Tree Masterplan; and
      - a street tree maintenance bond will need to be paid, to provide assurance that the developer will water and maintain the street trees for a period of **three** years from practical completion, and replace any street trees that have died during that **three** year period;
    - A 3 year handover inspection with the subdivider to verify that all street trees have survived and are in good condition, before organising for the bond to be released.
  2. The subdivider can choose to have the City install and maintain the street trees, subject to payment of a contribution to the City covering all street trees within the stage of subdivision, in accordance with the City's Fees and Charges Schedule. That payment needs to be made prior to the City issuing subdivision clearance.

The street tree contribution would be placed in a reserve account until such time as the majority of lots in the relevant stage of subdivision have been built out and the street tree planting process can be initiated. The City's staff will then initiate and coordinate the street tree planting process including planning, issuing and administering contracts for tree supply, installation, watering and maintenance and letters to landowners.
- m) Street trees being planted next to carparking embayments shall be staked with a minimum of 4 x2400mm x90mm x90mm hardwood stakes.

### **Consolidation and Maintenance of Street Trees**

- a) The Parks Department shall annually submit to Council for consideration for inclusion in the budget sufficient funds each year to manage all street trees in accordance with Best Industry Practice to ensure the highest possible survival rate other than losses due to vandalism and storm damage.
- b) Trees included on the City's Significant Tree Register shall be inspected annually and recommended works actioned.
- c) Trees included on the City's Tree Preservation Order Schedule shall be managed in accordance with Local Planning Policy PLN 2.4.
- d) Trees shall be established for the first three years of consolidation including mulching, watering, pest & disease control, fertilising, formative pruning, in accordance with the City's Tree Management Services - New Street Trees specification and programs.

### **Pruning of Street Trees**

- a) Street trees shall generally only be pruned:
  - to clear overhead powerlines and other utility services;
  - to improve the tree's form, structural integrity or health;
  - to clear infrastructure such as street lights, street signs and City controlled CCTV;
  - to maintain pedestrian and vehicle access and/or sightlines;
  - in accordance with statutory and other industry guidelines and requirements.
- b) Only City authorised contractors or approved City staff may prune street trees.
- c) All verbal requests for pruning shall be recorded in the City's Customer Request Management system, written and electronic requests for pruning shall be recorded in the City's Records system, assessed against the criteria listed in Clause 7.1 above by the City's designated officer and responded to in keeping with the City's policies and procedures.
- d) Tree root encroachment and suspect damage to adjoining infrastructure shall be assessed on a case by case basis and actioned accordingly.

### **Removal of Street Trees**

- a) Street trees will generally only be removed where they are dead, diseased, dangerous, causing ongoing infrastructure damage or considered by the Manager Parks Services to present an unacceptable level of risk to persons or property.
- b) Removal of street trees for new crossovers will only be considered where all other design options have been exhausted.

The developer shall pay for the City to:

- remove the tree (including stump grinding)
- plant replacement trees or payment in lieu thereof to the City, an amount of equivalent value (refer Clause 3 – Valuation of Street Trees) - on the verge in question or a nearby verge
- maintain and water the new street trees for the first twelve months.

- c) All requests for removal shall be written or electronic communication and shall be recorded in the City's Records system, assessed against the criteria listed in Clause 8.1 above by the City's delegated officer and responded to in keeping with the City's policies and procedures.
- d) Street trees may be removed by the City if they are considered unsuitable tree species only where replacement strategies are in place such as in association with the Urban Forest Implementation Plan.
- e) Only City authorised contractors or approved City staff may remove street trees.
- f) The City's street tree database shall be updated following the authorised tree removal and replacement tree scheduled for planting the following winter on the same or nearby verge.

**Promotion of Street Trees**

- a) The City shall actively promote the valuation, development, maintenance, protection and improvement of its street tree urban forest through the regular placement of educational, information and articles in the City's website and marketing, local media and by other appropriate means.

**Mapping of Street Trees**

- a) The City's Parks Department will include in their annual budgets funding for Near Infrared (NIR) Mapping or equivalent of its Street Tree Urban Forest.
- b) The NIR Mapping will be completed on an annual basis to show overall canopy coverage, hot spots and assist to achieve the Street Tree Urban Forest targets and goals.

**Applicable legislation**

Act	N/A
Regulation	N/A
Local law	Activities and Trading in Thoroughfares and Public Places Local Law
Policy	N/A

**Delegation of Power**

Yes.

**Link to influencing strategies or plans**

Corporate Business Plan 4.1.2 – 2.2.1.1 *Develop and implement a Local Planning Policy for Streetscapes and associated amendments to the City's engineering guidelines for new subdivisions and landscape guidelines.*

**Link to procedure**

Nil.

**Other implications**

*Financial/Budget Implications*

An allocation will be made in every budget for these expenses.

*Asset Management Implications*

New street trees become City assets.

*Environmental Implications*

Nil.

*Occupational Safety and Health Implications*

Nil.

**Administrative information**

Adopted on	4 March 2003 (C6/2/03)
Reviewed or amended	19 April 2004 (CS14/4/04) 5 February 2007 (T4/1/07) 9 March 2010 (T20/3/10) 11 February 2013 (T5/2/13) 12 September 2016 (T53/9/16) 11 March 2019 (T13/3/19)
Responsible department	Parks