



## **LOCAL PLANNING POLICY 3.1: Trees and Landscaping**

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**PURPOSE**

**1.1** To ensure environmentally sustainable landscaping is integrated within all developments and street trees are protected and maintained.

**APPLICATION OF POLICY**

**2.1** This policy applies to all land administered by the *City of Nedlands Local Planning Scheme No 3* (LPS3).

**RELATIONSHIP TO OTHER POLICIES AND LEGISLATION**

**3.1** This policy has been prepared in accordance with Clause 4 of the Deemed Provisions for local planning schemes.

**3.2** This Policy should be read in conjunction with the following planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *City of Nedlands Local Planning Scheme No. 3*;
- *State Planning Policy 7.3 – Residential Design Codes (R-Codes)*;
- *City of Nedlands Local Planning Policy 3.3 Tree Retention*;
- *City of Nedlands Local Planning Policy 3.4 Tree Retention R25 - R80; and*
- *City of Nedlands Street Tree Policy*.

**Note:** This policy refers to provisions within Part B and Part C of the R-Codes. The reader will need to check the density code of the subject property to ensure they are reading the correct Part of the R-Codes alongside this policy.

**3.3** Where this Policy is inconsistent with the provisions of a specific State Planning Policy, Local Planning Policy, Local Development Plan, Structure Plan, or Design Guideline that applies to the site area, the provisions of that specific State Planning Policy, Local Planning Policy, Local Development Plan, Structure Plan or Design Guideline shall prevail.

**POLICY OBJECTIVES**

**4.1** To minimise the impact development may have on City owned trees;

**4.2** To provide optimal growing conditions that enables trees and landscaping to reach maturity;

**4.3** To encourage waterwise landscaping through appropriate species selection, reduced water demand,



and improved stormwater utilisation;

- 4.4** To promote environmentally sustainable landscaping that will provide shade, amenity, native habitats in built up areas and reduce the Heat Island Effect.
- 4.5** To promote environmentally conscious parking solutions designs that result in adequate long-term shade coverage to carparking areas; and
- 4.6** To encourage the retention of trees and vegetation of environmental, aesthetic and cultural significance through integration as part of a landscape design.

## STREET TREES

- 5.1** Street and reserve trees are to be retained and protected, in accordance with the City's Street Tree Policy, to preserve the amenity of streetscapes and neighbourhoods. In some circumstances this may require a structural cell to be installed at the discretion of the Technical Services Business Unit.
- 5.2** A minimum setback of a **street tree** to a proposed crossover/driveway is required. The setback distance is in relation to the Diameter at Breast Height (DBH) of the **street tree**:
  - DBH up to 400mm requires a minimum setback of two metres;
  - DBH of 401mm to 600mm requires a minimum setback of three metres; or
  - DBH of 601mm and above will require determination on a case-by-case basis, with a minimum setback of four metres.

Any variation to the DBH setback requirement will require a site inspection to be conducted by qualified arborist to confirm whether the reduced setback will impact on the survival of the street tree.

- 5.3** The removal of a **street tree** will only be considered if:
  - No design alternative exists for the proposal to gain vehicle access; or
  - The street tree is deemed by the City, or via an **arborist report**, to not be suitable for retention due to health, species, safety and/or other sub-optimal reasons; or
  - It is not listed on the City's Significant Tree Register.

Should removal of a street tree be considered necessary, a condition of development approval may be applied that imposes a cost associated with the street trees **Helliwell Value** and replacement cost of new advanced tree(s) at a minimum size of 100L to the satisfaction of the City.

- 5.4** Notwithstanding cl. 5.2, pre-existing crossover/driveway with a reduced setback are applicable for replacement should they represent a **like-for-like** replacement.
- 5.5** In accordance with the City's Street Tree Policy a bank guarantee, based on the value of the street tree using the Helliwell method, is to be provided prior to the submission of a demolition and building permit should there be street trees adjoining the subject site. This bond will be returned upon completion of the development should an **arborist report** be submitted for the adjoining street



tree(s) demonstrating sufficient health. Any concerns over a trees health prior to permit will require an **arborist report** demonstrating its compromised health. Additional costs may be recovered from the bond for Arboricultural reports, tree watering, erecting of tree recovery fencing, any other ongoing maintenance requirements as determined by the City. Applicants and Developers are required to water street trees during demolition and construction to ensure tree health does not deteriorate.

## NON-RESIDENTIAL DEVELOPMENT LANDSCAPING

### 6.1 Where a **parking area** is proposed, landscaping is to be provided in accordance with Table 1.

*Table 1: Tree Requirements*

Tree Specifications					
<u>Size</u>	<u>Deep Soil</u>	<u>Min Dimension of Deep Soil Area</u>	<u>Min Height at Maturity</u>	<u>Min Canopy Diameter at Maturity</u>	<u>Predicted Overall Canopy of Uncovered Parking Required</u>
Medium (30L Pot Size Min)	9m2	3m *2m	8m	16m2	40%
Large (75L Pot Size Min)	18m2	5m *3m	12m	36m2	

\* Refer to cl. 6.2

\*\* Note all calculations are to be rounded up to the nearest whole number.

**6.2** The minimum dimension of the deep soil can be reduced subject to the inclusion of permeable surfacing, bioswales and/or alternative sustainable measures to the satisfaction of the City. Where a concession is applied for using permeable surfacing, it is required to extend over the minimum deep soil area in Table 1.

**6.3** A reduction of carparking bays will be considered if sustainable measures are integrated into the parking design to the satisfaction of the City.

**6.4** The retention of mature trees is encouraged and applies to Table 1 above. If the mature tree canopy exceeds the predicted cover as listed in Table 1 this will instead be used in the overall calculations.

**6.5** Where the required canopy targets cannot be provided due to site restrictions planting on structure with an area equivalent to two times the shortfall may be considered. Planting on structure requires expert technical advice for design and specifications of the planting elements and systems. If extensive planting on structure is proposed the use of an alternative water source, such as rainwater or recycled greywater should be considered.

**6.6** Where car parking bays are not located within the street setback area, at least one tree for every 10m across a lot's street frontage is to be provided.

**6.7** Where Non-Residential development abuts residential properties a landscape buffer of 2m is to be provided.



**6.7** Vegetation setback an adequate distance from driveways, crossovers, footpaths and truncations so as not to obstruct driver and/or pedestrian sightlines when they reach full maturity.

## LANDSCAPING PLAN REQUIREMENTS

**7.1** A landscaping plan is required to be submitted for the following development applications:

- All Non-Residential works;
- Four or more Grouped Dwelling's; and
- Multiple Dwelling's.

**7.2** Notwithstanding cl. 7.1, a landscaping plan is not required should the proposed works be considered **minor development**.

**7.3** Landscaping plans are to address the following matters:

- Illustrate a diverse range of shrubs and ground cover is required that suits the climate, environment, location and required function, which also takes into consideration surrounding landscapes. The species and quantity of undergrowth vegetation is to be done to the satisfaction of the City.
- A suitable number of shrubs and/or ground covers, considering their expected growth patterns, to fully occupy designated landscaping spaces.
- Water-efficient designs, incorporating irrigation and reticulation systems optimised for minimal water use. Where possible developments are encouraged to use greywater, native species, hydrozoning and mulching and annotated on the landscaping plan accordingly.
- Landscaping to a maximum height of 600mm (refer Nature Strip Improvement Guidelines) where located within vehicle and pedestrian sight lines.
- Lawn/turf is to be minimised in landscaped areas, unless it is for a particular purpose.

**7.4** Landscaping plans are required to be drawn to either a 1:100 or 1:200 scale and include the following details as a minimum:

- The location of existing vegetation and whether to be retained or removed or replaced;
- The species, location, pot sizes and quantity of the plants proposed;
- The location of the proposed and existing site structures;
- The verge area including any crossovers, pedestrian footpaths and verge treatment.
- The scale to which the plan was drawn and contours (existing and proposed levels); and
- Road name(s) and the north point.



## DEFINITIONS

**8.1** For this policy, the following definitions apply:

Definition	Meaning
<b>Arborist report</b>	A report which is prepared by a suitably qualified and experienced arboriculturist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level tree assessment and diagnosis. A tree lopper that has not obtained these qualifications is not considered to meet the definition.
<b>Helliwell Value</b>	A method for assigning a monetary value to trees and woodlands based on factors such as size, life expectancy, and contribution to their surroundings.
<b>Like-for-like</b>	Replacement of structures including driveway/ crossovers with identical elements that are of the same shape and size usually used to repair or replace damaged/worn surfaces.
<b>Minor Development</b>	A development application that:
	<ul style="list-style-type: none"><li>• Has an estimated value of \$250,000 or less;</li><li>• Is not amending existing landscaped areas; and</li><li>• Is not creating or amending a <u>Parking Area</u>.</li></ul>
<b>Parking Area</b>	Uncovered ground level parking areas inclusive of parking bays, landscaping areas, access legs and manoeuvring areas.
<b>Street Tree</b>	City managed trees located within the verge area.

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