

1.10 Street Tree Protection Policy

Street Trees contribute to the amenity, aesthetics and sense of place for the residents of the Town. Taking these issues into consideration the Town of Bassendean recognises the long-term health of a street tree can be adversely affected during a development process by various means and therefore the long-term health of every street tree should be protected.

Objectives

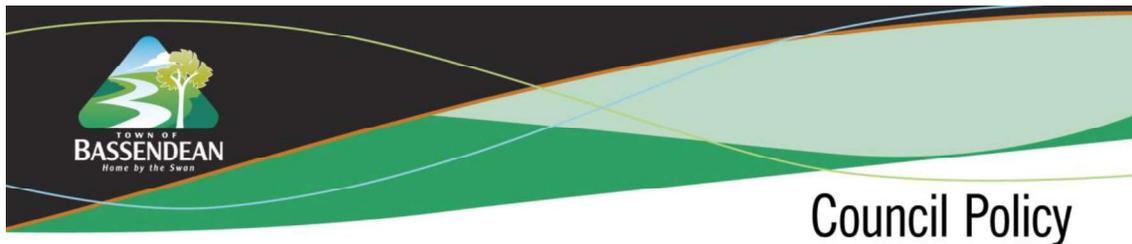
The objectives of this policy are to:

- Ensure that street trees are suitably protected during the development process of an adjacent land lot; and
- Ensure the long-term health of trees in streetscapes

Strategy

The Town of Bassendean will achieve these objectives through:

- An application for planning consent or a building licence, accompanied by a detailed survey plan including:
 - Species of all existing trees on the road reserve adjacent to the proposed development;
 - Height and width of tree canopy;
 - Girth (circumference) of tree trunk at a height 1.0 metres above the natural ground surface;
 - Condition of all existing trees on the road reserve adjacent to the proposed development; and
 - Which, if any, of the identified trees are requested to be removed, with reasons therefore.
- Non-compliance with the provision of the above assessment and survey drawings shall result in a refusal of the application until such time as the information has been provided.
- Ensuring that development activity on the verge area is minimized in order that the street trees (s) root zone area and canopy mass are protected.



Detail

Application of this Policy

The Council retains the right to implement the Council's Street Tree Protection policy as it sees necessary to protect street tree assets. Any costs associated with the implementation of the protection measures shall remain the responsibility of the landowner/developer.

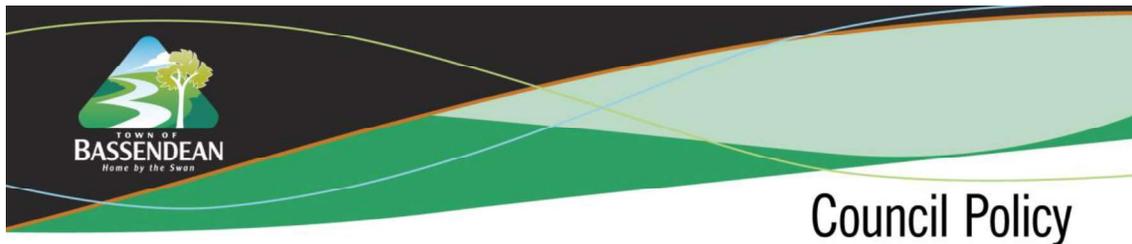
Non-compliance with the implementation of the appropriate preservation strategy as per Council's requirements shall incur penalties; which will be determined by a valuation of the tree(s) based on the Council's approved Amenity Tree Evaluation Method and dependant on the extent of damage occurring.

The Council may also include the requirement of a bond as security for the protection of their tree(s) during the development process.

Street Tree Protection

The land owner/developer is to implement the following to protect the Council's street tree from any unnecessary damages occurring:

- To protect the tree during the development phase, the Town may request an approved independent suitably qualified arborist report to guide the management practices during the development.
- Building materials or debris shall not to be placed or stored under the tree canopy;
- A temporary barricade may be required to be erected at the outer canopy of the tree to protect the root zone and tree during development. Barricade fencing shall be accordance to Regulations 3.75 of the Occupational Health & Safety Regulations 1996.
- Vehicles are not permitted to park on the verge area under the tree canopy during development;
- The use of appropriate sized machinery is to occur so that contact with the upper canopy of a street tree does not occur at any time. Any branches requiring removal for clearances to facilitate the development works shall only be undertaken after written approval from the Town of Bassendean. All canopy works shall be in accordance with Australian Standards 4373 (1996) ~ *Pruning of Amenity Trees*, and/or Street Tree Technical Guidelines section 5.
- In the event that current existing irrigation on the verge is to be removed or altered, a supplementary watering program may need to be implemented pending advice from a suitably qualified consulting Arborist.



Council Policy

- All building contractors utilised on the development are to be aware of the importance of protecting the Council's street tree, and that any damages occurring to the tree, wilful or otherwise will be subject to prosecution under the Local Government 1995 Schedule 9.1 clause 2 Disturbing local government land or anything on it, the Uniform Local Provisions Regulations 1996, Regulation 5 Clause 1 Interfering with, or taking from, local government land or other relevant provisions under the Act.

Exemptions / Removals for Developments

Any inaccuracy of the plans shall not be considered justification for removal of the Town's trees in the event that their positions are incorrectly shown.

The Council may permit the removal of a street tree adjacent a development site if in accordance to the "Street Tree Removal & Replacement" policy.

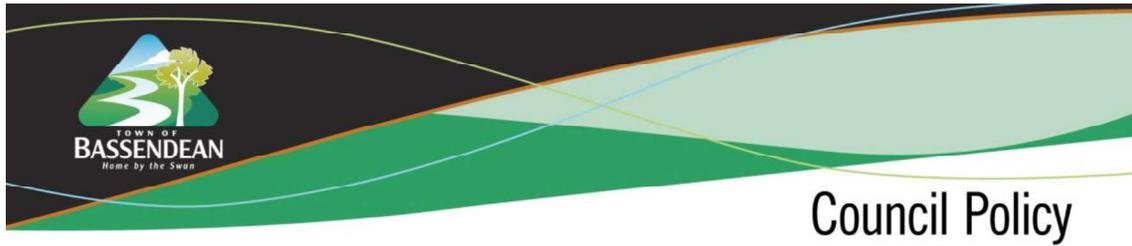
- Where the removal of a street tree is permitted as part of a development approval, it shall be included on the planning approval document;
- The approval shall be conditioned that the applicant meets the cost of the removal of the tree(s), and the replacement of the tree(s) with an appropriately sized specimen, of a species corresponding to the Town's Streetscape Master Plan. The size of the specimen tree and planting location will be determined by the Town;
- The applicant shall be responsible for the maintenance of the new tree(s) for the initial three years post planting as per the Council' Street Tree Technical Guidelines; and
- All subsequent expenses verge and tree establishment costs shall be borne by the land owner/developer.

Removal of any street tree without the written approval of the Town of Bassendean will be considered an offence and the offender shall be prosecuted accordingly under the Local Government (Uniform Local Provisions Regulations 1996), Schedule 9.1 Clause 2.

Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer. The Manager Development Services has delegated authority to approve Development applications.

The Chief Executive Officer (CEO) has the authority to administer the requirements of the Street Tree Protection policy. The CEO has on-delegated this authority to the Manager Asset Services.



The Policy is to be reviewed every three years.

Policy Type: Strategic Policy	Policy Owner: Director Operational Services
Link to Strategic Community Plan: Town Planning & Built Environment	First Adopted: July 2009
	Last Reviewed: March 2014
	Version 1
	Next Review due by: December 2016