



1.8 Street Trees

1. Policy Statement

The Town recognises the significant contribution made by street trees to both the aesthetic and environment aspects of existing streetscapes within the Town. Whilst the Town seeks to retain street trees, it also recognises that in some cases, tree retention may not be feasible due to the condition, and possible location or species of the tree.

2. Application of Policy

This Policy applies to trees within the public realm. Matters pertaining to trees on private property are addressed in Local Planning Policy 13 – Tree Retention and Provision.

3. Objectives

- (a) To retain existing trees to maintain a local sense of place.
- (b) To retain and promote canopy coverage and shade to provide amenity, environmental and health benefits.
- (c) To provide a framework for requests for the provision of new street trees, street tree pruning or removal.
- (d) To ensure that development activity on the verge area is minimised in order that the street tree(s) root zone area and canopy mass are protected.
- (e) To provide a method for the repair, replacement and amenity valuation of trees.
- (f) To prepare for the effects of climate change and to increase canopy coverage for carbon sequestration and to reduce the urban heat island effect.

4. Policy

4.1 Requests for Street Trees

- (a) The Town will consider all requests for street trees in relation to the Street Tree Planting Program. Requests for street trees will be prioritised based on the following:
 - (i) The amount of existing trees in the streetscape;
 - (ii) If the location of the tree is on a major arterial road or has public facilities on the same street; and
 - (iii) Where existing trees have been removed to facilitate underground power, infrastructure or road widening.
- (b) Street trees planted without the prior approval of the Town by a landowner/occupant may be retained at the discretion of the Town.



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4.2 Street Tree Maintenance

- (a) The pruning or maintenance of a street tree is not permitted without the prior approval of the Town being first obtained.
- (b) Maintenance of street trees is only permitted to be undertaken by the Town or by a suitably qualified arborist approved by the Town.
- (c) Requests for street tree maintenance will only be considered favourably in the following circumstances:
 - (i) To provide safe clearance to overhead power lines;
 - (ii) To ensure appropriate vehicle and pedestrian sight lines at crossovers and intersections;
 - (iii) To correct structurally unsound growth;
 - (iv) To provide appropriate clearance to footpaths; and
 - (v) To reduce undue safety impacts to adjacent properties or the public realm.
- (d) The Town will not support a request to prune or remove a street tree for the following reasons:
 - (i) The tree obscures or has the potential to obscure access to light;
 - (ii) The tree obscures or has the potential to obscure access to views;
 - (iii) The tree causes allergies or health issues; and
 - (iv) The tree causes nuisance by way of leaf, fruit, and/or bark shedding.

4.3 Street Tree Removal

- (a) The removal of a street tree is not permitted without the prior approval of the Town being first obtained.
- (b) Requests to remove street trees will only be considered favourably where a report by a suitably qualified arborist is provided to the satisfaction of the Town, demonstrating that the tree is:
 - (i) Dead, having less than 10% photosynthetic material or live tissue present in the canopy mass;
 - (ii) Diseased and unlikely to respond to treatment;
 - (iii) Structurally unsound to the extent it presents a danger to the community;



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- (iv) A species declared as a noxious weed by the Department of Primary Industries and Regional Development; or
- (v) The Town determines the tree is of no ecological or amenity value.
- (c) The Town will not support a request to prune or remove a street tree for the following reasons:
 - (i) The species of tree is not preferred;
 - (ii) The tree obscures or has the potential to obscure access to light;
 - (iii) The tree obscures or has the potential to obscure access to views;
 - (iv) The tree causes allergies or health issues;
 - (v) The tree restricts access for a non-essential or secondary crossover; and
 - (vi) The tree causes nuisance by way of leaf, fruit, and/or bark shedding.
- (d) Where removal of a street tree is approved by the Town, the landowner/applicant is responsible for the full cost of removing and replacing any street tree in accordance with Clause 4.6.

4.4 Street Tree Repair and Replacement

- (a) The Town will only approve the replacement of a damaged or removed tree in lieu of payment of the amenity value of the tree where the Town is satisfied that it can be replaced with a tree that is of similar size, species and condition.
- (b) Where the Town approves the repair or replacement of a tree, the landowner/applicant shall be responsible for all associated costs, including:
 - (i) Inspections, consultations and reports carried out by a suitably qualified arborist approved by the Town;
 - (ii) Any repair work carried out on the tree by a suitably qualified arborist approved by the Town, including future repairs for a period of up to 5 years;
 - (iii) Clean up and removal of tree debris and pruning as a result of the replacement work carried out by a suitably qualified arborist approved by the Town;
 - (iv) Site works associated with new planting, including stump grinding and root removal;
 - (v) The supply, transportation and planting of the replacement tree;
 - (vi) The cost of maintaining any new tree for a period of a maximum of 10 years; and



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- (vii) The loss of amenity, to be calculated based on the cost and installation of a similar tree in the same location.

4.5 Protection of Street Trees as part of Subdivision/Development Processes

- (a) Street trees will not be permitted to be removed to accommodate proposed crossovers and driveways unless otherwise approved by the Town in accordance with clause 4.3.
- (b) The applicant/landowner shall undertake and ensure the following to protect street trees for the duration of the works:
 - (i) Where requested by the Town, provide a report from a suitably qualified arborist approved by the Town to guide the management practices during the development;
 - (ii) Provide free standing open mesh fencing to form the tree protection zone. The support shoes must not present a trip hazard to pedestrians and must be rotated parallel with the fence or be positioned behind the fence or be fully contained within the tree protection zone. The structure must be appropriately braced and regularly checked to ensure it has not moved out of the correct alignment;
 - (iii) No street trees are to be pruned, or damaged, and vehicles must not park within the dripline of any trees;
 - (iv) The establishment of a Tree Protection Zone in accordance with AS 4970-2009 *Protection of Trees on Development Sites* around all street trees within or adjacent to the worksite. The Tree Protection Zone should not be less than 2m from the base of the street tree;
 - (v) No excavation work is to be undertaken within the drip line of the street tree canopy unless approved by the Town;
 - (vi) Building materials or debris shall not to be placed or stored under the street tree canopy;
 - (vii) 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; and
 - (viii) In the event that existing irrigation on the verge is to be removed or stopped, a supplementary watering program may need to be implemented pending advice from a suitably qualified arborist approved by the Town.

4.6 Amenity Evaluation

- (a) Where the Town does not support the replacement of a damaged or removed tree, or where required by a condition of subdivision or development approval, the landowner/applicant will be required to pay to the Town the amenity value of the tree.
- (b) The Town will use the Burnley Method (Moore, 1991) as the basis for determining the monetary value of trees as follows:



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Appraisal value = tree volume x base value x life expectancy x form and vigour x location, where:

- (i) Tree size is measured as volume of the tree approximated by an inverted cone;
- (ii) Tree volume is multiplied by the cost per cubic metre or retail nursery stock or the same or similar species; and
- (iii) The maximum value is then reduced by factors for life expectancy (0.5 to 1.0), form and vigour (0.0 to 1.0) and location (0.4 to 1.0).

4.7 Unauthorised works

The Town will pursue legal action against any person who wilfully interferes with, removes, prunes or damages a street tree, without the prior approval of the Town.

The Town may at its absolute discretion offer a reward for provision of information leading to the conviction of any person who interferes with, removes, prune or damages a tree on public land.

Document Control

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