

Tree Preservation Local Planning Policy

1. Purpose

The City of South Perth's urban tree canopy, made up of mature trees on public and private land, contributes significantly to public health, urban cooling, liveability, biodiversity and neighbourhood amenity of our suburbs. Our urban tree canopy cover, as in many other cities across Australia, is under growing pressure from infill development and climate change. As identified by the City's Urban Forrest Strategy, over the last 30 years tree canopy cover on private land in the City has significantly declined. The opportunities for delivering additional trees on public land in the City are insufficient to keep up with the loss of trees on private land.

To protect these assets, it is vital that the City's urban tree canopy cover is maintained and enhanced. Trees in urban environments provide multiple benefits, including improved human physical, psychological and social health and wellbeing, enhanced liveability through improving amenity and air quality, climate change mitigation and adaption through carbon sequestration and reduction of the urban heat island effect by shading, and providing habitat for wildlife.

Local Planning Scheme No. 7 (LPS 7) promotes urban infill which demonstrates positive contributions to the City's sustainability commitment. This policy provides direction for how the City seeks to balance infill outcomes with urban tree canopy cover.

2. Application

- 2.1. This Policy applies to all zoned land under LPS 7.
- 2.2. This Policy provides guidance on the assessment and determination of development applications for the removal of trees, as required under Clause 60A of LPS 7.
- 2.3. This Policy is read in conjunction with the R-Codes Vol.1 and Vol.2.
- 2.4. Where this local planning policy is inconsistent with a local development plan, precinct structure plan or local planning policy that applies to a specific site or area, the provisions of that specific local development plan, precinct structure plan or local planning policy shall prevail.

3. Objectives

- To maintain and increase the City's tree canopy cover through greater tree preservation and tree replacement on private sites in accordance with the Urban Forest Strategy.
- To preserve the City's local amenity, character and unique sense of place through tree canopy preservation and replacement.
- To balance the need for tree retention for canopy cover with development outcomes by providing guidance for removal and replacement of trees.

4. Development Requirements

Removal of a tree

- 4.1. For the purpose of this policy removal of a tree includes ring-barking, cutting down, topping, lopping, removing, pruning, transplanting, filling or excavating around, injuring, or wilful destruction.

Exemption from development approval

- 4.2. Development approval is not required for the following:
- 4.2.1. Removal of a tree identified as an unwanted species within Appendix 1 to this policy.
 - 4.2.2. Pruning of deadwood from a tree, including dead palm fronds.
 - 4.2.3. Maintenance pruning of trees whereby:
 - a. No more than 10% of the existing crown volume is removed; and
 - b. All work is undertaken in accordance with Australian Standards for Pruning of Amenity Trees.

Tree pruning for maintenance

- 4.3. Tree pruning greater than 10% may be supported where it can be demonstrated that:
- 4.3.1. Works will not damage or affect the health or structural stability of the tree; and
 - 4.3.2. Works will be undertaken in accordance with Australian Standards for Pruning of Amenity Trees (AS4373).
- 4.4. Submission of a report, prepared by a suitably qualified Arborist, is required to demonstrate compliance with clause 4.3.
- 4.5. Tree pruning requirements apply to all trees including those extending beyond the lot boundary onto neighbouring properties.

Matters to be given due regard for tree removal

- 4.6. In considering an application for development approval to remove a tree, the City will have due regard to:
- a. The health or condition of the tree or trees, including whether the tree is dead, dying or dangerous.
 - b. Proximity to existing or proposed structures and the potential for negative impacts from the subject tree(s).
 - c. Interference with utility services.
 - d. Permanent repair solutions available to resolve root damage to buildings and infrastructure.
 - e. The number of trees to be retained on the site providing a material contribution to the City's urban tree canopy cover.
 - f. Potential impact of the works to the health and canopy cover of surrounding trees.
 - g. The location of a tree within the development site and capacity for building design to maximise tree retention.
 - h. Topography of the site with regard to potential impact from excavation/fill.

- 4.7. Where a tree is blocking water, sewer or stormwater pipes or the cracking of driveways, footpaths and paving, removal may be supported where there are no permanent repair solutions available (e.g. where tunnelling or re-sleeving of pipes, or removal of roots is not feasible). Additional supporting documentation (e.g. an arborist or engineering report) shall be supplied by the applicant to justify the removal of the tree.

Circumstances in which tree removal is not supported

- 4.8. Tree removal is not supported purely on the basis that the tree causes:
- 4.8.1. Leaf, fruit flower, bark, cone or twig drop.
 - 4.8.2. Issues arising from roosting, nesting or browsing fauna.
 - 4.8.3. Impact on views.

Tree relocation

- 4.9. Tree relocation is not encouraged as the primary means of tree retention. It may be supported as an alternative in exceptional circumstances where it can be demonstrated:
- a. Relocation is undertaken on the subject site; and
 - b. Works will not compromise the ongoing viability of the tree; and
 - c. Works are carried out in accordance with a report and instruction prepared by a suitably qualified Arborist.

Tree replacement requirements for urban tree canopy cover replenishment

- 4.10. Where a tree is approved for removal, replacement trees shall be provided in accordance with Table 1.
- 4.11. Clause 5.3.2 C2.2 of the R-Codes Vol.1 is modified to include the following deemed to comply requirement:
- C2.2 iii Where a tree over 8m in height is approved for removal, replacement trees shall be provided in accordance with Table 1.*
- 4.12. The Acceptable Outcomes of Section 3.3 Tree Canopy and Deep Soil Areas of the R-Codes Vol.2 is modified to include the following additional acceptable outcome:
- A 3.3.8 Where a tree over 8m in height is approved for removal, replacement trees shall be provided in accordance with Table 1.*

Table 1 – Tree replacement requirements

Minimum tree replacement ratio	Minimum tree planting area per tree	Indicative canopy diameter at maturity	Normal height at maturity
Minimum 2 medium trees for every tree removed	3m x 3m	6-9m	8-12m
Replacement trees should incorporate a minimum 200 litre pot size and is required to be reticulated and maintained by the owner or occupant for a minimum of two summers until established.			

Replacement tree planting and maintenance requirements

- 4.13. Replacement trees shall be planted and maintained in accordance with the following:
- 4.13.1. Tree species shall be in accordance with the species identified in Appendix 2, or otherwise approved by the City.

- 4.13.2. New trees are encouraged to be located to facilitate tree canopy cover within street setback areas, outdoor living areas, open space areas, communal open spaces, and uncovered car parking areas.
- 4.13.3. New trees should be planted centrally within the tree planting area free from impervious surfaces and roof cover.

Retained tree protection requirements

- 4.14. Trees shall be retained and protected onsite in accordance with Australian Standards Protection of Trees on Development Sites (AS 4970-2009), which includes establishing a Tree Protection Zone.

5. Information required for a Development Application

- 5.1. The following information is required to support development applications for tree pruning, tree removal, or where development may impact existing trees on site.

Tree pruning applications

- 5.2. Applications to undertake tree pruning require an Arboricultural Impact Assessment Report in accordance with the Australian Standards AS4373-2007: Pruning of Amenity Trees.
- 5.3. Pruning works are to be carried out by a suitably qualified arborist as follows:
 - 5.3.1. Above ground pruning – with a minimum AQF Level 3 Arboriculture.
 - 5.3.2. Below ground pruning – with a minimum AQF Level 5 Arboriculture.

Development applications that may impact trees

- 5.4. An Arborist Impact Assessment Report is required in accordance with Australia Standards (AS4970-2009) to demonstrate how trees that may be affected, will be protected during construction.

Tree removal applications (with or without development)

- 5.5. An Arboriculture Impact Assessment Report is required to verify that removal is necessary and why alternatives are not suitable.
- 5.6. In response to tree risk, an Arboriculture Report is required to record the tree's condition and demonstrate the level of risk posed by a tree over a specified timeframe using a recognised risk assessment method. This report will verify that removal is necessary to manage risk.

Arboricultural Impact Assessment Reports

- 5.7. All Reports are to be prepared by an arborist 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.
- 5.8. Arborist Reports are required to include the following minimum information:
 - a. Name, address and telephone number of company providing the report.
 - b. Qualifications and experience of the arborist who conducted the tree inspection and prepared the report.
 - c. A site plan showing:
 - i. All trees on the site and any trees on adjoining land that are within 5m of the boundary.

- ii. The location of any above or below ground services or structures on the site or within 5m of the boundaries (existing and proposed).
- d. A table for each tree surveyed detailing:
 - i. Scientific name and common name.
 - ii. Age class.
 - iii. Tree dimensions - estimated height, trunk diameter at 1.4 metres being the diameter at breast height (DBH), canopy spread to the four cardinal points.
 - iv. Summary of tree health and structural condition including estimate of useful life expectancy and tree hazard assessment details.
- e. Methods or techniques used in the inspection.
- f. A summary of relevant site information such as soils, drainage, pests and diseases, proximity to bushland, habitat values, landscape and amenity values.
- g. Supporting evidence such as annotated photographs and laboratory results if relevant.
- h. A discussion of all options available, including why they are recommended or not recommended for retention, e.g. can a built structure be relocated, repaired and tree(s) retained.
- i. A description of the recommended protection measures to be put in place to ensure the protection of trees to be retained.
- j. The sources of technical information referred to in the report.

Replacement tree information

- 1.1.2. Where replacement trees are proposed, a scaled Landscape Plan must include:
 - a. Proposed planting including species and size.
 - b. The deep soil area and dimension.

2. Definitions

For the purpose of this policy, the following definitions apply:

Arborist Impact Statement	An arboricultural impact assessment provides a detailed assessment of the impact of building, infrastructure, storm water drainage and landscape construction on the trees within the proposed development site. It contains detailed plans and information on trees that will be removed or retained and protected throughout the development project.
Suitably qualified arborist	A competent consulting arborist with a Diploma in Arboriculture and/or a Level 5 Arborist under the Australian Qualification Framework (AQF). AQF Level 5 is recognised by the industry as the appropriate qualification for a person preparing arborist reports and providing advice. A tree lopper that has not obtained the above qualifications is not considered a suitably qualified Arborist for the purpose of this Policy.
Tree Protection Zone	As per Australian Standard (AS) 4970.

3. Relevant legislation, policies, documents

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Local Planning Scheme No. 7

Policy P205 - Tree Preservation

City of South Perth Significant Tree Register

City of South Perth Urban Forest Strategy

Australian Standards 4970—2009 Australian Standard Protection of trees on development sites

Australian Standards 4373—2007 Pruning of amenity trees

4. Document Control

Adoption date	OCM Day/Month/Year
Date Modified	OCM Day/Month/Year
Strategic Community Plan Reference	

APPENDIX 1 – Unwanted Species City of South Perth

This list may be updated from time to time to reflect environmental and pest changes, for example changes to the list of affected species by the Polyphagous shot-hole borer.

Contact the City of South Perth Parks' Team to discuss tree species.

Species Name	
Botanical Name	Common Name
Acacia baileyana	Cootamundra Wattle
Acacia dealbata	Silver Wattle
Acacia decurrens	Early Black Wattle
Acacia elata	Cedar Wattle
Acacia longifolia	Sydney Golden Wattle
Acacia melanoxylon	Blackwood
Acer negundo	Box Elder
Acer saccharinum	Silver Maple
Ailanthus altissima	Tree of Heaven
Alnus acuminata subsp. Glabrata	Evergreen Alder
Casuarina cunninghamiana	River she-oak
Casuarina glauca	Swamp She-Oak
Celtis sinensis	Chinese Nettle Tree
Citrus spp.	Citrus
Eriobotrya japonica	Loquat
Erythrina x sykesii	Coral Tree
Lagunaria patersonia	Norfolk Island Hibiscus
Olea europaea	Olive
Robinia pseudoacacia	Black Locust
Salix babylonica	Weeping Willow; Willow
Sapium sebiferum	Chinese tallow
Schinus terebinthifolia	Brazilian Pepper; Japanese Pepper
Syagrus romanzoffianum	Cocos Palm
Tamarix aphylla	Tamarisk
Ulmus procera	English Elm

APPENDIX 2 - Suitable tree species for planting in the City of South Perth

The City recommends planting waterwise trees with a non-invasive root system.

This trees list is not exhaustive and represents a variety of species well suited to Perth's climate.

Contact the City of South Perth Parks' Team to discuss alternative tree species.

Medium Trees (generally up to 15 metres)	
Botanical Name	Common Name
Agonis flexuosa	Native Peppermint
Eucalyptus utilis	Coastal Moort
Corymbia ptychocarpa	Swamp bloodwood
Cupaniopsis anacardioides	Tuckeroo
Caesalpinia ferrara	Leopard tree
Delonix regia	Royal Poinciana
Elaeocarpus eumundi	Eumundi Quandong
Fraxinus oxycarpa 'Raywoodii'	Claret Ash
Gleditsia triacanthos	Honey locust
Jacaranda mimosifolia	Jacaranda
Mangifera indica	Mango
Michelia alba	Magnolia
Nauclea orientalis	Leichhardt pine or yellow cheesewood
Persea americana	Avocado
Stenocarpus sinuatus	Wheel of fire
Tamarindus indica	Tamarind
Ulmus parvifolia	Chinese Elm
Zelkova serrata	Japanese elm

Source: City of South Perth Urban Forest Strategy 2018-2023