

## **STREET TREES**

### **(1) OBJECTIVE**

To recognise the environmental and aesthetic contribution that street trees make to the continuing development and presentation of streetscapes, by:

- selecting, planting and maintaining street trees, which enhance both existing and future streetscapes;
- creating a setting in sympathy with the function and appearance of the adjacent land uses, a safe and comfortable pedestrian environment, and cater for vehicular traffic; and
- promoting the use of Indigenous vegetation, including trees, on road reserves, to extend the habitat of Native birds and animals in urban areas.

### **(2) PRINCIPLE**

The Town of Cottesloe is vested with the control of street and road verges. Street trees should be established on every street and road in the Town, with one tree fronting every property, supported by proper systems of protection, watering, pruning and processes for species selection. Street trees are considered a community asset, with some of the consequences of street trees, such as leaf litter, fruit drop and the attraction of animals, being a reasonable inconvenience to an individual resident, for the aesthetic and environmental benefits of street trees.

### **(3) ISSUES**

- While the Norfolk Island Pine is part of the visual character of Cottesloe, they are not suited to all locations in the Town, and may not be aesthetically appealing in every street.
- A community cost of street trees is leaves, nuts and berries debris.
- Street trees require maintenance and create liability issues for the Town. The cost of ownership and the liability risks need to be managed.
- In some instances, street trees are not wanted, due to a clash with a desired driveway location, loss of a view, or a particular characteristic of the tree that an adjacent or nearby resident does not like.
- Street trees planted in close proximity to another, can result in each of the trees failing to thrive.

**(4) POLICY**

1. There will be a general presumption against the removal of street trees, with street tree removal only to be approved where the situation meets one of the following exceptions:
  - a. The tree is dead;
  - b. The tree is diseased and unlikely to recover;
  - c. The tree is in close proximity to another/other tree/s, stunting the growth of each of the trees (the dominant tree type in the street, or where this does not apply, the most suitable tree/s, will be retained);
  - d. A tree is out of character with the rest of the street, the tree is known to have inherent problems (e.g. excessive fruit drop, loss of limbs) and it is proposed to replace the tree with the same species as the common tree in the street;
  - e. A tree is out of character with the street and its growth is stunted;
  - f. A single house frontage has more than two trees, and it is proposed to remove smaller bushy trees (that are not the dominant species in the street), so that the frontage and the streetscape in general will be aesthetically superior;
  - g. The tree species is known for dropping branches without warning; or
  - h. The tree is otherwise unsound and failure of the tree is considered imminent (whether or not assisted by a weather event).

Notwithstanding the above exceptions, in all cases where a significant tree is proposed to be removed (with a significant tree being a tree with a trunk diameter measuring 600mm at 1m from the ground), the proposal will be referred to Council for determination.

2. The following reasons do not justify tree removals, and a request for a tree to be removed, on the basis of the following, will be rejected:
  - tree litter/leaf fall (other than in the case of policy point 1. a. above);
  - restoration of a view;
  - desire for an alternative species (other than in accordance with policy point 1. d. above);
  - a desire to re-landscape;
  - house alterations, or a new development, causing a clash between the tree and the desired crossover location;
  - shading of lawns, pools, etc; or

## TOWN OF COTTESLOE POLICY

- a perception that the tree may fall in a storm (other than in the case of policy point 1. h. above).
3. The Town of Cottesloe shall aim at planting and maintaining one street tree per property frontage. Where the proposed tree is located within the Cottesloe Town Centre or on the Cottesloe Foreshore, between Forrest Street and Eric Street, the street tree planting will be in accordance with any existing and current landscape plan.

Other than in accordance with a landscape plan, or on the Foreshore, Norfolk Island Pines are only to be planted where they will replace an existing Norfolk Island Pine (i.e. Norfolk Island Pines may be planted in anticipation of another Norfolk Island Pine reaching end of life). In the case of the Foreshore, outside of re-vegetation zones (identified in the Natural Areas Management Plan), and outside of the section of the Foreshore between Forrest Street and Eric Street, Norfolk Island Pines are to be planted.

New street trees, other than in the Town Centre or on the Foreshore, will be Western Australian Natives, and, where there is a dominant Native street tree type in the street, any new tree will be the same species as the dominant type in the street.

4. All individual street tree planting will be undertaken by the Town. All other planting on verges, other than a lawn, will require a submission to the Town of Cottesloe for approval.
5. Tree pruning of established trees will be limited to removing identified hazards (e.g. co-dominant leaders, poorly attached branches, deadwood) and the clearing for traffic, pedestrians, and vision. Trees will not be pruned to prevent encroachment over adjacent private property, or due to the dropping of leaf litter or fruit.
6. Pruning of young trees will generally be avoided, other than formative pruning (in accordance with Australian Standard 4373-2007), to improve the health and safety of the tree.
7. For development or building approvals, plans and drawings submitted must include the locations of all street trees on abutting road verges for the consideration of the effects of such land or building changes on these street trees. Where a street tree is located on a verge fronting a proposed development, an approval to develop will include a condition requiring the protection of the street tree.
8. For every street tree removed, at least one replacement tree will be planted, with an alternative location being chosen if the original location is no longer available.

**TOWN OF COTTESLOE POLICY**

9. Wherever practical, when a street tree is removed, a replacement tree will be planted, as close as possible to the location from where the tree was removed.

**ADOPTION: November, 2015**

**REVIEW: November, 2020**