

Local Planning Policy No.45

Tree Planting for Non-Residential Development

Adopted: 18 February 2020

Last Amended: 15 July 2025

1.0 Citation

This Local Planning Policy is prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as 'Local Planning Policy 45 - Tree Planting for Non-Residential Development'.

2.0 Introduction

Trees and other vegetation in urban areas provide significant social, economic, and environmental benefits to the community. This policy outlines that the Town of Victoria Park recognises that trees being planted on private land as part of non-residential development is an integral requirement to achieving the Town's objectives to increase town wide tree canopy coverage.

3.0 Objectives

The objectives of this policy are to:

- a) To assist with achieving the Town of Victoria Park's objectives to increase town wide tree canopy coverage.
- b) Prioritise the planting of trees on private land developed for non-residential purposes.
- c) Balancing the planting of trees with desired built form and land use outcomes.
- d) Enhance neighbourhood amenity, character and sense of place; and
- e) Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to biodiversity and other environmental benefits.

4.0 Application of this policy

- a) Residential and Mixed-Use Development - this policy does not apply to residential only or mixed-use development where the rate of trees to be planted is as required by State Planning Policy 7.3 – Residential Design Codes apply.
- b) Non-Residential Development - this policy applies to all development applications for new buildings developed for non-residential purposes, or additions to a non-residential development which increase the existing net floor area and with a value exceeding \$200,000 but excluding those only involving a change of use or internal works.
- c) Where a provision of this Policy is inconsistent with the landscaping or tree planting requirements of the Local Planning Scheme, a Structure Plan or an adopted Local Development Plan, the Local Planning Scheme, Structure Plan or Local Development Plan's requirements shall prevail to the extent of the inconsistency.

5.0 Policy Requirements

Rate of trees to be provided for development subject to this policy are as follows:

5.1 New non-residential development

Applications for new non-residential development or additions to a non-residential development which increases the existing net floor area with a value exceeding \$200,000:

- a) **'medium trees'** are to be provided at a rate of one (1) tree for every 300m² of lot area (rounded to the nearest whole number), or 1 per **'regulated tree'** that is removed (whichever is the greater).

Example 1: A new Office building on a lot of 1000m² – three (3) medium trees required.

Example 2: Six (6) 'regulated trees' are to be removed as part of an application for an Office building on a lot of 1000m² – minimum six (6) medium trees required.

- b) The total number of trees required in Clause (a) may be reduced to a rate of one (1) tree for every 500m² (rounded to the nearest whole number) for each **'regulated tree'** that is retained on the site, or **'large tree'** that is provided.

Example 3: A new Office building on a lot of 1000m² - if one (1) regulated tree is retained, then only one (1) new medium tree required ie. Total of two (2) trees across the site.

- c) All uncovered at-grade parking areas are to contain trees:
- at a minimum rate of one (1) medium tree for every two (2) bays.
 - The provision of trees within a car parking area as per this clause (c) is credited towards satisfying the tree planting requirement of clause (a) and/or (b).
 - Trees planted within car parking areas are to be planted within a reticulated tree growth zone of a suitable size and depth to the satisfaction of the Town.
- d) In instances where site constraints may prevent the planting of a tree on each lot at the above rates (a) to (c), the Town will consider approving the planting of the trees in an alternative location, preferably on the private property, or in some instances within the Council verge or in close proximity to the site (at the cost of the property owner). However, the total amount of trees to be provided is unchanged.

Note: Site constraints are typically classified as:

- Heavily vegetated lots demonstrating a high number of 'regulated trees',
- Irregular shaped lots,
- Sites with extensive service utility easements; and/or
- Constraints which severely hinder the proposed development as demonstrated by the applicant and accepted by the Town.

- e) All development is to comply with the General Requirements in Clause 6.

5.2 Application proposing removal of a regulated tree only

For non-residential development types not covered by Clause 5.1, which propose the removal of a **'regulated tree'**, new tree planting is to be provided at a minimum rate of two (2) **'large trees'** for each tree removed.

6.0 General Requirements

6.1 Tree Growth Zone – relating to a new tree planting

- a) A reticulated 'Tree Growth Zone' (TGZ) is required around the entire base of all new tree plantings, measured at:
 - i. A minimum size of 2m x 2m and a minimum depth of 1m for a 'medium tree'; or
 - ii. A minimum size of 2m x 2m and a minimum depth of 2m for a 'large tree'.
- b) No structure, unless water permeable, is to encroach within the TGZ, above or below ground level.
- c) The TGZ is to be contained completely on the site and is not to encroach into an adjoining lot.
- d) If the TGZ is situated on top of an impermeable surface, specialist supporting documentation in the form of a report prepared by a '**suitably qualified landscape architect**' or arborist may be required, at the expense of the applicant, confirming that the design of the TGZ is appropriate to allow the tree to grow to maturity, to the satisfaction of the Town.
- e) Water Sensitive Urban Design measures are proposed in the car park design that enables long term sustainable watering of landscape areas.

6.2 Alternate Design Solutions

An alternative design solution that varies any of the requirements contained in this policy will only be considered in circumstances where the alternative is consistent with the objectives of the policy and may need to be justified in a report prepared by a '**suitably qualified landscape architect**', to the satisfaction of the Town.

6.3 Tree Maintenance and Replacement

In approving development applications involving new tree planting, Council will impose conditions of approval relating to:

- a) The planting and watering (via automated irrigation system or other similar method) for the first five summers by the landowner; and
- b) Adequately maintaining and keeping the tree(s) in good health, (through supplementary watering, periodic mulch application and applying of soil conditioners).

7.0 Definitions

large tree means a species of tree that has the potential at maturity to be a minimum height of 12m and a minimum canopy width of 9m and is a minimum size of at least 35 litres when planted.

medium tree means a species of tree that has the potential at maturity to be a minimum height of 8m and a minimum canopy width of 6m and is a minimum size of at least 35 litres when planted.

regulated tree means a living tree that —

- a) Is 8m or more high; or
- b) has an average canopy diameter of at least 6m; or
- c) has a trunk circumference of at least 1.5m, measured 1.4m above

- the ground; and
- d) is of a species that is not included on State or local area weed register.

suitably qualified landscape architect means a landscape architect currently registered with the Australian Institute of Landscape Architects or a similar association.

Tree Growth Zone (TGZ) means a designated exclusion zone located around a new tree, which assist in the protection, growth and ongoing health of a tree. At and below ground level, the tree growth zone is to comprise of soil and other water permeable materials that aid in the health and growth of the tree.

8.0 Relevant Legislation, Policies, Documents

This Policy should be read in conjunction with:

- Planning and Development Act 2005
- Planning and Development (Local Planning Scheme) Regulations 2015
- Town of Victoria Park Local Planning Scheme
- Town of Victoria Park Local Planning Policies
- Australian Standards AS 4970—2009 - Protection of trees on development sites
- Australian Standards AS 4373-2007 Pruning of Amenity Trees.

9.0 Version Control & Administration

Responsible Business Unit		Previous Policy Title	Next Review Date
Urban Planning		Tree Planting and Retention	July 2029
Version	Decision to Adopt/Amend	Brief details of modification	
1.	18 February 2020	NA	
2.	15 February 2022	Amendments to reflect changes to the R-Codes (July 2021) and minor matters related to interpretation of the policy	
3.	15 July 2025	Tree planting provisions associated with non-residential development extracted to apply as stand alone policy. Increase to the rate of trees to be planted in car parks	
WAPC Approval Required (Yes/No)		Date approved by WAPC (if applicable)	NA