



## TREES AND DEVELOPMENT

### **Can a Council tree be removed for a development?**

New developments need to consider existing Council trees and the space they require to coexist without conflict. No street tree is automatically removed as part of a development.

Trees can only be removed for a development in the following circumstances:

- the tree has a low useful life expectancy or a very low amenity value (as assessed by Council)
- all other possible designs have been considered and are not feasible

If the development costs more due to working around an existing tree that will not be removed, this is not justification for removal of that tree.

If the above conditions are met and a tree removal is approved, it is also required that there is no net loss of tree numbers in the immediate locality.

### **If I am applying for a Section 221 driveway application, what do I need to consider?**

If you want to construct a new driveway you will need to consider its proximity to existing street trees. No street tree is automatically removed for a new driveway. Your design must maintain a minimum distance from the base of existing trees. This distance is at the discretion of Council, with the recommended guideline being 2.0 metres from the base of a tree on the non-traffic approach side, and 3.0 metres from the base of a tree on the traffic approach side.

### **If a tree is approved for removal for my development or driveway (Section 221 of the Local Government Act), is there a fee for the tree removal?**

Yes. You will be invoiced for the following, and payment must be made before commencement:

- Removal fees as outlined in Council's approved Schedule of Fees and Charges for the applicable year. The removal fees include the lost amenity value, removal costs, replacement trees and tree assessment fee.
- The lost amenity value of the tree based on the Revised Burnley Method of Tree Valuation calculated by Council.

### **Do I need to provide a 'tree protection area' for a Council tree during construction?**

It depends. Some developments may require tree protection for one or more Council trees, which may be added to your development approval as a condition of approval, if the tree(s) is/are regulated and/or significant. If this is the case, then the condition will specify the tree protection that is required. The tree protection area must be established prior to works commencing on site, and must be maintained until all works are complete. All tree protection must comply with the Australian Standard 4970-2009, Protection of Trees on Development Sites.

### **How can I support the health/growth of Council trees?**

Council encourages the use of permeable surfaces (e.g. mulch, permeable paving) within the verge and will consider such proposals favourably. Council also encourages the installation of tree inlet pits, which direct stormwater to tree roots. All such proposals will need to be submitted via the correct Section 221 application, either for verges or stormwater. Note that artificial turf is not permitted on Council verges. Please see the [Verge Management Policy](#) for more information on verges.

### **Can I get a new street tree after my development has been built?**

You may request a new street tree through our [Adopt-a-Tree](#) program. All new street tree requests go through this route. The program entails the provision of a street tree by Council (if the space will support a



tree) on the basis that the resident agrees to water the tree for at least three summers after it has been planted.

**I'm thinking about buying a property to develop in the City of Holdfast Bay. Will you be able to provide me with some advice about Council trees that might be in the way of my potential development?**

No. Council does not provide preliminary advice relating to street trees. Please see our [Tree Management Policy](#) for detailed information.

**Will Council prune a Council tree that is overhanging where I want to build my development?**

All new developments must consider any existing Council trees and the space they require to coexist without conflict. This includes consideration of trees that are currently juvenile and the space they will require in full potential mature form. Keep in mind all aspects and orientations in relation to clothes lines, solar panels, swimming pools, etc. If a new development is constructed under an existing tree canopy, the tree will not be pruned to the detriment of the tree.

You can lodge a tree pruning request through Customer Service, for Council to prune a tree so that pruning can be carried out in accordance with Australian Standards. Note that your request will go to the back of the queue and will not be prioritised for construction purposes, unless the tree presents a safety risk.

Where possible, Council will attempt to maintain a 1 metre clearance minimum between the tree canopy and privately owned infrastructure.

Property owners or occupants are not allowed to prune Council trees.