

6.6 TREES AND LANDSCAPING – NON-RESIDENTIAL

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.

1. APPLICATION OF THIS POLICY

- a) This Policy applies to non-residential development only that:
 - i) removes existing landscaping areas; or
 - ii) proposes new landscaping areas; or
 - ii) proposes development with costs over \$100,000, and which increases the building footprint;
- b) Where proposed development does not meet an applicable provision of this Policy, the proposal will be assessed against the Objectives of this Policy.
- c) Where this Policy is inconsistent with the provisions of Local Planning Scheme No. 3, an approved structure plan, local development plan or a local planning policy applying to a particular site or area, the provisions of that planning instrument shall prevail to the extent of the inconsistency.

2. PURPOSE

This Policy outlines requirements for trees and landscaping for development in the City and supports the objective of the City's Strategic Community Plan to improve the quality, liveability and identity of local areas, and improve biodiversity across the City.

This Policy should be read in conjunction with State Planning Policy 7.0 - 'Design of the Built Environment', which recognises that landscape and buildings can operate as an integrated and sustainable system.

3. OBJECTIVES

The objectives of this Policy are:

- a) To improve the amenity of areas by providing suitable landscaping for development sites;
- b) To protect existing trees, and ensure new trees are planted to contribute to tree canopy coverage;
- c) To provide shade coverage to car parking areas;
- d) To ensure development provides optimal growing conditions to enable existing trees, new trees and landscape planting to reach maturity;
- e) To provide a diversity of plant and tree species that are resilient to climatic, soil and site conditions; and
- f) To encourage waterwise landscaping through appropriate species selection, reduced water demand, and improved stormwater utilisation.

4. TREE AND LANDSCAPING REQUIREMENTS

4.1 QUANTITY OF TREES AND LANDSCAPING

Where this policy is applicable the following development standards apply:

| Category | Quantify | Detail |
|----------|----------|--------|
|----------|----------|--------|

| a) Landscape Area Requirement | A minimum 10% of the site area is to be provided as landscaping in deep soil area. Landscaping areas are to have a minimum dimension of 750mm. | Landscaping areas are to be provided in accordance with Clause 4.2 of this policy. | | | | | | | | | | | | | | |
|--|--|--|--------------------|------------------------|---------------------------------|--------------------|----------------------|-------|-----|----|------------------|----|--------|----|----|------------------|
| b) Trees and Deep Soil Area (DSA) Rate Requirement | 1 tree per 500m ² of the site area (or part thereof) unless, existing trees are being retained and credited to the development (see policy section 5.1). | Trees required by this Policy are to be located centrally in the deep soil area and the trunk of a new tree is not to be planted within 10 metres of the trunk of an existing City Tree. | | | | | | | | | | | | | | |
| c) Tree Size Requirements | The minimum tree size is to be ‘Medium’ with 1 in 4 trees to be ‘Large’. | Trees that do not meet the Tree Size and Deep Soil Area requirements of Table 1 below will not count towards the tree planting requirements. | | | | | | | | | | | | | | |
| | Table 1: | | | | | | | | | | | | | | | |
| | <table><tr><th>Size</th><th>Min Height at Maturity</th><th>Min Canopy Diameter at Maturity</th><th>Min Deep Soil Area</th><th>Min Dimension of DSA</th></tr><tr><td>Large</td><td>12m</td><td>9m</td><td>36m²</td><td>5m</td></tr><tr><td>Medium</td><td>8m</td><td>6m</td><td>16m²</td><td>3m</td></tr></table> | | Size | Min Height at Maturity | Min Canopy Diameter at Maturity | Min Deep Soil Area | Min Dimension of DSA | Large | 12m | 9m | 36m ² | 5m | Medium | 8m | 6m | 16m ² |
| Size | Min Height at Maturity | Min Canopy Diameter at Maturity | Min Deep Soil Area | Min Dimension of DSA | | | | | | | | | | | | |
| Large | 12m | 9m | 36m ² | 5m | | | | | | | | | | | | |
| Medium | 8m | 6m | 16m ² | 3m | | | | | | | | | | | | |
| d) Car parking Area Requirements | 1 tree is to be located between every 6 uncovered car parking bays (or part thereof) and is included in the overall tree planting allocation as required under clause 4.1.b). The DSA is required to meet the minimum size and dimensions for the relevant tree size. | Tree planting in car parking areas is not required where located under a built form structure. This excludes shade structures as these should be designed to allow for tree planting i.e. to be sectional. | | | | | | | | | | | | | | |
| e) Required Landscaping strips along lot boundary. | 1.5m wide landscaping strips are to be provided along lot boundaries that are adjacent to a residential property, where the building is setback from the boundary. | | | | | | | | | | | | | | | |

4.2 LANDSCAPING AREAS

All development applications subject to this Policy are to ensure that Landscaping and deep soil areas include the following:

- A diverse range of shrubs and ground cover, to the satisfaction of the City. Species of trees and undergrowth vegetation should be chosen to suit the climate, environment, location and required function, whilst taking into consideration surrounding landscapes.
- A sufficient quantity of shrubs and/or ground covers (subject to the species growth expectation) to fill landscaping areas.
- Waterwise designs including waterwise irrigation/reticulation systems shall be used, and this may include the use of greywater. The use of landscape design specialists with waterwise-accreditation from Watercorp for irrigation, landscaping design and installation is encouraged. Planting of native species and hydrozoning (grouping of plants with similar water requirements) are encouraged to reduce water and fertiliser use.
- A minimum 100mm of mulch in soil areas. A coarse chunky mulch is preferable as a more waterwise measure.
- The extent of permeable paving or decking within a deep soil area does not exceed 20% of its area and does not inhibit the planting and growth of trees;

- f) Shrubs and ground covers to a maximum height of 750mm, where located within vehicle and pedestrian sight lines.
- g) Lawn/turf should be minimised in landscaped areas, unless it is for a particular purpose (i.e. break out areas).

4.3 TREE SIZES AND DEEP SOIL AREA

- a) Tree planting should consist of species identified in the guidelines associated with this Policy (or other species accepted by the City), which under typical growing conditions will grow to both a minimum height and canopy width as indicated at section 4.1 c) Table 1.
- b) Deep soil areas are to be provided in accordance with Table 1 unless a retained tree is supported with a smaller Tree Protection Zone as referred to under clause 5.2 (not including kerbing/barriers).
- c) Where the required 10% deep soil areas cannot be provided due to site restrictions (e.g. bedrock), planting on structure with an area equivalent to two times the shortfall may be considered. Planting on structure requires expert technical advice for design and specifications of the planting elements and systems. If extensive planting on structure is proposed the use of an alternative water source, such as rainwater or recycled greywater should be considered.
- d) Planting on structure shall provide minimum soil standards to align with the Residential Design Codes Volume 2 and as shown in *Table 2* below:

| Tree Size | Minimum Soil Depth | Minimum Soil Area | Minimum Soil Dimension |
|-----------|--------------------|-------------------|------------------------|
| Large | 1.2m | 64m ² | 7m |
| Medium | 1m | 36m ² | 5m |

Table 2 – Planting on Structure Requirements

- e) Deep soil areas are to comprise of uncompacted, good quality soil, free of structures and material detrimental to the tree/plant health. Deep soil areas may include the use of alternative solutions (such as structural soil cells and permeable paving) that are justified by an Arborist Report and supported by the City.
- f) Trees required by this Policy are to be a minimum 2 years of age and with a root ball of 90 litres at the time of planting.
- g) Tree Protection Zones and deep soil areas are to be maintained to the satisfaction of the City. Should trees die or be removed, an equivalent replacement tree will be required to be planted (and conditioned as such).

5. TREE RETENTION

The City encourages the retention of established trees on development sites to maintain the existing tree canopy across the City.

5.1 INCENTIVE TO RETAIN TREES

To incentivise tree retention, where the City determines an established tree is worthy of retention:

- a) The City will reduce the number of trees required to be planted (as identified under Clause 4 of this Policy), as shown in the table below:

| Retained Tree | Credited Number of Trees Required |
|---------------|---|
| Large Tree | • Two large trees; or Three medium trees. |
| Medium Tree | • Two medium trees. |

Table 3 – Retained Tree Credits

The following criteria will be used to determine whether incentives to retain an established tree is appropriate:

- i) the species of the tree and the condition (shape, health, safety and structure) of the tree;
- ii) the amount of auxiliary works required for retention and protection of the tree;

- iii) the location of the tree on the development site; and
 - iv) the deep soil area afforded to the retained tree in relation to its size (i.e. Medium or Large).
- b) The height and canopy width of a tree at the time of assessment will be used to determine whether a tree is a 'Medium' or 'Large' tree as shown at Clause 4.1 c) Table 1.

5.2 PROTECTING RETAINED TREES

Where an incentive has been provided, retained established trees shall be protected and cared for during and after development to prevent a decline in their health. A Tree Protection Zone as per Australian Standard AS4970 is to be provided to trees retained on site and on verges at the developer's cost.

A reduced Tree Protection Zone may be supported where justified by an Arborist Report (this report is to include a Tree Management Plan) and supported by the City. The area within the Tree Protection Zone is to be provided as deep soil area.

6. RELEVANT POLICIES AND DOCUMENTS

- a) City Trees Policy.
- b) Crossover Policy and Guidelines.
- c) Verge Treatment Policy and Guidelines.
- d) Local Planning Policy 6.7 Parking and Access.
- e) State Planning Policy 2.9 Planning for Water.
- f) State Planning Policy 7.0 Design of the Built Environment.
- g) Local Planning Scheme No. 3.

7. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes, Local Planning Scheme No. 3 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this Policy.

| | |
|------------------------|--|
| Arborist Report: | A report provided by a Qualified Arborist (a minimum of Australian Qualification Framework Level 5 Certification in Arboriculture or equivalent) that identifies the health, value, and general state of existing trees. |
| Deep Soil Area: | Soft landscape area on a lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas. |
| Established Tree: | Means a woody perennial plant generally having a single stem or trunk which will grow to a height of a minimum of 4 metres. a) Not a species identified as a weed by the <i>Biosecurity and Agriculture Management Act 2007</i> . b) Be of good health and form with no obvious signs of decline. c) Is of a significant size for the species typically meeting one or more of the following: i. Diameter at Breast Height of at least 250mm, or; ii. Canopy diameter spread of at least 10m. |
| Landscape/Landscaping: | An area comprised of either a mulched area planted with shrubs, groundcovers and/or trees, or an area planted with natural lawn. Paved areas, decking, bare mulch (both organic and stone/gravel), and synthetic lawns are excluded. |
| Permeable Paving: | Paving that permits water permeability. |
| Structural Soil Cell: | Load-bearing modules that form a skeletal matrix that is filled with soil to provide uncompacted rooting volume for trees. |
| Tree Management Plan: | A plan accompanying an Arborist Report outlining actions necessary to protect existing trees. |
| Tree Protection Zone: | An area set aside (using the methodology contained in AS4970 or smaller where identified in an Arborist Report) for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained. |

OFFICE USE ONLY: Local Planning Scheme No.3 - Local Planning Policy History:

| Action | Council Date | Resolution No. | Effective Date |
|-------------------------------------|----------------|----------------|----------------|
| Adopted 6.6 Landscaping | 17 June 2008 | 0608/070 | 06 Aug 2010 |
| Adopted 6.11 Trees and Development | 11 Oct 2016 | 1016/009 | 24 Oct 2017 |
| Modified 6.6 Landscaping | 19 Nov 2019 | 0119/004 | 19 Dec 2019 |
| Modified 6.11 Trees and Development | 19 Nov 2019 | 0119/004 | 19 Dec 2019 |
| Revoked 6.11 Trees and Development | 12 August 2025 | 0825/011 | 18 August 2025 |
| Modified 6.6 Trees and Landscaping | 12 August 2025 | 0825/011 | 18 August 2025 |

APPENDIX 1. PROPOSAL CHECKLIST

Proposals should consider if the following summarised Policy requirements have been met:

| Landscaping Design | Requirement | Yes / No |
|---|-------------------|----------|
| 1. Does the development avoid conflict with street trees? | City Trees Policy | |
| 2. Are trees being retained on site or on verges? | City Trees Policy | |
| 3. Does the development provide Tree Protection Zones for retained trees? | cl. 5.2 | |
| 4. Has an Arborist Report been provided where needed? | cl. 5.2 | |
| 5. Is 10% landscaping area provided in the development? | cl. 4.1 | |
| 6. Are enough trees provided in the development? | cl. 4.1 | |
| 7. Are sufficient deep soil areas provided for trees? | cl. 4.1 | |
| 8. Has a Landscaping Plan been provided where needed? | Appendix 2 | |
| 9. Do landscaping areas have enough plantings? | cl. 4.2 | |
| 10. Do planted landscaping areas have a diversity of species? | cl. 4.2 | |
| 11. Is the landscaping in the development waterwise? | cl. 4.2 | |

APPENDIX 2. LANDSCAPING CHECKLIST

All development applications subject to this Policy are required to submit a Landscaping Plan which includes:

| Landscaping Information | Yes/No |
|--|--------|
| 1. Information related to trees, landscaping, soil areas and stormwater management, including the verge area abutting the site. | |
| 2. A scale between 1:100 – 1:250 and a North Point. | |
| 3. The proposed vegetation including: i) species and expected tree height and canopy width at maturity; ii) deep soil area and/or tree protection zone; and iii) quantity and spacings. | |
| 4. All existing and proposed ground levels. | |
| 5. All lot boundaries. | |
| 6. All proposed ground treatments (such as mulch, permeable paving, paved areas, footpaths and driveways). | |
| 7. The building layout, including windows and awnings. | |
| 8. Any existing trees on, the site, the verge, and neighbouring properties (where affecting the site) including: i) species; ii) location of canopy cover and diameter at breast height; iii) Tree Protection Zone and deep soil area; and iv) Whether they are to be retained or removed. | |