

Frequently Asked Questions (FAQ's)

Why have the policies been prepared?

- Draft Local Planning Policy 4.10: Streetscapes

This Policy has been prepared to guide the planning and development of new residential streets in development areas. In these areas, there is a trend toward the delivery of larger houses on smaller lots. This trend has been driven by the State Governments strategic direction to deliver higher density housing in new urban areas. This is having a significant impact on the quality, character and use of local streets that are delivered in our new areas.

The draft Policy has been developed in response to this issue, to improve the quality of our local streets, by ensuring that landscaping and street trees are provided as part of the development and reduce the dominance of cars by ensuring that streets are designed to prioritise pedestrians and cyclists over vehicles.

- Draft Street Tree Policy

The City has a highly active role in the planting, management and removal of street trees; however it does not currently have sufficient guidance on how this is to be undertaken. As a result, there is sometimes inconsistent decision making and often healthy streets trees being removed through community requests due to a lack of clear direction on when the City will consider their removal.

The draft Policy has been developed in response to the above, and outlines the City's standards for the planting, management and acceptable removal of street trees.

What is being proposed to change?

- Draft Local Planning Policy 4.10: Streetscapes

This Policy provides design guidance for new residential streets in new development areas. Once adopted by Council, all developers must have due regard to the policy requirements when planning and development new residential streets.

- Draft Street Tree Policy

Once adopted by Council, the City will refer to this Policy to respond to:

- How the City deals with requests for pruning or removal of Street Trees by residents;
- How the City deals with the illegal removal of Street Trees; and
- How the City would protect existing Street Trees during the development process.

The City is investigating how it will roll out future street tree planting programmes to ensure each residential property is able to reap the benefits of having a street tree.

What are the benefits to me of having a street tree?

Trees are an important part of the environment, including the built environment, and provide a number of environmental, social, economic, health, amenity and functional benefits. Having a street tree in front of your home, may deliver the following benefits:

- Cooling your house, by providing shade to buildings and outdoor living areas. This in turn can reduce energy costs.
- Promoting healthy living by creating a pleasant, shady walking environment that encourages walking and protects you from harmful UV rays in summer and rain in the winter.
- Increasing the value of your residential property (according to the Australian Heart Foundation there is evidence of an increase in property values ranging 1.9% - 7%).
- Creating safer walking environments by creating a visual barrier between the street and the footpath that has the effect of distinguishing between pedestrian areas and areas occupied by cars.
- Slowing down vehicles by creating the visual effect of narrowing the road which creates safer roads for pedestrians and cyclists.
- Improving the visual appearance and character of residential streets by creating green, leafy streets that softens the impact of buildings and street infrastructure.
- Improving air quality by intercepting and filtering harmful gases and airborne particle pollution, such as car fumes.
- Lowering urban air temperatures and reducing the impact of climate changes by shading the road asphalt, footpaths and driveways which absorb heat.

Can I choose the type of street tree I want?

Tree species need to be chosen carefully to ensure they are suitable for the environment they are to be planted in. There are a number of considerations that influence the type of tree to be planted, including the amount of space within the verge, the primary purpose for planting the tree (is it for shade? Is for wildlife habitat? etc.), any infrastructure located above or below ground, and the amount of water the tree is likely to receive.

Choosing the wrong tree can have significant social, economic and environmental implications.

To ensure suitable species are planted, the City offers residents a list of two different species of tree to choose from in most cases. In streets where there is a theme of single species planted then this will be continued with future plantings.

The current available species list can be viewed when requesting a verge tree through the City's online form -

https://www.wanneroo.wa.gov.au/forms/form/157/verge_tree_planting_request.

How long is the consultation period?

The consultation period commences on 22 November 2016 and finishes on 31 January 2017.

How can I make a submission on the draft policies?

Submissions on either Policy can be made in writing to:

Chief Executive Officer
Locked Bag 1
WANNEROO WA 6946

Please quote reference 6608.

What is the process from here?

Following the end of the consultation period, the City's Administration will review the draft policies in light of all of the submissions received.

A summary of all the submissions, and how Administration is proposing to address them, will be presented in a report back to Council along with any proposed modifications to the draft Policies.

Council will consider all of the above and decide whether or not to adopt the policies with or without modifications, or to not proceed with the policies.