



## Streetscape Renewal Policy

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Department:	City Projects	Division:	Landscape
Function:	14 - Infrastructure	Responsible Officer:	Manager, Landscape

### (a) A - PREAMBLE

- Streetscape plantings form an integral part of the landscape and public domain within the City of Salisbury. Street trees provide a range of environmental and ecological benefits for the City and its wider community. They grow to develop cultural, economic and aesthetic outcomes and can transform the local character of the environment and create an individual 'sense of place' for each street, neighbourhood and for the whole of the City.
- Successful street tree plantings can
  - create a new and high quality visual amenity, including colour and texture; providing summer shade for pedestrians, residents and habitat for birdlife.
  - provide an opportunity for BioDiversity to flourish.
  - provide a filtration system of air pollution, and to provide higher levels of oxygen, also reducing dust and heat.
  - provide a landscape form in an environment where artificial landscape will not survive due to reductions in water supply and climate change.
  - provide seasonal change in the visual landscape through leaf, flower, colour and texture.
  - reduce unwanted views.
  - address and complement traffic safety.
- The Streetscape Renewal Policy is designed to describe the manner in which reafforestation and new, area-wide plantings are to be prioritised throughout the City. It is intended to reviewed this Policy in 2008 as a result of the area-wide implementation of the City's Landscape Plan.

### (b) B - SCOPE

- This Policy includes priority criteria for new Capital Streetscape upgrades, particularly focussing on arterial roads, as well as on other streetscape renewal programs and activities.

### (c) C – POLICY PURPOSE/OBJECTIVES

- The objective of this Policy is to

- a. outline a consistent and equitable approach to all street tree plantings for continued development and regeneration of the City's urban forest on an area-wide basis..
- b. implement street tree plantings consistent with those outlined in the City's Landscape Master Plan.
- c. provide a vision for the second generation renewal programme of existing street tree plantings and to set priorities for those programmes. Attention will be given to the removal and replacement of unsuccessful street tree plantings.
- d. provide a vision for street tree renewal, taking into account the tree and its impact upon appurtenances, namely, kerbing, footpath and property.

#### (d) D - DEFINITIONS

**Street Trees:** Street Trees are limited to those trees which are planted in streets, and do not include reserve plantings.

**Street Tree Avenue:** Includes planting of trees within the verge area and creation of an avenue of plantings, which may vary in locations where physical infrastructure, such as power lines and/or where verge width influence the variety of tree provided on either side of the street.

**Reafforestation:** This includes the planting of trees as part of the second generation renewal programme resulting from trees reaching the end of their useful life.

**Streetscape Renewal Programme:** This includes the removal and replacement of existing street tree plantings in areas that fall within the parameters of this Policy. It does not include individual removals and replacements, which are part of Council's tree maintenance programme.

**New Plantings:** New plantings include the planting of new urban streets, or planting of streets where minimal planting was previously provided. This will be classified into three categories, namely; arterial, collector and residential.

#### Streetscape Classifications

Within streetscapes there are number of classifications for the purpose of developing programs and they are as follows:

- **Streetscape Renewal**

This includes the renewal of existing street tree plantings as defined earlier. In general, it provides for the removal of those trees which are diseased, dying, dead, or where large trees are planted too close together, or beneath power lines, and/or where species planted have had a significant detrimental impact on the built form, and does not include individual tree removals, but focuses on whole-of-street replacement.

- **New Plantings**

These occur in new developments and are generally implemented as part of the land division within an area. There are two forms of planting that may occur, either where the developer provides trees as part of a development, or commits a monetary fee to Council to ensure that trees are planted following completion of the majority of buildings within the development. Generally this implies the planting of one tree per property frontage.

- **Arterial & Collector Road Plantings**

This is a particular form of planting, classified high profile planting, for roads which have a high traffic flow and prominence within the City.

These types of planting usually involve consultation with the Department of Transport, Energy and Infrastructure (DTEI). The following roads are examples of arterial roads:

- Bridge Road
- Elder Smith Road
- Edinburgh Road
- Kings Road
- Main North Road
- McIntyre Road
- Montague Road
- Port Wakefield Road
- Smith Road
- The Grove Way
- Waterloo Corner Road.
- West Avenue

Collector Roads include, but are not limited to, those listed below:

- Andrew Smith Drive
- Ayfield Road
- Beafield Road
- Beovich Road
- Bolivar Road
- Burton Road
- Byron Bay Drive
- Cross Keys Road
- Daphne Street
- Diment Road
- Fairbanks Drive
- Frost Road
- Helps Road
- Henderson Avenue
- Kensington Way
- Kesters Road
- Lavender Drive
- Liberator Drive
- Main Parade
- Martins Road
- Mawson Lakes Boulevard
- Maxwell Road
- Nelson Road
- Northbri Avenue
- Pauls Drive
- Research Road
- R. M. Williams Drive
- Ryans Road
- Springbank Boulevard
- Whites Road
- Winzor Street
- Wright Road
- Wynn Vale Drive

Arterial and collector road planting can involve the removal of existing street trees and the development of new street character with consideration of all landscape elements which create the City's Image throughout the most highly-travelled streets within the City, as identified in the City's Landscape Plan.

- **Street Tree Replanting:**

This is a continuous process undertaken by maintenance crews, where trees are missing, dead, failing or are of concern to residents. Residents' requests for removal or replacement of street trees in this category are considered initially by the Tree Removal Committee, with an appeal process being undertaken through the Tree Management Appeals Sub-Committee of Council. This policy does not include this category.

## **(e) E - POLICY STATEMENT**

### **Guiding Principles and Priority Setting Criteria.**

The City of Salisbury is committed to:

1. The creation, development and maintenance of a high quality, aesthetic local environment with sound ecological and sustainability values.
2. The implementation and growth of street tree avenues, in all streets within the City of Salisbury.
3. The continued development and regeneration of the urban tree forest within the City of Salisbury's streets.
4. A preference towards provision of plants with colour and flower wherever possible.
5. The continual development of tree management and maintenance techniques.
6. The assessment of a streetscape will take into account the impact of that streetscape on hard assets, i.e., issues of geometry of road, on-site landscaping, traffic considerations, driveway locations, power line requirements, constraints relating to location of sewers, bus stops and other services, together with any damage caused by previous street plantings. If more than 15 metres of hard assets in a street need replacement then the trees causing the damage will be removed and replaced with a more suitable variety.
7. Occasional use of footpath/verge by residents: Consideration will be given to the proposed location of a tree as a result of consultation with staff if particular aspects of verge usage are required.
8. A focus on community safety including traffic safety if resolution cannot be achieved by any other means.

### **Consultation:**

1. All consultation will be carried out in accordance with Council's Public Consultation Policy. Before any street tree planting works can occur, a consultation process is undertaken to ensure affected property owners and residents have an opportunity to comment on Council's proposal for their street or local area.
2. Information is to be sent to property owners and occupiers during the consultation period, firstly to notify them of the planned works, and secondly, to further assist residents in understanding the specific tree planting or streetscape renewal process. Information relating to the recommended trees selected for planting within a specific street or neighbourhood is included with the correspondence to

inform and educate residents about the recommended street tree species in each case, to enable them to reach a collective decision.

3. The consultation process will involve a site meeting in most cases, to allow all owners/residents the opportunity to discuss the programme with Council staff, and to assist them in the preferred selection of the tree species for their street.
4. Where tree removals are required, an independent horticultural consultant will be employed to provide professional advice regarding the quality of existing trees within the street, and further specific information regarding the choice of tree species for the area.
5. Both owners and occupants involved with the consultation process assist in making a democratic decision for the tree species to be implemented (from the recommended tree species selection provided during the consultation process) and are able to provide specific comment relating to the retention or removal of existing trees within the street.
6. Generally, a selection of three (3) tree species will be recommended for planting in each street chosen for their suitability for each individual street environment. This provides the opportunity to select a larger tree where no overhead power lines exist, and smaller tree species are offered where there is a direct impact on power lines, and where verge widths are minimal. Photographic images of these trees are provided for residents' consideration.
7. The consultation meeting takes place approximately one year prior to the commencement of planting, to enable appropriate tree stocks to be grown.
8. Staff are to undertake the process of consultation with owners and residents in relation to streetscape renewal, on a one-to-one basis at a mutually convenient time. Consideration is given to the following particular circumstances as part of the consultation:
  - a. A resident's specific allergic reaction to a proposed street tree, or a bee sting allergy:- It is generally requested that residents provide some evidence of this problem in the form of a certificate from either a doctor or allergy specialist, outlining the particular relationship between the proposed street trees and the potential allergic reaction of the resident. In the above circumstances, alternative street trees will be offered to residents as part of any further consultation with residents of the street.
  - b. Existing garden aesthetics:- consideration will be given to the proximity of adjacent trees/paths/gardens beds and the on-site landscape.
  - c. Availability of adequate space:- consultation with residents in relation to the specific location of a tree will be undertaken.
  - d. Cultural and religious beliefs:- Discretion may be given to cultural or religious beliefs with respect to the final planting position of trees.

### **Street Tree Planting Guidelines**

1. Generally a minimum of one tree is planted within the verge of each property, with possibly two on a side frontage.
2. Species selection is generally in accordance with the City's Landscape Plan, however, the continual assessment and development of the street tree species palette enables Council to plant tree varieties that are suited to individual growing conditions and the physical location of the City.

### **Street Tree Removals**

1. All existing trees are considered and assessed on their appropriateness to remain within the streetscape and can be considered for removal under direction from the *City of Salisbury Tree Removal Guidelines* and *Tree Management Policy*. Existing trees within each street are considered for removal and retention on an individual basis, as part of each of the street tree plantings programmes.
2. Existing street trees can hold a strong connection with the local community and develop particular sentiment for the local residents. Council does not intend to remove trees that are healthy, of a Council-approved species, and which are suited to an individual location. Leaf, bark, seed, fruit or minor branch drop are considered part of the natural environment and are not criteria for tree removal.
3. A majority decision applies to the removal and replacement of these trees. The following do not justify alteration to tree planting locations:
  - a. Concern regarding future and potential leaf tree litter caused by proposed tree planting.
  - b. Requests for alternative tree varieties after a consultation has taken place, unless as part of a further consultation process.
  - c. Desire to re-landscape the verge: Each property owner is required to apply for approval to redevelop the verge, providing the proposal is consistent with the landscaped style of the street then exception will be granted.
4. Consideration of issues such as geometry of the road, on-site landscape, traffic considerations, driveway locations, power line requirements, constraints relating to the location of sewers, bus stops and other services will be taken into account before a decision is made on removal and replacements of trees.

#### **Street Tree Planting Works Schedule.**

1. Immediately following the consultation process, Council staff are to develop a set of plans which will guide tree planting staff towards the implementation of the works.
2. Council staff will arrange for the preparation of verges and undertake all approved street tree removals during the autumn months of the following year. Once the winter planting season breaks, planting will commence.

#### **(f) F - LEGISLATION**

1. Development Act 1993
2. Local Government Act 1999
3. Sewerage Act 1996
4. Electricity Act 1996
5. Natural Resources Management Act 2004

#### **(g) G - REFERENCES**

1. City of Salisbury Landscape Plan 2007
2. City of Salisbury ó Recommended Street Tree Species List.

#### **(h) H - ASSOCIATED PROCEDURES**

1. Landscape Design Policy
2. City of Salisbury Maintenance Service Specification 2004
3. Tree Management Appeals Sub-Committee ó Terms of Reference.
4. Tree Management and Removal Procedure

**Document Control**

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