

URBAN TREE CANOPY



CITY OF
MITCHAM

OVERLAY AND OFFSET SCHEME

Presented to Council – August 2021

AGENDA (30 MINS)



PART 1 : THE OVERLAY

- I. Overview**
- II. Code Hierarchy**
- III. Where it Applies**
- IV. Planting Policies**

PART 2 : THE OFFSET SCHEME

- I. Overview**
- II. The Process**
- III. Access / Use of Funds**
- IV. Impacts, Concerns + Improvements**



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PART 1: THE OVERLAY

OVERVIEW



- **Aim to increase canopy coverage by**
 - I. encouraging retention of trees**
 - II. requiring planting of new trees**
- **Trigger is a new dwelling**
- **Planting schedule is based on site area**
- **Tree sizes are defined**
- **Discounts applied for retaining trees**

CODE HIERARCHY



ZONES

- Principal organising layer.
- Applied consistently across the state.
- Zone policy will relate to spatial attributes (e.g. built form and character, land envelopes) and identify suitable uses.
- Assessment Table

SUBZONES

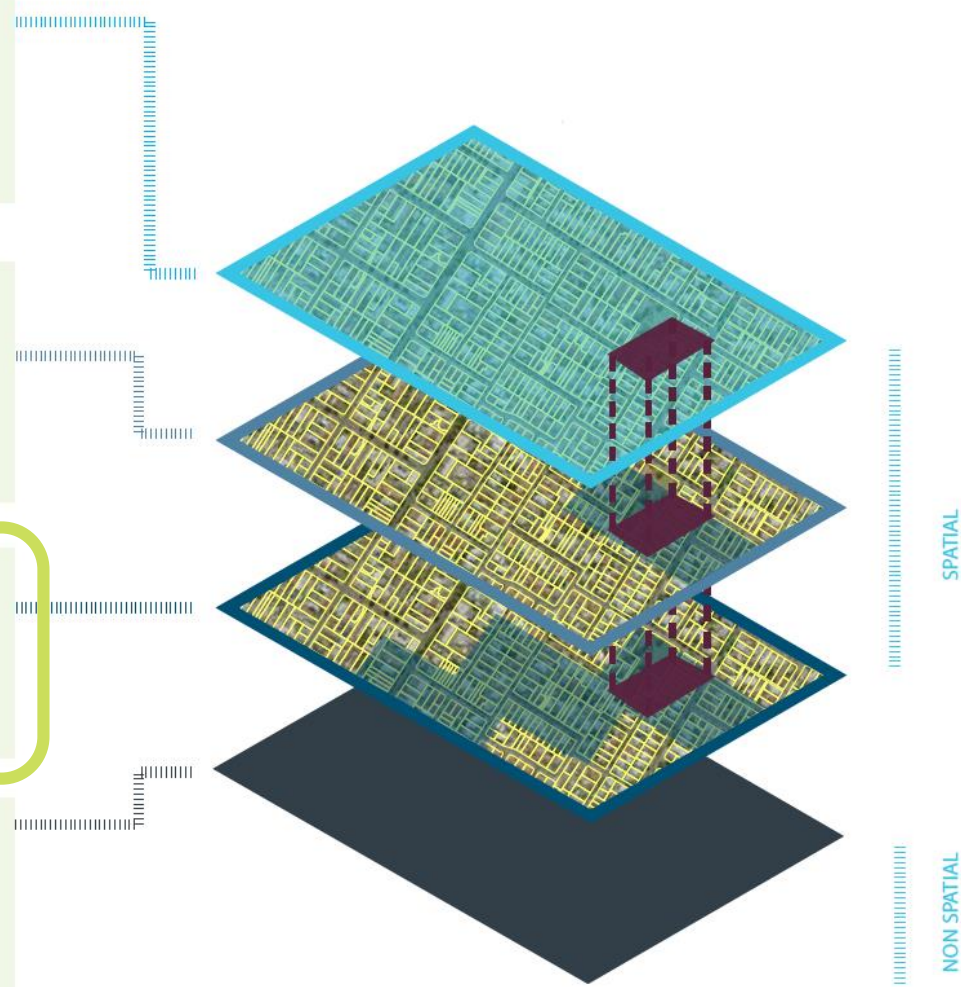
- Enables variation to policy with a Zone.
- Variations may reflect local characteristics.
- Intent of the Zone must still be achieved.

OVERLAYS

- Mechanism for state interests, such as: bushfire, flooding and watershed.
- Can be applied to span multiple Zones.

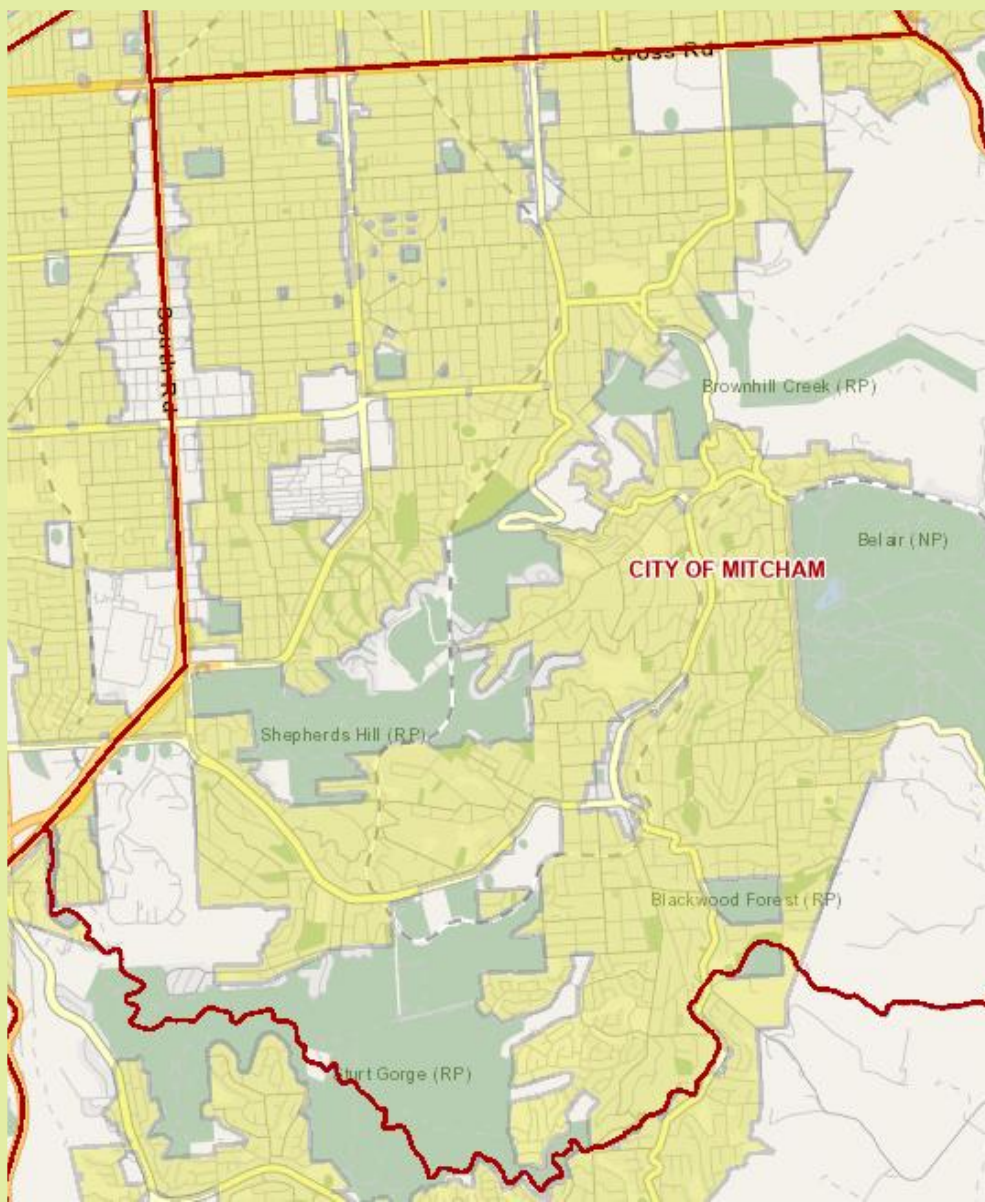
GENERAL MODULES

- Function use and development policies also provided at Zone level, based on the type of development.



**URBAN
TREE
CANOPY
OVERLAY**

WHERE IT APPLIES



Affects the following Neighbourhood Zones

- General
- Suburban
- Established
- Hills
- Urban Renewal

 *UTC Overlay*

PLANTING POLICIES

Planting Requirements



Site size per dwelling (m ²)	Tree size and number required per dwelling
<450	1 small
450-800	1 medium or 2 small
>800	1 large or 2 medium or 4 small



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PLANTING POLICIES

Tree Definitions



Size	Mature height (min)	Mature spread (min)	Soil around tree (min)
Small	4m	2m	10m ² and min 1.5m
Medium	6m	4m	30m ² and min 2m
Large	12m	8m	60m ² and min 4m



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PLANTING POLICIES

Discount Rates



Height	Spread	Retained soil	Discount applied
4-6m	2-4m	10sqm and min 1.5m	2 small (or 1 medium)
6-12m	4-8m	30m ² and min 3m	2 medium (or 4 small)
>12m	>8m	60m ² and min 6m	2 large (or 4 medium, or 8 small)



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PART 2: THE SCHEME

OVERVIEW



Affected Sites

- Within Urban Tree Canopy Overlay AND
- In Urban Renewal Neighbourhood Zone; OR
- Site has a Designated Soil Type

Applicant chooses

- Plant / retain tree
- Pay into Scheme →
- Combination of both

Rates:

Small tree - \$300
Medium tree - \$600
Large tree - \$1,200

Council Accesses Funds

- Plant, establish & maintain
- Purchase land for planting or preservation



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ACCESS / USE OF FUNDS

Funding Agreement with Minister



Council periodically applies to access funds



Council uses funds for

- *Planting, establishment and maintenance of trees on public land*
- *Purchasing land for the purpose of preserving trees or accommodating tree planting in areas with low canopy coverage*

POTENTIAL IMPACTS



WORST CASE SCENARIO...

- **75% of council affected**
- **Applicants pay not plant**
- **Lifecycle cost outweighs offset rate by a factor of 5 (approx.)**
- **Running out of space already well tree'd**

ANECDOTAL EVIDENCE...

- **Vast majority of applicants electing to plant**
- **Small minority retaining and benefiting from discount rates**
- **Some electing to “Reserve” decision (i.e. decide later)**

KEY CONCERNS



**LAND COVERED BY
THE SCHEME**

**LOW RATES (IN LIEU
OF PLANTING)**

**LACK OF PUBLIC
SPACE TO PLANT**

**CANOPY LOSS ON
PRIVATE LAND**



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SUGGESTED IMPROVEMENTS

**INCREASE
TREE \$ RATE**

**FLEXIBLE USE
OF FUNDS**

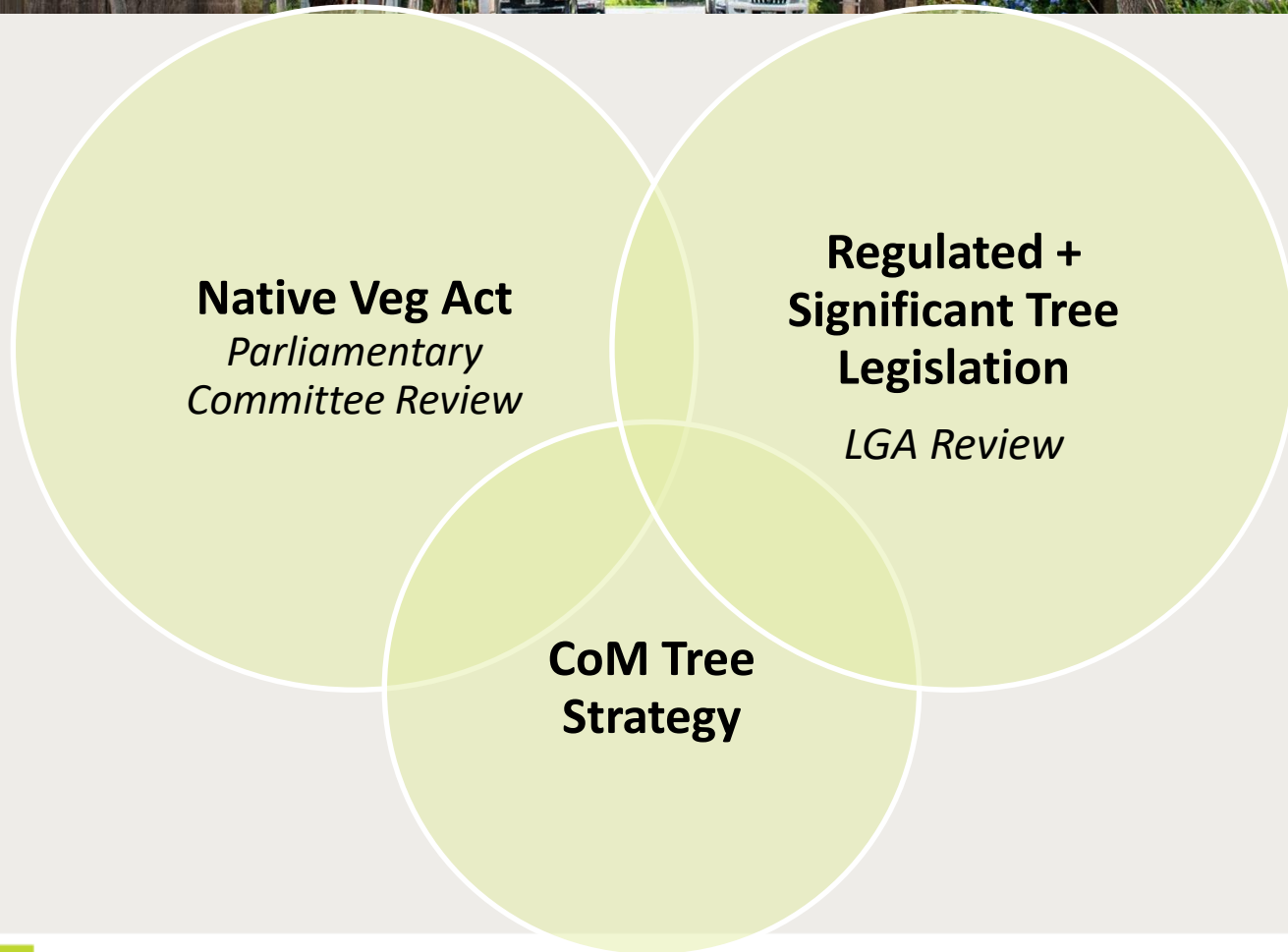
**MORE SCOPE TO
NEGOTIATE**

**PERIODIC REVIEW
OF SCHEME**



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OTHER TREE-RELATED MATTERS



Native Veg Act
*Parliamentary
Committee Review*

**Regulated +
Significant Tree
Legislation**
LGA Review

**CoM Tree
Strategy**



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NEXT STEPS



**MEMO +
DRAFT LETTER
TO MINISTER**

**DECISION
REPORT TO
COUNCIL**

**ONGOING
MONITORING
AND REVIEW**

**PERIODIC
REPORTING TO
COUNCIL**



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QUESTIONS + FEEDBACK



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THANK YOU