Development & Street Trees

CITY OF
MARION

Why Street Trees are Important

In Marion, our community prioritise **Valuing Nature** as one of the six key themes of our Community Vision. This includes valuing the positive contributions that street trees make to our urban environment:

Environmental Benefits

- Provide shade and lower temperatures;
- Provide habitats, food and shelter for birds and other wildlife;
- Filter the air we breathe and improve air quality by absorbing CO_2 and producing oxygen;
- Reduce stormwater run-off by increasing infiltration of water into the soil.

Community Benefits

- Provides attractive natural greenery in urban areas;
- Leafy streets and yards can increase property values;
- Can improve sense of community, lower stress, improve mood and encourage us to be more active;
- Can have cultural or historical significance and are important connections to our past.

Your Development & Street Trees

When planning to undertake a development, it is important that you identify the location of any street trees at the outset and factor this into the siting and design of your proposal.

As a general rule:

- **Development should preserve street trees**; and
- **A minimum 2 metre clearance is required** from proposed driveway crossovers, stormwater disposal pipes and other underground services located within the Council verge, measured to the base of the street tree trunk (or greater for Regulated/Significant trees).

A proposed development which does not satisfy the above will be referred to Council's Arborist for an assessment once lodged.

Development & Street Tree Process

1. **Pre-Design:** Accurately identify the location of any street trees and factor these into your plans.

   Optional: Seek preliminary advice from Council regarding the street trees.

2. **Design:** Prepare a design which considers relevant **Planning & Design Code** criteria.

   Tip: Consider impacts on street trees on balance with providing enough on-street parking spaces and avoiding excessive driveway width.

3. **Lodgement:** Lodge a development application via the PlanSA portal.

4. **Assessment:** Council's Arborist reviews any street tree conflicts and a Council Planner considers the merits of the proposed development.

5. **Outcome:** The Planner communicates to you whether street tree removal is acceptable.

What Happens Next?

If Tree Removal Accepted:
- A quoted cost for removal and replacement will be advised based on **Council's Fees & Charges Schedule** (subject to change);
- Following Planning Consent, Council's Open Space team will send the applicant a letter advising of the subsequent process;
- Street tree removal will only be undertaken following full Development Approval and payment of an invoice; with replacement to follow at an appropriate time & location following construction.

   Note: Street tree removal and replacement may only be undertaken by Council.

If Tree Removal Not Accepted:
- A Request for Information will be sent requesting suitable amendments to the proposal.

If you would like to seek **preliminary advice** on a street tree prior to lodgement, you can:

Lodge an online request
🖱 my.marion.sa.gov.au

OR

Call Customer Service
☎ 08 8375 6600

Please allow a timeframe of up to 10 business days.

If you disagree and cannot reach agreement by amendments or discussion with the Planner, you can:

Write to Unit Manager Open Space Operations
✉ council@marion.sa.gov.au

Regulated or Significant Street Trees

ⓘ **Regulated and Significant Tree Factsheet**

Subject to species, proximity to certain structures, and those trees with multiple trunks:
- a **Regulated Tree** has a trunk circumference of 2 to 2.99 metres (measured 1m from natural ground level)
- a **Significant Tree** has a trunk circumference of 3 metres or more (measured 1m from natural ground level)

A proposed development adjacent to a Regulated or Significant street tree may require you to source an independent Arborist's report to provide as part of the planning application. The report should contain a detailed assessment of the potential for tree-damaging activity to be caused by the proposed development; and provide a Tree Protection Plan detailing how the tree will be managed and protected during construction. Reference to the Australian Standards *(AS 4970-2009 Protection of trees on development sites)* is essential.

As a general rule:
- **Development should retain and protect Regulated and Significant street trees**;
- **Encroachment within the Tree Protection Zone (TPZ) should not exceed 10%**;
- **Encroachment within the Structural Root Zone (SRZ) should not occur**;
- **Permeable paving and sensitive construction techniques** should be considered for driveways, paved areas and other works within the TPZ.

FAQs

What do my fees pay for?
The fees for street tree removal and replacement:
- Cover removal costs of the existing tree;
- Cover replacement costs for a new tree to be planted;
- Factor in loss of amenity value which was provided by the existing tree.

Where does my replacement tree go?
Efforts are made to replace the removed tree in an appropriate location in front of the relevant property, following construction. If this is not possible or desirable, the tree may be planted in a suitable location nearby.

Why do I need to wait until after Development Approval for the tree to be removed?
This is to protect you from potentially unnecessary costs and to protect against trees from being removed without good reason. Many developments do not proceed even if Planning Consent is granted. Once the invoice is paid the tree will be removed and it is non-refundable.

Once I pay the invoice, when will the tree be removed?
Generally within 2 weeks, subject to scheduling.

Learn More: Street Tree Policies and Resources

Interactive Tree Map
See how many trees are in your street, how much water our trees require, future planting locations, species planted and more.

Tree Management Framework
Read about Council's strategic direction for all trees on Council land including streets, parks and reserves. This document assists the City of Marion to guide the provision and management of these trees.

Urban Tree Warriors
Play your part in making a positive change: register your interest to become an Urban Tree Warrior to help tend to your local street trees.

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