

Local Planning Policy 211 – Tree Retention

Background

Trees and vegetation are vital community assets in urban environments, supporting liveability, contributing to local amenity, enhancing neighbourhood character, and providing environmental benefits such as shade, biodiversity habitat, and improved air quality.

Recent years have seen a marked decline in tree canopy across metropolitan Perth, including within the Town of Claremont. Canopy loss is a significant policy concern at both State and local government levels, with particular urgency in addressing vegetation loss on private property, where the majority of the Town's tree canopy is located.

In response to metropolitan-wide concern, the Western Australian Local Government Association (WALGA) released a Model Local Planning Policy for Tree Retention (Model LPP) in 2024, providing a framework adaptable to local contexts.

Drawing on the Model LPP, the Town has prepared Local Planning Policy 211 – Tree Retention to address canopy decline, protect significant trees on private land, and ensure provisions are practical, enforceable, and suited to local values and development patterns.

What is being proposed?

The draft LPP includes provisions relating to:

- The application of the LPP on all zoned land within the district.
- Circumstance in which development involving a tree may require an application for development approval.
- The retention and ongoing maintenance of trees defined as “Regulated Trees” in the LPP.
- Information to be submitted as part of an application in support of a “Tree Damaging Activity”.

Making a submission

Submissions can be made using the online Planning consultation submission form below (preferred), via email to toc@claremont.wa.gov.au or via post to PO Box 54, Claremont WA 6910. All submissions must be in writing and include your full name and address.

Consultation period

This consultation closes **5pm, Monday 27 October**.

Local Planning Policy 211 – Tree Retention

Submission process

After the close of the advertising period, the proposal and the submissions received will be considered at a future Council meeting.

Documents

OCM Minutes 26 August 2025
Draft Local Planning Policy 211 – Tree Retention
WALGA Model Local Planning Policy Tree Retention
WALGA Model Local Planning Policy Tree Retention

Frequently Asked Questions

Why is Claremont doing this now?

At the 4 February 2025 OCM, Council passed a motion to investigate the retention of trees on private property, with consideration of the WALGA Model Policy.

How will you determine what is a “Regulated Tree”?

The LPP defines a “Regulated Tree” as a living tree that:

- a) Is 8m or more high; and/or
- b) has an average canopy diameter of at least 6m; and/or
- c) has a trunk circumference of at least 1.5m, measured 1.4m above the ground; and
- d) is of a species that is not included on State or local area weed register.

Landowners are encouraged to seek their own professional advice as to whether there are any “Regulated Trees” on their property. The Town will be implementing the CSIRO Urban Monitor mapping to assist with tree canopy coverage.

Will I have to submit an application for development approval to prune my tree?

Trees classified as a “Regulated Tree” under the LPP can be pruned in accordance with the parameters of “Maintenance Pruning” without the need to submit an application for development approval. If a landowner would like to prune a “Regulated Tree” in a manner that is inconsistent with the LPP an application for development approval will need to be submitted.

Local Planning Policy 211 – Tree Retention

A landowner can prune or remove any vegetation that does not meet the criteria to be considered a “Regulated Tree” where the property is not included on a Heritage List. If your property is included on a Heritage List please contact the Town before undertaking pruning.

What if I urgently need to remove a dangerous tree?

A landowner may request to remove a “Regulated Tree” by submitting an application for development approval to the Town, supported by an Arborist Report and that the tree presents a demonstrated risk to people, buildings or infrastructure, a Structural Engineer Report may also be required.

My neighbours tree hangs over my side of the boundary, do I need approval to prune the branches that overhang my property?

Should a neighbours tree be a ‘Regulated Tree’ and the works do not meet the definition of ‘maintenance pruning’ development approval would be required to undertake the works.

The responsibility to obtain development approval to undertake the tree damaging activity in such circumstances lies with the person undertaking the works.

It is best to discuss with your neighbour first whether a development application is required and if you are unsure to contact the Town for advice.

What if a property owner removes a tree without the necessary approvals?

Removing a “Regulated Tree” without receiving the necessary approvals is an offence under the *Planning and Development Act 2005* and may result in the Town undertaking compliance action and potentially prosecution.

What if I already have an approval that requires the removal of a tree that would be affected by this policy?

Any existing approved development approval remains valid, including the removal of vegetation. In the event an application was amended the LPP would be applicable to the development once adopted.

If my plans for a single house fully comply with the Residential Design Codes but I have to remove a “Regulated Tree”, do I need an approval?

Yes, unless otherwise exempt by the LPP works impacting a “Regulated Tree” require an application for development approval.

Local Planning Policy 211 – Tree Retention

What information do I need to submit as part of an application involving a “Regulated Tree”?

Applications for development approval that involve works affecting a “Regulated Tree” may need to provide the following information:

- Application for Development Approval Form
- Certificate of Title
- Site, floor and elevation plans
- Cover letter specifying the proposed development
- The maturity, height, canopy spread, trunk circumference and species of “Regulated Trees” on site
- Arborist report (where relevant)
- Structural Engineer Report (where relevant)
- Tree protection measures in accordance with AS4970:2025
- Replacement species (if applicable)

I have a current application being assessed that involves the removal of a tree, when will this LPP apply?

The LPP will be applied to all applications being considered by the Town at the time it is adopted. Applicants are encouraged to consider the draft LPP before submitting an application for development approval.

Where can I find the Town’s current local planning policies (LPPs)?

The Town’s LPPs are available online on the Town’s *website*.

How can I ask questions about draft Local Planning Policy 211 – Tree Retention?

- Email the Planning Team at toc@claremont.wa.gov.au.
- Call the Planning Team on 9285 4300 to speak with a team member.
- Make an appointment with a Planner at the Town’s administration building.