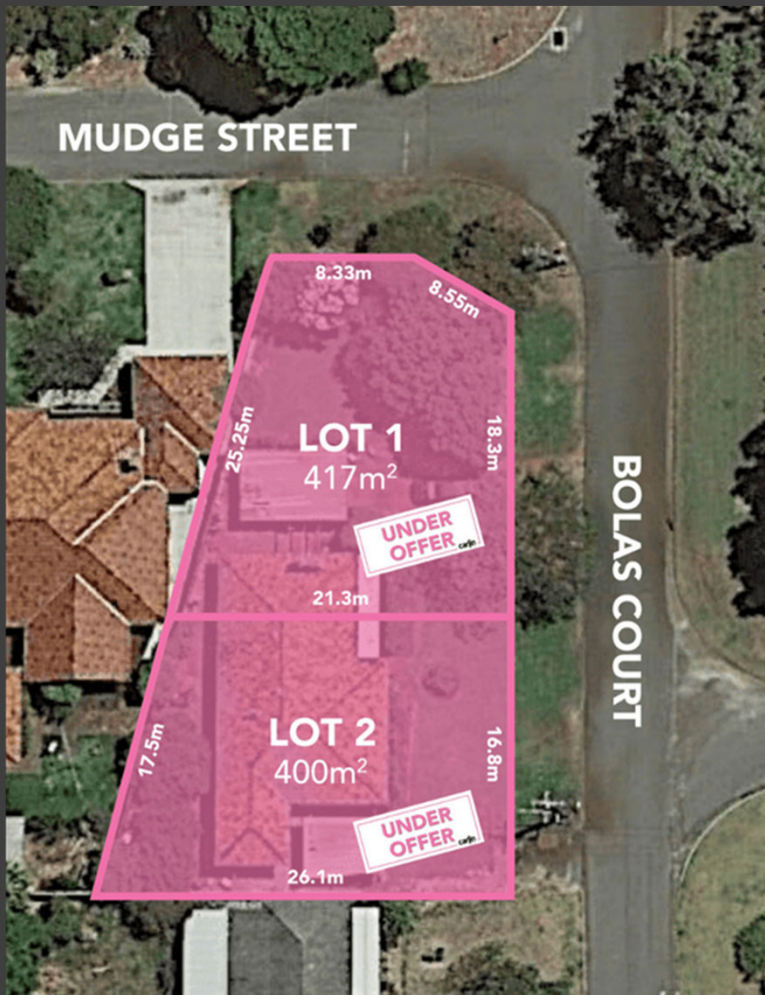


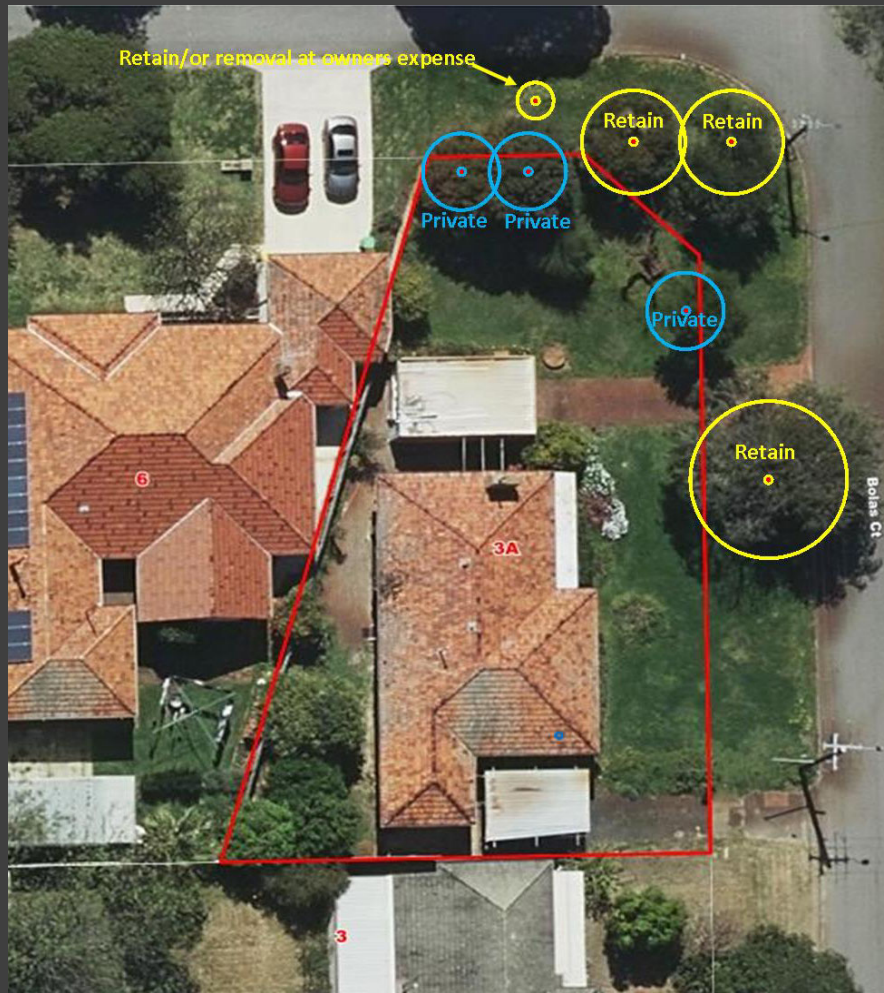
# Lot 1, 3A Bolas Court, Myaree

Evidence in support of the  
motion to amend Tree Policy  
CP-029

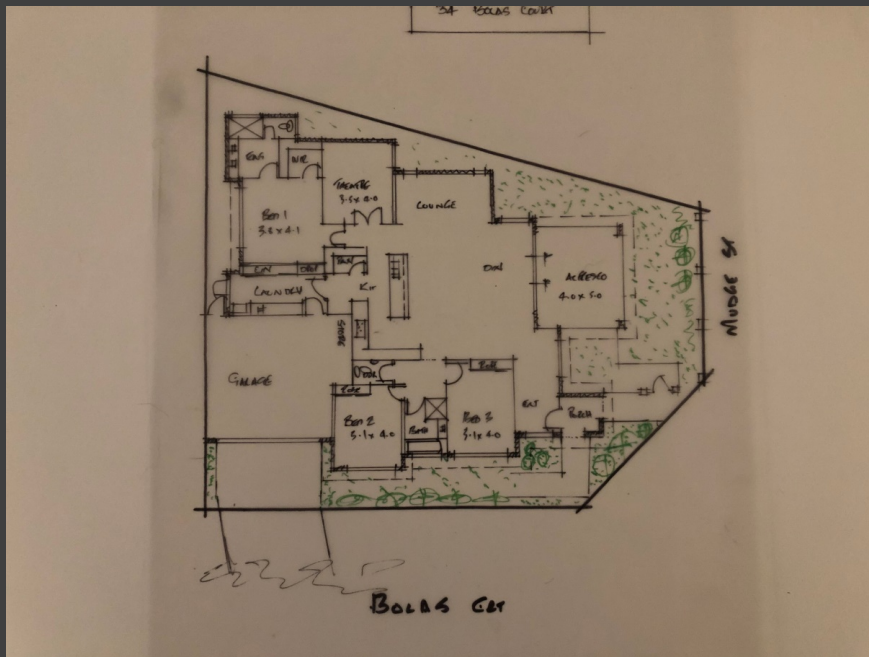




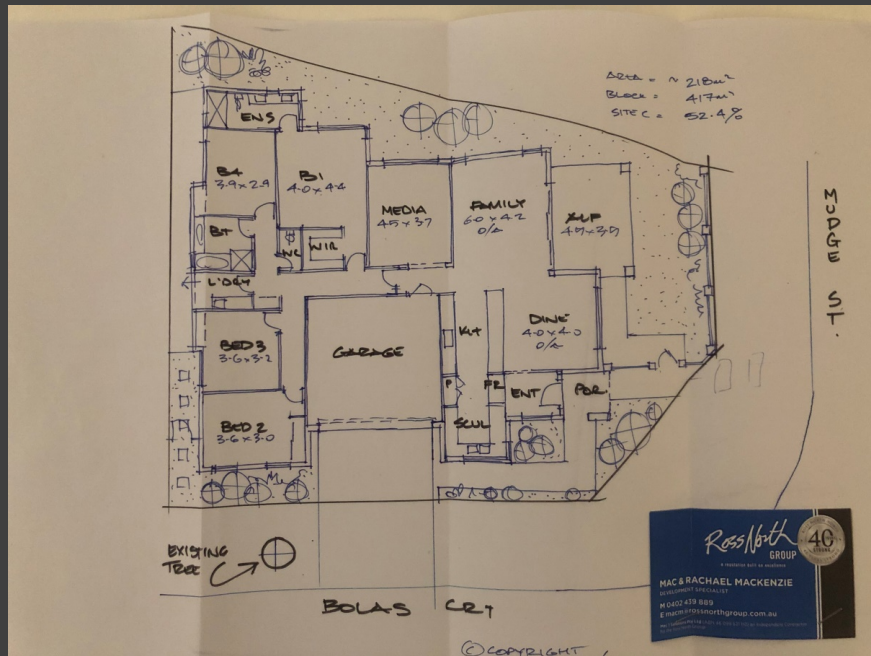
- Purchased Lot 1 (corner lot) of 3A Bolas Court. Land was subdivided in 2020. Please see adjacent picture illustrating subdivision and note the fact that all council verge trees (x4) are located within our side of the subdivided land.
- Recent March ReLeaf campaign letter to resident's states Council's aim to have a minimum of 1 street tree per verge. However, the letter also confirms that this program is NOT compulsory and that they can OPT OUT *"if you would prefer not to have a street tree planted on the verge outside your property at this time"*.
- This means that those residents with more street trees are being discriminated against as we have no choice as to type and location of trees surrounding their property.



- Initial query to Council on proposal to remove Council Peppermint tree on Bolas Court side in order to accommodate optimum house design was met with rejection.
- Urban Forest Technical Officer: *“Preference would be to access property from Mudge Street or utilise the existing crossover location off Bolas Court, both of which are compliant and viable options.”*
- Council dictating how we should design our house.
- Adjacent picture outlines Council's demarkation on tree retention for site but note, no mark-up of actual lot perimeters.



- The adjacent design is our preferred option (Plan 'A') which requires approval for the Peppermint Tree removal. This will allow for the garage and crossover to be located at the southernmost point in our lot.
- This design optimizes the livability and flow of our lot – which is already constrained by the irregular shape of said plot.
- All other council verge trees (x3) would be retained and at ***least*** one replacement would also be planted (at our full cost) in line with the Tree Policy.
- Replacement tree will be planted in a position which provides maximum natural coverage, and therefore providing better cooling properties than the current Peppermint Tree provides.
- Better cooling = reduction in household energy used = lower CO<sub>2</sub> emissions.



- If approval is denied then we are forced to build as per the plan adjacent.
- Whilst a design with the garage/crossover located on Mudge Street is doable, we would lose the northern aspect; natural Sun/heat/light for our living and outdoor areas (which would result in higher household energy use and carbon footprint). The constraints would also reduce the overall living space.
- This does not have aesthetics in keeping with the rest of the properties in the area; i.e., when have you seen a house with the garage in the middle of the house?
- This would also negatively impact the future re-sale of our property given the non-standard design nature.
- It exposes two bedrooms to garage noise and reduces our ability to add much needed storage to our garage.

- As is illustrated by the following pictures, the tree in question is not the finest specimen and one can argue that planting a replacement tree will actually serve to *enhance* the local streetscape.
- Tree canopy overhangs onto property boundary and is below LV power lines – this will involve constant maintenance from the Council to trim back.
- Independent arborist report identifies several issues including deadwood in canopy (see picture #3) which presents a health a safety risk.





# Community Support for Tree Removal

- We recently sent letters to local residents detailing our proposal and to canvass their support; we have since received email, written and phone confirmation of support from many of those neighbours (evidence has been provided to council officers).
- All responses acknowledge the rationale for the tree removal and believe it is fair as we would be planting a replacement tree (both operations at our own expense).
- If the majority of the local community support our application for removal and replacement of this tree then why can't the council support the ratepayers wishes as well?
- The current policy calls for two Ward Councillors, the Mayor *and* the Director of Technical Services to all be in agreement for a tree to be removed – a majority of 3 out of 4 of those people should be enough to approve an approval. The current policy suggests that in the event of 3 “aye’s” to 1 “nay’s”, the person who does not approve ultimately has more say and power than the other 3 – how can this be democratic and best serve the residents of the City of Melville?
- In the current policy, if 100% of those aforementioned people are not in agreement, the council creates a report (including canvassing local residents for their say) before the council votes on the issue, i.e. Councillors who have no in-depth knowledge of the case (or who have even visited the site) are able to vote and potentially deny the wishes of a resident and their neighbours who **actually** live in the neighbourhood.
- This final council vote also takes up valuable agenda time and no doubt, costs the council and the ratepayers money – and a unnecessary cost at that.
- A change in policy to require 3 out 4 persons to agree would not see thousands of applications submitted to the council, nor would it see large numbers of council trees be removed; the process would still be controlled by a group of knowledgeable, rationale people who are best served to make the final decision.