



# Council Policy Manual

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## CP20.9 Recognising the Amenity Value of the City's Trees

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### POLICY OBJECTIVE

In accordance with the City of Perth Four-Year Strategic Plan (2009) and long term vision the City recognises the value of trees in the urban environment as community assets that contribute to the well-being of the community and to the natural environment and on this basis the City seeks to ensure that existing trees in parks and streets are preserved wherever possible.

Tree Amenity is described as:

*A quality, feature, or attribute of the tree that makes it pleasant, attractive, and agreeable which is conducive to the comfort, convenience, and enjoyment of people. It is a physical feature which increases attractiveness and value of a site through contributions to the physical, psychological, or material comfort of people and which facilitates happiness, pleasure, enjoyment, and contentment.*

Asset Value:

The asset value of the City's trees is determined by Policy No: 9.11 Fixed Asset Financial Policy and Policy No: 9.12 Asset Management Policy. The amenity value does not form any part of the financial asset value of the City's tree assets.

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### POLICY STATEMENT

1. The City of Perth recognises the value of trees in:
  - 1.1 Increasing resilience to climate change;
  - 1.2 Enhancing the environment by supporting biodiversity, improving air and water quality, and countering soil erosion;
  - 1.3 Delivering economic benefits through increased property prices and reducing the cost of managing green spaces;
  - 1.4 Achieving health benefits by encouraging outdoor physical activity, reducing skin cancer rates through the provision of shade, and reducing traffic noise.



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2. The City will determine the Amenity Value of its trees in parks and streets utilising the “**City of Perth Tree Amenity Valuation Method**”:

$$\text{Tree Value} = \text{Basic Monetary Value} \times \text{Tree Size} \times \text{Aesthetics} \times \text{Locality} \times \text{Species} \times \text{Special Species} \times \text{Form} \times \text{Condition} \times \text{Habitat} \times \text{Significance}.$$

The Amenity Value will be carried and maintained as memorandum Amenity Value in the City's asset management system (Hansen).

3. The City will encourage the retention of existing trees in parks and streets and the incorporation of new plantings into development projects within the City.
4. Where a tree in a public place is required to be removed in order to facilitate development, approval shall be subject to the developer paying the City an amount equivalent to the Amenity Value of the tree as determined in accordance with the “**City of Perth Tree Amenity Valuation Method**”.

Where a developer can demonstrate that every effort has been made to avoid removal of a tree and that there is no other viable option, the Council may resolve to waive the Amenity Value contribution relevant to the removal of that tree.

5. Amenity Value revenue will be accounted for as general revenue which can be used to fund future tree planting and replacement, tree maintenance, tree managements and environmental and bio diversity projects.
6. This Policy applies to works undertaken by the City in public places to the extent that where existing trees are required to be removed, the City will seek to ensure that they are replaced with an equivalent or greater number of trees of a species suited to the immediate environment.
7. Where a tree in a park or street is unlawfully removed or deliberately damaged in order to facilitate development or for any other reason, and the City is able to identify the person responsible for the removal of the tree, the City will initiate action, including legal action where appropriate, with the aim of obtaining compensation equivalent to the Amenity value of the tree as determined using the “**City of Perth Tree Amenity Valuation Method**”.



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