



# Tree Amenity Value and Policy Register

Manningham Council



Interpreter service

**9840 9355**

普通话 | 廣東話 | Ελληνικά

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MANNINGHAM

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# 1 Purpose

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Amenity Value is a mechanism for the recognition of public trees as assets within Manningham and provides monetary value for these assets. Where public tree removals are approved, it allows for the return of money from the loss of the asset to be used to improve the tree amenity that has been lost.

# 2 Policy Statement

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**Manningham is a municipality of varied urban, rural, and natural landscapes. This creates a diverse Urban Forest that provides significant social, economic, and environmental benefits.**

Manningham recognises that the Urban Forest and individual trees are critical urban infrastructure, playing major roles in Climate Change mitigation critical to community health and wellbeing, ecosystem services and the overall liveability within the municipality.

Many trees within Manningham hold Heritage, Cultural and Environmental significance. These are provided a positive modifier for Species Factor in the Tree Amenity Value Calculation, with such trees further reviewed for suitability of removal.

Where vegetation is considered to be the habitat of threatened invertebrate and vertebrate fauna per the Flora and Fauna Guarantee Act 1988 (FFG Act), removals are prohibited. Council GIS and the following resources are used in determining trees of Heritage, Cultural and/or Environmental significance.

- **The Heritage Register**  
<https://heritagecouncil.vic.gov.au/heritage-protection/register/>
- **The National Trust Register**  
<https://trusttrees.org.au/>
- **Victorian Aboriginal Heritage Council**  
<https://www.aboriginalheritagecouncil.vic.gov.au/>
- **Flora and Fauna Guarantee Act Threatened List**  
<https://www.environment.vic.gov.au/conserving-threatened-species/threatened-list>
- **Threatened Species Advisory Lists**  
[https://www.environment.vic.gov.au/\\_data/assets/pdf\\_file/0014/50450/Advisory-List-of-Threatened-Vertebrate-Fauna\\_FINAL-2013.pdf](https://www.environment.vic.gov.au/_data/assets/pdf_file/0014/50450/Advisory-List-of-Threatened-Vertebrate-Fauna_FINAL-2013.pdf)

The retention and protection of Council managed trees is given high priority in all aspects of Councils activities, and these are protected from illegal removal, damage, destruction, or interference by Manningham's Community Local Law and/or Statutory Enforcement.

All public tree removal requests are reviewed by Council arborists from the City Amenity Department for their suitability of removal in accordance with Council’s Tree Management Plan. Where tree removal/s are approved, Amenity Value is applicable in addition to any other costs required for removal and replacement.

### 3 Scope of Policy

This policy applies to all trees in the municipality that are either owned or managed by Manningham Council and referred to as public trees, including trees which have any part of its trunk originating from Council managed land.

This policy is applicable to all developers, builders, service providers, residents, civil contractors, event organisers, Council Departments, State Government Departments or Federal Government Departments undertaking activities in proximity to public trees.

### 4 Governance

Position	Responsibility
Director City Services	Independent Review
Manager City Amenity	Owner
Coordinator Parks	Implementation and operational management
Senior Strategic Arborist	Strategic review
Team Leader Arboriculture	Implementation and operational management

### 5 Amenity Valuation Procedure

Where a public tree is approved for removal by Council’s Parks Department for the purpose of development, construction or other works, the associated cost of the tree, its removal and replacement are to be paid by the property owner or representative prior to its removal.

Where a tree has been illegally removed, poisoned, or significantly damaged, this valuation will be retrospectively applied, and costs sought from the offending party.

**The costs associated with removal of a public tree in Manningham City Council include:**

<b>A – Amenity Value</b>	Calculated in accordance with the City’s adopted Amenity Value Formula.
<b>B – Removal Costs</b>	The sum of the fees incurred by the City for physically removing the tree.
<b>C – Reinstatement Costs</b>	The cost of all works required to replace the loss of vegetation from the landscape.

## 5.1 A - Amenity Value

The following formula has been prepared to assist with calculating the monetary amenity value of a public tree in Manningham City Council. This formula is based on the City of Melbourne's Amenity Value Formula developed in 1990 by Dr. Peter Yau and has been modified for application in Manningham City Council.

$$\text{Amenity Value} = \text{Base Value (\$)} \times \text{Species (S)} \times \text{Aesthetics (A)} \times \text{Locality (L)} \times \text{Condition (C)}$$

Read through the following formula definitions to calculate the tree amenity value.

### 5.1.1 Base Value (\$)

The basic monetary value of a tree was taken from the internationally accepted table of values devised by the American Council of Tree and Landscape Appraisers and the International Society of Arboriculture, which in the base year 1988 was \$US27 per square inch trunk basal area. This has been converted to Australian dollars to a value corresponding to centimetres in trunk diameter at breast height (DBH). Basic values were updated in January 2017 to reflect the current CTLA value of \$13 per square centimetre. Young trees with a trunk diameter of 6 centimetres or less do not attract an amenity value charge.

### 5.1.2 2022 Base Values

DBH cm	Base Value	DBH cm	Base Value	DBH cm	Base Value	DBH cm	Base Value
<6	\$-	42	\$19,926.85	79	\$70,500.85	116	\$152,004.40
6	\$406.67	43	\$20,887.05	80	\$72,296.98	117	\$154,636.46
7	\$553.53	44	\$21,869.83	81	\$74,115.70	118	\$157,291.11
8	\$722.97	45	\$22,875.22	82	\$75,957.01	119	\$159,968.35
9	\$915.00	46	\$23,903.19	83	\$77,820.91	120	\$162,668.20
10	\$1,129.64	47	\$24,953.75	84	\$79,707.41	121	\$165,390.63
11	\$1,366.86	48	\$26,026.92	85	\$81,616.51	122	\$168,135.66
12	\$1,626.69	49	\$27,122.66	86	\$83,548.19	123	\$170,903.27
13	\$1,909.09	50	\$28,241.01	87	\$85,502.47	124	\$173,693.49
14	\$2,214.09	51	\$29,381.95	88	\$87,479.34	125	\$176,506.29
15	\$2,541.69	52	\$30,545.48	89	\$89,478.81	126	\$179,341.69
16	\$2,891.88	53	\$31,731.59	90	\$91,500.87	127	\$182,199.68
17	\$3,264.66	54	\$32,940.31	91	\$93,545.51	128	\$185,080.27
18	\$3,660.04	55	\$34,171.62	92	\$95,612.75	129	\$187,983.44
19	\$4,078.00	56	\$35,425.52	93	\$97,702.58	130	\$190,909.21
20	\$4,518.56	57	\$36,702.01	94	\$99,815.02	131	\$193,857.56

DBH cm	Base Value	DBH cm	Base Value	DBH cm	Base Value	DBH cm	Base Value
21	\$4,981.72	58	\$38,001.10	95	\$101,950.04	132	\$196,828.52
22	\$5,467.46	59	\$39,322.77	96	\$104,107.64	133	\$199,822.07
23	\$5,975.79	60	\$40,667.05	97	\$106,287.86	134	\$202,838.20
24	\$6,506.73	61	\$42,033.92	98	\$108,490.65	135	\$205,876.94
25	\$7,060.25	62	\$43,423.38	99	\$110,716.05	136	\$208,938.27
26	\$7,636.37	63	\$44,835.42	100	\$112,964.03	137	\$212,022.19
27	\$8,235.08	64	\$46,270.06	101	\$115,234.61	138	\$215,128.69
28	\$8,856.38	65	\$47,727.30	102	\$117,527.77	139	\$218,257.79
29	\$9,500.28	66	\$49,207.13	103	\$119,843.54	140	\$221,409.49
30	\$10,166.76	67	\$50,709.55	104	\$122,181.89	141	\$224,583.78
31	\$10,855.84	68	\$52,234.56	105	\$124,542.84	142	\$227,780.66
32	\$11,567.52	69	\$53,782.18	106	\$126,926.38	143	\$231,000.14
33	\$12,301.78	70	\$55,352.37	107	\$129,332.52	144	\$234,242.20
34	\$13,058.64	71	\$56,945.17	108	\$131,761.24	145	\$237,506.86
35	\$13,838.10	72	\$58,560.55	109	\$134,212.56	146	\$240,794.12
36	\$14,640.14	73	\$60,198.53	110	\$136,686.47	147	\$244,103.97
37	\$15,464.77	74	\$61,859.10	111	\$139,182.98	148	\$247,436.41
38	\$16,312.00	75	\$63,542.26	112	\$141,702.08	149	\$250,791.44
39	\$17,181.83	76	\$65,248.03	113	\$144,243.77	150	\$254,169.06
40	\$18,074.24	77	\$66,976.37	114	\$146,808.05	>150	TBD
41	\$18,989.26	78	\$68,727.31	115	\$149,394.93		

**Based on CTLAv9 \$AUD13/cm<sup>2</sup>; with Manningham annual fees and charges increases applied.**

### 5.1.3 Species Factor (S)

A tree is assessed according to its known natural life span and its rate of growth in a particular environment. For example, a long-lived tree will be scored higher than a short-lived tree. Significant features of the tree will also modify how the tree is scored. Judgment regarding species factor must consider how that species performs in Manningham City Council and must be made by a qualified Arborist (AQF level 5 minimum).

Group	Characteristics	Example Species*	Score
1	<ul style="list-style-type: none"> <li>trees of short life span less than 50 years)</li> <li>fast growth rate</li> </ul>	Prunus, Acacia, Callistemon	0.5
2	<ul style="list-style-type: none"> <li>trees of short life span (less than 50 years)</li> <li>slow growth rate</li> </ul>	Malus, Pyrus	0.6
3	<ul style="list-style-type: none"> <li>trees of medium life span (50 - 150 years)</li> <li>fast growth rate</li> </ul>	Populus, Liquidambar, Fraxinus, Corymbia, Angophora, Grevillea, Melaleuca, Casaurina, Hakea, Syzygium	0.7
4	<ul style="list-style-type: none"> <li>trees of medium life span (50 - 150 years)</li> <li>slow growth rate</li> </ul>	Brachychiton, Jacaranda, Zelkova, Shinus, Phoenix, Melia, Lophostemon, Agonis.	0.8
5	<ul style="list-style-type: none"> <li>trees of long-life span (more than 150 years)</li> <li>fast growth rate</li> </ul>	Cupressus, Platanus, Ficus, Pinus, Celtis, Eucalyptus.	0.9
6	<ul style="list-style-type: none"> <li>trees of long-life span (more than 150 years)</li> <li>slow growth rate</li> </ul>	Ulmus, Quercus, Sequoia, Ginko, Araucaria, Agathis	1.0
<b>Negative Modifier</b>	<ul style="list-style-type: none"> <li>Noxious or environmental weeds in the Manningham area</li> </ul>	Pittosporum undulatum, Salix spp., Acacia baileyana, Ailanthus spp., Ligustrum spp., Cratageus monogyne	0.0
<b>Positive Modifier</b>	<ul style="list-style-type: none"> <li>an indigenous species</li> <li>tree greater than 1m diameter at breast height (DBH)</li> <li>listed as a 'significant tree' on the National Trust register or Manningham Significant tree register</li> <li>a hollow bearing trees</li> <li>a rare species in the locality</li> <li>a special cultivated variety</li> <li>has special historical, cultural, or other significance</li> </ul>		1.1
<b>Species Factor (S)</b>			

\*Trees named are supplied only as examples in Manningham conditions.

### 5.1.4 Aesthetics (A)

The aesthetic value of a tree is determined by the impact on the landscape if the tree were to be removed. This category is closely tied to the locality factor (L).

Aesthetic Factor	Score
Contributes little to the landscape	0.5
One of a group of close plantings	0.6
Multiple trees from a group of close plantings (majority of group/hedgerow remains intact)	0.7
Wide plantings	0.7
Street or pathway plantings; irregular spacing between trees; regular spacing one side	0.8
Street or pathway plantings; regular spacing both sides	0.9
Solitary or feature specimen tree/s (e.g., large specimen tree in reserve, avenue of trees, hedgerow etc.)	1.0
<b>Aesthetics (A)</b>	

### 5.1.5 Locality (L)

The locality factor is determined by the tree's geographical situation. Trees in within a highly urbanised environment score highest because of the stressful growing environment in which the tree must survive. As the location becomes more rural, the significance of the tree diminishes.

Locality Factor	Score
In undeveloped bushland or open forest with no nearby infrastructure (e.g., roads, utilities etc.)	0.5
In bushland reserve or public open space within urban centre or township	1.0
Residential or commercial street in urban centre, suburb, or township	1.5
Part of an avenue planting in urban area, suburb, or township	1.75
In neighbourhood park or garden	2.0
Part of a key boulevard or town entrance planting; park or garden in city or town centre	2.25
Primary location within city or town centre, main street, mall, or civic space or street within CBD	2.5
<b>Locality (L)</b>	



### 5.1.6 Tree Condition (C)

The tree condition value is determined by the corresponding total score of the assessment criteria. Where trees have been damaged this assessment should be retrospective of undamaged state.

Assessment Criteria	Criteria Condition	Score
<b>Trunk solid and sound</b>	• solid and sound	5
	• sections of bark damaged/missing	3
	• extensive decay, hollow trunk	1
<b>Growth</b>	• >15cm twig elongation this season	3
	• 5-15cm twig elongation	2
	• <5cm twig elongation	1
<b>Structure</b>	• healthy, stable, and sound	5
	• some deadwood and dead limbs	3
	• extensive dieback and deadwood	1
<b>Pests and Diseases</b>	• no pest/disease infestation	3
	• minor symptoms of infestation	2
	• advanced symptoms of infestation	1
<b>Canopy Development</b>	• full balance canopy	5
	• full but unbalanced, lop-sided	3
	• unbalanced and lacking full canopy	1
<b>Life Expectancy</b>	• >50 years	5
	• 10-50 years	3
	• <10 years	1
<b>Total Condition Score</b>		

Total Score	Tree Condition	Factor
<b>6-9</b>	Very Poor	0.2
<b>10-13</b>	Poor	0.4
<b>14-18</b>	Fair	0.6
<b>19-22</b>	Good	0.8
<b>23-26</b>	Excellent	1.0
<b>Condition Factor (C)</b>		

## 5.2 B - Removal Costs

Costs will be based on the current costs of tree removal. It includes the physical removal of the tree and the stump and administration costs.

## 5.3 C – Reinstatement Costs

As of 2019, tree purchase, planting, staking, Greenwell installation, mulching, irrigation, formative pruning, and ongoing management for 2 years during tree establishment has a value of \$480 per new tree.

The level of reinstatement required will be determined by Council and will take into consideration the location, significance, biodiversity provision and the amenity of the tree removed. As a general, lost canopy replacement trees are purchased by Council in 30-40cm pots with a canopy width of approximately 2m as part of our tree planting program. The width of the canopy at the widest part of the tree that has been or will be removed will be planted with a corresponding number of new trees.

For example, a tree with a canopy width of 10m that has been or will be removed will require 5 new tree plantings. All effort will be made by Council to replant trees in the vicinity of the area where the tree has been removed from, however all new plantings will be organised so that mature canopy dimensions can be achieved for each tree planting and in accordance with Council's Streetscape Character Study. This is usually a spacing of 8-12m per replacement tree.

Where there is an occasion where replacement trees cannot all be planted in the vicinity of the area the tree has been or will be removed from, replacement trees will be planted at the discretion of Council's Parks department.

Where there has been a permanent loss of replacement planting location from the property frontage the tree has been removed from or intended to be removed from an engineered option may be required. This can include cut-out of roads and use of structural soils and other elements for Water Sensitive Urban Design (WSUD) installation. WSUD installation attracts a cost of \$10,000 per tree planted.

In addition to reinstatement costs, four (4) footpath panels adjacent the proposed tree location will be removed and reinstalled with TripStop X-profile to council specification. This can be arranged by Council or organised by the applicant.

## 5.4 Total Costs

<b>A. Amenity Value*</b>	
<b>B. Removal Costs</b>	
<b>C. Reinstatement Costs</b>	
<b>Total Costs (A+B+C) =</b>	

Amenity Value\* = Basic Value (\$) x Species (S) x Aesthetics (A) x Locality (L) x Condition (C)

## 6 Appeals Procedure

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If an applicant is not satisfied with the decision in relation to the amenity value assigned for the removal of a tree, the matter can be considered via an internal appeal process. Where the relevant Director will review all matters related to the decision. If the decision is upheld, the applicant to be advised of their rights to an external review process by the Victorian Ombudsman.

Any person involved in the assessment, authorisation or management action of a tree amenity decision must advise their Director (or CEO, if a Director or staff member reporting to the CEO) of any existing or known potential conflict of interest which may arise from the investigation and subsequent action of remediating tree amenity issue, and withdraw from the process.

In this context, a conflict of interest would be defined as any situation where the person involved will personally receive as a result of the tree amenity action, a benefit or will be in a better position than they were previously.

This is referred to in the Local Government Act 2020 under conflict definitions.

## 7 Supporting Documents

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- Bushland Management Strategy (2012) – under review
- Tree Planting Policy - Council Policy POL/175
- Street Trees Policy - Council Policy POL/177
- Liveable City Strategy – under development
- Policy Manual City Developments CD14 Roads CD 14.9 Nature Strips
- Streetscape Character Study (2009)
- Manningham Tree Management Plan (2017) – under review
- Tree Retention and Removal Policy – under development
- Tree Amenity Value Procedure
- Tree Retention and Removal Procedure – under development
- Climate Emergency Action Plan — under development
- Council Plan 2021-2025
- Green Wedge Action Plan (2020)
- Tree Amenity Value Action Plan
- Tree Removal Guidelines (Melbourne Water, 2018)
- Native Vegetation Removal Study in the Manningham Municipality (Abzeco, 2017)
- 2020 Vision – Where Should All the Trees Go? City of Manningham (RMIT 2017)

## 8 Related Legislation

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- Manningham Community Local Law (2013)
- Planning and Environment Act (1987)

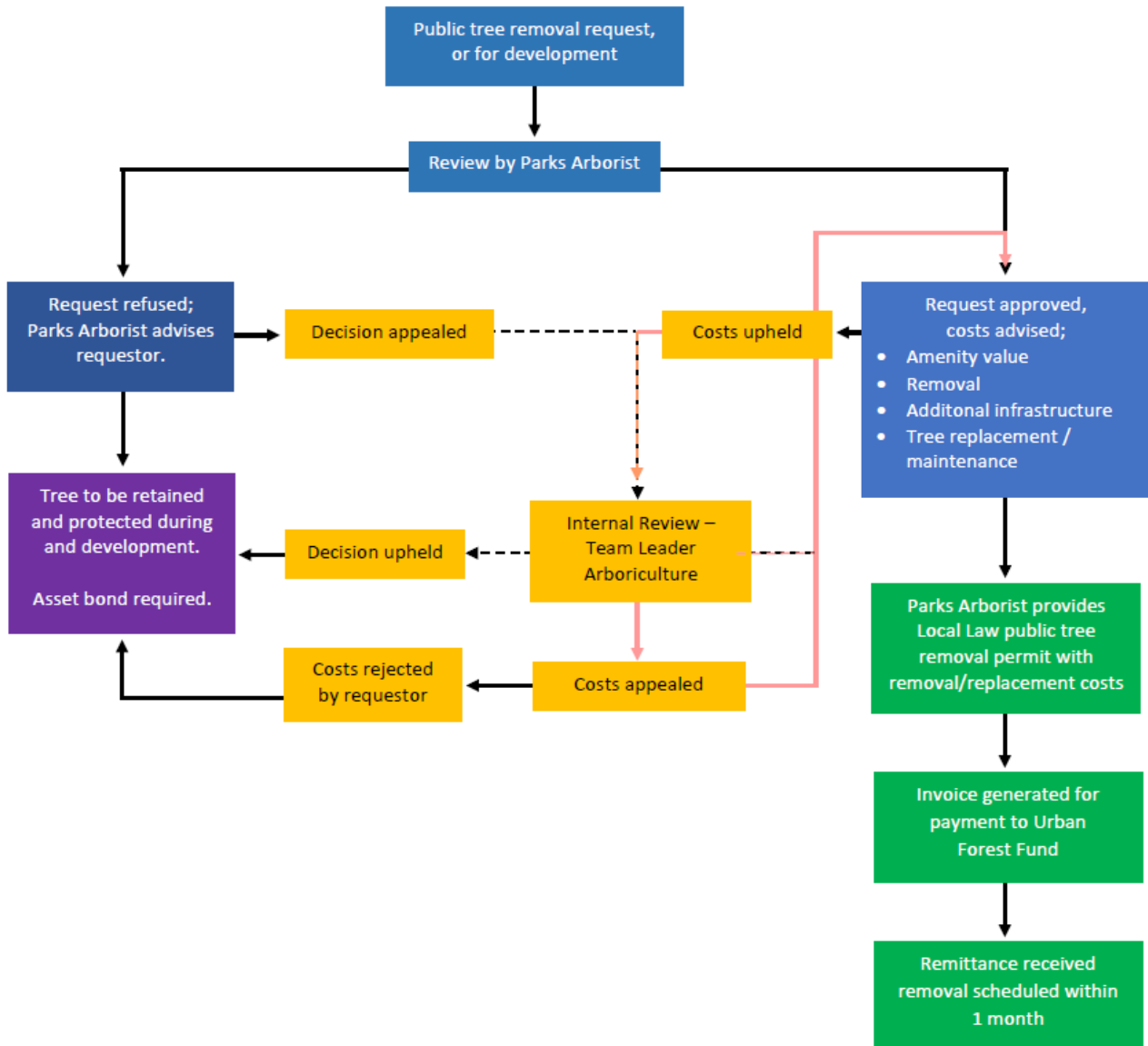
## 9 Document History

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<b>Policy Title:</b>	<b>Tree Amenity Value</b>
<b>Responsible Officer:</b>	
<b>Resp. Officer Position:</b>	
<b>Next Review Date:</b>	
<b>To be included on website?</b>	

Last Updated	Meeting	Meeting Date	Item N°
24/05/21	EMT	11/02/21	
16/06/21	SBS	15/06/21	2

# Appendix A: Tree Removal Process





## Appendix B: Supporting Research + Analysis

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This Policy is considered consistent the strategic direction of Council, particularly in relation to its position on Climate Change, its Tree Management Plan and legislation. Benchmarking demonstrates that this policy aligns Manningham with other councils in Victoria and wider Australia. As such this Policy is consistent with expectation of the wider community and is equitable to all stakeholders.

This Policy provides a mechanism to support retention of trees. Where retention is not possible, it provides best practice for valuation of Mangham's tree assets and return of this value back to Council for improvement of the Urban Forest and tree canopy.

There is extensive literature and scientific review on the impact of climate change on urban areas and measures to mitigate the expected affects. Federally funded consortiums such as the Clean Air and Urban Landscapes Hub provide platforms for research and approaches to reducing climate impacts. The following references outline the value of urban greening through retention of trees and the improvement of canopy coverage.

### References

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2. Beyond Green Streets - Mitigating Climate Change through Residential Street Design, 2019, Gallagher Studio, <http://www.gallagherstudio.com.au/>
3. Cancer Council NSW throws shade at local government town planners over exposed urban spaces, 2021, André, J, ABC News <https://www.abc.net.au/news/2021-02-14/cancer-council-calls-for-more-shade-in-public-spaces/13149130>
4. Greener Spaces Better Places national initiative, 2021.  
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<https://www.manningham.vic.gov.au/about-council/environment-and-sustainability/responding-climate-change>
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