



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA201700224.01
Address	27 Croydon Street, Petersham
Proposal	Section 82A review of Determination No. 201700224, dated 26 June 2017, to remove a Bay tree from the rear of the property
Date of Lodgement	17 August 2017
Applicant	Maria Bergmark
Owners	Maria Bergmark
Number of Submissions	NA
Value of works	\$3,000
Reason for determination at Planning Panel	A request under Section 82A of the Environmental Planning and Assessment Act and there is no substantial change in recommendation on the matters the subject of the review.
Main Issues	Tree does not meet criteria for removal
Recommendation	Refusal



Subject Site:

1. Executive Summary

This report concerns a review request under Section 82A of the Environmental Planning and Assessment Act to review Determination No. 201700224, dated 26 June 2017, being a refusal of a development application to remove a Bay tree from the rear of the property.

The review request was not required to be notified.

The removal of the existing tree does not satisfy the criteria for consideration for tree removal in Part 2.20.5 of Marrickville Development Control Plan (MDCP) 2011.

The application is considered unsupportable and in view of the circumstances, refusal of the application is recommended.

2. Review Request

The applicant has requested that Council review Determination No. 201700224, dated 26 June 2017, being a refusal of a development application to remove a Bay tree from the rear of the property.

3. Site Description

The site is located on the southern side of Croydon Street, between Palace Street and Railway Street, Petersham. The site is legally described as Lot 2 in Deposited Plan 320426 and Lot B in Deposited Plan 345565 and is approximately 404 square metres in area.

The site contains a single storey dwelling house. The surrounding streetscape consists mainly of single storey dwelling houses, two storey dwelling houses and residential flat buildings. The site is adjoined by 25 Croydon Street which contains a single storey dwelling house and 31 Croydon Street which contains a driveway fronting Croydon Street which services a residential flat building to the rear of that site.

4. Background

4(a) Site history

Development Application No. 201700224 sought consent to remove a Bay tree from the rear of the property.

The application was refused under delegated authority by Determination No. 201700224, dated 26 June 2017, for the following reason:

“The tree removal does not satisfy the assessment criteria within Part 2.20.5 of Marrickville Development Control Plan 2011.”

4(b) Application history

The following table outlines the relevant history of the subject Section 82A review request.

Date	Discussion / Letter/ Additional Information
17 August 2017	The Section 82A review request was submitted to Council

5. Assessment

The applicant has requested that Council review the determination under Section 82A of the Environmental Planning and Assessment Act, 1979. The following information has been submitted with the review request in support of the proposed development attempting to address the reasons for refusal:

- Review of Determination Covering Letter by Maria Bergmark, dated 10 August 2017; and
- Arboricultural Impact Assessment by About Trees, dated 4 May 2017.

Below is an assessment of the additional information provided by the applicant as part of the Section 82A review request having regard to the grounds of refusal of the original development application:

The tree removal does not satisfy the assessment criteria within Part 2.20.5 of Marrickville Development Control Plan 2011.

Comment:

The additional information provided by the applicant as part of the Section 82A review request having regard to the grounds of refusal of the original development application was referred to Council's Tree Management Officer who provided the following comments:

"The application and determination of DA201700224 has been reviewed taking into account information provided by the applicant and the application assessment criteria in Marrickville Development Control Plan 2011, section 2.20.5.

As noted in the original tree referral reports (6/6/17), there were no obvious signs of damage that could be attributed to the subject tree. Consequently the applicant would need to provide a structural engineer's report that clearly demonstrated, based on appropriate investigation and assessment by a structural engineer, that the tree was significantly contributing to damage to the building that could not be practically mitigated without the need to remove the tree.

The conclusion of the original tree referral report (6/6/17 and 8/6/17) that the assessment criteria outlined in section 2.20.5 of Marrickville DCP 2011 had not been satisfied is considered correct, and its recommendation for refusal is considered appropriate.

The agent was advised that a proposal for the tree's removal and replacement that resulted in an overall improvement to the urban forest and provided net urban forest benefit could be considered but that it was considered unlikely that such a proposal was possible. It was agreed that the agent would provide a proposal within a week.

The proposal submitted by the agent, Mr Antonio Grieco, basically re-iterated the reasons already given to support the application for the tree's removal. It also mentioned blockage of gutters and drains due to leaf litter but this is considered to be a maintenance issue and not justification to remove a tree under most circumstances. The Land and Environment Court reinforces this position with a published planning principle stating that tree debris does not ordinarily justify tree removal.

*The agent proposes an *Elaeocarpus reticulatus* (blueberry ash) to be planted in the location currently occupied by the clothes line. A site plan wasn't provided showing this*

location. A blueberry ash is probably an appropriate species selection for the available space but it would not provide adequate compensation of the removal of the bay tree. At maturity it may attain the current size of the bay tree, so it would not compensate for the time required for the new tree to grow to attain that size nor the loss of further growth by the bay tree."

Council's Tree Management Officer has recommended that the determination to refuse consent to remove the Bay tree is upheld.

Having regard to the above, the application is considered unsupportable as it does not satisfy the removal criteria prescribed by Part 2.20 of Marrickville Development Control Plan 2011 and in view of the circumstances, refusal of the review request is recommended.

6. Referrals

The review request was referred to Council's Tree Management Officer and the issues raised in the referral have been discussed in Section 5 above.

7. Conclusion

The request has been reviewed in accordance with Section 82A of the Environmental Planning and Assessment Act and the heads of consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, as are of relevance to the application, have been taken into consideration unsupportable and in view of the circumstances, refusal of the review request is recommended.

8. Recommendation

That the review request under Section 82A of the Environmental Planning and Assessment Act to review Determination No. 201700244 dated 26 June 2017 be refused for the following reasons:

1. The removal of the existing tree does not satisfy the criteria for consideration for tree removal in Part 2.20.5 of MDCP 2011; and
2. The proposal to plant a Blueberry Ash does not provide adequate compensation for the removal of the existing tree.

Attachment A – Conditions in the circumstance the application is approved

GENERAL

1. The species and location of one new tree shall be notified to and approved by Council before work commences to remove the existing tree.
Note: The species must have a minimum mature height of 11 metres and must be listed as a preferred species in Marrickville DCP 2011, 2.18.13.
Reason: To ensure that the new tree provides adequate and appropriate compensation and are planted in suitable locations.
2. The tree shall be removed by a practicing arborist who has a minimum qualification of Certificate 3 in Arboriculture, in compliance with the Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work, July 2016.
Reason: To ensure trees are removed in a safe and environmentally responsible manner.
3. Within one month from the removal of the existing tree, one new tree shall be planted within the subject property.
Reason: To compensate for the loss of the tree being removed and to sustain urban forest canopy across the LGA.
4. The new tree shall be planted in accordance with the following criteria:
 - a) The new tree shall be located a minimum of 1.5 metre from the property boundaries and a minimum of 2.0 metres from any building.
 - b) The species of the new tree shall be as approved by council before the existing tree is removed.
 - c) The planting stock size shall be at least 100 litres.
 - d) The planting stock shall comply with the Australian Standard *Tree Stock for Landscape Use* AS 2303-2015.
 - e) The new tree shall be planted in accordance with the tree planting detail included in the Marrickville Street Tree Master Plan 2014. Please note that planting holes for trees shall not be excavated deeper than the root ball and that new trees shall not be staked.
 - f) The new tree shall be planted by a qualified horticulturist or arborist, with a minimum qualification of Certificate 3.
 - g) The replacement tree shall be maintained in a healthy and vigorous condition until it attains a height of 5 metres, from which time it is protected by Council's Development Control Plan (DCP).
 - h) If the tree dies or needs to be removed before that time it shall be replaced with a similar tree in accordance with these conditions at the expense of the applicant.Reason: To ensure that the new trees provide adequate and appropriate compensation, are planted in a suitable location and maintained properly.
5. Within one month of the removal of the existing tree, Council shall be notified in writing that the new tree has been planted in accordance with these conditions and an inspection of the new tree shall be facilitated at any future date thereafter if council wishes to inspect the new tree.
Reason: To ensure that conditions relating to tree removal, tree protection and tree planting are complied with.
6. All activities necessary for the tree removal, must be restricted to between 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. Notwithstanding the above no work must be carried out on any Saturday that falls adjacent to a Public Holiday.

Reason: To minimise the effect of the development during the construction period on the amenity of the surrounding neighbourhood.

7. The placing of any materials on Council's footpath or roadway is prohibited, without the consent of Council. The placement of waste storage containers in a public place requires Council approval and must comply with Council's Policy – 'Placement of Waste Storage Containers in a Public Place'. Enquiries are to be made with Council's Infrastructure Services Division.

Reason: To ensure the public ways are not obstructed and the placement of waste storage containers in a public place are not dangerous to the public.

8. The owner shall be responsible for the full cost of repairs to footpath, kerb and gutter, or other Council property damaged as a result of proposal. Council may recover in any court of competent jurisdiction, any costs to Council for such repairs.

Reason: To ensure that all damages arising from the works are repaired at no cost to Council.

**Attachment B – Arboricultural Impact Assessment –
DA201700224.01 – 27 Croydon Street,
Petersham**

ABOUT TREES

URBAN TREE & BUSHLAND MANAGEMENT

TREE REPORT

AT

27 CROYDON ROAD

PETERSHAM

FOR

STRATHFIELD PARTNERS

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ABOUT TREES

URBAN TREE AND BUSHLAND MANAGEMENT

LAWRIE SMITH
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PO Box 300
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04/05/17
Ref. # 1816

1.0 INTRODUCTION

About Trees has been commissioned to undertake an inspection of a large Bay Tree at 27 Croydon Road Petersham which has been planted in close proximity the dwelling.

This report has been commissioned by Mr. Antonio Grieco on behalf of the owner, and its purpose is to assess the tree and make suitable recommendations to ameliorate the problems

1.1 SUMMARY OF REPORT

The subject tree has been heavily suppressed by the more dominant form of the much larger Liquidamber tree growing on the adjoining property. This is making its canopy grow predominantly towards the northwest and due to its close proximity to the dwelling, it is conflicting with the southern side of the dwelling and the steps (see Plates 5 & 6).

A crown reduction pruning program is unlikely to provide a short or long term solution due to the large dominant canopy of the neighbouring Jacarander tree.

The owner would like to remove the tree to in order to make maintenance easier and minimise the potential of damage to property.

The tree has very little, if any, amenity value within the local area, and due to the presence of the more dominant canopy of the Jacarander tree, there will be no significant loss of tree cover (see Plate 3).

The owner plans to replant with up to three Rhododendron shrubs as a 4 – 5m tall screening plants along the eastern boundary and within the dripline of the Jacarander tree.

This species is considered to be well suited for the location and can easily be pruned without compromising their form or safe life expectancies.

5.0 CONCLUSIONS

- The subject tree has outgrown its restricted environment and is being heavily suppressed by the more dominant Jacarander tree on the neighbouring property.
- A crown reduction pruning program is unlikely to provide a short or long term solution due to the large dominant canopy of the neighbouring Jacarander tree.
- It is not prominent in the streetscape and its proposed removal will not have a significant impact on the amenity of the local area.
- Rhododendrons are considered to be well suited for the location and as an understory shrub to the Jacarander tree

6.0 RECOMMENDATIONS

- The subject tree should be removed and replaced with up to three (3) Rhododendron species
- It is considered unlikely that tree surgery techniques will significantly increase its safe life expectancy.

2.0 METHODOLOGY AND OTHER INFORMATION

This report is presented in an accepted industry format and should easily be understood by any person with a reasonable understanding of arboriculture. For those who don't, an explanation of the terminology used within the report is provided in Section 8. Additional information is provided in the Appendices which are referenced to recent industry research.

2.1 Methodology

- A visual assessment of this trees was undertaken from ground level on the 7 March 2016 in accordance with the Visual Tree Assessment (VTA) method of Matheck and Brebner (1994).
- The assessment took into account the biological state of the tree/s, as indicated by the health of its foliage, its structural form and growing environment.
- Unless otherwise stated, no underground sections were examined and no aerial inspection (climbing) was undertaken.
- Tree heights were obtained with a clinometer and canopy spreads were measured.
- Ecological and amenity values and visual prominence are based on Thyer (1996) Tree Valuation Method.
- Safe Life Expectancies are based on Barrell (2006) 'TreeAZ', which provides the basis for deciding which trees are likely to be suitable for retention. 'A' category trees are suitable for retention for more than 10 years. 'Z' category trees are likely to be removed within 10 years.
- The relevant information was recorded on a standard tree survey form and is summarised in the Tree Survey Table on page 14. The terminology used in the survey is defined in Section 8.
- A site plan is included as Map 2, and shows the locations of the subject tree/s.

2.2 Background

The author was requested to inspect the tree and advise on its suitability for its location and of appropriate ways to minimise conflicts with the stairs and the southern side of the dwelling.

2.3 Limitation of Liability

Trees are living organisms and do not remain static over time. Conditions are often hidden within trees and below ground. Unless it has been otherwise stated, observations have been made by eye and from ground level. Tree can be managed, but they cannot be controlled, and to live near a tree is to accept some degree of risk. The only way to eliminate all risks is to remove all trees.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. They cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise remedial treatments, like any medicine, cannot be guaranteed.

Site changes, storms and ongoing growth can alter a tree over time; therefore, tree assessments must occur on a regular basis. Unless stated otherwise, this assessment cycle is based on an annual inspection. This is consistent with and the Land & Environment Courts definition of a tree that is 'likely to cause damage or injury in the near future' as 'likely to cause damage or injury within the next 12 months'.

Tree related hazards should be seen in perspective alongside other everyday things which are desirable or necessary, but not hazard free. For example, chimneys, roof tiles and advertising hoardings can, like trees, cause serious harm if they fall. Like trees they can fall as a direct result of severe weather conditions, even if they are in good condition.

It should also be noted that any opinions given by the Arborist in relation to the health, condition, desirability or significance of any tree will not necessarily coincide with the opinions of the relevant Council authority or their Tree Management Officers.

The author shall not be required to provide additional information, give testimony or attend Court by reason of this report unless subsequent contractual arrangements are made, including an additional fee for such services.

2.4 Uniform Civil Procedures Rules (2005)

In order to ensure the reliability of evidence provided by experts, the Courts have provided the Uniform Civil Procedures Rules 2005 (UCPR) and Land & Environment Court Rules 2007 (LECR).

The author of this report has read and understands the Expert Witness Code of Conduct in Schedule 7 to UCPR, and agrees to be bound by it in accordance with UCPR 31.23.

An expert is permitted to provide evidence before a Court in order to assist the Court draw inferences. The primary overriding duty of an expert is to assist the Court impartially on matters relevant to the expert witness's expertise. Any opinions expressed must be based on the persons training, study or expertise.

2.5 Curriculum Vitae of Author

The authors Curriculum Vitae is attached as Appendices 9.1 of this report which provides the qualifications, experience and additional training on which any stated opinions and conclusions are based.

2.6 Copyright

This work is copyright. About Trees retains intellectual property rights of its reports under the Copyright Act (1968). Apart from any use permitted under the Act, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of the author.

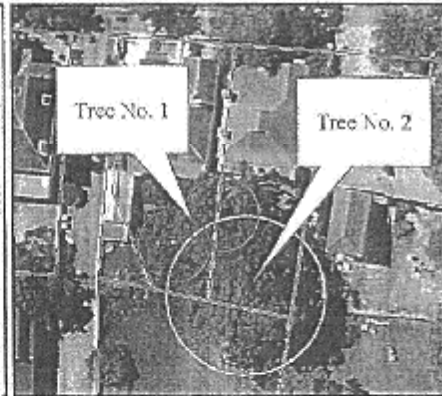
Payment for a report permits a client to use it on the provision that all contractual arrangements are complied with. Its unauthorised use in any form is prohibited. The report is only to be used for its stated purpose and by the person for whom it was commissioned. It cannot be transferred to any third party without written consent from the author. About Trees accepts no liability or responsibility in respect of the use or reliance upon this report by a third party.

3.0 OBSERVATIONS

3.1 The site is known as 27 Croydon Road Petersham and is bordered on the north, east south, west by privately owned residential properties and on the . The surrounding areas are mainly comprised of urban residential development



Map 1 – showing location of subject site (Dept Lands 2016)



Map 2 – showing subject trees (Dept Lands 2016)

3.2 The soil landscape of the general area has been described by Chapman & Murphy (1989), as 'Blacktown' – a friable brownish black loam over a hardsetting brown clay loam. It is a residual soil derived from the underlying Wianamatta Shales and is common on the Cumberland Plain.

General fertility is low to moderate. Soil materials have low to moderate available water capacity with very low phosphorous and low to very low nitrogen levels. Where ht1 is present, it's higher organic matter content and moderate nitrogen levels result in higher general fertility.

Top Soil; up to 30cm of top brownish black loam (bt1) overlays 10 – 20cm of hardsetting brown clay loam (bt2). The top soils are often hardsetting, containing high fine sand content and silt content. The (bt1) layer is occasionally absent on crests and midslopes.

Sub Soil; The top soils overlays up 100cm of strongly pedal, brown mottled light clay (bt3) which in turn overlays up to 100cm of light grey plastic mottled clay. These deep clay soils are moderately reactive and are usually found on the sideslopes and footslopes. Shallower soils on the crests are slightly reactive.

Reactive soils can cause surface movement as they shrink or swell in response to changes of their soil moisture content. This can cause extensive damage to pathways, paving, underground services and buildings with inappropriately designed footings.

3.3 Current Condition of the Trees

Tree 1 is a mature *Laurus nobilis* (Bay Tree)

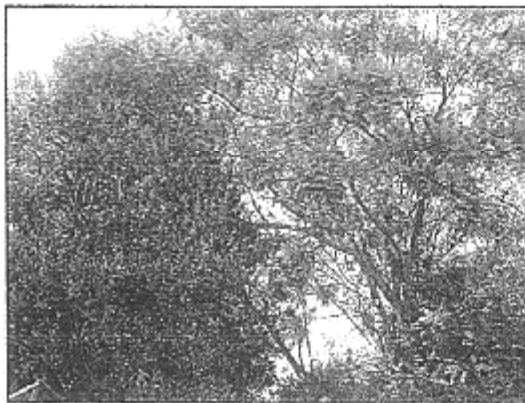
- a. 'An evergreen tree originating from the Mediterranean region and occurs in moist rocky gullies. It forms a densely branched small tree or shrub to a height of 3 – 15m with a crown spread of 1.8 – 4.5m. The leaves are extremely popular as a culinary herb' (Candall 2003)
- b. Its foliage density, size and colour are normal for the species, indicating average health and vitality
- c. Its structure is comprised of 6 multiple stem with diameters at 1.4m above ground level (DBH) ranging from 75 - 300mm, and forms a heavily suppressed canopy towards the northwest which is 12m in height, with a crown spread of 8x10m.
- d. This tree is located wholly within the dripline of a mature Jacaranda that is growing on a neighbouring property.

Tree 2 is a mature *Jacaranda mimosifolia* and is located on No. 25 Croydon Road

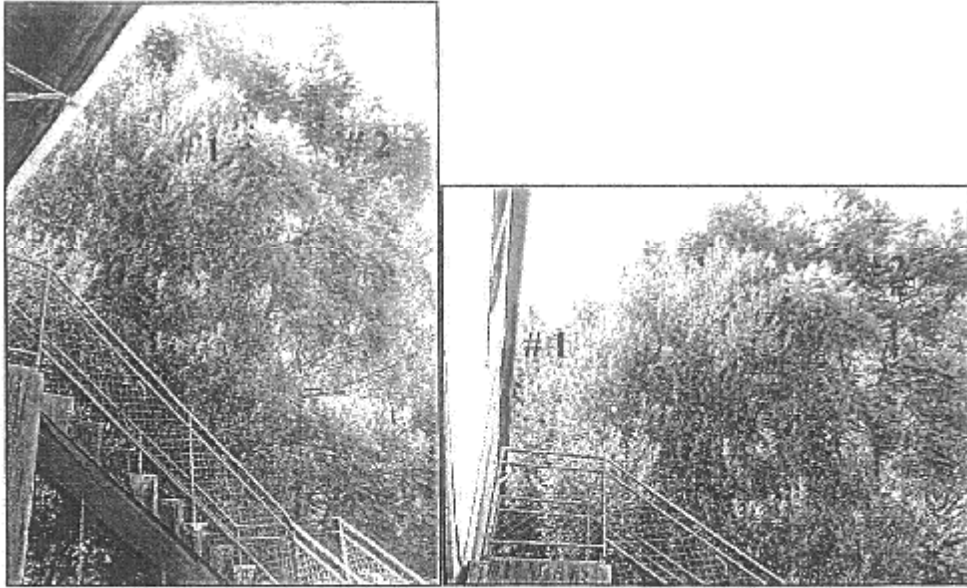
- a. 'A deciduous tree from South America which grows to about 12-15m tall and as wide, with a single main trunk and a broad-domed twiggy head, forming a shapely shade tree and recognised as one of the world's most beautiful trees.' (Rowe R.1980) 'Jacarandas make an ideal street tree and create a spectacular sight when in full bloom, but are rarely pruned correctly. They can develop large-diameter surface roots or numerous smaller diameter surface roots, especially in compacted, clay soil (Gilman 1997a) The 25 to 30cm diameter wounds left on the lower trunks after the pruning of large branches are very damaging to the tree, and usually lead to internal decay.' (Gilman 1997b)
- b. Its foliage density, size and colour are normal for the species, indicating average health and vitality
- c. Its structure is comprised of a single stem with a DBH of 750mm, and forms a dominant canopy which is 21m in height, with a crown spread of 19x20m.



Plates 1 & 2 – showing multi-stemmed nature of subject tree



Plates 3 & 4 – showing canopies of subject trees



Plates 5 & 6 -- showing canopies of subject trees

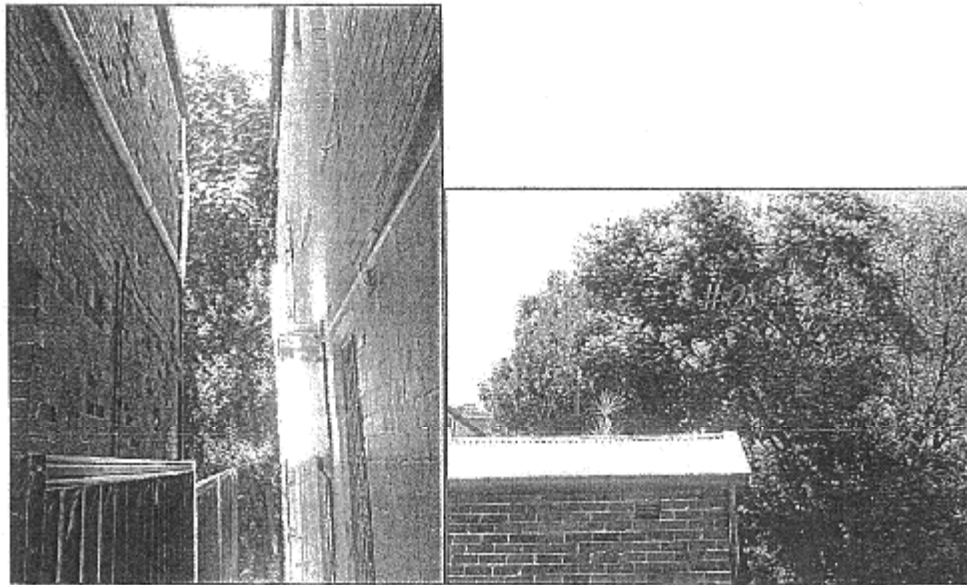


Plate 7 -- showing northern side of tree 1

Plate 8 -- canopies of subject trees, viewed from west

4.0 DISCUSSION

The subject tree has been heavily suppressed by the more dominant form of the much larger Liquidamber tree growing on the adjoining property. This is making its canopy grow predominantly towards the northwest and due to its close proximity to the dwelling, it is conflicting with the southern side of the dwelling and the steps (see Plates 5 & 6).

A crown reduction pruning program is unlikely to provide a short or long term solution due to the large dominant canopy of the neighbouring Jacaranda tree.

The owner would like to remove the tree to in order to make maintenance easier and minimise the potential of damage to property.

The tree has very little, if any, amenity value within the local area, and due to the presence of the more dominant canopy of the Jacaranda tree, there will be no significant loss of tree cover (see Plate 8).

The owner plans to replant with up to three Rhododendron shrubs as a 4 – 5m tall screening plants along the eastern boundary and within the dripline of the Jacaranda tree.

This species is considered to be well suited for the location and can easily be pruned without compromising their form or safe life expectancies.

5.0 CONCLUSIONS

- The subject tree has outgrown its restricted environment and is being heavily suppressed by the more dominant Jacaranda tree on the neighbouring property.
- It is not prominent in the streetscape and its proposed removal will not have a significant impact on the amenity of the local area.
- Rhododendrons are considered to be well suited for the location and as an understory shrub to the Jacaranda tree.

6.0 RECOMMENDATIONS

- The subject tree should be removed and replaced with up to three (3) Rhododendron species.
- It is considered unlikely that tree surgery techniques will significantly increase its safe life expectancy.

If you require any further information, please feel free to contact me on 0439 758 658.



Lawrie Smith,
Arboricultural Consultant

7.0 REFERENCES

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8.0 TERMINOLOGY

AGE CLASS (Modified from the British Standard 5837 - 1991)

Immature:	Young trees.	Less than 1/3 of life expectancy
Semi-mature:	Middle age trees.	Between 1/3 to 2/3 of life expectancy
Mature:	Mature trees.	Older than 2/3 of life expectancy
Over-mature:	Senescent trees.	Declining irreversibly to death

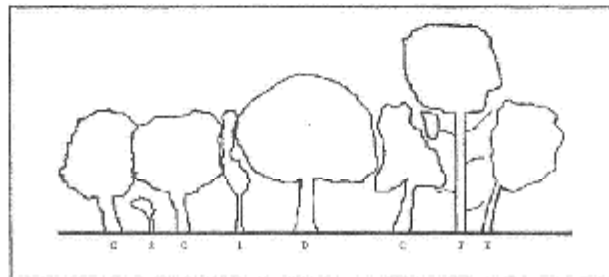
AMENITY VALUE

These categories are based upon the criteria used in the Thyer Tree Valuation Method (1996) to evaluate a tree's visual appeal.

0:	None	Ugly and not interesting
1:	Low	Ordinary or plain
2:	Medium	Attractive or interesting for part of the year.
3:	High	Attractive or interesting in all seasons.
4:	Very High	Superb, appealing specimen.

CANOPY TYPES (Modified from Malbeny, N. & Clarke, J. 1998)

Co-dominant:	Trees that define the general upper edge of the canopy, receiving light primarily from above.
Dominant:	Trees with crowns above the upper layer of the canopy and generally receiving light from above and the sides.
Edge:	Trees located on the edge of a more dominant canopy, and frequently possessing asymmetrical crowns, (cheavier on the open side) and trunks that bow out of the stand
Forest:	Trees that have grown in a forest setting and only have about 1/3 of their canopy located on tall straight trunks
Intermediate:	Trees that have been largely overtopped, but may receive some light from above.
Suppressed:	Trees that have been overtopped, and become part of the understorey canopy
Understorey:	Small trees and shrubs that form the understorey canopy.



D - Dominant I - Intermediate C - Co-dominant F - Forest
S - Suppressed E - Edge C - Ferns part of the understorey canopy

CROWN FORM

This relates to the overall balance of the crown

1:	Symmetrical	Crown generally centered evenly above trunk
2:	Minor Asymmetrical	Crown located slightly to one side above the trunk
3:	Asymmetrical	Crown located unevenly to one side above the trunk
4:	Major Asymmetrical	Crown located significantly to one side above the trunk

ECOLOGICAL VALUE

These categories are based upon the criteria used in the Thyer Tree Valuation Method (1996) to evaluate a tree's ecological benefit.

0:	None	Weed species
1:	Low	Restricts desirable plants or of little benefit to fauna.
2:	Medium	Beneficial to flora & fauna, provides food source and/or shelter.
3:	High	Remnant species of native vegetation.
4:	Very High	Endogenous species being an integral part of a natural ecosystem.

HEALTH

This evaluates a tree's vitality; as indicated by its crown density, leaf size & colour and its ability to withstand pests and diseases.

Good	Tree is generally healthy and growing vigorously and is expected to continue to remain so provided conditions around the tree required for its survival do not change.
Average	Tree is typical of the species, considering its age, without noticeable decline.
Fair	Tree is generally vigorous but shows some indications of decline due to pests and diseases or changes to its growing environment
Poor	Tree exhibits symptoms of advanced and irreversible decline due to fungal decay major dieback of branch and crown canopy, predation of pests, storm or lightning damage, root damage or instability of the tree and alterations to its growing environment.

PROMINENCE

These categories are based upon the criteria used in the *Thyris Tree Valuation Method* (1996) to evaluate a tree's visibility in the local area.

0:	None	Seldom seen
1:	Low	Seen frequently by private owners or adjacent residents
2:	Medium	Seen by neighbourhood residents and passers by
3:	High	Known locally or seen by many passers by
4:	Very High	Of local historical importance, or known widely

STRUCTURAL CONDITION

This refers to the tree's form and growth habit modified by its environment, the state of the trunk and main structural branches. It includes the presence of defects as decay, weak branch junctions and other visible abnormalities. Although some trees without defects fail in major storms, the presence of any defect will increase the chances of failure.

Good;	Trees with a single dominant trunk along which evenly spaced branches are spread. Branches have properly formed collars which provide strong attachment to the trunk, and are about 25% of the trunk diameter. Minor structural defects may be present with low failure potentials.
Average;	Trees with structural defects with low failure potentials
Fair;	Trees with structural defects with medium failure potentials and require monitoring on an annual basis.
Poor;	Trees with defects which have failed, or have a high risk of failing soon, and corrective action must be taken as soon as possible.

SULE CATEGORIES (Safe useful life expectancy)

'TreeAZ' is a systematic method of assessing whether individual trees are important, and how much consideration should be given to them in management decisions. Each tree is considered against a standard list of tree removal tests. If a tree fails any of these tests, it is categorised as 'Z' and further analysis stops. If it passes all the tests, it is categorised as 'A'.

'Z' Trees are not suitable for retention for more than 10 years and not considered important or worthy of consideration in management decisions.

Exempt Species: Trees that could be removed under TPO policies

Z1 Exempt species (invasive or noxious species)

Small Trees: Plants that could realistically be easily replaced in the short term

Z2 Less than 5m tall

Z3 Formal hedges or trees regularly pruned to restrict size

High Risk: Trees that would be removed within 10 years because of declining health or poor structural damage

Z4 Dead, dying, diseased or declining

Z5 Severe damage or structural defects that cannot be properly addressed by remedial care including cavities, decay, weak junctions, wounds and excessively unbalanced

Z6 Present or future instability because of poor anchorage or increased exposure

Good Management: Trees that would be probably pruned or removed within 10 years through responsible management

Z7 Severe damage or structural defects that can be temporarily addressed by remedial care including cavities, decay, weak junctions, wounds and excessively unbalanced

Z8 Poor trees with no potential to improve

Z9 Adversely interfering with adjacent trees

Z10 Overgrown hedge or row of trees vulnerable to adverse weather events

Z11 Causing unreasonable inconvenience to existing properties (light, dominance, debris, interference, etc)

Z12 Causing or likely to cause damage to existing structures

Z13 Unacceptably expensive to retain

'A' Trees are suitable for retention for more than 10 years and considered important and worthy of consideration in management decisions.

A1 No significant defects and could be retained with minimal remedial care

A2 Minor defects that could be addressed by limited remedial care or work to adjacent trees

A3 Special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years

A4 Trees that may have legal protection for ecological reasons

TRUNK LEAN

1:	Slight lean	0 - 15° from vertical
2:	Moderate lean	15 - 30° from vertical
3:	Sever lean	30 - 45° from vertical
4:	Sever lean	> 45° from vertical

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9.0 APPENDICES

9.1 QUALIFICATIONS & EXPERIENCE OF AUTHOR

QUALIFICATIONS

- Graduate Certificate in Bushfire Design, University of Western Sydney (2012 – Completed)
- Diploma in Conservation & Land Management (AQF 5), Hortus Australia (2005)
- Advanced Diploma of Horticulture (Arboriculture – AQF 6), Hortus Australia (2002).
- Small Business Enterprise Certificate, Blue Mountains TAFE (1996).
- Certificate in Tree Care, Lynnfield West (1995).
- Tree Surgery Certificate, Ryde School of Horticulture (1990).
- Certificate in Horticulture, Wollongong TAFE (1987).

WORK HISTORY

- 1998 – Present *Self-employed as an Arboricultural Consultant.*
- 2000 – 2002. *Tree Management Officer, Blue Mountains City Council.*
- 1984 – 1998. *Self employed as a Practicing Arborist.*
- 1977 – 1978. *Tree pruning and removal, SEC Victoria.*
- 1975 – 1976. *Tree maintenance, Queensland Forestry Commission.*

FURTHER TRAINING

- Attendance of the following seminars or conferences:
 1. ISA Tree Risk Assessment Qualification (TRAQ) Melbourne (2013)
 2. EIANZ Environmental Expert Professional Development Course (Sydney 2013)
 3. HEDRA Workshop (Sydney 2012)
 4. ISA National Conference Newcastle (2009)
 5. Tree Roots in the Built Environment, J. Urban (2008)
 6. *Phytophthora cinnamomi* – Workshop (2008)
 7. Trees on Construction Sites Workshop by J. Barrell (2006)
 8. ISA National Conference, Parramatta (2004)
 9. 5 Day Scientific Workshop on Tree Pathology and Wood Decay by F. Schwarze (2004)
 10. Safe Trees Seminar by Ed Hayes (2002)
 11. ISA National Conference, Melbourne (2002)
 12. Advanced Lecture on Visual Tree Assessment by Dr Claus Mattheck (2001)
 13. Trees for Urban Landscapes (2000)
 14. Assessing Hazardous Trees & their Safe Useful Life Expectancy (1997)

PROFESSIONAL ASSOCIATIONS

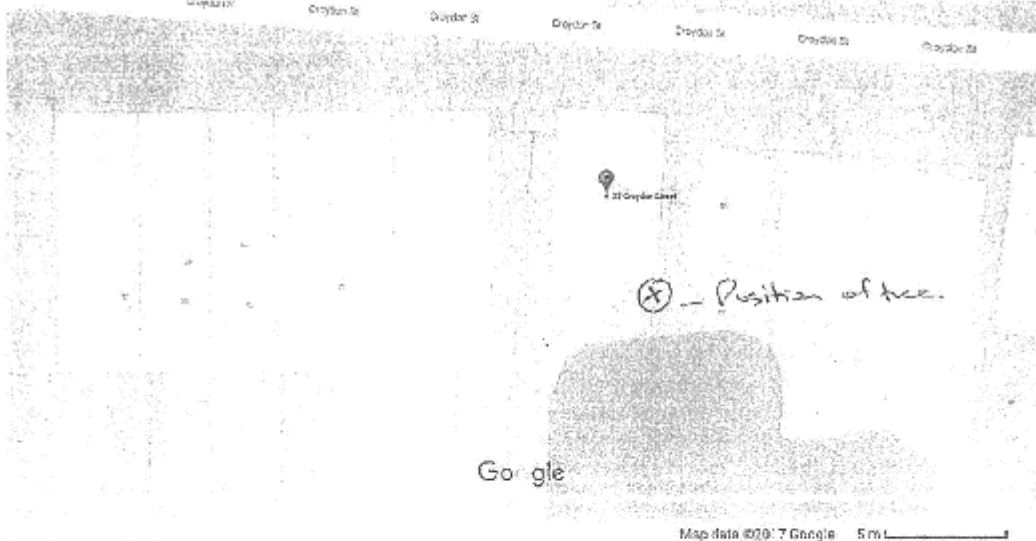
- International Society of Arboriculture (#152238)
- Fire Protection Association Australia (#26890)

10.0 TREE SURVEY

No.	Species Name	DBH (mm)	RCD (mm)	Height	Crown Spread		Age Class	Crown		
					4 x 4	5 x 5		Type	Form	Lean
1	<i>Leucophaea nobilis</i>	multi	1300	11	4 x 4		M	S	2	1
					5 x 5					
Health and Foliage density		Structural Condition		Amenity	Eco	Prem	SULE	TPZ	SRZ	
A		A		1	1	1	Z12			
Other Information										

No.	Species Name	DBH (mm)	RCD (mm)	Height	Crown Spread		Age Class	Crown		
					10 x 9	10 x 10		Type	Form	Lean
2	<i>Jacaranda mimosifolia</i>	750		21	10 x 9		M	D	1	1
					10 x 10					
Health and Foliage density		Structural Condition		Amenity	Eco	Prem	SULE	TPZ	SRZ	
A		A		3	1	2	A1			
Other Information										

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Petersham NSW 2049



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