

CITY OF BELMONT

Arboricultural Report

Internal report: private property TPO assessment

SITE ADDRESS: 78 Armadale Road, Rivervale 6104

Assessment Date: 11.7.19 & 10.9.19

Report Date: 25.10.19

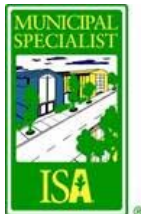
Prepared By: W. M. Bijl

Nat. Cert. Tree Surgery (Merristwood – UK)

Dip. Hort. (Arboriculture)

ISA Certified Arborist – Municipal Specialist (Cert. # AU-0013AM)

Quantified Tree Risk Assessment; advanced licensed user No. 794



Creating opportunities



BACKGROUND: Mr Daniel Bending, the property owner of 78 Armadale Road, Rivervale, contacted the City to request a Tree Protection Order for a mature *Jacaranda mimosifolia* located in the rear yard of his property, adjacent to 76 Armadale Road (photographs, p. 4).

The change in the land-use and built-form of the neighbouring properties in recent years has resulted in complaints about tree litter. These matters were the impetus behind Mr Bending lodging the request.

SUMMARY

The subject jacaranda expresses good vigour, displays an excellent branch framework and is overall structurally sound. It is an excellent example of the species that makes a substantial contribution to the amenity of the property — the estimated remaining life expectancy is at least 40 years.

While not uncommon in the recent past, current planning regulation that facilitates complete lot coverages renders trees, particularly of this quality, increasingly rare on private land.

Within that context, the subject tree is a worthy candidate for protection.

To maintain the structural integrity of the crown, minimise all pruning so to prevent an epicormic response.

With the tree protected, a future redevelopment of the site (including multi-dwelling) would use a tree-friendly, low-impact construction design juxtaposed appropriately.



78 Armadale Road, Rivervale – aerial April 2019

COMMENTS

At the nearest point, the colorbond dividing fence to **No. 76** is 1.9m from the base of the tree and the neighbouring house approximately 3.4m (figure 1a–b).

There is no evidence of instability associated with the construction of the adjacent house (in 2011) which stands just outside the structural root zone.

The space between the fence and the building is brick-paved. Routine maintenance may, therefore, involve the periodic cutting of surface rootlets that have uplifted a paver/s. Removal of these type of shallow rootlets does not affect the stability nor the health of the tree because they are within context (species' tolerance and size) proportionately not significant.

By the 'nuisance' principles of Common Law – and in the absence of a TPO – property owners are permitted to prune and remove branches and roots that encroach onto their property from the neighbouring property.

But the law also stipulates not to damage the neighbouring tree; e.g. by excessive root pruning or lopping.

Given the current landscaping, the time since construction and the constraints under Common Law, it would seem unlikely for the neighbour/s to excavate and sever all significant roots on their land.

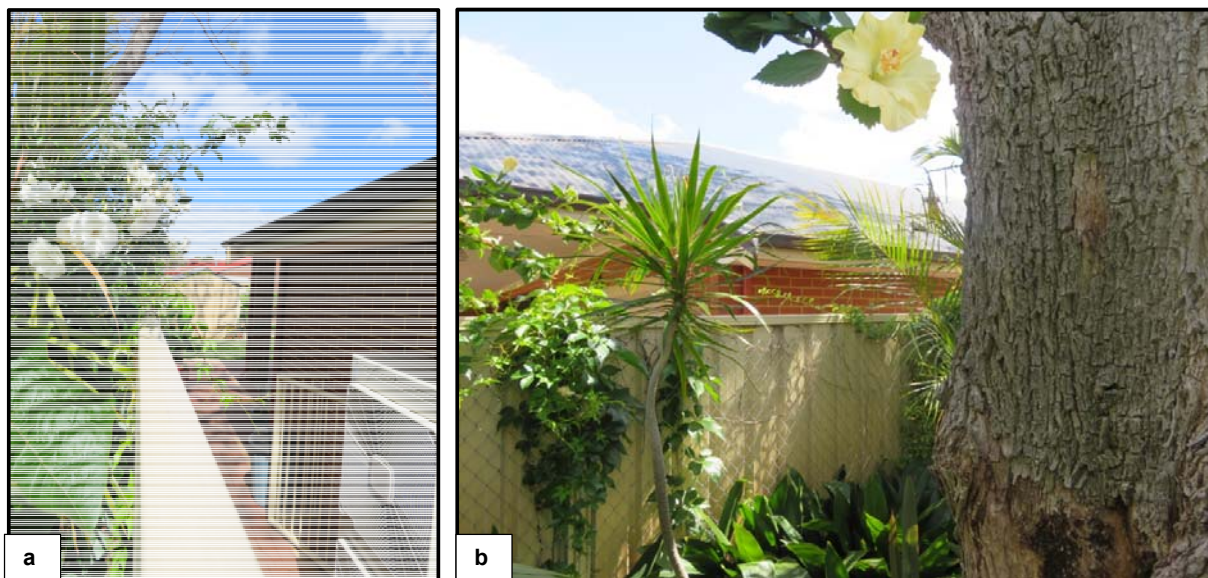


Figure 1a–b. Dividing fence to No. 76 Armadale Road with subject tree in foreground (b)

City of Belmont Arboricultural Report: 78 Armadale Rd, Rivervale – TPO assessment

SCHEDULE:

Reference	Species	Age	Height (m)	Dia (cm)	B/S (m) NS x EW	a) TPZ b) SRZ (m)	Vitality	Targets	Multiple Targets	Target Range	Size Range	PoF Range	Mass (%)	Risk of Harm	
HN 78	Jacaranda <i>Jacaranda mimosifolia</i>	M	c. 14	91 (at height 0.9m)	13 x 13	a) 10.92 b) 3.24	N	Vehicle							
									Human		2	4	6		Less than 1/1M
									Property		4	4	4		Less than 1/1M
									Risk assessment of: (a) non-specific branch failure onto the rear garden of HN78 (human) (b) non-specific epicormic branch failure onto the neighbouring roof of HN80 (property)						
Comments									Management – Recommendation						
<ul style="list-style-type: none">- Planted on Christmas day 1952 (based on owner's testimony) and irrigated during summer since- Expresses normal vigour and foliage-density for the species without symptoms of stress- Exhibits a slight lean (natural) ENE- Stem trifurcates at the height of 1.4m; unions are sound.- The crown comprises a well-distributed branch framework with no apparent history of significant branch failures- Minor epicormic growth upon the west side due to previous pruning of the part of the canopy that overhangs the neighbouring dwelling built in 2011- No evidence of instability associated with the construction of the adjacent house- At the nearest point, the colorbond dividing fence to HN76 is 1.9m from the base of the tree and the neighbouring house approx. 3.4m									<ul style="list-style-type: none">- Pruning is currently not necessary- At all times, nil to minimal pruning intervention to retain the structural integrity of the crown and prevent epicormic response						
Conclusion															
<ul style="list-style-type: none">- A healthy and structurally sound amenity tree. Becoming increasingly rare due to the loss of the backyard in modern land-use practices. For that reason, it merits retention and protection from future development.- The remaining life expectancy of the subject tree under ordinary care is an estimated 40+ years. The lifespan for the species is about 200 years.															

HEADINGS & ABBREVIATIONS

Reference:	Tree or group reference
Age range:	Y = young, SM = semi mature, EM = early mature, M = mature, PM = post mature
Height:	Measured or estimated height
B/S:	Approximate branch spread (canopy diameter) north-south and east-west
SRZ:	Structural Root Zone. The area required for tree stability
Dia:	Stem diameter or maximum diameter for the group- measured at a height of approximately 1.3 m
Vitality:	A measure of physiological condition. N = normal range for the species and age, R = reduced, P = poor, MD = moribund, D = dead
Target range:	QTRA range. Highest value target that the most significant part likely to fail could Strike. Ranges 1–6. 1 = high, 6 = low value/occupancy
Multiple target:	Where target has a value greater than constant occupation by one person, or a likely repair/replacement value greater than VOSL (\$3.9m)
Size range:	QTRA size range of the tree or branch that has been assessed
Pof range:	QTRA range of probability of failure within 12 months
Reduced mass %	Where the mass of a branch is reduced by degradation the risk of harm is multiplied by this %
Risk of harm:	The risk of harm for the coming year



PHOTOGRAPHS



Top left: north-eastern aspect with the subject tree at rear (street view)

Top right: rear setback with the tree in left of picture

Centre left: southern aspect, rear yard

Centre right: base of the subject tree

Left: lower branch framework

*******END OF REPORT*******