

Arborist Report

CLIENT

Department of Families and Communities

CLIENT'S COMMISSIONING CONSULTANT

Land Management Corporation

PROJECT

Strathmont Stage 2

PROJECT LOCATION

Grand Junction Road
Oakden

ISSUE

15 June 2011

PROJECT No.

tas-1339-11

tree
assessment
services



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1 BRIEF

The Land Management Corporation (LMC) seeks to release this Government owned property into public ownership.

The LMC seeks to have all known site elements and components identified and assessed to assist this process.

The subject 19.79 Ha portion forms the western side of the overall Strathmont site and is the focus of this audit. Previous arboricultural auditing addressed the eastern 15.7 Ha portion (*tas-1259-September 2010*).

The remaining operational portion of the Strathmont Centre comprises a residential campus of care and ancillary support facilities built in the early 1970's.

Changes to the delivery of care have progressively placed residents into the community, decreasing occupancy and relegating site usage.

Extensive infrastructure has been developed across the site including landscaping and tree planting.

This report examines the tree assets on site in order convey a preliminary opinion to prospective purchasers as to whether

- Which of the subject trees are subject to the Development Act
- What does the tree asset consist of and how long would it be viable
- Which trees offer important contributions to the property and to the local area
- Which trees would likely be required to be retained and which trees could be removed
- What constraint to development may be posed by retained trees

Additionally, with reference to the brief generated by the Land Management Corporation, analysis of tree grouping or isolation offers comparison of the relative amenic contributions made by a given tree with general site development (residential) scenarios.

Please be reminded that the City of Port Adelaide and Enfield as the local authority is the final arbitrator of tree significance and retention, possibly regardless of opinions about tree retention / removal presented by the author of this report.

Alan Cameron, principal consulting arborist of Tree Assessment Services inspected the site, trees and locality on three occasions in August and September.

His qualifications as an ISA Certified Arborist (Dip Arboriculture AQF Level 5 Hortico), Landscape Architect (B L Arch B App Sc Canberra) and Urban Planner (PG Dip Planning Uni SA) enables him to provide qualified and transparent arboricultural advice with regards trees, site development, visual and landscape amenity, landscape design, heritage and urban planning matters.



2 METHODOLOGY

Tasks of this report include the

- Identification of regulated trees from all trees on site and on nearby to site locations
- Identification of locations of trees regulated by the Development Act (in conjunction with Sawley Lock O'Callaghan licensed surveyors)
- Identification of trees on site by tagging, numbering, on spreadsheet, by aerial and other photographic means
- Appraisal of the relative health and structural integrity of the subject trees
- Determination of whether a given tree makes important amenic contributions in accordance with the City of Port Adelaide Enfield's Development Plan-Significant Trees
- Determination of Tree Protection Zones (TPZ) in accordance with AS 4970-09 *Protection of trees on development sites*

A database of located numbered tree logs all tree values into fields presented in spreadsheet format within the report.

Findings identify the relative qualities of all audited Regulated trees and provide guidance as to possible retention or removal outcomes.

1	High quality specimen offers long term amenity	RETENTION REQUIRED
2	Good quality asset offering medium long term amenity	RETENTION RECOMMENDED
3	Impaired asset offering short-medium term amenity	REMOVAL RECOMMENDED
4	Seriously impaired specimen offering short term amenity	REMOVAL REQUIRED

Nomination of root TPZ radii's in this report provides preliminary conceptual guidance as to likely setbacks for development from a given tree. Additional risks may be posed by large limb breakout from large trees which could alter this preliminary offset advice.

Detailed arboricultural consideration of all development impacts and risks posed by trees must be undertaken separately by Level 5 qualified arborist as per AS 4970 to enable safe siting of engineered structures and development.

Tree Assessment Services accepts no liability for risks posed by trees at the Strathmont site to current site users or future site uses.



3 SITE AND LOCALITY



aerial 1
Strathmont Stage 2- Grand Junction Rd Oakden

Base plan source Google Earth



4 AUDIT NOTES

Each tree was individually measured and assessed. Data logged on the spreadsheet is coded with field details to follow.

No.	Tree number sequence cross referenced to plan
Species	Refer to code list to follow
Circumference	Measurement of trunk circumference at 1.0 metre above ground level (agl).
Height	Approximate distance between ground level and top of canopy.
Age	Estimate of years of growth. Varies according to season quality, species suitability, localised moisture availability and in-situ soil factors. • Sapling • Semi-Mature • Early Mature • Mature • Over-Mature
Vigour	Overall appraisal of specimen health and condition nominated as • Excellent • Good • Fair • Poor • Dead values.
Canopy Cover	Identifies the evenness of foliation across the canopy: • A Extensive • B Minor uneven • C Uneven • D Dieback • E Extensive dieback
Foliage Density	Identifies the concentration of foliage growth • A Very dense • B Dense • C Sparse • D Very Sparse • E Non-existent
Structural condition	Appraises the presence (or absence) of physical defects that may affect the stability of portions or of the whole tree. Some defects may be pest related. • Excellent • Good • Fair • Poor
Canopy	Measurement of canopy dimensions to North, South, East, West in metres.
Remaining Lifespan	Estimate of likely remaining safe or tolerated life expectancy based on species behaviour and observations •Very-Short 0-2yrs •Short 2-5yrs •Short-Medium 5-15yrs •Medium Long 15-40yrs •Long 40+yrs
SRZ	The radial extent or Structural Root Zone as per guidance offered by AS 4970 <i>Protection of trees on development sites</i> based on trunk Ø @ 300mm AGL.
TPZ	The radial extent of secondary roots or the Tree Protection Zone prior to development as per guidance offered by AS 4970 <i>Protection of trees on development sites</i> based on trunk Ø @ 1400mm AGL.
RVR	The Retention Value Rating is a summary of species behaviour, age, health and structural condition findings as a guide to a given tree's suitability for retention or removal.

SPECIES CODE

Code	Common name	Botanic name
AF	Weeping Myrtle	<i>Agonis flexuosa</i>
AP	Aleppo Pine	<i>Pinus halepensis</i>
AV	Sheoak	<i>Allocasuarina verticillata</i>
BD	Lacebark	<i>Brachychiton discolor</i>
CC	Bottlebrush	<i>Callistemon citrinus</i>
DSG	Dwarf Sugar Gum	<i>Eucalyptus cladocalyx nana</i>
EB	Narrow leaved red ironbark	<i>Eucalyptus crebra</i>
EN	Willow Peppermint	<i>Eucalyptus nicholii</i>
ES	Swamp Mallet	<i>Eucalyptus spathulata</i>
ET	Coral Gum	<i>Eucalyptus torquata</i>
EV	Manna Gum	<i>Eucalyptus viminalis</i>
MS	Prickly Paperbark	<i>Melaleuca styphelioides</i>
NH	Norfolk Island Hibiscus	<i>Lagunaria patersonia</i>
QB	Queensland Box	<i>Lophostemon conferta</i>
SABG	South Australian Blue Gum	<i>Eucalyptus leucoxydon</i>
SG	Sugar Gum	<i>Eucalyptus cladocalyx</i>
SPG	Spotted Gum	<i>Corymbia maculata</i>
TA	Tamarix	<i>Tamarisk aphylla</i>
WM	Weeping Myall	<i>Acacia pendula</i>



Tree Audit-Strathmont- Western Portion

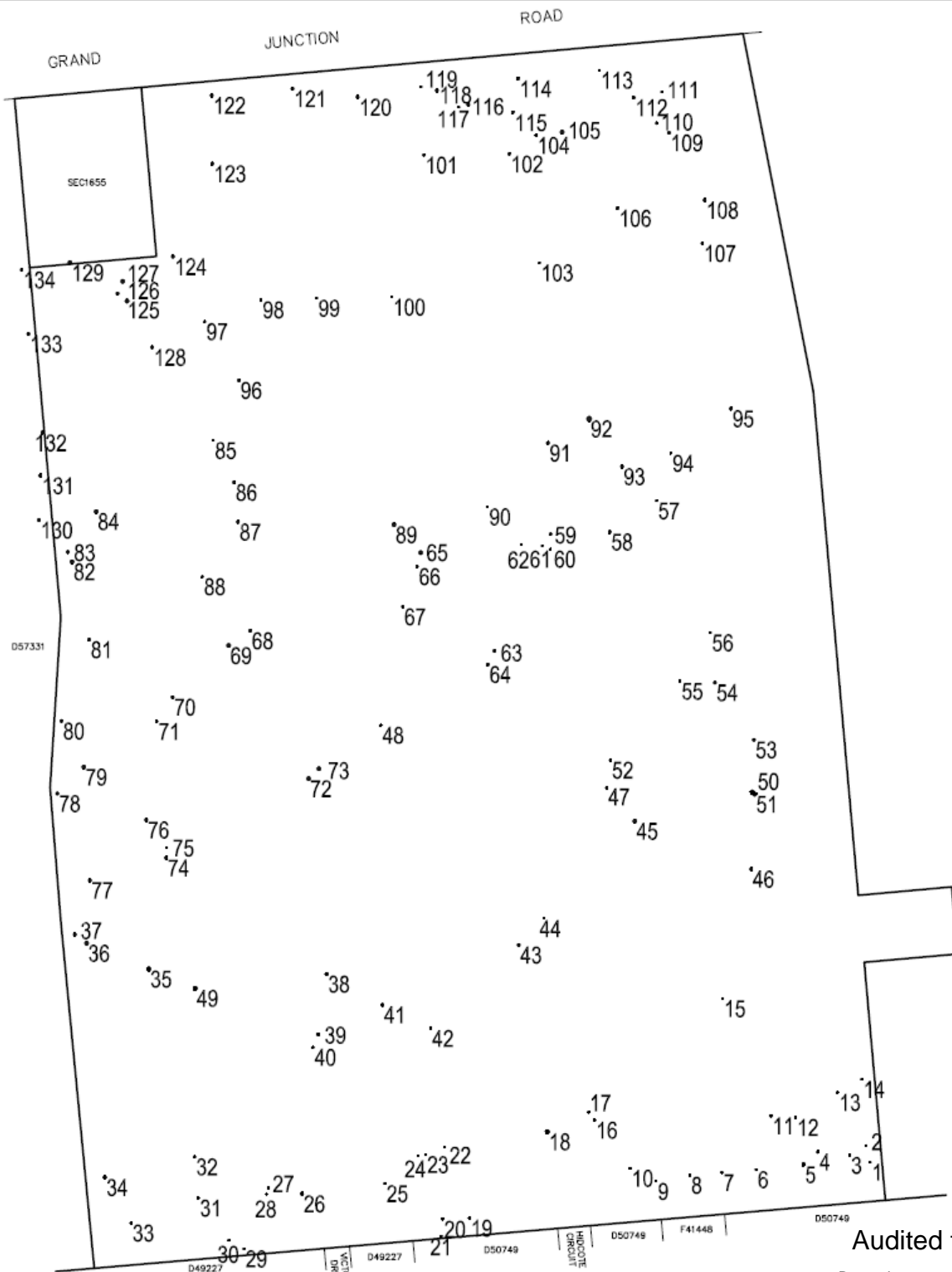
No.	Species Code	Circumference mm	Height mtrs	Age yrs	Vigour	Canopy cover	Foliage density	Struct cond	Canopy N S E W	Remain lifespan	SRZ mtrs	TPZ mtrs	RVR
1	EL	1160 970	10	50	P	D	D	P	4 8 8 6	VS	2.43	5.75	4
2	EL	1070 1260	10	50	D	-	-	P	8 8 8 8	VS	2.53	6.31	4
3	EL	630 1440 590 900	10	50	P	C	B	F	8 8 6 8	S	2.64	7.27	3
4	SG	2200	25	50	G-F	B	B	G-F	8 8 6 6	ML	2.85	8.40	2
5	SG	2270	25	50	G-F	B	B	G-F	8 8 4 8	ML	2.87	7.67	2
6	SG	2010	25	50	G	B	B	G	8 8 6 6	L	2.74	7.68	1
7	SG	2350	20	50	E	A	A	G	10 8 8 8	L	2.93	8.98	1
8	SG	2020	10	50	F	B-C	B	F-P	10 8 8 2	SM	2.75	7.71	3
9	SABG	850 1270	8	20	F	B	B	F-P	4 2 6 4	SM	2.44	5.83	3
10	SG	2050	20	40	G	B	A	G	4 6 4 6	ML	2.77	7.83	2
11	AV	1250 2360	12	40	F	B	C	F-P	6 4 6 6	SM	3.09	10.20	4
12	EB	2030	20	40	F	C	B	G	6 4 6 6	SM	2.76	7.75	3
13	AV	2190	20	50	E	A-B	A	G	4 6 4 4	L	2.84	8.36	1
14	AV	1280 2070	20	50	E	A-B	B	G	6 6 4 4	L	2.97	9.29	1
15	CC	680 770 500 640 580	5	40	G	B	A-B	F	4 2 4 4	SM	2.38	5.47	3
16	AV	1300 1320	12	40	G	B	B	G	2 6 6 6	ML	2.65	7.07	2
17	AV	1130 540	12	40	G	B	B	G	4 4 4 4	ML	2.25	4.78	2
18	ES	2390 2120	25	40	E	A	A	G	6 8 4 4	SM	3.33	12.12	3
19	SG	2020	20	40	G-F	B	B	G	8 8 8 8	ML	2.75	7.71	2
20	SG	2010	20	40	G-F	B	B	F	6 4 8 6	SM	2.74	7.68	2
21	SG	2020	20	40	G	A	A	G	4 4 6 6	L	2.75	7.71	1
22	CC	1320 470 660 580 730	8	40	F	C	B	F	2 3 2 4	SM	2.62	6.90	4
23	CC	880 800 530 670 720	8	40	G	B	B	F	4 2 2 4	SM	2.58	6.23	3
24	CC	1050 580 640 760 660	8	40	G	B	B	F	4 2 4 2	SM	2.55	6.46	3
25	QB	770 1680	10	40	E	A	B	G-F	4 6 4 6	ML	2.65	7.05	2
26	MS	680 880 1530	12	40	G	A	B	G	6 6 4 4	SM	2.44	7.22	3
27	MS	660 870 420 610 580	5	40	G	A	B	G	4 0 6 4	SM	2.38	5.50	3
28	MS	580 800 980 620	6	40	F	B	C	G-F	2 4 2 4	SM	2.44	5.81	3
29	SG	2050	12	40	E	A	A	G-F	4 2 8 6	ML	2.77	7.83	2
30	SG	1410 1470	6	40	E	B	A	F	6 6 6 6	ML	2.76	7.77	2
31	SG	2130	18	40	E	B	A	F	10 10 10 10	L	2.82	8.13	1
32	QB	1100 1120	15	40	G-F	B	B-C	F	4 4 4 4	SM	2.47	5.99	2
33	ES	1880 670	15	40	G	B	B-C	G	6 4 6 6	SM	2.73	7.62	3
34	SG	1220 1480	15	40	G	B	B-C	G-F	6 6 6 6	ML	2.69	7.32	2
35	SG	3730	25	70-80	G	B	B	G	8 10 6 6	L	3.56	14.25	1
36	ES	820 950 1210 700	12	40	G-F	B	C	F	4 6 6 6	SM	2.66	7.17	3
37	ES	760 680 1100 1150	12	40	F-P	C	D	F	6 4 2 4	S	2.67	7.21	4
38	EC	2870	25	60	F	C	C	F	8 4 6 8	SM	3.19	10.96	3
39	EC	3130	25	60	G-F	B-C	B	F	8 0 6 8	ML	3.30	11.95	2
40	EC	2000	20	40	G	A	A	G-F	6 8 6 6	L	2.74	7.64	1
41	AV	>2000	20	40	E	A	A	G	6 4 6 8	L	2.74	7.63	1
42	QB	2180	20	40	G	A	B-C	G-F	4 4 6 4	ML	2.84	8.32	2
43	EC	2990	30	60	F	B-C	B-C	G	10 10 10 12	L	3.24	11.41	1
44	EC	2530	25	60	G	A	B	G-F	10 10 6 6	L	3.10	9.66	1
45	ES	3260	25	40	G-F	B-C	A	F-P	10 8 8 8	SM	3.36	12.45	4
46	BD	1110 1470 1120	12	40	E	A	A	G-F	6 6 4 4	L	2.82	8.23	1
47	AV	1150 1270	10	40	G	B	B	G	6 6 6 8	ML	2.56	10.51	2
48	SABG	1160 1050	8	40	F	C	B	F	8 4 4 8	SM	2.47	5.97	3
49	MS	2510	12	40	G	A-B	A	F	4 4 4 6	SM	3.01	9.59	3
50	EN	>2000	20	40	F	C-D	B	F-P	6 8 2 8	S	2.74	7.63	4
51	EN	>2000	20	40	F	C-D	B	F-P	6 0 8 0	S	2.74	7.63	4
52	ES	1260 1310	18	40	G	B	A	P	8 6 6 8	S	2.63	6.94	3
53	AF	2220	5	40	F	B	B	F	6 2 6 4	S	2.85	8.47	3
54	AF	1950 650	5	40	F	B	B	F	6 4 2 6	S	2.77	7.85	3
55	AF	2010	5	40	F	B	B	F	4 4 4 2	S	2.74	7.56	3
56	AP	860 920	6	40	G	B	A	F-P	4 4 4 4	SM	2.25	4.80	3
57	ES	1060 1390	25	40	G-F	C	B	F	4 10 8 4	S	2.59	6.67	3
58	SPG	2160	30	60	E	A	B	G	10 10 8 8	L	2.82	8.24	1
59	AV	2050	25	40	G	B	B	F	4 2 4 2	ML	2.77	7.82	2
60	AV	2110	25	40	G	B	B	F-P	4 4 4 4	SM	2.80	8.05	3
61	SABG	1050 1150	15	40	G	A	B	G-F	6 4 4 6	L	2.46	5.94	2



No.	Species Code	Circumference mm	Height mtrs	Age yrs	Vigour	Canopy cover	Foliage density	Struct cond	Canopy N S E W	Remain lifespan	SRZ mtrs	TPZ mtrs	RVR
62	EB	2230	5	40	G	D	B	P	4 4 2 4	S	2.86	8.51	4
63	CC	1150 800 750 620 400	8	40	G	B	B	F	4 2 6 4	SM	2.59	6.69	3
64	CC	1140 870 890 820 440	8	40	G	B	B	F	2 4 4 2	SM	2.69	7.36	3
65	AV	1270 1160 1380 1250	25	40	G	A	C	F	6 6 6 4	ML	3.02	9.68	3
66	DSG	2040	15	40	G	C	B	F	4 8 8 8	ML	2.76	7.79	2
67	AF	1090 970	10	40	E	A	A-B	F	6 6 4 4	ML	2.40	5.57	2
68	ES	1550 1130 1130	25	40	F-P	B	C-D	F	10 10 6 4	S	2.86	8.50	4
69	ES	2430 1710	25	40	G-F	B-C	B-C	F	10 8 8 6	SM	3.23	11.34	3
70	QB	950 1780 1580	15	40	G	B	B	G	6 4 4 4	ML	3.04	9.78	2
71	QB	1080 1450	15	40	G	B	B	G	4 6 6 4	ML	2.62	6.90	2
72	ES	3210	10	40	G-F	B	B	F	6 6 2 2	SM	3.34	12.25	4
73	EC	3810	30	80	G	B	B-C	G	8 8 6 6	L	3.59	14.55	1
74	AF	2440	5	40	G-F	C	B	F-P	2 2 4 4	S	2.98	9.31	4
75	MS	1220 1280 1150	15	40	G-F	B	B	F	4 4 4 4	SM	2.80	8.05	3
76	NH	750 1180 640	10	40	E	A	A	G-F	4 4 4 4	ML	2.45	5.87	3
77	ES	1140 860 620 580 500	12	40	D	-	-	P	6 4 6 4	VS	2.58	6.62	4
78	SG	1550 1450	18	40	G-F	B-C	B-C	F-P	4 6 8 6	SM	2.81	8.10	4
79	ES	2710	18	40	G	B	B	F	6 6 6 6	SM	3.11	10.35	3
80	ES	2610	20	40	G	C-D	A	P	8 12 0 8	S	3.06	9.96	4
81	EB	1320 1280	15	40	F	B	C	G-F	10 6 6 6	SM	2.64	7.02	3
82	EC	1840 1780	20	40	G	B	B	G	2 6 6 6	L	3.04	9.77	1
83	EC	2000	20	40	G	B	B	G	4 4 8 6	L	2.74	7.33	1
84	EV	2820	25	60	G	B-C	B-C	G-F	6 4 8 8	ML	3.16	10.77	2
85	DSG	2000	20	40	G	C	A	G	4 10 2 4	ML	2.74	7.63	2
86	EB	3110	30	40	G	A	B	G	10 8 8 10	ML	3.29	11.87	1
87	EB	2520	30	40	G	A	B	G	8 8 6 6	ML	3.02	9.62	1
88	SABG	2290	20	40	F	B-C	B-C	G	8 6 6 4	ML	2.90	8.74	2
89	EB	4640	30	40	G	B	B-C	G-F	10 10 8 12	ML	3.90	17.72	1
90	AV	2050	6	40	F-P	D	C	P	6 4 0 0	VS	2.77	7.82	4
91	AV	2790	25	40	E	A	A	G-F	8 2 2 8	ML	3.15	10.65	2
92	EB	4300	30	40	G	B	A	G	12 12 12 14	ML	3.77	16.42	1
93	EB	2360	25	40	F	A	C	G	8 8 8 6	SM	2.93	9.01	3
94	AV	2050	20	40	F	B	B-C	G	6 4 6 4	ML	2.77	7.82	3
95	SG	3490	30	60	G	A	B	G	10 10 8 10	L	3.46	13.30	1
96	SG	2310	20	40	G	B	A	F	6 6 10 4	ML	2.91	8.82	1
97	EB	2350	20	40	F	C	C	F	8 8 8 10	SM	2.93	8.97	3
98	EB	2230	20	40	G	B	B	G	8 8 4 10	ML	2.90	8.51	1
99	EB	2170	25	40	G	A	B	G	10 8 4 10	ML	2.83	8.28	1
100	Esp	870 1180	6	40	F	B-C	C	F	4 10 0 8	SM	2.83	5.59	4
101	DSG	1150 1220	10	40	F-P	B	C	F	6 4 4 6	SM	2.54	5.88	3
102	DSG	1000 1050 830	10	40	F	B	C	G-F	4 6 4 8	ML	2.54	6.38	3
103	WM	1160 1580	15	40	F	C	B-C	P	8 6 4 4	VS	2.71	9.83	4
104	DSG	1160 880	12	40	G	B	B	G-F	8 4 8 8	ML	2.39	7.48	2
105	ES	1240 1570	8	40	G	C	A	P	2 8 12 6	SM	2.74	7.64	4
106	ES	1020 1120 950	15	40	G	B	B	F	8 10 6 8	SM	2.61	6.82	3
107	SG	2190	30	40	G	A	B	G	10 10 8 10	ML	2.84	8.36	1
108	Esp	2230	12	40	F	C	C	G	8 6 4 8	SM	2.86	8.51	3
109	ES	870 1500	20	40	F	C	C	P	8 4 2 6	S	2.58	6.62	4
110	ES	880 950 1140	20	40	G	C	B	F	4 6 6 4	SM	2.57	6.58	3
111	EC	2290	25	40	G-F	C	B-C	F	6 6 6 4	SM	2.90	8.74	2
112	ES	1150 1720	20	40	G	B	B	G-F	8 8 8 10	SM	2.78	7.90	3
113	ET	1090 1110	6	40	P	C	B	P	6 0 4 2	S	2.46	5.94	4
114	SABG	2050	10	40	G	A	B	G	10 8 6 6	L	2.74	7.82	1
115	TA	1170 1190	15	40	G	B	B	G	6 6 6 4	ML	2.54	6.37	3
116	ES	1270 1640	12	40	F	C	B	P	8 6 6 4	S	2.78	7.92	4
117	WM	970 1780	15	40	P	C	B-C	P	8 6 0 10	S	2.75	7.74	4
118	EB	1500 1150	15	40	F	B-C	B	F	8 10 8 4	SM	2.67	7.21	3
119	SABG	2050	25	40	G	B	C	F	10 6 6 8	L	2.74	7.82	2
120	ES	1000 2150	20	40	E	A	A	F	10 8 10 10	SM	3.23	9.05	3
121	DSG	1210 1320	18	40	G	B	A-B	F-P	8 8 10 6	ML	2.61	6.83	4
122	WM	2000	18	40	G	B-C	B	G-F	8 4 4 4	SM	2.74	7.63	3
123	ES	2780	20	40	F	C	B	G-F	8 6 10 10	SM	3.14	10.61	3



No.	Species Code	Circumference mm	Height mtrs	Age yrs	Vigour	Canopy cover	Foliage density	Struct cond	Canopy N S E W	Remain lifespan	SRZ mtrs	TPZ mtrs	RVR
124	EC	2060	12	40	G	B	B	G	4 6 4 12	L	2.78	7.86	1
125	ES	860 550 2230	18	40	F-P	B-C	C-D	F-P	12 10 8 14	S	2.95	9.36	4
126	ES	1290 1630	18	40	F-P	B-C	C-D	F-P	8 2 2 6	S	3.12	6.26	4
127	ES	2970	18	40	G	B	B-C	G-F	8 4 8 8	SM	3.23	11.34	3
128	EB	1170 1080 920 690 820	20	40	G	B	B	F	8 4 6 4	ML	2.61	6.82	3
129	AV	1880 1250 1180 960	25	40	G	A	B	G-F	2 4 4 4	ML	3.12	10.39	2
130	SG	2170	20	40	G	B	B	G-F	4 10 12 10	L	2.83	8.28	1
131	EC	1160 1500	12	40	G	A	B	G-F	6 6 4 8	L	2.68	7.24	1
132	ES	1410 1640	15	40	F	C	B	F-P	6 6 8 6	S	2.83	8.26	4
133	AP	2040 1610	20	40	G	B	B	G-F	8 6 8 6	ML	3.06	9.92	2
134	AP	2240	20	40	F	B	C	G	8 0 8 8	ML	2.87	8.55	2



plan 2

Audited tree locations

Base plan source: Sawley Lock surveys



aerial 3
Audited trees on aerial photo
Base plan source Google Earth
Overlay - Sawley Lock surveys



20 metre wide buffer.



aerial 4
Audited-Rated trees on aerial photo
Base plan source Google Earth
Overlay - Sawley Lock surveys



FINDINGS

The audit has identified 134 Regulated trees growing across the Strathmont (west) site which is estimated to contain an additional 370 unregulated, non-audited trees.

Given the site is likely intended for residential conversion, the findings of the audit indicate that many trees offer reasonable amenity and suitability for incorporation into a residentially redeveloped site.

As an asset, the condition of many species is linked to the experimental nature of their selection that occurred in the late 1960's when interest in native plants was high but limited information about growing performance and longevity was known.

Many poor quality specimens are also present, offering short or compromised amenity, not recommended for retention. Many were mass planted at a single time and have gradually either senesced due to intolerance of local conditions and been removed or are still gradually declining.

Of the 134 Regulated trees that have been audited:

- **27** trees are identified as not suitable for retention. **RED**
- **47** trees are identified as offering relatively short remaining lifespan or being structural impaired to which Council might agree with an application for their removal. **ORANGE**
- **31** trees are identified as in less than optimal condition offering useful amenity and longevity to which therefore retention should be considered as the most appropriate course of action. **BLUE**
- **29** high quality trees are identified as offering longevity without obvious structural defect to which retention should be considered likely required by Council. **GREEN**

Note that numbered trees audited in this report and listed on aerial photos and survey plans can be cross referenced on site by numbered tags.

In terms of distribution of trees across the overall site, there are minor patterns of planting arrangement which reflect and augment differing site functions. For instance, taller larger single trunked species are growing as feature elements in the main open spaces and medium sized smaller profile species are found in mixed arrangements along boundaries occupying broad spatial areas.

The northern portion parallel to Grand Junction Rd contains a few important trees and many poorly performing specimens. On a group basis, many trees could, regardless of the audit findings, could be retained in the 20 metre wide buffer proposed in Council's Development Plan. (*Comprehensive (Residential) Development Policy Area 44 Objectives 6 and 7*). The trees contribute to distinctive landscape character despite their often poor and unregulated condition (many trees not audited as they are not of regulated size).

A band of trees 70-95 roughly following the northern internal circulation road features the larger but rarely encountered Narrow leaved red ironbark *Eucalyptus crebra*, growing tall and well. The performance success of this species could be replicated across Adelaide.

The central open space area features a few significant Red Gums, worthy specimens for retention despite their often isolated location.

To the southern boundary area parallel with the internal road, rows of Sheoak and scattered Sugar Gums offer moderately useful amenity. However, the behavioral suitability of Sugar Gums in urban areas is characterised by their capacity to drop large limbs at height, making them difficult to safely manage, unless in open space away from intensive use areas.

Sheoak in rows offers moderate longevity but is prone to split apart after about 60 years or in about 20-25 years time.



LEGISLATIVE RECOMMENDATIONS

The Strathmont site is zoned within the Comprehensive (Residential) Development Policy Area 44 of the City of Port Adelaide and Enfield's Development Plan.

No specific reference is made of the Oakden site or in respect of amenic vegetation in the Desired Character Statement, however **Objective 6** refers to the open landscaped character of the southern side of Grand Junction Road between Fosters Rd and Northfield Fire Station.

Objective 7 requests preservation of this open landscape character by seeking the retention of existing vegetation within 20 metres of the Grand Junction Road frontage as a screen of future development.

Trees within this 20 metre buffer could therefore be regarded as offering amenic importance, regardless of size or regulated status to which Council may not permit removal.

Trees in RVR category 3 and 4 external to this area, would possibly be able to be removed subject to the Objectives and Principles of Development Control – Significant Trees as per the following:

Objective 123

the conservation of significant trees should occur in balance with achieving appropriate development.

As Zoning nominates Comprehensive Redevelopment or conversion of the previous land use, the conservation of RVR 3 and 4 rated significant trees beyond the a 20 metre landscape buffer from Grand Junction Road, should not be considered important to the attainment of the Zone's Objectives and their removal in accordance with the following PDC's should be permitted:

PDC 346

Where a significant tree:

(a) makes an important contribution to the character or amenity of the local area development should preserve these attributes.

As only the trees contained within a 20 metres of Grand Junction Roads reserves may be considered to offer amenic importance, trees internal to this area are therefore not considered to offer importance to which development should be required to preserve.

Applications to Port Adelaide and Enfield Council could be required for the removal of any Significant (Regulated Important) Tree in this zone.

All matters addressed in this report have been undertaken to the best of my ability.

Should any issues arise which require further consideration, I will be happy to assist.

Yours faithfully

Alan Cameron

Director

Tree Assessment Services

ISA Certified Arborist (Dip Arboriculture AQF Level 5 Hotico), Landscape Architect (B L Arch B App Sc Canberra) and Urban Planner (PG Dip Planning Uni SA)



STANDARD INSPECTION AND REPORTING METHODOLOGY

Above ground portions of the subject tree are initially inspected. Trunk circumference determines whether the minimum regulated size criteria or jurisdiction within the Development Act - Regulations 1993 is achieved.

The structural and canopy condition of each tree is inspected and assessed and obvious stress, disease or growth response is identified. The tree's is appraised of its overall condition, its age, likely behaviour and likely remaining amenic lifespan.

For Regulated trees with obvious physical and/or physiological defects offering limited remaining (and unsafe) life expectancy and amenity, not considered to offer attributes of importance, removal can be recommended. A photographic record of trunk measurement may be obtained as evidence for specimens within 100mm of the regulated size.

If the importance of the Regulated Tree is unclear or ambiguous, the visually observable extent or threshold of the tree and its contribution to local area amenity and character within surrounding local area and other places of public importance is to be identified to determine the relative prominence or importance of that amenic contribution or those attributes, to therefore assist preparation of expert opinion as to whether the tree should be regarded as Significant or not.

Threshold views of the tree and the percentage of tree visible from prominent locations within the local area can be mapped. The intensity and pattern of pedestrian and vehicle traffic movement within that threshold further assists the quantification of that amenic benefit to the surrounding community.

If management or pruning is required, reference to the relevant Council's policy for maintenance pruning (normally 10%) shall initially occur to compare the extent of work and its potential impacts to the specimen's structural form and their capacity for foliage loss and stress, to therefore determine whether formal application for the work to Council is required. All pruning is nominated with reference to AS 4373-2008 "*Pruning of Amenity Trees*".

Specification for pruning has been developed to numerically identify the ascending sequence of stem and limb portions in order to identify for specific limbs or portions of the tree identified for pruning/removal.

If the Regulated Tree is regarded as Significant and is nominated to be retained in proximity to new development, details of the footprint and envelope of any proposed built form development near the tree is compared to the extents of the tree's root and canopy based on detailed measurement of tree structure such as limb height angle and orientation, trunk measurement as per Australian Standard 4970-2009 "*Protection of trees on Development Sites*" to determine whether

- root loss exceeds the definition of minor encroachment
- root discovery is required
- builtform design requires relocation, footing modification or alteration of bench and finished levels
- the extent to which unacceptable risk may posed by the fall path of tree components exceeding 450mmØ that might impact with the proposed structure

Risk potential is determined using the Quantified Tree Risk Assessment methodology under license from QTRA –UK Pty Ltd.

The aim of the inspection and assessment and tree component identification is therefore to make recommendation of the tree's merits and compliance or otherwise of the proposed development with regards the applicable Objectives and Principles of Development Control for the relevant Council's Development Plan as per the Development Act 1993-Significant Trees, other parts of the Development Plan and possibly other legislation.

Tree Protection measures, tree pruning or tree removal and other works and opinion nominated in the course of the auditing and other consulting activities shall be specified for issue to the relevant Council and offered for tender to insured Arboricultural Contractors of the tree owner's / applicant's choice.

DISCLAIMER

Trees are organic self-optimising dynamic structures whose behaviour can not be fully predicted in all circumstances. Evidence gained from above ground visual inspections shall be applied with all care without prejudice to provide responsible tree management and development guidance.

Tree Assessment Services offers insured risk averse advice that specifically refers to information gained from above ground visual inspections unless otherwise specified, considered valid 1-2 seasons or years limited by additional unauthorised root or canopy removal, normal or median weather occurrences, the timing of proposed/approved/unauthorised development implementation before reinspection and review of a tree's condition, potential impacts of development, hazard and risk is required.

Tree Assessment Services is currently insured for \$5 million Professional Indemnity and \$10 million Public Liability.