

**TREE ASSESSMENT- ALLAWAH COURT**

Block 1, Section 52 of Braddon is the area of tree assessment and constitutes the 'Allawah Court' public housing complex which occupies the south western half of the block. The Currong Apartments occupies the balance and is reviewed in a separate report and assessment. The verge street tree plantings surrounding the perimeter of this site are found along Ainslie Avenue and the main route of Ballumbir Street which defines the CBD from the residential zones.

All trees have been individually assessed for the purpose of this report, though where species showed homogeneity of similar attributes in health and size with similar status and value they were grouped accordingly. This allowed for the improved clarity on plan of their value within the site setting and not simply as individuals.

The Allawah Court complex is similar in context to the Bega Flats in such it has numerous deciduous tree species within it being of good health and those that are both common and uncommon in the typical landscape use of Canberra. This lends itself to a unique and diverse green space for the residents within the housing complex offering shade in the summer, seasonal change and a place of respite from the nearby urban and increasingly busy district of Civic. A small number and variety of Crataegus, Olea, Quercus and Tilia species are interspersed with the more commonly seen and planted Ulmus, Liquidamber, Betula, Platanus and Fraxinus species.

Evergreen Eucalyptus mannifera are located within the verge of Ainslie Avenue and also amongst the mixed Platanus species along Ballumbir Street. While they appear in reasonable health at initial glances, on closer observation they reveal numerous and significant wounds and scars which may be detrimental to the overall structural stability and long term health of these trees.

Mixed Platanus species trees are the only deciduous plantings within the Ballumbir Street verge. Due to the heavy traffic nature of this road the trees generally suffer from various factors including scarring and limb damage / tear, drought and urban pollution. Most specimens are of a low value with mixed health and growth development at varying stages. Consideration should be given if future development as to best planting intent for this main Canberra street and whether these specimens are suitable.

It should be noted that plantings within the site that act as front of site plantings, similar to verge plantings are found along the length of the unnamed laneway that separates the Currong and Allawah complexes. These specimens generally consist of Fraxinus and crataegus species of low to medium value with poor form and declining or poor health.

Though many tree specimens within the site are of good health, select removal of poorer health & form individuals may be beneficial to those remaining by allowing greater open space, light, water and nutrients. Upgrades to pathways and facilities in recent past appear to have removed approx 10% of the trees within the site, primarily those found within 2-4m of buildings. Low value or poor health trees may be removed if suitable to allow for greater openness and clearances around buildings. This is particularly necessary if retention and retrofitting of buildings is intended for this complex.

The theme of large Quercus palustris found across the 'Bega Flats' site is replaced here with large and extremely broad spreading Ulmus americana and U. procera specimens. These visually impressive individual trees are generally found within the inner courtyards (with the exception of Tree No. 113) and add significant value to the landscape with their graceful habit of the arching branches and dappled light/shade provided by their layered canopy and foliage. Other trees of significance are;

- an excellent specimen of Quercus ilex (Tree No. 112); and
- possibly the largest specimen, in good health I have seen in Canberra of Populus canadensis (Tree No. 132).

These trees should be retained or integrated if possible into any proposed future development of Section 52. The retention of these mature trees lends a sense of historic value and maturity to the complex that will be advantageous to any future redevelopment character.

It would be preferable to ensure these impressive trees do not suffer the same neglect and subsequent deterioration as others throughout Canberra by applying preventative maintenance practices such as minor pruning of deadwood as necessary, health checks for fungal rot and watering or irrigation in periods of prolonged drought.

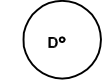
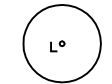
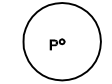
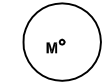
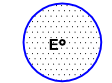
**LEGEND**

**TREE LOCATION NUMBER** - PLEASE NOTE TREES & THEIR NUMBERING WERE LOCATED ON PLANS BY REGISTERED SURVEYOR.

**VALUE RANKING : INDIVIDUAL TREES**

The delineation within the value classification is based on the definitions in the ACT Government Project Briefings.

E, H, M, P, D, L



**EXCEPTIONAL VALUE (PROTECTED TREE)** - trees that are outstanding examples of their species and have significant visual impact. They have most of the following: mature specimens with grand appearance and stature; may have unusual character; may be a rare species; well balanced. **Significant value within the landscape context of the site and should be preserved.**

**HIGH VALUE (PROTECTED TREE)** - trees that are excellent examples of their species and have significant visual impact. They have most of the following: high arboricultural value or potential; excellent form; healthy specimens with significant size and little or no epicormic shoots or other arboricultural problems. **Significant value within the landscape context of the site and should be preserved if at all possible.**

**MEDIUM VALUE (PROTECTED TREE)** - trees generally complying with most of the following: good form or reasonable current size with good health / growth potential; healthy specimen with significant growth (or with moderate tree surgery a large tree can be modified from fair to good health, ie can carry some deadwood); has value within the landscape context of the site. **Does not justify special attention of construction expenditure but justifies a minor design adjustment to save or could be removed if necessary. Retain if appropriate to land use and future management cost and risks.**

**POOR VALUE (PROTECTED TREE)** - trees generally complying with most of the following: specimen with low growth or poor form and possible health problems; high cost of management (ie removal of suckers or deadwood) extensive coverage across the ACT; trees of little value. **Expendable, remove if necessary - retain if appropriate to land use and future management costs and risks.**

**LOW VALUE (non Protected Tree)** Low value are non-significant tree under the 2005 Tree Protection Act. Trees therefore can range from well established quality trees to poor health small trees of no significance. Some possibly with important landscape impact (e.g. regeneration) with potential to contribute to the landscape in future years. **Expendable, remove if necessary - retain if appropriate to land use and future management costs and risks.**

**DEAD TREE**

**NOTES**

- SPECIES- IDENTIFIED SPECIES**
- HEIGHT- TREE HEIGHT IN METRES**
- TRUNK CIRCUMFERENCE - TREE CIRCUMFERENCE IN METRES**
- NUMBER OF TRUNKS- AS INDICATED**
- CROWN SPREAD- DIAMETER IN METRES**
- HEALTH- IN DESCENDING ORDER**
- GOOD
- FAIR
- POOR
- DEAD

**TREE 'REGULATED' STATUS BY VIRTUE OF SIZE**

UNDER THE TREE PROTECTION ACT 2005 A TREE IS TERMED A REGULATED TREE AND IS TO BE PROTECTED IF IT IS GROWING ON URBAN LEASED LAND AND HAS AT LEAST ONE OF:

- \* A HEIGHT OF 12M OR MORE; OR
- \* A TRUNK CIRCUMFERENCE OF 1.5M (APPROX 0.5M IN DIAMETER) OR MORE AT 1M ABOVE GROUND LEVEL; OR
- \* TWO OR MORE TRUNKS AND THE TOTAL CIRCUMFERENCE OF ALL THE TRUNKS, 1M ABOVE GROUND LEVEL, IS 1.5M OR MORE, OR
- \* A MINIMUM CROWN WIDTH OF 12M OR MORE, AND
- \* MUST BE ALIVE - ALL DEAD TREES HAVE BEEN RANKED AS NON PROTECTED TREE.
- \* IS NOT A WEED SPECIES UNDER THE PEST PLANT & ANIMALS DECLARATION 2005

**TREE PROTECTED STATUS**

**YES** - THE TREE HAS A DIMENSION THAT ANY ACTIVITY MUST BE ASSESSED UNDER THE TREE PROTECTION ACT.

**NO** - THE TREE IS SUFFICIENTLY SMALL OR DECLARED A WEED SPECIES THAT IT DOES NOT REQUIRE ASSESSMENT UNDER THE TREE PROTECTION ACT.

**NA** - NOT APPLICABLE AS OFF LEASE BUT OFTEN PROTECTED AS THESE TREES ARE GENERALLY ON GOVERNMENT (UNLEASED) LAND.

NOTE: IF A TREE HAS PROTECTED STATUS THEN APPROVAL MUST BE GAINED FROM ENVIRONMENT ACT PRIOR TO REMOVAL, LOPPING OR GROUND DAMAGING ACTIVITY. TREES LOCATED ON THE ROAD VERGES OR OTHER PUBLIC LAND CANNOT BE REMOVED UNTIL APPROVAL GAINED FROM PARKS, CONSERVATION AND LANDS (PCL) WITHIN TERRITORY AND MUNICIPAL SERVICES. (TaMs), CONTACTABLE ON 13 22 81.

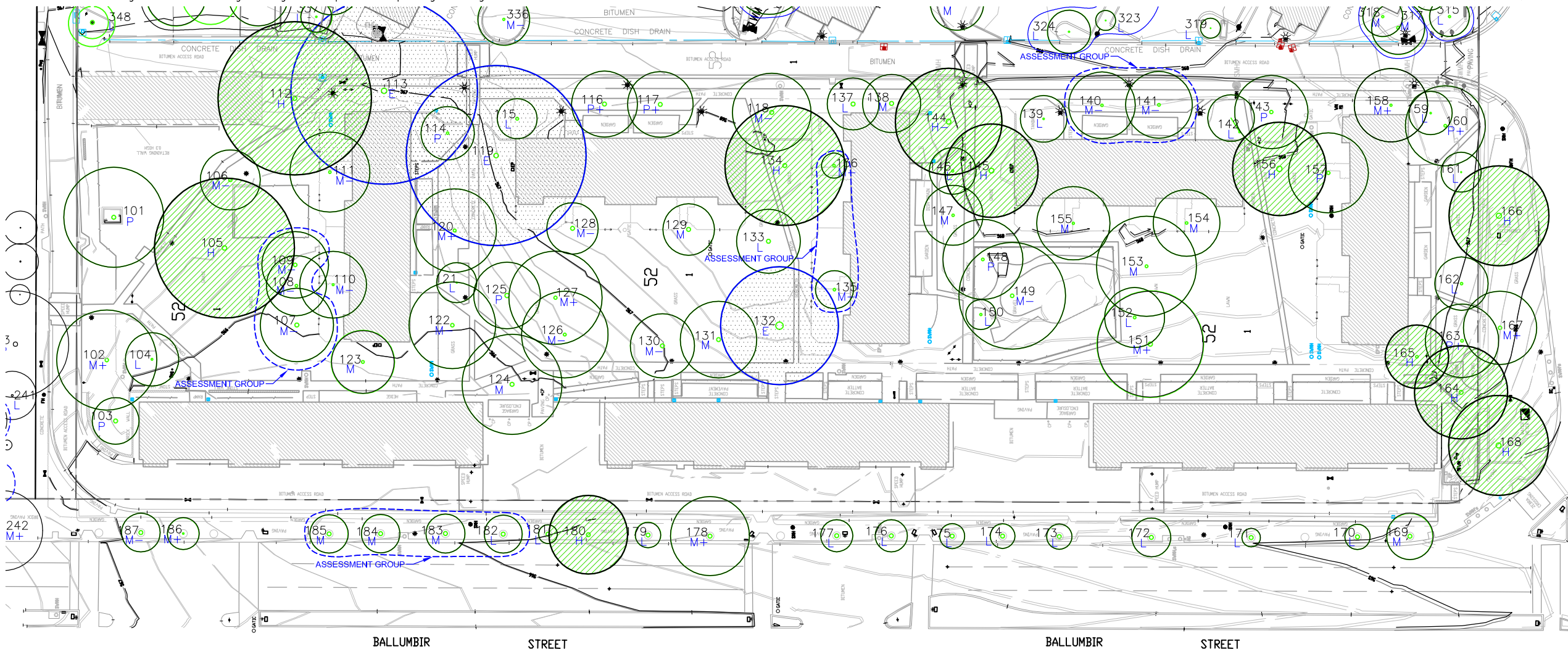
**NOTES:**

IN RELATION TO THE ATTACHED TREE ASSESSMENT REPORT-

**TREE PROTECTED STATUS:**  
PLEASE NOTE THAT A MINOR NUMBER OF TREES FOR THIS ASSESSMENT ARE LOCATED WITHIN THE VERGE (UNLEASED TERRITORY LAND) AND AS SUCH ARE NOT SUBJECT TO THE ASSESSMENT CRITERIA AS NOTED UNDER THE ACT TREE PROTECTION ACT. HOWEVER FOR THE PURPOSE OF PROVIDING AN ACCURATE ASSESSMENT ON WHICH TO ASCERTAIN THE VALUES OF ALL TREES THE TREE ACT CRITERIA HAS BEEN ADOPTED. FOR CONSISTENCY THIS ALLOWS COMPARATIVE ANALYSIS OF THE DATA PROVIDED ON EACH SPECIMEN AND ITS OVERALL VALUE WITHIN THE LANDSCAPE AT AN INDIVIDUAL AND AT A GROUP LEVEL.

THE TREES LOCATED ON THE VERGE OR OTHER PUBLIC LAND WILL NEED TAMS PRIOR APPROVAL FOR REMOVAL AND/OR TREE DAMAGING WORKS.

TREE ASSESSMENT UNDERTAKEN ON 7TH APRIL 2010



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COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. THIS PLAN MAY ONLY BE USED FOR THE SPECIFIC PROJECT AND TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE IS PROHIBITED.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CHECK DIMENSIONS ON SITE.

NO.	REVISION	DATE
A	FOR CLIENT REVIEW	19.4.10

**NOTES:**

1.) Please note the inspection was limited to visual review by a Landscape Architect without coring, probing, excavation, dissection and laboratory analysis. No qualified Arborist review was undertaken. There is no guarantee or warranty that problems or deficiencies in the assessed trees may not arise in the near future or once construction activities commence.

2.) It should be noted that trees are not geometric elements; their positions, shapes, sizes and heights as indicated by ELD are indicative only. Field checks are required on any tree or items or detail which are considered critical to the design.

3.) Due to the on-going assessment of the surrounding Blocks and Sections each Assessment Area has been assigned a century, eg. 0-100; 100-200 etc etc.

TREE NUMBERS UTILISED FOR THIS ASSESSMENT AREA ARE FOUND BETWEEN 100 AND 200 ONLY.

CLIENT  
**ACT HOUSING**

CONSULTANTS  
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North

SCALE 1:350 at A1 1:700at A3

PROJECT <b>SECTION 52 + 57 BRADDON &amp; SECTION 7 REID - TREE ASSESSMENT</b>	
DRAWING <b>ALLAWAH COURT TREE ASSESSMENT (BLOCK 1 SECTION 52, BRADDON)</b>	
JOB NO. 1006	DRAWING NO. TA-02
DRAWN ND/PM	DATE 19.4.10
SHEET NO. 2 of 4	REVISION A