



**TREE ASSESSMENT- SECTION 57, BLOCKS 1, 4 & 7**

Blocks 1, 4 and 7 consist of a Convent, Catholic Church administration buildings, Favier House and a church respectively. These mixed buildings represent the entirety of Section 57, Braddon and is the area of tree assessment. This Section is separated from Section 52 by a road reserve which also doubles as a SW easement.

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 verge street tree plantings surrounding the perimeter of this site predominantly consist of three species and are found along Currong Street (Cedrus atlantica), Donaldson Street (Celtis australis) and Ballumbir Street (Platanus acerifolia) - one for each street verge. While the Cedrus species are all of a High value the Celtis species are found to be greatly suffering and either are of Low or Poor value. The Platanus species are typically varied and further discussed below.

The mixed buildings located within each block of Section 57 have numerous deciduous and evergreen tree species being of reasonable health and include those that are found to be both common and uncommon in the typical landscape use of Canberra. The south eastern portion of the site, blocks 1 and 4, contains many diverse, mature and large specimens. Many of these are located within a few metres of the site boundary with the exception of Trees 205,206 and 207 which are of High value and centrally located over a Stormwater easement.

Plantings within Block 7 to the north western portion of this Section are also primarily found within a close distance from the site boundary, such as the grouping of Fraxinus sp. (trees 240) and Pistachio sp (trees 230). Both groups are attractive specimens which have attained Low value ratings individually, but within the context of a group, should be considered to be of a higher value. This generally peripheral planting set-out lends itself to a greater opportunity of the retention of the diverse species of trees should future development requirements allow or necessitate.

One evergreen tree, a mature Eucalyptus mannifera of a Medium to High value is located within the verge of Ballumbir Street. It has a significant scar at the trunk base and located extremely close to the roadside, making it susceptible to even further vehicular damage.

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. All specimens are of a Low or Medium value with mixed health and growth development at varying stages. Consideration should be given if future development of this Section as to best planting intent for this main Canberra street and whether these specimens are suitable.

It should be noted that many new plantings within the site are mostly found within car-park islands or closely situated to building surrounds. These specimens generally consist of Platanus and Pyrus species of low value, however many are of good health and form and may be suitable to future reuse as transplant specimens (to be undertaken within winter dormancy months).

Many tree specimens within the site are of good health however previous close proximity plantings is leading to detrimental growth habits and health of these copses. If retained, select removal of poorer health & form individuals may be beneficial to those remaining by allowing greater open space, light, water and nutrients. Other non-protected trees may be removed if suitable to allow for greater openness and clearances around buildings.

All visually impressive individual trees of High or Exceptional value are found within blocks 1 and 4 only, many of these are found within the verge of Currong Street. Those within the site boundary all add significant value to the landscape through their varying features of structural habit, canopy form and foliage. Some trees of particular significance are:

- Tree No. 202 - Populus balsamifera; a very large tree with an impressive trunk of 3.5m diameter, well maintained specimen by the owners with regular maintenance and care;
- Trees No. 205-207 (group of 3) - Fraxinus oxycarpa raywood; once again well maintained by the owners. Broad spreading canopies with long pendulous limbs. Consider as an Excellent value group.
- Tree No. 259 - Quercus bicolor (possible cross); a very large and imposing specimen rarely seen at this size and in reasonable health, with some select pruning may become Excellent Value tree in future.
- Tree No. 261 - Liquidamber styraciflua; Possibly tallest and healthiest specimen of this species I have reviewed in Canberra, with little to no detrimental features.

These trees should be retained or integrated if possible into any proposed future development of Section 57. The retention of these mature trees (not only those four commented on above) lends a sense of historic value and maturity to the site 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.
  - 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. (T&MS), 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.

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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:**  
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.) It should be noted that no recent and up to date survey data has been provided for this site. Any civil, structural and tree positions indicated on this plan by ELD are indicative only and based on a combination of aerial photographs, ACTMAPL, field notes and outdated survey plans.

Any trees within 3m of the boundary line facing Ballumbir Street should be re-evaluated after a full survey undertaken to ascertain whether within leased or non-leased land.

4.) 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 200 AND 300 ONLY.

CLIENT  
**ACT HOUSING**

CONSULTANTS  
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North

SCALE 1:350 at A1 1:700at A3

PROJECT  
**SECTION 52 + 57  
BRADDON & SECTION  
7 REID - TREE  
ASSESSMENT**

DRAWING  
**FAVIER HOUSE TREE  
ASSESSMENT  
(BLOCK 1,7 & 4 SECTION 57, BRADDON)**

JOB NO.	1006	DRAWING NO.	TA-04
DRAWN	ND/PM	DATE	19.4.10
SHEET NO.	4 of 4	REVISION	A

TREE ASSESSMENT UNDERTAKEN ON 12th APRIL 2010