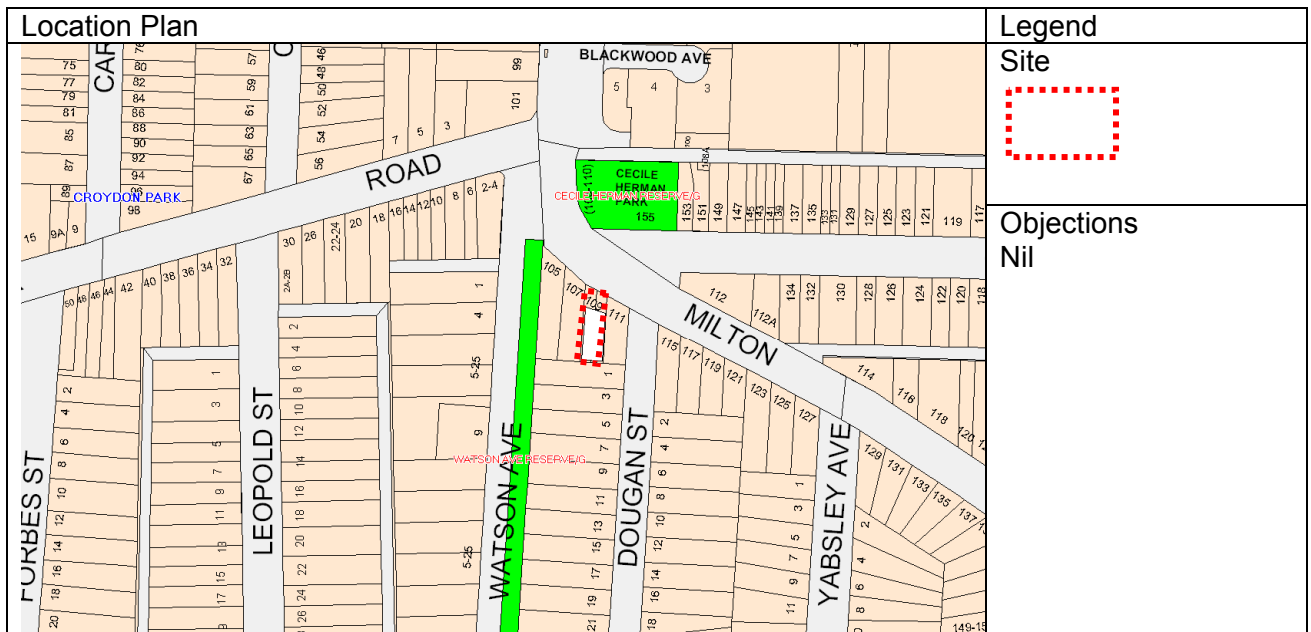


 <h1 style="margin: 0;">INNER WEST COUNCIL</h1>	
DEVELOPMENT ASSESSMENT REPORT	
Application No.	10.2018.221.1
Address	109 Milton Street Ashfield
Proposal	Remove a tree at the front of the dwelling house
Date of Lodgement	20 December 2018
Applicant	Xian Biao Zhang
Owner	Xian Biao Zhang
Number of Submissions	Nil
Value of works	\$ 4,000
Reason for determination at Planning Panel	Heritage Item
Main Issues	Impact on streetscape and damage to property
Recommendation	Approval
Attachment A	Recommended conditions of consent
Attachment B	Tree Management Officer's Report





Photograph of the Camphor Laurel tree at the front of the property showing damage to paving.

1. Executive Summary

This report is an assessment of the application submitted to Council for removal of a large (10m high) Camphor Laurel tree located in the front yard of a dwelling house at 109 Milton Street Ashfield which is a heritage Item. The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the application include:

- Impact on the streetscape
- Damage to property.

The removal of the subject tree is supported by Council's Tree Management Officer subject to conditions which have been included in the recommended conditions of development consent. The application is recommended for approval given that the tree is causing damage to the property.

2. Proposal

Removal of a 10 metre high Camphor Laurel tree at the front of the property.

3. Site Description

The subject site is located on the southern side of Milton Street between Watson Avenue to the west and Dougan Street to the east. The site is rectangular in shape with a frontage of 12.5m and an area of approximately 424.8 square metres. The property has a legal description as Lot: 2 DP: 909134.

An existing single storey dwelling house is located on the site.

Surrounding land uses are predominantly single dwelling house land uses.

The subject site is listed as a Heritage Item. The property is not located within a Heritage Conservation Area.

There are two other trees located in the front yard of the property to the east of the subject tree.

4. Background

4(a) Site history

There is no relevant site history.

Surrounding properties

No relevant applications.

4(b) Application history

Not applicable.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- State Environmental Planning Policy (State and Regional Development) 2011
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (this is the EPI that gives statutory weight to the TPO provisions of the DCP).

The following provides further discussion of the relevant issues:

5(a)(i) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

An assessment has been made of the matters set out in Clause 20 of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. It is considered that the carrying out of the proposed development is generally consistent with the objectives of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities given the nature of the work is removal of one of three trees at the front of the property.

5(a)(ii) Ashfield Local Environment Plan 2013 (ALEP 2013)

The application was assessed against the following relevant clauses of the Ashfield Local Environmental Plan 2011:

- Clause 2.3 – Land Use Table and Zone Objectives

The following table provides an assessment of the application against the development standards:

Standard	Proposal	% of non compliance	Compliances
Minimum subdivision lot size 500m2	424.8m2 existing	No subdivision proposed	N/A
The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to	The proposal is to remove one of three trees located in the front yard of the property	N/A	Tree removal supported by Council's Tree Management Officer subject to conditions.

which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.			
---	--	--	--

The following provides further discussion of the relevant issues:

5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of the Comprehensive Inner West Development Control Plan 2016.

DCP 2016 – Chapter F: Development Category Guidelines				
Control No.	Control	Standard	Proposed	Compliance
DS 11.1	Front gardens	Requires front garden to have an area and dimensions that provide sufficient soil area for ground cover, vegetation and trees.	No change to existing front garden except for the removal of the tree	N/A
DS 11.2	Front gardens	Requires hard paved areas to be minimised, and driveways have a maximum width of 3 metres	No change to existing front garden except for the removal of the tree	N/A
	Tree Preservation			
	Significant trees are retained			
DS15.1	Significant trees that make a contribution to the landscape character, amenity or environmental performance of the site are retained		One Camphor Laurel tree in the front yard is proposed to be removed. The tree is considered to be inappropriate in the location and is causing damage to the property	Removal is supported
DS15.2	Where retention of trees is impractical due to site constraints, tree removal or planting of new or replacement trees is to be consistent with the Tree Preservation Order within Part C4 – Tree Preservation and Management of this DCP		The proposed development does not involve any building work and retention of the tree is impractical due to site constraints	A condition is included for the planting of a replacement tree capable of reaching a mature height of 8 metres.

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(e) The suitability of the site for the development

The site is located within the R2 Low Density Residential. The proposal is defined as removal of a tree which is permissible with consent within the zone (under the SEPP).

There are two other trees in the front yard which will be retained as such it is considered that adequate landscaping will be maintained for the property which has a 12.5m frontage.

5(f) Any submissions

The application was notified in accordance with the Comprehensive Inner West DCP 2016 for a period of 14 days to surrounding properties. No submissions were received.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 6 below.

Internal Referrals		
Officer	Comments	Support
Tree Officer's Report	No objection to the removal of the tree subject to conditions including a condition to plant a replacement tree on the property. See Attachment A for conditions.	Yes

6(b) External

Nil.

7. Section 7.12 Contributions

Section 7.12 contributions are not applicable given the value of work is only \$4,000.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Ashfield Local Environmental Plan 2013 and the Comprehensive Inner West Development Control Plan 2016.

The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council, as the consent authority pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No.2018.221.1 for removal of a Camphor Laurel tree at the front of the property.

Attachment A – Recommended conditions of consent

CONDITIONS

DA 2018.221.1

109 Milton Street ASHFIELD 2131

Description of Work as it is to appear on the determination:

Removal of a Camphor Laurel Tree

A General Conditions

(1) Approval is given for the following works to be undertaken to trees on the site

Tree/location	Approved works	
Cinnamomum camphora (Camphor Laurel)	Remove tree	

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved.

B Design Changes

nil

C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate

nil

D Conditions that must be complied with before work commences

nil

E Conditions that must be complied with during construction or demolition

(1) Work hours

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work shall only be permitted during the following hours:

- a) 7:00 am to 6.00 pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b) 8:00 am to 1:00 pm on Saturdays with no demolition works occurring during this time; and
- c) at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving shall be limited to:

8:00 am to 12:00 pm, Monday to Saturday; and
2:00 pm to 5:00 pm Monday to Friday.

The Proponent shall not undertake such activities for more than three continuous hours and shall provide a minimum of one 2 hour respite period between any two periods of such works.

"Continuous" means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

(2) Road opening permit – Council controlled lands

A road opening permit shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Engineering Services for details.

This road opening permit covers the direct costs involved in the repair/replacement of works where the public or Council controlled lands are specifically damaged/saw cut etc for the construction of services, stormwater pipes, kerb works, bitumen works, footpath works etc. It is *separate* from a Damage Deposit as listed elsewhere in these Conditions of Consent.

(3) Building and waste materials and equipment - storage/placement on footpath/roadway Council approval

All building and waste materials and equipment shall be stored wholly within the property boundaries and shall not be placed on the footpath, grass verge or roadway without prior written approval of Council.

Bulk refuse bins shall not be placed on the grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's Customer Service Centre telephone 9392 5000.

(4) The following replacement tree must be planted

A minimum of 1 x 75 litre size tree, which will attain a minimum mature height of 8 metres, shall be planted in a suitable location within the property at a minimum of 1.5m from any boundary or structure. The tree is to conform to AS2303—Tree stock for landscape use.

Note: any replacement tree species must not be a palm tree species or tree species listed as an exempt species under Council's Tree Management Controls.

If the replacement tree is found to be faulty, damaged, dying or dead within twelve (12) months of planting it must be replaced with the same species. If the trees are found dead before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species.

(5) Tree Protection

No activities, storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Management Controls at any time.

(6) Tree Protection

No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

(7) Tree Protection

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

F Conditions that must be complied with prior to installation of services

nil

G Conditions that must be complied with before the building is occupied

nil

H Conditions that are ongoing requirements of development consents

(1) Tree Maintenance

The canopy replenishment tree required by this consent is to be maintained in a healthy and vigorous condition until it attains a height of 6 metres whereby they will be protected by Council's Tree Management Controls. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species within 2 months.

/ **Advisory Notes**

nil

Attachment B – Tree Management Officer’s Report

TREE INSPECTION REPORT.

On: Tree Specimens

Location: 109 Milton Street Ashfield
NSW 2131

TREEHAVEN ENVIRONSCAPES.
128 Showground Road Castle Hill. NSW 2154
smcl2666@bigpond.net.au

For Sam Zhang
On. 17/12/2018

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street
Ashfield NSW 2131. For Sam Zhang - Page 1 of 21

CONTENTS

1 Introduction.....Pg 3

2 Site Description.....Pg 3

3 Methodology.....Pg 5

4 Description of Trees.....Pg 6

5. Discussion.....Pg 6

6. Conclusions and Recommendations.....Pg 7

7. The Author’s Qualifications and Experience.....Pg 8

8 References.....Pg 9

Appendix 1A- Table of Trees on site.....Pg 10

Appendix 1B– 3.2a Criterion (A) Evolutional Significance.....Pg 10

Appendix Figures 2 to 14 photos of tree in the Schedule.....Pg 11

Appendix 3 SULE ratings schedule.....Pg 18

DISCLAIMER

All content in this report belongs to Treehaven Environmentscapes. It is subject to copyright and may not be reproduced in any form without express written consent of the author.

Whilst every attempt is made to be accurate and factual with regard to references used in this document no liability is assumed for the work done by others.

Please note that trees are living organisms which are subject to natural growth, change and also to ‘Acts of God’ such as storms and lightning strikes. This report contains empirical data gathered on the day for the purpose of tree assessment in terms of their health and long term viability. Given the transitory nature of living things such data only gives a ‘snapshot’ of the organism on the day and cannot be applied to future events, ‘Acts of God’, mechanical, pathogen attack or chemical damage to the organism after that time.

The information supplied herein is given in good faith and to the best available scientific and industry standards which apply to the Author’s level of education and experience.

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street
Ashfield NSW 2131. For Sam Zhang - Page 2 of 21

1 INTRODUCTION

- 1.1** The property at 109 Milton St. Ashfield, henceforth referred to as the Site, is owned by Mr. Sam Zhang who is concerned about the effect a large tree in the front of his property is having on his house and his neighbour's dwelling. The dwelling on the property has Local Heritage listing as Lot 2, DP 909134 item 424
- 1.2** The property is within the jurisdiction of Inner West Council, (IWC), which has in place Tree Preservation Order (TPO) which prohibit the pruning, removal, ringbarking, topping, lopping, injury or wilful destruction of trees over 5m without Council's written consent. For the removal or major pruning of trees covered by the TPO, IWC requires an arborist report whose purpose is to examine and appraise them. Consequently Mr. Zhang has engaged, Mr. Stephen McLoughlin of Treehaven Environscapes, to visit the site examine 1 specimen growing on the property and prepare this report.
- 1.3** This report details my site visit on 15/12/2018 where I examined 1 tree, a *Cinnamomum camphora* which has roots extending under Mr Zhang's driveway and dwelling and is causing local uplift to those structures.
- 1.4** This report contains empirical data collected regarding the tree specimens supported by digital photos, a Discussion regarding the relevance of the specimens and presents Conclusions and Recommendations as to the future treatment of the trees. Tables and plans relating to this report are included as Appendix 1 & 2 at the end of the document. This document pays heed to IWC's TPO and utilizes the Australian Standards 4790-2009 *Trees on development sites* and 4373-2007 *Pruning of Amenity Trees* as a set of guiding principles.

2. SITE DESCRIPTION

- 2.1** The land on which the tree is sited is on a narrow rectangular shaped block on a South Westerly facing slope with a medium gradient and is within the Cook's River Catchment.
- 2.2** A single storey dwelling is on the Site at present with an extension to the rear, or South of the dwelling (see Fig 1). The dwelling on the Site is a Locally Heritage listed item
- 2.3** Tree specimen designated T1 is growing on the property to the North West of the existing dwelling.

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street
Ashfield NSW 2131. For Sam Zhang - Page 3 of 21



Fig1. Aerial photo of the site from Six Viewer. Trees T1 in red circle.

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street
Ashfield NSW 2131. For Sam Zhang - Page 4 of 21

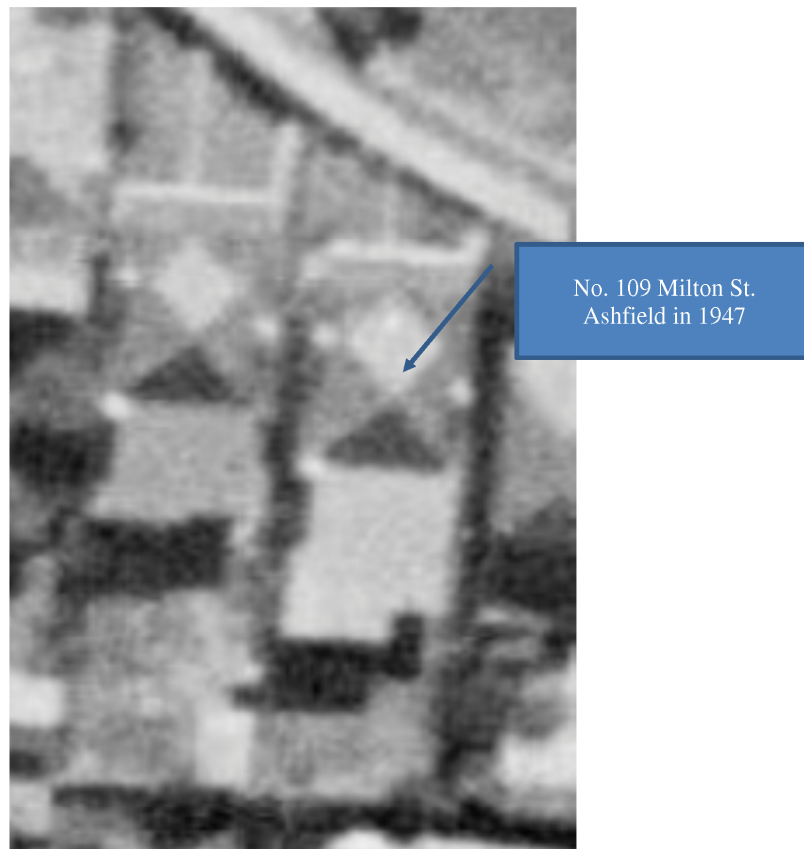


Fig 2. 1947 aerial footage of the Site showing no large tree planting within the building curtilage.

3. METHODOLOGY.

3.1 The tree specimens were visually assessed using non-destructive means by employing the Visual Tree Assessment (VTA) as developed by Matteck and Broeler (2006).

3.2 No invasive procedures, such as coring or drilling, were used in the examination of the specimen.

3.3 Photos of the tree were taken using the phone application on a Samsung Galaxy 8 smartphone.

3.4 The position of the tree has been determined by aerial photo as provided by Six Maps

3.5 A small trench less than 1m long and approx. 400mm in depth was excavated adjacent to the front verandah of the dwelling and a 100mm diameter tree root was exposed (see figs. 5 & 6).

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 5 of 21

4. DESCRIPTION OF THE TREE (See Appendix 1).

4.1 T1 is a *Cinnamomum camphora* or 'Camphor Laurel' which was in reasonable health and vigour at the time of my inspection. The tree is growing in the front yard of the property and is adjacent to the North West border (See Figs. 3, 8 & 9).

The specimen was in good health and condition at the time of my inspection and is assumed to be self set due to its position in the landscape hard up against the border fence.

The tree has co dominant stems adjoining in a 'Saddle' shaped stem junction at approx. 4m from the ground. Branches from the specimen are in contact with the roof of the dwelling and overhang the neighbour's roof.

The tree is noted to be 3.5m from Mr. Zhang's dwelling and 2.7m from his neighbour's house to the West of the Site. No investigation was conducted on Mr. Zhang's neighbour's property.

The species is regarded as highly invasive and spreading and setting seed in the front garden of the property (See Figs. 11 & 12).

5. DISCUSSION

5.1 The property is of local heritage listing having been built circa 1920 however the tree is not contemporaneous with that time as noted on the aerial photos provided in figures 1 & 2. The specimen therefore has "incidental or unsubstantiated connections with historically important activities or processes"¹ Therefore the heritage significant of the Site does not apply to this tree. The owner is concerned that his dwelling is being affected by tree roots entering the substrate beneath the structure causing local uplift to pavers and tiles. Also branches are in contact with his roof which can also cause damage.

5.2 Concern is also raised in relation to the potential damage to neighbouring buildings and services from the subject tree due to its proximity of 2.7m to the neighbouring dwelling at 107 Milton St. which is also of Local Heritage listing.

5.3 *Cinnamomum camphora* is a species that seed prolifically and distribute new seedlings to the detriment of surrounding homes and gardens (See Fig. 10). It is noted that IWC allows for the removal of *C. camphora* if it is within 3m of an existing dwelling. While Mr. Zhang's dwelling is 3.5m from the tree's main stem his neighbour's house is 2.7m from the tree. It is demonstrated that roots from the tree are entering the substrate below his house and have a high potential to be causing similar damage to his neighbour's dwelling.

¹ NSW Heritage Act 1977 Section 3.2a Criterion (A) Evolutional Significance Guidelines for exclusion (See Appendix 1A)

6. CONCLUSIONS & RECOMENDATIONS

- 6.1. "Camphor laurel is a highly invasive evergreen tree that has a tendency to form single species communities and exclude most other desirable native vegetation"². It is established that roots from this tree are extending under Mr. Zhang's dwelling and causing uplift by displacing the substrate, noted to be road base and un reinforced concrete slabs, beneath his driveway pavement.
- 6.2 It is concluded that the tree does not share the heritage significance provided for the property and it is recommended that the specimen be removed before it causes additional damage to Mr. Zhang's dwelling and potential damage to his neighbour's property.
- 6.3 Suggested replacement species include *Hymenosporum flavum* (Native frangipani), *Tristainiopsus laurina* (Water gum) and *Bachousia myrtifolia* (Grey Myrtle)
- 6.4 Removal of trees constitutes a loss of amenity for the area and it is considered that compensatory planting will need to be considered in appropriate space on the Site.

² NSW Department of Primary Industries Weed Wise
TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street
Ashfield NSW 2131. For Sam Zhang - Page 7 of 21

7. THE AUTHOR'S QUALIFICATIONS AND EXPERIENCE.

Stephen McLoughlin obtained a Horticultural Certificate (1982) with Arboriculture as the third year elective whilst an employee of 10 years service with Baulkham Hills Shire Council (BHSC) now The Hills Council. Most of this time employed in the Council's Parks and Gardens and street tree plantings and, later, managing the Council's Nursery. This was augmented with a Bush Regeneration Certificate (1987) where he studied native plant communities, the means necessary to protect and restore them and the identification and eradication of weed species. Additional to this he obtained a Bachelor of Environmental Science Degree (1997) involving the study of natural environments, Ecology, data collection, analysis and documentation, report writing as well studies in relevant Common Law, current Environmental and Heritage Legislation. Since obtaining his degree Stephen writes reports on a regular basis covering Environmental, Heritage and Horticultural / Arboricultural subjects.

Further to this he upgraded his qualifications to that of Arborist Qualification 5 (AQF5) having completed the Associate Diploma of Horticulture / Arboriculture, a standard of qualification which is currently expected by many Local Government and statutory bodies.

Stephen also has a current NSW Structural Landscaper's Licence and has been involved in regular landscape construction works as both Principle and Sub Contractor on many Public, Private and Commercial ventures since commencing his contracting business in 1989. He has many garden and estate maintenance contracts, and Bush Regeneration projects involving large scale properties with many trees under his care, including the providing of advice and practical solutions to the issues of Bush Fire Asset Protection Zones.

Consequently Stephen has well grounded experience in both Public and Private tree plantings, the care and maintenance of them as well as hands on experience of what occurs on construction sites and the results of mechanical disturbance to trees on such sites.

The Author is also an accredited Root Barrier Australia ® installer and has been involved with many excavations involving tree roots.

In 2014 Stephen completed his Diploma of Environmental Management at the Ryde campus of North Sydney TAFE involving studies with regard to Bushfire Management, Global Information Systems (GIS), Mapping, Managing Native Fauna (for which he obtained a distinction) and River Restorations.

Also he has recently completed the Quantified Tree Risk Assessment Course (QTRA)

Yours sincerely

S. McLOUGHLIN BSc.(Environ), Dip. Hort / Arb AQF5, Hort. Cert,
Dip. Environmental Systems Management
Conservation & Land Management.Cert.III
Australian Arborist Member # 2158
Australian Association of Bush Regenerators Member
QTRA assessor

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street
Ashfield NSW 2131. For Sam Zhang - Page 8 of 21

REFERENCES

Australian Standard 4373 1996 *Pruning of amenity trees.*

Australian Standard 4790 2009 *Trees on development sites.*

Barrell, J. 1996. '*Predevelopment tree assessment*'

Matteck C and Breloer H. 2006 'The Body Language of Trees'

NSW Heritage Act 1977 Section 3.2a

Inner West Council 2013 Local Environment Plan Schedule 5.

Six Maps. Aerial view of site (fig 1).

Web Sites visited.

NSW Weed Wise Department of Primary Industries
<https://weeds.dpi.nsw.gov.au/Weeds/CamphorLaurel>

Heritage Council of NSW
<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/tagcracking.pdf>

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street
Ashfield NSW 2131. For Sam Zhang - Page 9 of 21

APPENDIX 1A. Schedule of trees identified on the site listing condition and physical dimensions of trees on the site.

Specimen name	Est. Height	Diameter DBH* DGH**	Crown	Comments	SULE ***	TPZ	SRZ
T1 <i>Cinnamomum camphora</i> Common name 'Camphor laurel' Age class. 40 years See Figs. 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12.	18m	52cm 58cm at the base	N 6m E 3m S 2m W 3m	An exotic tree common to China. The tree is growing in the front of the property to the North of the existing dwelling. At the time of inspection the specimen was in good condition. There were no significant pathogens nor signs of mechanical damage. The tree has a	B2	6.24m	2.63m

Table describing trees growing on the development site. Tree numbers correspond with numbers on site plan appendix. 2.
*DBH Diameter at Breast Height. **DGH Diameter at Ground Height. ***SULE ratings are included as Appendix 3 of this report.

APPENDIX 1B

3.2a Criterion (A) Evolutional Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area) **Guidelines for Inclusion**

Shows evidence of a significant human activity

Is associated with a significant activity or historical phase.

Maintains or shows the continuity of a historical process or activity

Guidelines for Exclusion

Has incidental or unsubstantiated connections with historically important activities or processes

Provides evidence of activities or processes that are of dubious historical importance

Has been so altered that it can no longer provide evidence of a particular association

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 10 of 21

APPENDIX 2. Figures 3 to 12. Photos of Tree as described in Appendix 1 A.



Fig 3. T1 a *Cinnamomum camphora* in North West of the property.

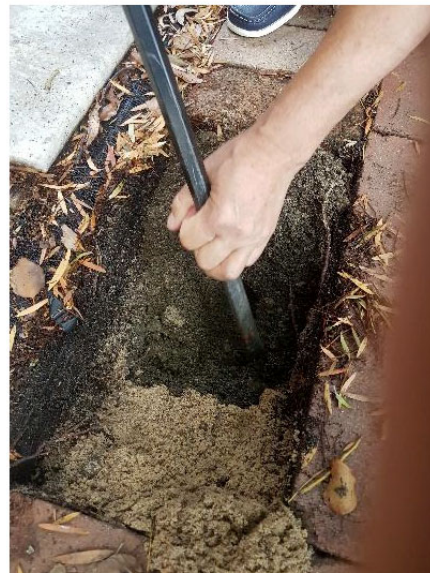


Fig 4. A small excavation was conducted adjoined to the verandah

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 11 of 21



Fig 5. Photo of 100mm Ø tree root and root matrix in excavation .



Fig 6. Excavation and tree root beside Mr. Zhang's verandah.

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 12 of 21



Fig 7. Cracking and uplift to tiles on Mr. Zhang's verandah

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 13 of 21



Fig 8. Up lift and displacement of Mr. Zhang's driveway pavement.

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 14 of 21



Fig 9. Photo of subject tree showing proximity to neighbour's dwelling and power lines

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 15 of 21



Fig 10 Photo of limbs in contact with Mr. Zhang's roof.

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 16 of 21

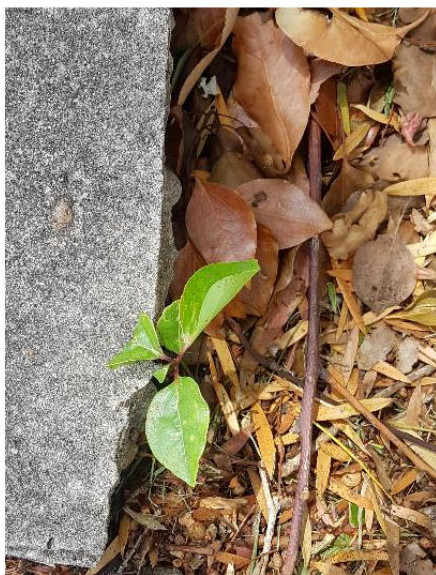


Fig 11. Photo of *Cinnamomum* seedling in front garden of the property.



Fig 12. *Cinnamomum* seedlings in Mr. Zhang's garden.

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 17 of 21

APPENDIX 3. TABLE 2. SULE CATAGORIES AND SUB-CATEGORIES.

	1	2	3	4	5
	Long SULE: Appeared to be retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance.	Medium SULE: Appeared to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk assuming reasonable maintenance.	Short SULE: Appeared to be retainable at the time of assessment for 5 to 15 years with an acceptable degree of risk assuming reasonable maintenance.	Remove: Trees which should be removed within the next 5 years.	Small young or regularly clipped: Trees that can be reliably transplanted or replaced.
A	Structurally sound trees located in positions that can accommodate future growth	Trees that may only live for 15 and 40 more years.	Trees that may only live for between 5 and 15 more years	Dead, Dying suppressed or declining trees through disease or inhospitable conditions.	Small trees less than 5 m in height.
B	Trees that could be made suitable for retention in the long term by remedial care.	Trees that may live for more than 40 years, but would need to be removed for safety or nuisance reasons	Trees that may live for more than 15 years, but would need to be removed for safety or nuisance reasons	Dangerous trees through instability or recent loss of adjacent trees.	Young trees less than 15 years old but over 5m in height.
C	Trees of special significance for historical, commemorative or rarity reasons that would warrant	Trees that may live for more than 40 years but should be removed to prevent interference with more suitable	Trees that may live for more than 15years but should be removed to prevent interference with more suitable	Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.	Trees that have been regularly pruned to artificially control their growth

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 18 of 21

	extraordinary efforts to secure their long term retention.	individuals or to provide space for new plantings	individuals or to provide space for new plantings		
D		Trees that could be made suitable for retention in the medium term by remedial care	Trees that require substantial remedial care and are only suitable for retention in the short term.	Damaged trees that are clearly not safe to retain.	
E				Trees that may live for more than 5 years but should be removed to prevent interference with more suitable individuals or to provide space for new plantings.	
F				Trees that may cause damage to existing structures within 5 years.	
G				Trees that will become dangerous after removal of other surrounding trees	

Table 2 Ref Barrell, Jeremy (1996). Predevelopment tree assessment. Proceedings of the International Conference on Trees and Building Sites (Chicago)

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 19 of 21

APPENDIX 4 Excerpt from Penrith Council's preferred tree replacement list.

TREES Botanical Name	Common Name
<i>Acacia decurrens</i>	Green Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia falcata</i>	Sickle Wattle
<i>Acacia floribunda</i>	White Sally
<i>Acacia implexa</i>	Hickory Wattle
<i>Acacia longifolia</i>	
<i>Acacia parramattensis</i>	Parramatta Wattle
<i>Acmena smithii</i>	Lilly Pilly
<i>Allocasuarina littoralis</i>	-
<i>Alphitonia excelsa</i>	Red Ash
<i>Angophora bakeri</i>	Narrow Leaved Apple
<i>Angophora floribunda</i>	Rough Barked Apple
<i>Angophora subvelutina</i>	Broad Leaved Apple
<i>Backhousia myrtifolia</i>	Grey Myrtle
<i>Brachychiton populneus</i>	-
<i>Callicoma serratifolia</i>	Black Wattle
<i>Casuarina cunninghamiana</i>	River She Oak
<i>Casuarina glauca</i>	Swamp Oak
<i>Commersonia fraseri</i>	Brush Kurrajong
<i>Corymbia eximia</i>	Yellow Bloodwood
<i>Eucalyptus agglomerata</i>	Blue-leaved Stringybark
<i>Eucalyptus amplifolia</i>	Cabbage Gum
<i>Eucalyptus benthami</i>	Camden White Gum
<i>Eucalyptus crebra</i>	Narrow Leaved Ironbark
<i>Eucalyptus deanei</i>	Mountain Blue Gum
<i>Eucalyptus elata</i>	River Peppermint
<i>Eucalyptus eugenioides</i>	Thin Leaved Stringbark
<i>Eucalyptus fibrosa</i>	Broad Leaved Ironbark
<i>Eucalyptus longifolia</i>	Woollybutt
<i>Eucalyptus moluccana</i>	Grey Box
<i>Eucalyptus parramattensis</i>	Parramatta Red Gum
<i>Eucalyptus punctata</i>	Grey Gum
<i>Eucalyptus saligna</i>	Sydney Blue Gum
<i>Eucalyptus sclerophylla</i>	Scribbly Gum
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Exocarpus cupressiformis</i>	Cherry Ballart
<i>Ficus coronata</i>	Creek Sandpaper Fig
<i>Glochidion ferdinandi</i>	Cheese Tree
<i>Leptospermum polygalifolium</i>	Yellow Tea-tree

TREEHAVEN ENVIRONSCAPES – Tree inspection at 109 Milton Street
Ashfield NSW 2131. For Sam Zhang - Page 20 of 21

TREEHAVEN ENVIRONSCAPES -. Tree inspection at 109 Milton Street Ashfield NSW 2131. For Sam Zhang - Page 21 of 21