



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2018/398
Address	27 Waterview Street, BALMAIN NSW 2041
Proposal	Pruning of Liquidambar tree at rear of site.
Date of Lodgement	1 August 2018
Applicant	Mrs M Andrea
Owner	Mr J M Andrea and Mrs M J Andrea
Number of Submissions	Nil
Value of works	\$2,000
Reason for determination at Planning Panel	Heritage item
Main Issues	Extent of pruning
Recommendation	Approval
Attachment A	Recommended conditions of consent
Attachment B	Statement of Environmental Effects
Attachment C	Arborist Report



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for pruning of Liquidambar tree at rear of site at 27 Waterview Street, Balmain. The application was notified to surrounding properties and no submissions were received.

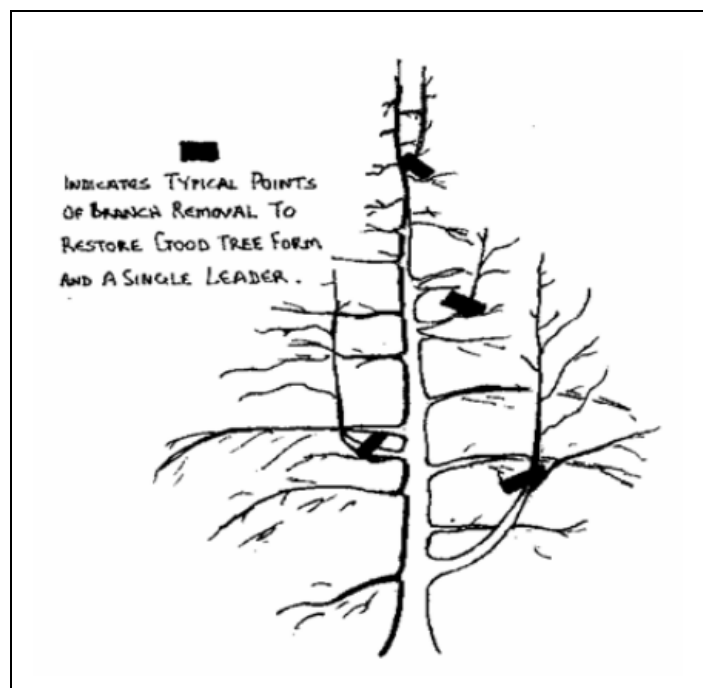
The main issue that has arisen from the application include:

- The extent of pruning that is acceptable.

The extent of pruning proposed is not acceptable as it will not achieve the applicants' aim of eliminating lead and conker fall in the back yard of the property and will adversely impact upon the long term health of the tree. The recommendation therefore limits pruning to deadwood >30mm in diameter as well as (3x) three previously stubbed branches over the roof line of the dwelling. The application is recommended for approval subject to conditions limiting the extent of pruning.

2. Proposal

Consent is sought to prune between 10-15% of the canopy of the Liquidambar tree located in the rear yard of a heritage item. The pruning sought is "formative pruning" to modify the form of the tree in the hope of reducing future potential for branch failure. See diagram below for details:



The tree in question as viewed from the public domain is depicted in the following site photographs:



Subject site as viewed from Waterview Street (tree in background)

Subject site and tree as viewed from Duncan Street (side street)

3. Site Description

The subject site is located on the south-western corner of Waterview Street and Duncan Street, Balmain. The site consists of one allotment and is generally rectangular shaped with a total area of approximately 400 sqm and is legally described as Lot 67, DP 60094.

The site has a frontage to Waterview Street of approximately 10.6 metres and a secondary frontage of approximate 37.9 to Duncan Street.

The site supports a Victorian Georgian stone dwelling constructed in c. 1845 which presents as single storey to Waterview Street, and two storey to Duncan Street. A two storey structure is located at the rear of the site comprising a garage with studio above.

The subject site is listed as a heritage item and the property is located within a conservation area. One *Liquidambar styraciflua* (Liquidambar) is located in the rear yard of subject site, adjacent to Duncan Street.

4. Background

4(a) Site history

The following section outlines the relevant development history of the subject site.

Subject Site

Application	Proposal	Decision & Date
T/2007/310	Prune 10 – 25% of the overall live canopy of the tree, branches not exceeding 100mm	Approved 11 October 2007
T/2011/348	Removal of liquidamber.	Removal refused 16/12/2011 Inspection of this tree at the time revealed that it was exhibiting overall good health

		<p>and vigour and given its location, was providing amenity to the street. Some minor damage to pipes and a timber fence was noted however these can be repaired and resolved without the need to remove the tree.</p> <p>Consent was granted to prune between 10-25% of the canopy.</p>
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4(b) Application history

N/A.

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 (Vegetation in Non-Rural Areas) 2017
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Leichhardt Local Environmental Plan 2013

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The application seeks consent for pruning between 10-15% of the canopy of a tree located within the site of a heritage item. The extent of pruning proposed is not consistent with the aims of this policy as it would adversely impact on the long term health of the tree. A condition of consent is proposed to reduce the extent of pruning to the removal of dead wood >30mm in diameter in addition to the three previously stubbed branches over the roof line of the dwelling. Subject to this condition, the proposal meets the aims of this policy.

The issue of tree management is discussed in further detail later in this report under the heading for the relevant provisions of the DCP.

5(a)(ii) 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 environment, the natural environment, and open space and recreation facilities subject to conditions to limit pruning.

5(a)(iii) Leichhardt Local Environment Plan 2013 (LLEP 2013)

The application was assessed against the following relevant clauses of the Leichhardt Local Environmental Plan 2013:

- Clause 1.2 – Aims of the Plan
- Clause 2.3 – Zone objectives and Land Use Table
- Clause 5.10 – Heritage Conservation

The following provides further discussion of the relevant issues:

Clause 5.10 – Heritage Conservation

The Statement of Environmental Effects notes that the Liquid Amber tree is around 20 years old. The Arborists report does not indicate an age. The rear yard is shown devoid of any vegetation in the 1943 aerial photograph and no large plantings can be seen in the 1965 aerial.

The house itself dates from the 1840s. No significant landscaping features have been identified and the open character of the rear yard has been altered by the rear additions undertaken in the 1990s.

As confirmed by Council's Heritage Advisor, the application to prune the Liquid Amber does not have any heritage implications.

5(b) Draft Environmental Planning Instruments

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

- Draft State Environmental Planning Policy (Environment) 2018

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of our natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until 31 January 2018. The EIE outlines changes to occur, implementation details, and the intended outcome. It considers the existing SEPPs proposed to be repealed and explains why certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system.

This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. Changes proposed include consolidating seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development would be consistent with the intended requirements within the Draft Environment SEPP.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Leichhardt Development Control Plan 2013.

Part	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes

Part B: Connections	
B1.1 Connections – Objectives	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes
C1.12 Landscaping	Yes
C1.14 Tree Management	Yes
Part C: Place – Section 2 Urban Character	
Suburb Profile	
C2.2.2.6 Birchgrove Distinctive Neighbourhood, Birchgrove	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes

The following provides discussion of the relevant issues:

C1.12 – Landscaping / C1.14 – Tree Management

The controls in Part C1.12 – Landscaping aim to retain trees that contribute to the character and quality of the area, particularly canopy trees. C7 states *existing trees on the site... are protected from... substantial canopy pruning*. While the objectives in Part C1.14 – Tree Management include:

- O1 To protect trees and their contribution to the visual, social, cultural and environmental amenity of the Leichhardt LGA.
- O2 To facilitate a healthy tree canopy across the Leichhardt LGA.
- O3 To outline Council's provisions regarding the management, removal and replacement of trees in the Leichhardt LGA including pruning works, arborist reports and conditions of consent.

A site inspection was undertaken on the 6 September 2018. The following observations were recorded and arboricultural advice provided below.

- The estimated canopy height and spread of *Liquidambar styraciflua* (Liquidambar) located in the rear of the site was 20m x 20m with an estimated trunk diameter of 600mm estimated at breast height.
- The specimen was noted to be coming into leaf with heavy leaf budding observed (deciduous species). In the absence of leaves, the extension growth and amount of budding activity on external branches indicate that the tree is vigorous and healthy.
- No significant structural faults were noted within the main scaffold branches or extending canopy.
- Several past pruning events could be seen from branches over the roof line at the rear of the site as well as from over electrical utility lines.
- Multiple stubbed branches could be seen throughout the upper canopy. Previous pruning was noted to not be in accordance with (AS) 4373-pruning of amenity trees.
- The canopy was considered to be generally well balanced displaying relatively good form and structure.
- The specimen was noted to be in an enclosed wooden raised garden bed. The surrounding area beneath the tree consisted of tiled area and synthetic turf.

The submitted pruning advice prepared by Scott Gatenby from *Apex Tree and Garden Experts* is considered to be unwarranted in this instance as impacts on the long term health of the specimen outweigh any possible benefits provided from the nominated target pruning at reducing fruit and leaf drop in the rear yard of the site. It is considered that the recommended pruning will not stop debris falling from elsewhere in the canopy which currently extends largely over the rear of the site and will increase the likelihood of decay establishing in the canopy as a result of further wounding the tree.

In addition to the above, the target pruning of upright branches within the canopy recommended by the author may disrupt the hormone balances required for apical and lateral growth within the tree as well as inhibit the collective dampening effect that a tree's canopy provides during wind events.

Given the above, it is recommended that pruning is restricted to the removal of dead wood >30mm in diameter as well as (3x) three previously stubbed branches over the roof line of the dwelling.

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 zoned R1 General Residential. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with Council's Policy 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 5 above.

- Heritage Officer
- Landscape

6(b) External

The Development Application was not required to be referred to any external body for comment.

7. Section 7.11 Contributions

Section 7.11 contributions are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan 2013 and Leichhardt Development Control Plan 2013. 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

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No: D/2018/398 for pruning of Liquidamber tree at rear of site at 27 Waterview Street, Balmain subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

1. The trees identified below are to be retained:

Tree/location
<i>Liquidambar styraciflua</i> (Liquidambar) located in the rear of the site

Details of the trees to be retained must be included on the Construction Certificate plans

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

2. The following trees can be pruned:

Schedule		
Tree/species	Quantity	Location
<i>Liquidambar styraciflua</i> (Liquidambar)	Removal of dead wood >30mm in diameter as well as (3x) three previously stubbed branches over the roof line of the dwelling.	located in the rear of the site.

No climbing spikes/spurs are to be worn.

Details must be provided prior to the issue of the Construction Certificate.

Consent for removal shall lapse if the work has not been completed within 12 months of the date of issue of the permit.

All tree work shall be undertaken by an experienced Arborist with a minimum qualification of Level 3 under the Australian Qualification Framework (AQF). The work shall be undertaken in accordance with AS4373 – 2007 'Pruning of amenity trees' and in compliance with the Safe Work Australia Code of Practice 'Guide to Managing Risks of Tree Trimming and Removal Work'.

Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) shall be undertaken by an approved Ausgrid contractor for the management of vegetation conflicting with such services. Please contact Ausgrid for further advice in this regard.

DURING WORKS

3. 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.
4. 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.

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.

PRESCRIBED CONDITIONS**A. BASIX Commitments**

Under clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

In this condition:

- a) Relevant BASIX Certificate means:
 - i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 4.55 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - ii) if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.

B. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

C. Home Building Act

- 1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act 1989) must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given Leichhardt Council written notice of the following:
 - a) in the case of work for which a principal contractor is required to be appointed:
 - i) the name and licence number of the principal contractor, and
 - ii) the name of the insurer by which the work is insured under Part 6 of that Act,
or
 - b) in the case of work to be done by an owner-builder:
 - i) the name of the owner-builder, and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 2) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

D. Site Sign

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- 1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - a) stating that unauthorised entry to the work site is prohibited;
 - b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- 2) Any such sign must be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

E. Condition relating to shoring and adequacy of adjoining property

- 1) For the purposes of section 4.17(11) of [the Act](#), it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.
- 2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

NOTES

1. This Determination Notice operates or becomes effective from the endorsed date of consent.
2. Section 8.2 of the *Environmental Planning and Assessment Act 1979* provides for an applicant to request Council to review its determination. This does not apply to applications made on behalf of the Crown, designated development or a complying development certificate. The request for review must be made within six (6) months of the date of determination or prior to an appeal being heard by the Land and Environment Court. Furthermore, Council has no power to determine a review after the expiration of these periods. A decision on a review may not be further reviewed under Section 8.2.
3. If you are unsatisfied with this determination, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right of appeal to the Land and Environment Court within six (6) months of the determination date.
4. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.
5. Works or activities other than those approved by this Development Consent will require the submission of a new development application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.
6. This decision does not ensure compliance with the *Disability Discrimination Act 1992*. Applicants should investigate their potential for liability under that Act.

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7. This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):
 - a) Application for any activity under that Act, including any erection of a hoarding.
 - b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.
 - c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
 - d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
 - e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.
 - f) Development Application for demolition if demolition is not approved by this consent.
 - g) Development Application for subdivision if consent for subdivision is not granted by this consent.
 - h) An application under the Roads Act 1993 for any footpath / public road occupation. A lease fee is payable for all occupations.
8. Prior to the issue of the Construction Certificate, the applicant must make contact with all relevant utility providers (such as Sydney Water, Energy Australia etc.) whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained.

Have you made a political donation?

If you (or an associate) have made a political donation or given a gift to a Councillor, political party or candidate at the local government elections during the last two (2) years you may need to include with your application a full disclosure of this matter. For information go to Council's website at www.leichhardt.nsw.gov.au/Political-Donations.html. If you have made a reportable donation, failure to provide a completed declaration with your application is an offence under the Environmental Planning and Assessment Act, 1979 for which you may be prosecuted.



Iain Betts
Team Leader Development Assessment

Attachment B – Statement of Environmental Effects



**Statement of Environmental Effects –
Removal of Tree/s from Heritage Items or Heritage Conservation
Areas**

About this form:	This form is provided to assist applicants in the preparation of Development Application to remove one or more trees from heritage listed properties or properties located within a Heritage Conservation Area.
How to complete:	<ol style="list-style-type: none"> 1. Ensure that all fields have been filled out correctly. 2. Please print clearly. 3. Once completed, please refer to the lodgement details section for further information.

Development Application Details:	
Address:	27 WATERVIEW STREET BALMAIN 2041
Proposed Development:	PRUNING
Prepared By:	MARGOT AND JAMES ANDREA

What is the Heritage Status of the Subject Site:
<input type="checkbox"/> Heritage Item <input type="checkbox"/> Heritage Conservation Area

Tree Characteristics:	
Species	LIQUIDAMBAR STYRACIFLUA
Approximate Height and Spread:	25 METRES, CANOPY SPREAD 23 METRES - DIAMETER 700MM
Approximate Age:	20YRS



**Statement of Environmental Effects –
Removal of Tree/s from Heritage Items or Heritage Conservation
Areas**

Is the Tree a Prescribed Tree:

- Yes
 No

Approval for removal is sought as:

- The tree is located where the prevailing environmental conditions are unsuitable;
- The tree is in a state of irreversible decline or is dead;
- The tree poses a threat to human life or property;
- The tree is causing significant damage to public infrastructure which cannot be remediated by any other reasonable and practical means;
- The replacement of damaged or failed sewer pipes or storm water lines cannot reasonably be undertaken with the retention of the tree;
- The tree is not deemed to be a tree of landscape significance; and
- Replacement planting can better achieve the objectives of this section of the Development Control Plan within a reasonable time.

Please provide further details/justification:

Is the application accompanied by specialist consultant report/s ?

- Yes
 No



INNER WEST COUNCIL
Statement of Environmental Effects –
Removal of Tree/s from Heritage Items or Heritage Conservation
Areas

Environmental Impacts	
Please specify the environmental impacts associated with the proposal and measure to be taken to mitigate the impacts:	
Context	PRUNING -
Significance of the Heritage Item/Conservation Area:	PRUNING - MAINTENANCE, PRESERVATION, CONSERVATION
Flora and Fauna:	PRUNING MAINTENANCE - CONTINUANCE

Is Replacement Planting proposed:

Yes – Please specify:

PRUNING - NO REPLACEMENT NEEDED

No – Please specify:



**Statement of Environmental Effects –
Removal of Tree/s from Heritage Items or Heritage Conservation
Areas**

Site Plan:
In the space provided below, please include:
<ul style="list-style-type: none">▪ A diagram of the subject site, indicating street frontage, general location of any buildings, the location of all trees that are the subject of this application and any other trees on the property.▪ Approximate height, trunk diameter, canopy width and species of each tree that is the subject of this application.▪ Please number the trees which are subject to this application.
ONE TREE - SEE ARBORIST REPORT



INNER WEST COUNCIL

Statement of Environmental Effects – Removal of Tree/s from Heritage Items or Heritage Conservation Areas

Declaration	
I understand that information provided with this application (including the application form) and any subsequent information submitted as part of this application may be disclosed under the provisions of the Government Information (Public Access) Act 2009 and correspondence from Council may be made available for viewing by the general public.	
Applicant's signature:	Date: 27/07/18 / /

Privacy statement
<p>Application forms and/or names and addresses of people making an application is information that is publicly available. In accordance with section 18(1)(b) of the <i>Privacy and Personal Information Protection Act 1998 (NSW)</i>, you are advised that all application forms received by Council will be placed on the appropriate Council file and may be disclosed to Councillors, Council officers, consultants to Council or members of the public. Pursuant to the provisions of the <i>Government Information (Public Access) Act 2009</i>, Council is obliged to allow inspection of its documents, including any application you make. However, should you wish for your contact details to be suppressed, please indicate on this application form.</p>

Instructions for applicants
<p>This form must be lodged with your Development Application. Both an electronic and hard copy should be provided.</p> <p>Incomplete/illegible applications will not be accepted and will be returned to you.</p> <p>Lodge in person: Inner West Council's Customer Service Centres:</p> <ul style="list-style-type: none"> • Ashfield – 260 Liverpool Road Ashfield. • Leichhardt – 7-15 Wetherill Street Leichhardt. • Petersham – 2-14 Fisher Street Petersham. <p>Opening hours: Monday-Friday, 8:30am-5:00pm www.innerwest.nsw.gov.au/ContactUs</p> <p>Cashiering: 8:30am-4:30pm.</p> <p>Lodge by mail: Inner West Council, PO Box 14, Petersham NSW 2049</p>

Attachment C – Arborist Report

Apex
Tree & Garden Experts
A.B.N 80 076 296 903

60c Cardinal Avenue, West Pennant Hills 2125
Email: apex_tree_experts@bigpond.com

Telephone: (02) 9980-7999
Web: www.treesbyapex.com

15 June 2018

Ms Margot Andrea
27 Waterview Street
BALMAIN NSW

Email: margotandrea@me.com
Ref: AndreaM.Balmain.rpt

CONSULTATION at 27 WATERVIEW STREET, BALMAIN, NSW.

We confirm that we have inspected the above site on 14 June 2018 and now report as follows:

This report has been commissioned by Margot Andrea of 27 Waterview Street Balmain in relation to her request to prune a **Liquidambar styraciflua** (Liquidambar). This tree is located on the left hand side boundary in the back yard at the above address.

The tree has been inspected by ground based observations using Visual Tree Assessment techniques (VTA). VTA undertaken by tree professionals is a recognised systematic method of identifying tree characteristics and hazard potential.

TREE REPORT:

Tree #1: **Liquidambar styraciflua** (Liquidambar)

The tree attains a height of approximately (~) 25 metres, has a canopy spread of ~ 23 metres and a diameter at breast height (dbh) of ~ 700mm. The tree is in good health and is of fair to good form.

The fair to good form rating has been given to the tree as the canopy has been extensively crown lifted over time which has forced many of the remaining lower branches on the main trunk to grow outwards and upwards and compete with the central leader. There has also been some minor incorrect pruning of branches over the roof of the house and for street powerline clearance.

Report

Ms Andrea seeks to reduce the amount of leaf and conker fall into the back yard of the property. In order to not contribute to the over pruning which has taken place in the past, I would recommend that reduction pruning only of branches over the property occur. No scaffold or first order branches should be removed to the trunk and only branch ends and deadwood (not over the powerlines) should be removed.

The canopy at present reaches almost to the right hand side boundary of the property over almost the whole back yard. In order to reduce the canopy spread and growth over the back yard and pool area, approximately 10 branch ends could be removed back to suitable growth points, as access allows. This should only entail the reduction pruning of branch ends down to a maximum of around 100mm diameter. This amount of pruning should give sufficient reduction in the canopy spread and canopy volume on branches near the back of the house and over the back yard and pool area. No climbing spurs should be used and no stubs should be left on the tree.

I have included some general information on pruning Liquidambar that helps to prevent multiple outward and upward heading competing branches that also suppress the growth of the central leader (main trunk) of the tree. This pruning mainly entails the reduction of the upward heading end sections of branches back to suitable lateral growth points from branches mainly growing from the lower half of the trunk. It also helps to reduce the spread of the canopy.

There is no need to remove any branches emanating from the main trunk in order to carry out these works. No more than 10 - 15% of canopy volume should be removed as excessive and imprudent branch removal only causes ongoing decay and branch failure problems with the tree. It is also unnecessary to over-prune or crown lift to move towards the desired outcome.



Report

We are grateful for the opportunity to assess your trees. Our professional business thrives on recommendations and would be pleased if you could assist us in this way. If you have any further questions please do not hesitate to contact our office.

Yours faithfully,



SCOTT GATENBY
Managing Director

LEVEL 8 CONSULTING & PRACTICING ARBORIST

DIP. APP. SCIENCE, AGRICULTURE
GRADUATE DIP. EDUCATION
U.P.C.A TREE CARE CERTIFICATE
PEST CONTROL CERTIFICATE
MEMBER OF INTERNATIONAL SOCIETY OF ARBORICULTURE
MEMBER OF ARBORICULTURE AUSTRALIA No.1371
MEMBER OF LOCAL GOVT. TREE RESOURCES ASSOCIATION

WAIVER/LIMITATIONS

The findings of this report are based upon and limited to visual examination of the subject tree from ground level without any climbing, internal testing or exploratory excavation. Whilst the author provides comments on likely future hazards, this report does not claim to be exhaustive in its assessment of any potential hazards, or of any factors contributing to such hazards. If further practical investigation is required for any reason, including in response to any perceived or unresolved issue, then additional investigations or inspections can be undertaken if requested.

This report reflects the health and structure of the tree at the time of inspection. Apex Tree & Garden Experts cannot guarantee that a tree will be healthy and safe under all circumstances or for a specified period of time. There is no guarantee that problems or defects with the assessed tree, will not arise in the future. Liability will not be accepted for damage to person or property as a result of failure of the assessed tree.

This report has been prepared for the exclusive use of the client. Apex Tree & Garden Experts does not accept any responsibility for its use by any other party. This report must be read in its entirety. No part of this report may be referred to, verbally or in writing, unless taken in full context of the whole report.

Report

General Information - Liquidambar Pruning

This tree requires formative pruning to reduce the outward and then upward heading branches which emanate from the lower trunk and which now make up a large proportion of the upper canopy. The chance of failure of these branches increases as they grow longer. Reduction pruning of these branches is required to decrease the chance of their failure during inclement weather conditions or from small faults within the branch or from sub-optimal attachment points. Although this type of pruning is often difficult and time consuming to carry out, a more desirable and safer form of tree is then created whereby smaller lateral branches will develop closer to the trunk.

To carry out reduction pruning we must remove and/or thin the end sections of outward and then upward heading branches growing from the lower areas of the trunk. This targeted pruning also helps to promote the growth of the central leader and reduces the proliferation of secondary trunks. The complete removal of these branches is generally not recommended as it creates large wounds on the main trunk which are then subject to decay. The growth of woundwood (sometimes called 'callus tissue') can be slow in Liquidambers and so large diameter wounds most often take many years, if ever, to completely cover over. This allows decay and sometimes Decay Longicorn Borers into the trunk through these wounds.

Formative pruning is essential for the long term safety and good form of the tree. The diagram below illustrates this concept.

