

1 May 2023

Governance Office  
Yarra City Council

Dear Governance Officer

I am applying to the Council's Governance Office for review of a decision to reject my application to remove an Acer Negundo ("**Box Elder**") tree on my property at 15 Richmond Terrace, Richmond.

In support of the Application, please find **attached**:-

- Application to remove the Box Elder;
- Arborist's Report;
- Letters to the 10 closest neighbours providing a copy of my Application before it was lodged with the Council.
- 6 letters from the owners/residents confirming that they support an Application to remove the tree.
- Landscape design plan showing the extensive greening of the property that I propose to undertake which includes 2 images of the proposed Angophora Costata (Sydney Redgum) to replace the Box Elder.
- Current photographs of the Box Elder.
- Advisory List Of Environmental Weeds in Victoria.

The City of Yarra's Guidelines for removal of trees are assessed on the tree's condition, suitability, landscape value and significance.

I note that an enquiry under the Guidelines entails the following:-

- Assessment of condition based on health and vigour, structure, form, useful life expectancy, safety and damage caused.

- Assessment of suitability based on compatibility with surrounding streetscapes or landscapes, compliance with the Council's Streetscape Strategy - Planting Masterplan, potential to cause damage, potential to cause nuisance, suitability of species to growing space and condition and potential for weed invasion.
- Consideration of whether it has important landscape value if it has a major impact on the streetscape or landscape, forms part of an avenue or boulevard, has outstanding visual appearance, is one of the locally rare species, provides habitat for native fauna, has historical or cultural value and is a remnant specimen.

### Reasons for Application

1. I have provided an assessment prepared by Andrew Patrick. Andrew is a highly experienced professional horticulturalist and arboriculturist with extensive national experience, skills and relevant professional qualifications. Andrew examined the Box Elder in careful detail over several hours and provided a comprehensive report outlining why he recommended the tree's removal. There are numerous grounds pursuant to Council's other criteria which do not appear to have been properly considered by the Arborist engaged by the Council in rejecting my application.
2. I was provided with an excerpt of the Arborist's report obtained by Council which does not address all the issues I have raised. The Arborist appointed by the Council did not inspect the tree with any notice to me and did not provide an opportunity for me or Andrew Patrick to speak to them to discuss our concerns.
3. I am undertaking a major renovation of the property. As part of the works, I have engaged Ben Scott, Landscape Architect to provide a comprehensive plan for the garden which will represent a significant re-greening of the whole garden, which is currently mostly barren and covered in weeds. The only tree on the property is the Box Elder, an introduced species which is deciduous and therefore has no leaves at all for half of the year. I am proposing to replace it with a native evergreen gum which will provide green amenity and ecosystem benefits all year round.
4. In Councils' Arborist report it is stated that: *"The Box Elder's crown is healthy and visible in the landscape because of its corner position. Medium significance has been allocated because of the tree's size, taking into account its contributions to ecosystem services and amenity"*. The Box Elder is certainly visible, but it has no leaves for half of the year. I propose to replace it with a large native evergreen tree in the same corner, slightly away from the fence so that I can plant a hedge of Bay trees and so as not to interfere with the fence, public pavement, and powerlines in Miller Street. There will be a far greater contribution to ecosystem services and amenity if the Box Elder is replaced with a native evergreen tree planted at least 2 metres high. In addition, the property will be bordered by a hedge of bay trees which are also evergreen. I will not be able to plant the new tree, or the bay hedge along the fence line if I must retain the Box Elder.

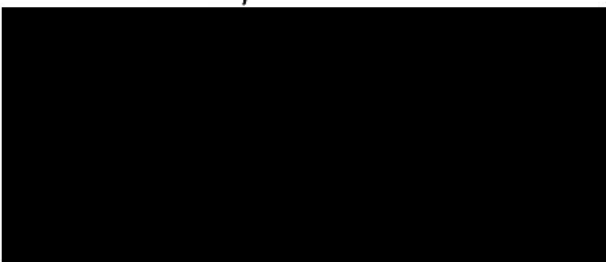
5. As can be seen from the proposed landscape plan, I also wish to plant a large number of plants in the part of the garden where the Box Elder's roots are, which will not be viable if those plants must compete with the roots and overhang of the Box Elder.
6. The council report states "*Some surface roots have been damaged, but there was no indication that the tree's stability was compromised. The yard is large enough for the tree's root system; the stem is ~4.5 m from the dwelling and the tree has not outgrown the space.* This completely ignores that fact that the Box Elder takes up a massive part of what is a small, narrow garden and its retention would mean that I cannot regenerate the soil under it and I cannot plant anything else near it.
7. The council report states – "*The stem has a wound with a cavity at the base and other minor wounds. A mallet was used to sound the stem and the structural integrity at the base does not appear compromised. The stem divides into two at about 1.0 m above ground level with bark included in the tight crotch above the union. Reaction wood has been produced on either side of the union. Old decaying wounds were visible on the top side of some primary branches. Reduction pruning has been undertaken on the crown on all sides, decreasing the load on decayed defects*". The Andrew Patrick report concludes that the Box Elder is overly mature, senescent, partially dead and that its canopy is dying back. Rather than promoting its health and load, pruning the tree in this weakened state has caused stress-regrowth, with very poor form, health, structure & vigour. Andrew's report also notes that the tree is completely hollow & rotten, and that the main first & second order stems are sunburned, rotten and hollow. Contrary to the council report, Andrew concludes that the tree has now outgrown the site; its retention is untenable and futile as the site is fully restrictive because the tree is surrounded by hard landscape, with diminished growth potential and various services including power-line influences and statutory set-backs on 3 aspects.
8. The council report states:- "*The tree is not a listed weed species within the Yarra Local Government Authority*". While this may be currently true, the Box Elder is a declared environmental weed in Victoria with a risk rating of *very high*. This is referred to in the **attached** *Advisory List Of Environmental Weeds in Victoria* prepared for the State of Victoria Department of Environment, Land, Water and Planning (as updated March 2022). It is also a *High Rated Invasive Risk Weed* in the following Victorian Councils:- Darebin CC. Whitehorse CC. Borroondara CC. Banyule CC. Maroondah CC. Manningham CC. Our Arborist has also advised that while the City of Melbourne does not list any trees as weed species, he is confident that its policy guidelines for removal of trees would be in line with his recommendation to remove the Box Elder.
9. The council report states:- "*This medium-sized tree has reached maturity and has a number of defects described above. However, it has been pruned and could continue to provide amenity and ecosystem services benefits (with ongoing maintenance every 2–5 years) for at least another 10 years. The tree is in good condition, suitable to the site, and has not caused, is not causing, and is unlikely to cause substantial damage to property or a threat to the health or safety of any person.* The defects in the Box Elder have been understated by the council report, and as stated above, pruning has not improved or conserved its condition. Even if it manages to live for another 10 years, these problems with the tree will continue and its condition will not improve. Instead, I wish to plant an attractive mature Sydney Red Gum tree at a height of at least 2 metres, which will last much longer than 10 years. The Sydney Red Gum is endemic to eastern Australia and has a lifespan of up to 100 years. It is a beautiful tree with a broad trunk, attractive bark and spreading form. It is home to numerous local species including Rosellas and insects.

10. The Box Elder is nearing the end of its life and shows no sign of vigorous growth. Its structure and form is random and unappealing. It's impact on the streetscape is largely negative. It is an ill formed and damaged looking tree that looks even worse when it is bare for 6 months of the year.
11. While it might live for a few more years, the Box Elder is bare for 6 months of the year, is ugly and unhealthy, is regularly pruned aggressively by Powercor when the branches reach the power lines on the road, and it would prevent me from extensive planting to green the entire site as I hope to do.
12. Further, the existing fence has had to be cut around the trunk of the Box Elder and has been damaged by the tree's trunk and branches. Our new proposed fence would have to be cut into a shape to accommodate the Box Elder trunk and will be damaged again like the previous fence. The Box Elder is a continuous cause of damage/nuisance to our fence, the power lines in Miller Street, cars parked on the street and pedestrians. The **attached** photos show how close the tree is to powerlines in Miller Street. They also show how the public pavement on the other side of the fence has begun to lift, which is a danger to pedestrians, bikes, scooters etc in what is a busy street near the sporting precinct and 3 pubs close by.
13. The Box Elder is not one of a locally rare species and is in fact a weed species in Victoria and several other council areas. I have not observed any other trees of its type around the neighbourhood. Yarra Council's Street tree policy recognises the benefits of healthy and diverse street trees and promotes biodiversity values across the Municipality. Native and indigenous species are preferred as street trees to build on their ecological value and provide valuable habitat that accommodates a range of wildlife. The Box Elder has limited or no capacity to provide habitat for native fauna, it has no historical or cultural value and is not a remnant specimen.
14. I provided notice of the application (including a copy of the application) to the ten closest neighbours, copies of which are **attached**. I did not receive any objection from our neighbours to the removal of the tree and in fact have been told by all our neighbours that they agree that the Box Elder should be removed and replaced with a healthier greener specimen. All neighbours I have spoken to have commented that the tree is ugly, does not provide much if any greenery to the area, drops seeds and other tree matter on the pavement and road and is encroaching onto the pavement on Miller Street and over the road. I have **attached** letters from six of the neighbours confirming their support for the Box Elder's removal.

Please let me know if you require any further information to determine this matter.

I look forward to hearing from you.

Yours Sincerely



# Significant Tree Application Form

(Under General Local Law)



Unless there are special circumstances requiring an agent, the applicant should be the owner or occupier of the property where the tree is located. If an agent is applying please provide written consent from the owner of the land to act on their behalf

## Applicant Details

**First Name** [Redacted] **Surname** [Redacted]  
**Business Name** [Redacted]  
**Postal Address** [Redacted]  
**Suburb** [Redacted] **Postcode** [Redacted]  
**Email Address** [Redacted]  
**Home/Business Number** [Redacted]

Please note a non-refundable application fee and a permit fee is applicable to Significant Tree applications. The application fee must be paid at the time of lodgement; if this fee is not paid the application will not be assessed. The permit fee will be issued after the application has been assessed and the permit will be issued once payment has been made.

## Property Details

**Street No:** 15  
**Street Name:** Richmond Terrace  
**Number of trees:** 1 **Postcode:** 3121  
**Suburb:** Richmond

## Significant Tree Details

Identify trees to be lopped or removed and attach photos of the tree or trees, showing location and condition:

Botanical name of tree	Location on property	Origin (Native/Exotic?)	Diameter of tree	Prune of remove
Acer Negundo	In property cnr Miller St	exotic	583mm	Prune <input type="radio"/> Remove <input checked="" type="radio"/>
				Prune <input type="radio"/> Remove <input type="radio"/>
				Prune <input type="radio"/> Remove <input type="radio"/>
				Prune <input type="radio"/> Remove <input type="radio"/>
				Prune <input type="radio"/> Remove <input type="radio"/>

For more than 5 trees, please attach a separate list



**Give reasons for these trees to be removed or lopped.**

**Note: If structural damage is a reason for the tree removal, all relevant evidence should be supplied with the application. This may include photographs and a structural engineers report.**

The Tree is in poor health, overly mature and in decrepit and declining condition. The attached arborist report describes it as senescent and partially dead, with very poor form, structure and vigour.

The report also concludes that the tree has stress regrowth, twin leaders at 1.4Mtrs with a bark included bifurcation, hollow and with weeds growing in it and holding water.

Further the arborists has observed that the tree is completely hollow & rotten. The tree has now effectively outgrown the site - it is surrounded by hard landscape, with diminished growth potential and various services including power-line influences and statutory set-backs on x3 Aspects. The canopy is dying-back, is no longer viable and completely over-mature for the site.

**Is the tree/vegetation either planted or grown as a result of direct seeding?**

Direct seeding

**Give details of planned replacement planting or reasons why none is required**

We propose replacement of the tree with either a Magnolia Grandiflora or an Angophora costata to a height of 2m at planting.

**Signing this application authorises Council's officer or contractor to enter the property. If access to neighbouring properties is required (e.g. to assess alleged structural damage) please provide written authorisation from the neighbouring property owner**

**Name of property owner (please print)** Kathryn Mitchell

**Signature of property owner**

**Date**

The personal information requested on this form is being collected by Council so it may consider your application in accordance with Council's Local Laws. The personal information will be used solely by Council for these purposes or directly related purposes. Council may disclose this information to other Council departments, and any other organisations that may be affected by the works. The applicant understands that the personal information provided is for the above purpose and that he or she may apply to Council for access to or amendment of the information. Requests for access or correction should be made to Council's Privacy Officer on 9205 5555 or [info@yarracity.vic.gov.au](mailto:info@yarracity.vic.gov.au)

This application is only to prune or remove trees on private property. To occupy a road or footpath a permit is required. Please contact Council on 9205 5555.

## Open Space Management

PO Box 752 North Melb` VIC. 3051

Mob: 0402 084 502

Email: [patrickaj@bigpond.com](mailto:patrickaj@bigpond.com)

ABN: 788 215 988 35



24/3/2023

### **15 Richmond Terrace – Richmond. Yarra City Council.**

#### **REVIEW & Tree Assessment: \*T1: Box Elder: *Acer negundo*.**

**Applicant: Kate Mitchell.** Ph: 8595 9520 E: [kate@mitchefffamilylaw.com.au](mailto:kate@mitchefffamilylaw.com.au)

On Monday 6<sup>th</sup> March 2023 AM. I undertook a detailed Tree Assessment & Review of a Box Elder Tree – T1. The tree is situated within the property on the fence-line at corner of Miller St. The owner was present. Two previous reports by Treeincarnation & Tree Dimensions and a Council refusal have been considered relative to this review and re-application; the tree was not thoroughly appraised before.

I climbed the tree. Photos & measurements were taken; relative to a review of the Council refusal.

Many annotated photos are supplied here-with to describe the tree. The applicant seeks again to remove the tree within close proximity to proposed works due to its obviously decrepit and declining condition. The overly mature, senescent and partially dead tree has been previously pruned & has stress-regrowth, with very poor form, health, structure & vigour. The 7.5Mtr High *Acer negundo* has multiple-stems at height, twin leaders at 1.4Mtrs with a bark included bifurcation, hollow and with weeds growing in it. Further the tree is completely hollow & rotten as are all the main first & second order stems are sunburned, rotten & hollow, some holding water and grass-weed growth with multiple re-active regrowth from the ageing & environmental stresses and recent heavy (on-going) statutory power-line clearances. The x2 measured stem diameters (445 & 370mm) at 1.5Mtrs above-grade is a cumulative 583mm diameter which describes an Indicative \*TPZ of 7.0 Mtrs Radius and an \*SRZ of 2.6Mtrs Radius; the tree has now effectively outgrown the site; its retention was not part of the current planning application upon the site. This is obviously untenable and futile as the site is fully restrictive because the tree is surrounded by hard landscape, with diminished growth potential and various services including power-line influences and statutory set-backs on x3 Aspects, and all main first and second order-stems are completely hollow & rotten, holding both water and various small weeds growing within these cavities, see screw-driver penetrations, T1 has now outgrown the site; some of these stems are now completely dead. The tree is completely hollow both in its bole at GL and also universally throughout the canopy; the canopy is dying-back. Excessive ongoing & perennial pruning has contributed to its demise; the tree is no longer viable and fully over-mature for the site.

T1 is deemed to be a Significant-tree in Yarra City due to the trunk-diameter being 400mm> @1.5

T1 has a SULE: Safe Useful Life Expectancy of less than 2-3 Years. \*Remove: Category 4abcd+f.

Further as per AS 4970 -2009 the Tree AZ AS/NZ Rating is Z2- Z12 Cumulatively = ZZ Remove.

CONCLUSION: Remove this tree via a new Local Law Application as per Yarra City Council Protocols. \*Replanting is fully relevant within the Council Decision-guidelines and effective for a new perpetuity.

Submit this report to support a further application for removal of the tree by review, as the previous reports dating back to October 2019 and refusal are variously incorrect and conditions have changed.

Yours faithfully

**Andrew J Patrick**

(Adv Cert Hort. Dip Hort/Arb. WTA Cert 4)

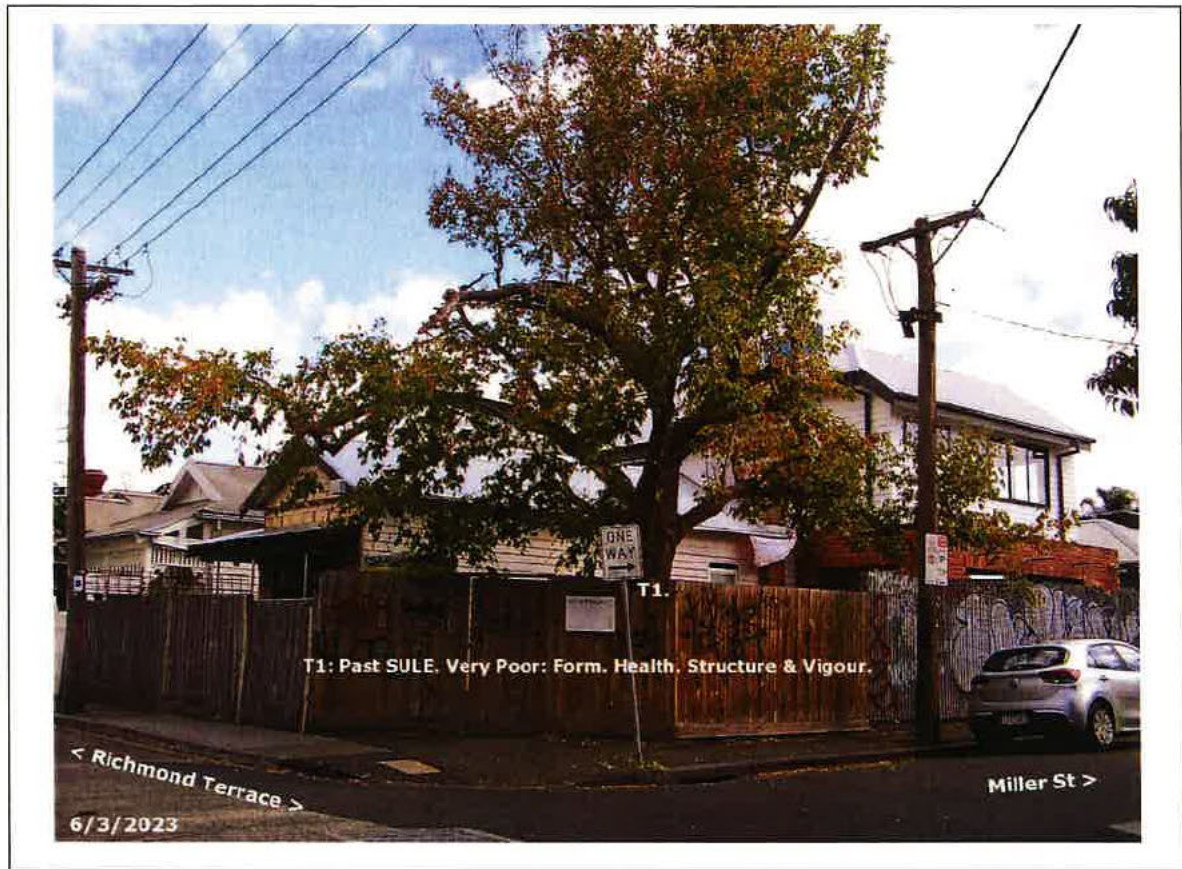
**TREE CONDITION REPORT: Tree Data Table: Trunks measured at 1.5Mtr above grade in Yarra City.**

No.	Species	Age	Height mtrs	Canopy Diam mtrs	DBH mm	Condition	Comments: *SULE & *TPZ / *SRZ.
<b>T1.</b>	<b>Box Elder:</b> <i>Acer negundo</i>	Senescent	7.5	Asymmetry.  Averaged Canopy Diameter = 7.5Mtrs or 3.75Mtrs  Radius.	450 & 370.  CAV = 583  645mm @ GL.	Very Very Poor.  Trending Hazardous.  Very, Very Short SULE <36 Months.  Ongoing statutory maintenance is required. Longevity is severely limited.  This tree is now becoming a public & civil liability due to its very poor degraded condition.	Decrepit old DECIDUOUS Exotic-tree. Vagrant planting Possibly <50Yrs Old. Heavily Pruned regularly over the years to comply with the HV & LV Electricity Mains Statutory Clearances. The tree is highly problematical. This report is now requisite to fulfil the Yarra City Tree Policy Guidelines and Local Law Permit Re- Application. The trunk-bole and all structural & physiological components of the tree is in very, very poor & fully degraded condition & hollow. Canopy Die-back is obvious. Setbacks from various infrastructure is absolutely minimal and the greater proportion of this tree is within the public domain. The paling-fences are compromised as are water services. The tree is typically suckering profusely and generally considered to be in senescence with various dead & rotten stems. The tree is now not viable of retention. There is a HO332 overlay upon the site, but does not include trees. T1 is not listed on the 'Significant- tree Register' but is referred to as a 'Significant Tree' in Yarra Council. Retention of this tree is now untenable and removal is deemed to be fully appropriate.  Replace this tree.  <b>A Council Permit is required.</b>  REMOVE this tree ASAP.  *SULE is REMOVE: 4abcdf.  *Tree AZ: Z2-Z12 = ZZ  *TPZ=7.0 R / *SRZ=2.6 R  Planning Zoning is NRZ1. Overlay is DCPO1 & HO/332.

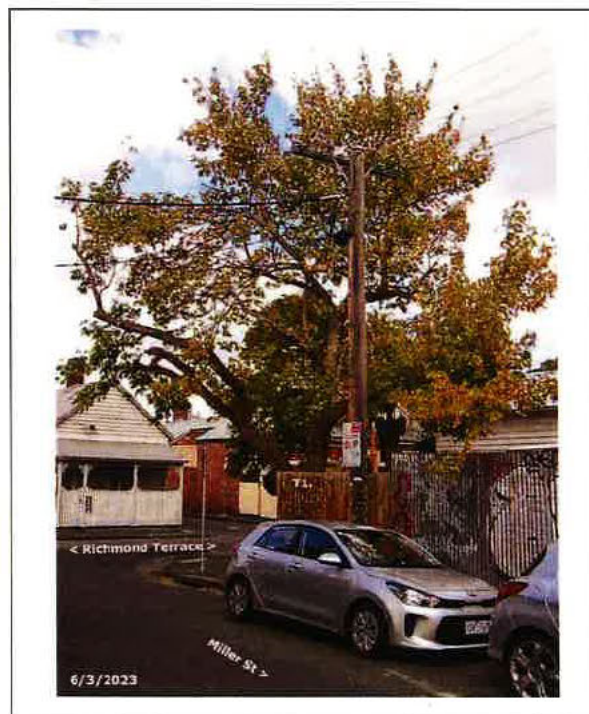
**Note: Category Retention Ratings:** Refer Barrell SULE: NAAA Workshop Sydney 2001. Bibliography excerpt of AS 4970-2009.



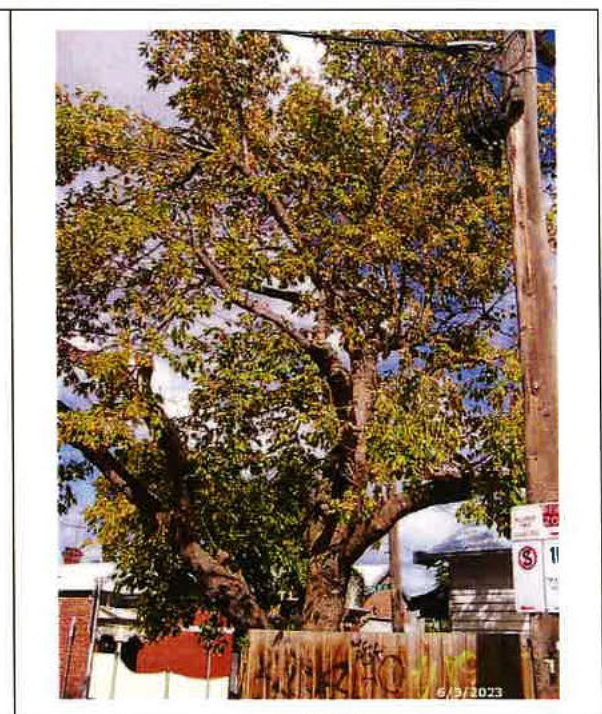
**REVIEW: Tree Condition Report.**



T1: As viewed from the street.



T1: View from Miller St.



T1: Twin Leader & 1<sup>st</sup> / 2<sup>nd</sup> Order Stems.

**REVIEW: Tree Condition Report.**



T1: Height at 1.5Mtrs.



T1: Stem Measurement 450mm Diam.



T1: Stem Measurement 370mm Diam.



T1: GL: Basal Diameter = 650mm.



T1: General Descriptions of tree position & features.

**REVIEW: Tree Condition Report.**



T1: Bole Cavity at Ground Level. Hollow & Rotten.



T1: Bole Cavity.

T1: Bole Cavity to below GL.

**REVIEW: Tree Condition Report.**



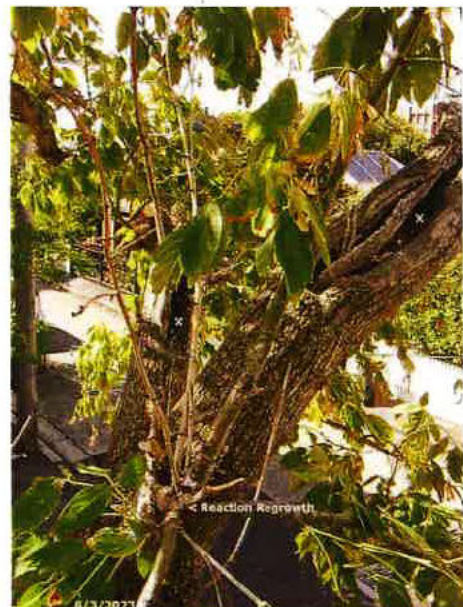
T1: Above Grade.



T1: Site-level. Detail above FP.



T1: Rotten Limbs at Height.

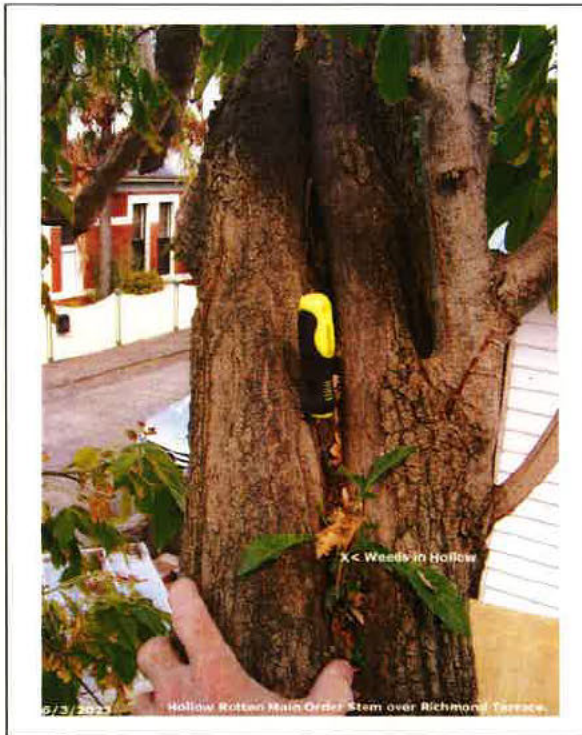


T1: Canopy Stems in Full Decline.



T1: General Descriptions of Rotten Limbs at Height. There are no repeat photos here!

**REVIEW: Tree Condition Report.**



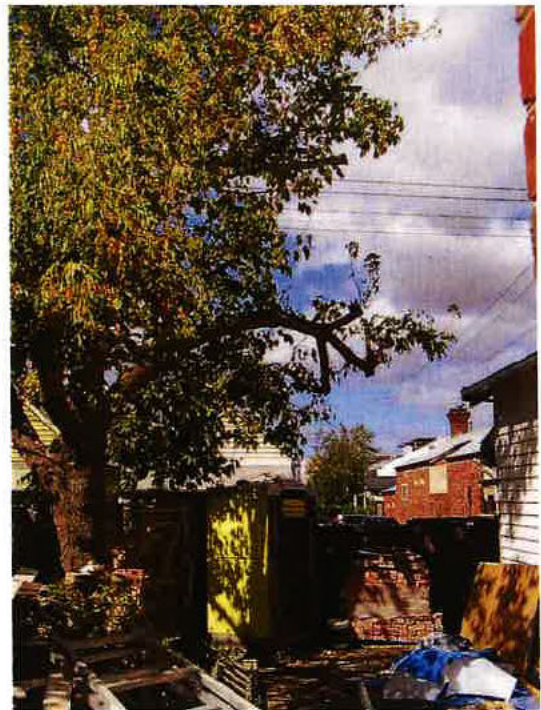
T1: Rotten Limbs at Height.



T1: Hollow Main Stem over Miller St.



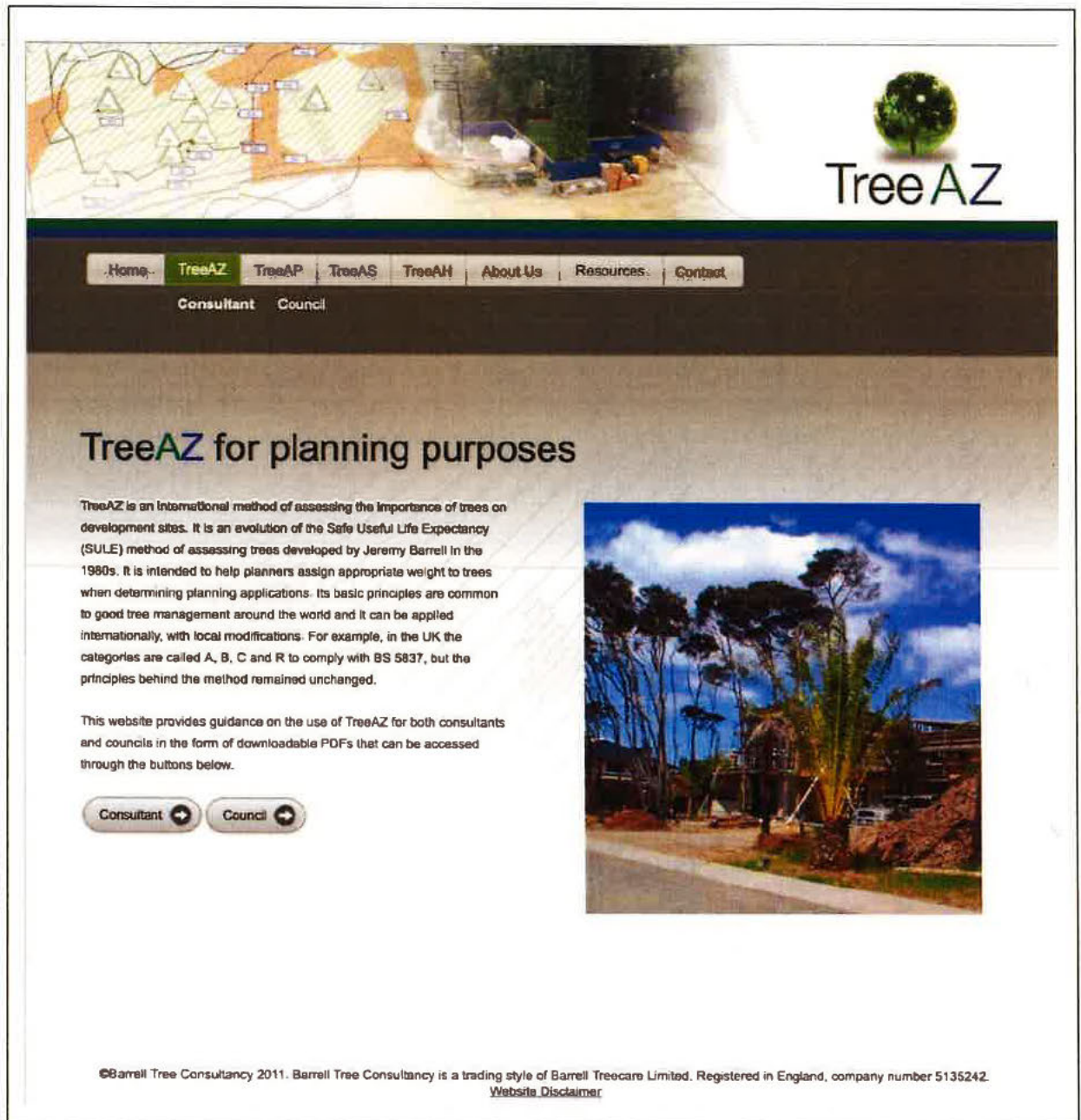
T1: Main Fork Union.




T1: Site View & Poor Form. Electrical Pruning.

## REVIEW: Tree Condition Report.

Confirmation of validity of Barrell Tree AZ as an internationally recognised tree / risk assessment





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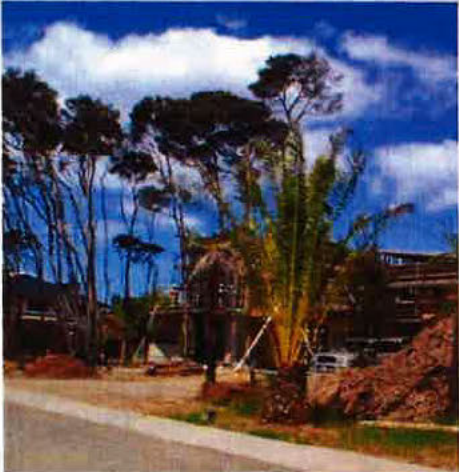
[Consultant](#) [Council](#)

### TreeAZ for planning purposes

TreeAZ is an international method of assessing the importance of trees on development sites. It is an evolution of the Safe Useful Life Expectancy (SULE) method of assessing trees developed by Jeremmy Barrell in the 1980s. It is intended to help planners assign appropriate weight to trees when determining planning applications. Its basic principles are common to good tree management around the world and it can be applied internationally, with local modifications. For example, in the UK the categories are called A, B, C and R to comply with BS 5837, but the principles behind the method remained unchanged.

This website provides guidance on the use of TreeAZ for both consultants and councils in the form of downloadable PDFs that can be accessed through the buttons below.

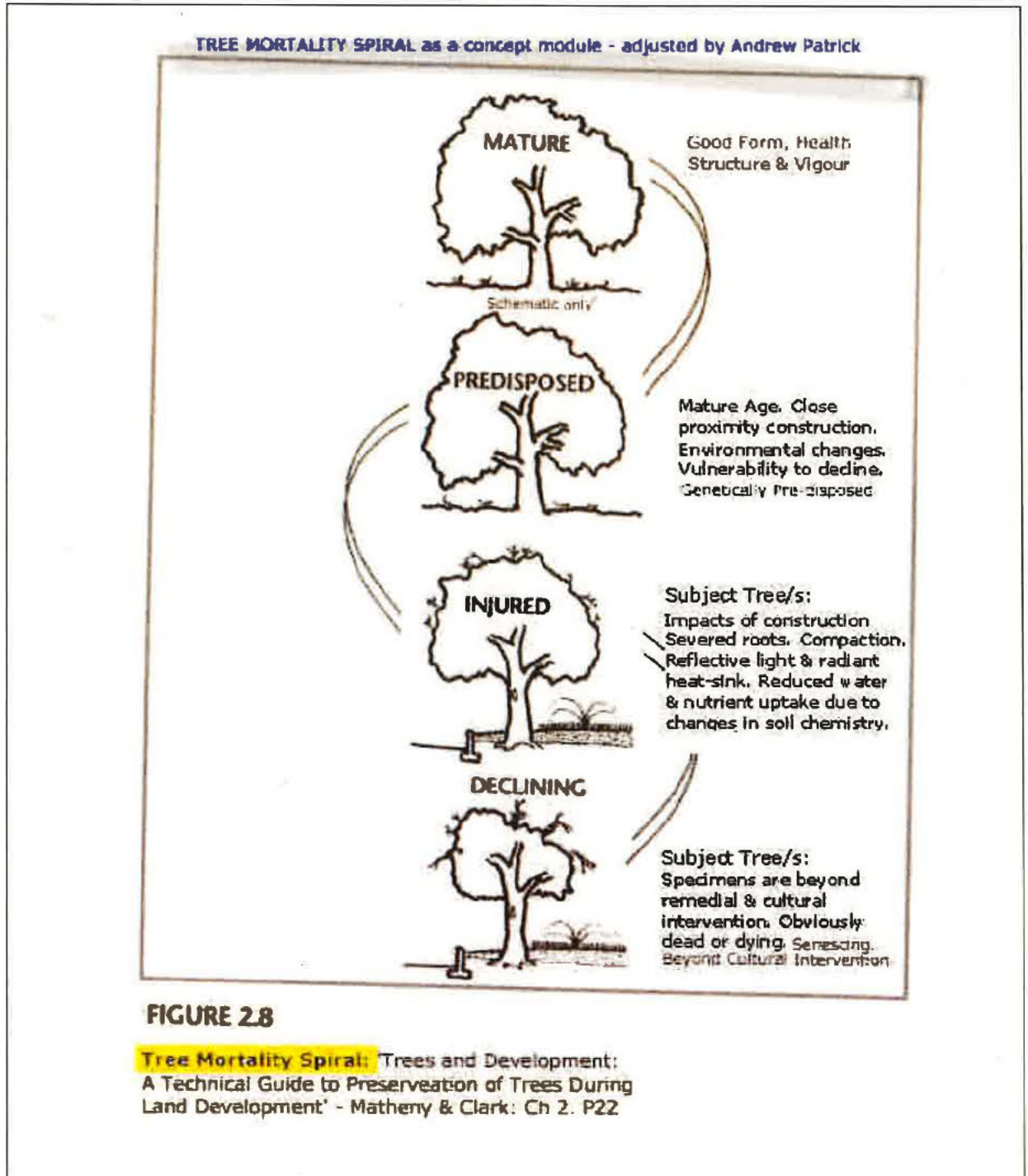
[Consultant](#) [Council](#)



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[Website Disclaimer](#)

## REVIEW: Tree Condition Report.

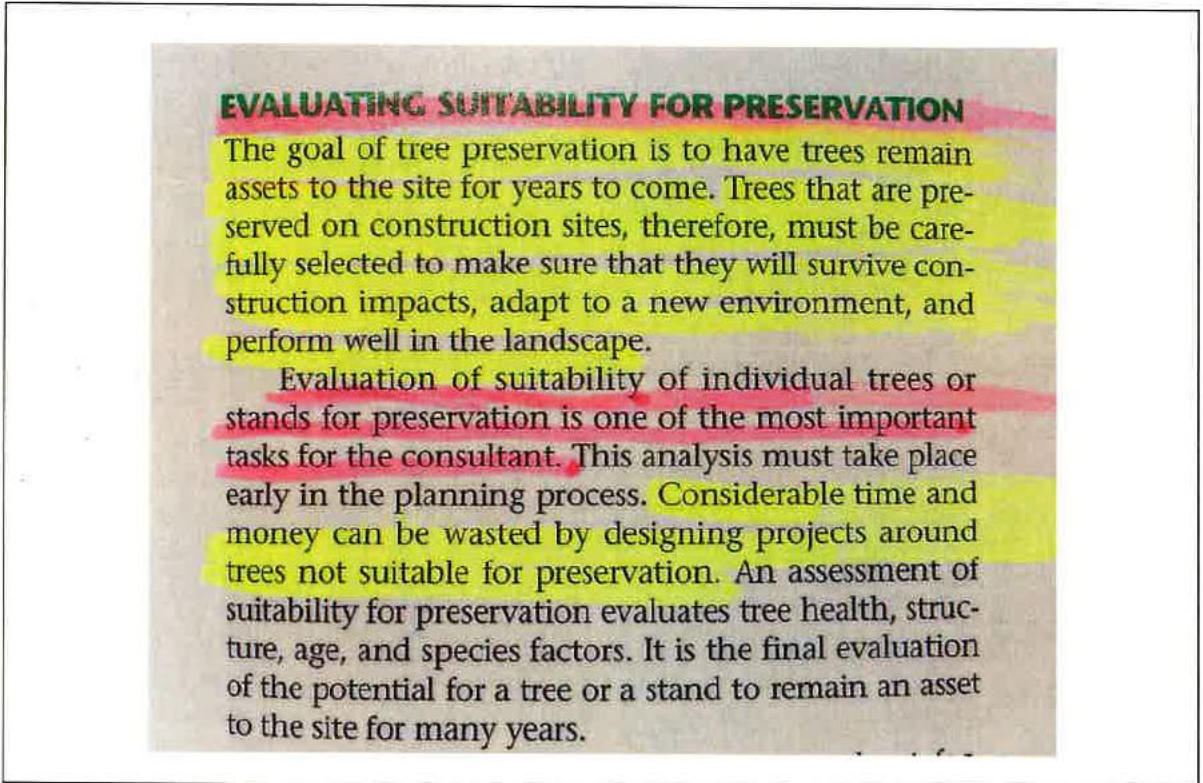
The Tree Mortality Spiral as a Module for Interpreting Arboricultural Ageism and Predictive Decline in Trees:



**NOTE:** Tree T1 is old & evidently Predisposed & Injured Previously by Lopping, Genetic aberrations of Bark Included Bifurcations, previous & ongoing limb-loss in a confined space. Typical short-lived species-type and the high possibility that this tree is in-fact a vagrant weed-tree. A Designated Weed-tree in Darebin & Boroondara and other Municipalities and listed as a highly invasive species by Kate Blood: Environmental Weeds for Sth East Australia and Arthur Rylah Institute Advisory List of Environmental Trees - 2018. The Tree is now Senescing & fully beyond cultural intervention; past its respective SULE for the site and offering canopy coverage for approx. only 5 Months of the year - deciduous.

**REVIEW: Tree Condition Report.**

**Evaluating Suitability for Preservation:** This decrepit failing *Acer negundo* is now not suitable for retention.



AS 4970-2009: Matheny & Clark: Trees & Development: Chapter 6 – P69

**HO332:**

PK map ref	Heritage place	External built controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Class 43.01-A	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO331	Richmond Precinct, Richmond Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	Yes	No	No	No	No
HO332 15 Richmond Terrace	Richmond Hill Precinct Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	Yes	No	No	No	No
HO333	Smith Street Precinct, Fitzroy/Collingwood Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No	No
HO334	Smith Place Precinct Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	Yes	No	No	No	No

HO 332: No Heritage Tree Controls over the Site.



## REVIEW: Tree Condition Report.

### REFERENCES:

- \* Trees & Development: A Technical Guide to Preservation of Trees During Land Development – Matheny & Clark. 1998
- \* Arboriculture: Integrated Management of Landscape Trees, Shrubs & Vines. Harris. Matheny & Clark. 3<sup>rd</sup> Edition 1999
- \* Abiotic Disorders of Landscape Plants: A Diagnostic Guide. Costello. Perry. Matheny. Henry & Geisel – 2003
- \* [LandVic Property Report 25/3/2023 Indicates Zoning NRZ1. Overlays DCP01 & HQ/332 affect the site.](#)
- \* The Body Language of Trees a Handbook for Failure Analysis – Matheck & Breloer. 5<sup>th</sup> Edition 1995
- \* [BARRELL TREE AZ: AS/NZ 2007: Bibliography Excerpt of AS 4970-2009. Detailed Descriptors.](#)
- \* [Australian Standard for the Protection of Trees on Development Sites AS 4970 – 2009](#)
- \* [Barrell SULE: NAAA Workshop Sydney 2001. Bibliography Excerpt of AS 4970-2009](#)
- \* [YARRA City Council: Tree Removal Guidelines – 199. P1-5. As attached.](#)
- \* Australian Standard for the Pruning of Amenity Trees - AS 4373 2007
- \* [Yarra City Council: Significant Tree Study – Homewood Consulting.](#)
- \* Council Arborists of Victoria (CAV) - Tree Protection Calculator
- \* [Yarra City Council Response & Refusal to Remove tree – 23/1/2020](#)
- \* [Tree Inspection by Tree Dimensions \(Matt Sauvarin\) 14/1/2020](#)
- \* [Treeincarnation \(Nick Peardon\) Tree Report: October 2019.](#)
- \* Trees for South Eastern Australia – Simpfendorfer 1975
- \* Ornamental Flowering Trees in Australia – Rowell 1994
- \* Urban Landscape Management – Hitchmough 1994
- \* [Correspondence from \[REDACTED\] Various.](#)
- \* [Yarra City Council: General Local Law.](#)
- \* TREES Yarra City Council: Webarchive:  
[file:///Users/ajpatrick/Desktop/15%20Richmond%20Terrace/Trees%20%7C%20Yarra%20City%20Council.webarchive](#)

## REVIEW: Tree Condition Report.

BARRELL S.U.L.E: NAAA Workshop Sydney 2001. Bibliography Excerpt of AS 4970-2009



### **SULE: Its use and status into the new millennium**

#### **Appendix 3**

#### **Safe Useful Life Expectancy Categories (Updated 04/01)**

This reference sheet should be included as supplementary information with all reports where a SULE assessment is an element. Additionally, it can be copied and covered with a laminated plastic protective sheet and used as a field sheet to help with data collection.

#### **Safe Useful Life Expectancy Categories (Updated 01/04/01)**

- 1: **Long SULE:** Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.
  - (a) Structurally sound trees located in positions that can accommodate future growth.
  - (b) Trees that could be made suitable for retention in the long term by remedial tree care.
  - (c) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.
- 2: **Medium SULE:** Trees that appeared to be retainable at the time of assessment for 15–40 years with an acceptable level of risk.
  - (a) Trees that may only live between 15 and 40 more years.
  - (b) Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.
  - (c) Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
  - (d) Trees that could be made suitable for retention in the medium term by remedial tree care.
- 3: **Short SULE:** Trees that appeared to be retainable at the time of assessment for 5–15 years with an acceptable level of risk.
  - (a) Trees that may only live between 5 and 15 more years.
  - (b) Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.
  - (c) Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
  - (d) Trees that require substantial remedial tree care and are only suitable for retention in the short term.
- 4: **Remove:** Trees that should be removed within the next 5 years.
  - (a) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.
  - (b) Dangerous trees because of instability or recent loss of adjacent trees.
  - (c) Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.
  - (d) Damaged trees that are clearly not safe to retain.
  - (e) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
  - (f) Trees that are damaging or may cause damage to existing structures within 5 years.
  - (g) Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f).
  - (h) Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.
- 5: **Small, young or regularly pruned:** Trees that can be reliably moved or replaced.
  - (a) Small trees less than 5m in height.
  - (b) Young trees less than 15 years old but over 5m in height.
  - (c) Formal hedges and trees intended for regular pruning to artificially control growth.

With permission as part of AS 4970-2009 Bibliography: Andrew Patrick - Open Space Management

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[www.barrelltreescare.co.uk](http://www.barrelltreescare.co.uk)

## REVIEW: Tree Condition Report.

**BARRELL TREE AZ: AS/NZ 2007:** Bibliography Excerpt of AS 4970-2009. [Detailed Descriptors.](#)

**Figure 1: TREE - AZ Categories (Version 7.05ANZ)**

**CAUTION:** TREE-AZ assessments must be carried out by a competent person qualified and experienced in arboriculture, the following category descriptions are designed to be a brief field reference and are not intended to be self-explanatory. They must be read in conjunction with the most current explanations published at [www.treeaz.com.au](http://www.treeaz.com.au).

### Category Z: Unimportant trees not worthy of being a material constraint

**Local policy exemptions:** Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species

Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc

**High risk of death or failure:** Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure

Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure <u>cannot</u> be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc

**Excessive imbalance:** Trees that are likely to be removed within 10 years because of unacceptable impact on people

Z7	Excessive, severe and intolerable inconvenience to the extent that a court or tribunal would be likely to authorise tree removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a court or tribunal would be likely to authorise tree removal, i.e. severe structural damage to surfacing and buildings, etc

**Good management:** Trees that are likely to be removed within 10 years through responsible management of the tree population

Z9	Severe damage and/or structural defects where a high risk of failure can be <u>temporarily</u> reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, shading, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring high levels of maintenance, etc

**NOTE:** Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorisation hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

### Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

**NOTE:** Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorisation hierarchy and should be given the highest weight in any selection process.

TREE-AZ is designed by Barrell Tree Consultancy ([www.barrelltreecare.co.uk](http://www.barrelltreecare.co.uk)) and is reproduced with their permission

## REVIEW: Tree Condition Report.

BARRELL TREE AZ: AS/NZ 2007: Bibliography Excerpt of AS 4970-2009. [Detailed Descriptors.](#)

### TreeAZ Categories Field Sheet (Version 10.04-ANZ)

**CAUTION:** TreeAZ assessments must be carried out by a competent person qualified and experienced in arboriculture. The following category descriptions are designed to be a brief field reference and are not intended to be self-explanatory. They must be read in conjunction with the most current explanations published at [www.TreeAZ.com](http://www.TreeAZ.com).

#### Category Z: Unimportant trees not worthy of being a material constraint

**Local policy exemptions:** Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species

<b>Z1</b>	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
<b>Z2</b>	Too close to a building, i.e. exempt from legal protection because of proximity, etc
<b>Z3</b>	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc
<b>High risk of death or failure:</b> Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure	
<b>Z4</b>	Dead, dying, diseased or declining
<b>Z5</b>	Severe damage and/or structural defects where a high risk of failure <u>cannot</u> be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
<b>Z6</b>	Instability, i.e. poor anchorage, increased exposure, etc
<b>Excessive nuisance:</b> Trees that are likely to be removed within 10 years because of unacceptable impact on people	
<b>Z7</b>	Excessive, severe and intolerable inconvenience to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. dominance, debris, interference, etc
<b>Z8</b>	Excessive, severe and intolerable damage to property to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. severe structural damage to surfacing and buildings, etc
<b>Good management:</b> Trees that are likely to be removed within 10 years through responsible management of the tree population	
<b>Z9</b>	Severe damage and/or structural defects where a high risk of failure can be <u>temporarily</u> reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
<b>Z10</b>	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
<b>Z11</b>	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
<b>Z12</b>	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

**NOTE:** Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorization hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

#### Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

<b>A1</b>	No significant defects and could be retained with minimal remedial care
<b>A2</b>	Minor defects that could be addressed by remedial care and/or work to adjacent trees
<b>A3</b>	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
<b>A4</b>	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

**NOTE:** Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.

TreeAZ is designed by Barrell Tree Consultancy ([www.barrelltreecare.co.uk](http://www.barrelltreecare.co.uk)) and is reproduced with their permission

#### Further explanations to assist categorization

<b>Z1</b>	Any existing statutory definitions of trees that are too small to be legally protected should be applied and trees less than those heights or diameters will be Z1. If there are none, then if the tree has been planted for less than 5 years it is Z1. If it is less than 5m in height, it will be Z1 unless it is significant, i.e. clearly mature, but small trees are not Z1. If it is greater than 10m in height it is not Z1 unless it was planted in the last 5 years. Applying Z1 to trees between 5-10m is a matter of judgment; the most obvious test being that the tree could be easily and reliably moved or replaced. Ideally, the replacement tree should not be less than 20% of the replaced tree's trunk height and spread dimensions.
<b>Z2</b>	Any existing statutory rules that prevent protection of trees within a fixed distance of a structure will allow a tree to be subcategorized as Z2.
<b>Z3</b>	Any existing statutory rules or guidance that prevent protection of trees for reasons other than size and proximity dictate Z3, i.e. invasive or alien species. If none exist, then Z3 cannot be applied.
<b>Z4</b>	This subcategory is for trees that are unlikely to recover from a serious health problem. The condition must be terminal with no obvious potential to recover, i.e. severe crown dieback related to excavation damage or root decay, to the extent that the structural branch framework is compromised. Trees that are likely to recover or improve should not be placed in this subcategory, i.e. trees suffering from a foliar problem that has little impact on the branch framework and varies from year to year.
<b>Z5</b>	Severe means so bad that there is no realistic chance of the tree achieving its full potential and there is a high of failure risk. In many cases, the risk of failure can be reduced by dramatic reduction in tree size, but this has severe health, maintenance cost and amenity implications, so is unlikely to be a sustainable management option. A common example is a severely unbalanced tree within a group that will be particularly vulnerable in adverse weather conditions and the adjacent trees mean there is no hope of remedial works resulting in an

Tree AZ Detailed Descriptors.

## REVIEW: Tree Condition Report.:

BARRELL TREE AZ: AS/NZ 2007: Bibliography Excerpt of AS 4970-2009. [Detailed Descriptors.](#)

Z5	improvement. Topped trees do not automatically fit into this subcategory, although there is an obvious temptation. Species prone to decay, such as willow and poplar, often have severe decay at the origin of vigorous re-growth, creating a high risk of failure in adverse weather conditions. Z5 is clearly appropriate for them. However, this needs to be a careful judgment because topping in itself does not necessarily condemn a tree to this subcategory. Some trees, such as plane, oak and lime, are particularly good at coping with this treatment and often are able to mature with a low risk of failure. If remedial works will allow the tree to be retained with no significant adverse impact on amenity, health or maintenance costs, then it does not fit here.
Z6	Trees can become poorly anchored because of soil erosion through climatic factors, i.e. water or wind, wear from traffic - pedestrian or vehicular, changing soil conditions - increasing wetness, sudden and severe physical stress from storms and root damage such as decay or severance reducing root strength. In some cases, i.e. storm induced instability, there may be a realistic chance of recovery and a subcategorization of Z6 may be premature. However, if excessive remedial work is required, it is likely that Z6 is a defensible subcategory. Alterations to tree exposure to the wind occurs because of changes in the shelter provided by adjacent objects such as buildings or trees. This often applies to groups of trees where one large dominant individual will be lost because of poor health or a structural problem, which then dramatically exposes the remaining trees.
Z7	<p><b>Establishing thresholds of acceptable levels of inconvenience:</b> In its broadest sense, inconvenience is the interference with the authorized use of land. In relation to trees, it can be in the form of roots disrupting landscaping and hard surfacing, parts of trees physically preventing land use, tree debris such as leaves and fruit falling and tree crowns causing excessive shade. The principles for establishing what are acceptable levels of inconvenience are the same irrespective of the cause. In a community context, it is generally accepted that trees provide a significant benefit to society and it is reasonable for individuals to tolerate some level of inconvenience from their presence. However, the precise location or value of these thresholds is not always obvious and is often a subjective interpretation rather than a definitive point. There will always have to be a balancing of the benefit to the community weighed against the inconvenience suffered by the individual. What is an acceptable, tolerable or reasonable level of inconvenience is often a matter of judgment for each specific situation, tempered by experience and common sense. This, in turn, should be guided by court, tribunal and planning decisions that have made informed judgments on these issues.</p> <p><b>Common examples:</b> Very large trees near existing occupied buildings can dominate to the extent that the disbenefit from the anxiety of the occupants outweighs the benefit of the tree. Regular and severe staining caused by fallen debris to a swimming pool surround may be unacceptable because the stark contrast in colours creates a dirty impression whereas the same staining on a path or drive surface may be more acceptable. In contrast, falling leaves blocking gutters causing them to be cleaned once a year is not that much of a local inconvenience in the context of the wider benefits that trees impart.</p> <p><b>Making the decision:</b> Assessing inconvenience is almost entirely a subjective judgment, based on experience and understanding of what is perceived as being reasonable and unreasonable for a normal person. As with all these judgments, a simple test is to imagine a court hearing where a judge has to decide if the levels of inconvenience are intolerable. If they are, then the tree is Z7; if they are not that bad, then the tree belongs in another subcategory.</p>
Z8	Where more serious damage occurs to property from root action, then court/tribunal judgments on liability help to focus on what level of damage is deemed tolerable by society. The most common example is direct damage from roots, trunks and branches to structures and surfacing. Repairs to walls may require such extensive excavation and cutting of roots that the tree cannot be retained. However, the use of innovative techniques may reduce root damage, but still produce a viable boundary, allowing the tree to be retained. Root damage to surfacing is often a sustainable reason for removal if rectifying the damage will significantly adversely affect the tree. In contrast, the potential for roots to deform surfacing would be a less reliable basis for allocation to this subcategory because it is so unpredictable. As a general rule, there would need to be good evidence for ongoing damage, with little scope for remedial works, before a tree could be reliably allocated to this subcategory.
Z9	This is a similar subcategory to Z5, but where the defect is not so severe that remedial works have to be extensive and immediate. Quite often, there are less severe defects that are so bad there is no realistic potential for the tree to improve, but it could be retained in the short term with some significant remedial works. This would only be seen as a temporary measure because to continue applying the same principle would not be cost-effective compared to replacement. A typical example would be a tree with a large and progressive cavity that will clearly prevent it ever improving its condition or contribution to amenity. However, substantial thinning and reduction would allow it to be retained in the short term to allow other replacement trees to develop to buffer its inevitable loss. The benefit of retaining it in the short term might outweigh the cost of doing the works as a one-off, but not on a regular basis.
Z10	It is common to find trees that are obviously not good enough for long term retention because they look unhealthy or are so unbalanced or so tall and thin or that they will never improve. However, the problems are not so severe that there is a high risk of death or failure, and they cannot be discounted for that reason. This subcategory is for those trees and relies on the principle of sustained amenity to justify the allocation. Trees with no potential to improve are taking up space where new trees could be growing, which would be enhancing the desirable objective of an uneven age class structure. The replacements would obviously be small trees and these would then fall into the Z1 subcategory. As set out in the Z1 explanations, the precise location on the site is not often that critical, so these trees would not generally be considered worthy of being a material constraint.
Z11	This applies to trees in groups where one individual is destructively interfering with another. The judgment of which is the better tree is obviously subjective and would be informed by which tree had the best potential for sustainable retention. An obvious example is one tree growing up through another and directly rubbing causing damage. Retaining both would probably result in the loss of each, whereas removing one may allow the other to achieve its full potential. Another example would be one tree shading and preventing the sustainable development of a neighbour to the extent that both trees would be prematurely removed if left alone. The removal of one tree may be justified if it allowed the remaining tree to reach its full potential. If both trees could be retained as a group and achieve their full potential, then they should not be included in this subcategory.
Z12	This is a matter of judgment and may vary widely. It primarily applies to existing trees that are not suited to their location, but there is resistance to their replacement. As a general principle, all trees will incur some management costs and these would normally not be a valid reason for removal. However, as those costs increase, their acceptability decreases to a point where it will be more cost-effective to plant a new tree more suited to the location rather than incur the burden of repeated and excessive costs indefinitely. Typical examples include topped trees with excessive decay, pollarded trees to reduce subsidence risk, trees beneath power lines and trees close to buildings, roads and paths. All these examples will require high levels of maintenance that may not be financially acceptable unless the benefits that arise from retaining the trees are particularly high.
A1	Trees that do not require any specific remedial works above those that would be required for normal maintenance.
A2	Trees with minor defects likely to recover from remedial works to be retainable in the long term, i.e. pollards with little decay.
A3	'Special' means unusual, rare or uncommon, i.e. a tree of some historical/cultural significance, etc.
A4	Trees can be valuable ecological habitat that may be protected by legislation, which may be a material constraint on the type and timing of changes that can occur on a site. If an ecological assessment has not been carried out by the time of the survey, and the arborist suspects there may be habitat issues, the tree should be identified as A4, and specialist assessment should be sought.

Tree AZ Detailed Descriptors.

## TREE DESCRIPTORS & TERMINOLOGY - OPEN SPACE MANAGEMENT

### AGE:

Young	Juvenile tree recently planted. Last 1- 5 Yrs
Semi-mature	Tree still growing within the current environment
Mature	Specimen has reached expected size in current situation.
Senescent	Tree is over mature and in decline or past its respective SULE for the site.

### FORM:

Good	Canopy full and symmetrical.
Fair	Minor asymmetry or suppression; considered typical for species in situation.
Poor	Canopy suppressed, major asymmetry. Stump re-growth.

### HEALTH:

Good	Crown full, with good density. Foliage entire with good colour with minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood development.
Fair	Tree is exhibiting one or more of the following symptoms; Tree has <30% dead wood, or can have minor canopy dieback, Foliage generally with good colour, some discolouration may be present, minor pathogen damage present. Typical growth indicators, e, g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.
Poor	Tree has >30% dead wood. Canopy Dieback present. Discoloured or distorted leaves and or excessive Epicormic Regrowth. Pathogen is present and or stress symptoms that could lead to or are leading to decline of tree.
Dead	Tree is dead.

### STRUCTURE:

Good	Good branch attachment and or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots and or good buttressing present. No obvious root pests or diseases.
Fair	Some minor structural defects and or minor damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural-roots. Typical structure for species in the situation.
Poor	Major structural defects and or trunk damaged and or missing bark. Large cavities, and or girdling or damaged roots that are problematical.
Hazardous	Tree poses immediate hazard potential that should be rectified as soon as possible.

### VIGOUR:

Good, Fair or Poor. This describes the ability of a tree to promote extension growth and wound-callus effectively; this is directly related to the annual progress of tree growth, including root systems, which are dependent on in-situ and environmental conditions.

### GENERAL CONDITION:

Describes a tree or group of trees in a broad term of convenient précis that considers all of these Tree Descriptors as mentioned in Documents. Tree Data Tables & Photos.

### SAFE USEFUL LIFE EXPECTANCY (SULE): As per AS 4970-2009

Safe Useful Life Expectancy (SULE) means that in a planning context the length of time a tree can be maintained as a useful amenity and not a liability is by far the most important long-term consideration. SULE is contingent on a number of obvious management assumptions and the fundamental principles of public safety and usefulness in the landscape. Trees are a renewable resource.

## **Arboricultural Consultancy Assumptions and Limiting Conditions - OSM**

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good. No responsibility is assumed for matters legal in character.
2. It is assumed that any property/project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible, however; the consultant can neither guarantee nor be responsible for the accuracy of the information provided by others.
4. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of the consultant.
7. Neither all nor any part of the contents of this report, nor any copy thereof, shall be used for any purpose by anyone but the person to whom it is addressed, without the written consent of the consultant; not shall it be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the written consent of the consultant.
8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of the specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Unless expressed otherwise: Information contained in this report covers only those items that were examined and reflect the condition of those items during the inspection.
11. The inspection is limited to visual examination accessible components without dissection, excavation or probing unless otherwise indicated within the report.
12. There is no warranty or guarantee, expressed or implied that the problems or deficiencies of the plants property in question may not arise in the future.

[REDACTED]  
**From:**  
**Sent:**  
**To:**

[REDACTED]  
Tuesday, 4 April 2023 9:09 AM  
[REDACTED]

The Resident

20 MILLER ST  
Richmond Vic 3121

Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.

We have applied to remove the Box Elder tree in the property on the corner of Miller Street.

Please find enclosed a copy of the Application for removal.

Kind Regards,  
[REDACTED]



The Resident

27 MILLER ST  
Richmond Vic 3121

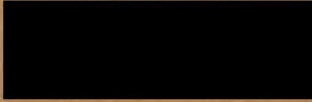
Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.

We have applied to remove the Box Elder tree in the property on the corner of Miller Street.

Please find enclosed a copy of the Application for removal.

Kind Regards,



The Resident

29 MILLER CT  
Richmond Vic 3121

Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.

We have applied to remove the Box Elder tree in the property on the corner of Miller Street.

Please find enclosed a copy of the Application for removal.

Kind Regards,



The Resident

7 RICHMOND TCE  
Richmond Vic 3121

7

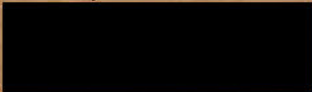
Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.

We have applied to remove the Box Elder tree in the property on the corner of Miller Street.

Please find enclosed a copy of the Application for removal.

Kind Regards,



The Resident

15 RICHMOND TCE  
Richmond Vic 3121

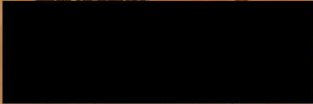
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Kind Regards



The Resident

11 RICHMOND TCE  
Richmond Vic 3121

Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.

We have applied to remove the Box Elder tree in the property on the corner of Miller Street.

Please find enclosed a copy of the Application for removal.

Kind Regards,



The Resident

16 RICHMOND TCE  
Richmond Vic 3121

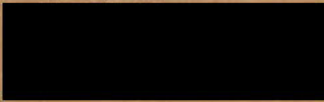
Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.

We have applied to remove the Box Elder tree in the property on the corner of Miller Street.

Please find enclosed a copy of the Application for removal.

Kind Regards,



The Resident

13 RICHMOND TDE  
Richmond Vic 3121

Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.

We have applied to remove the Box Elder tree in the property on the corner of Miller Street.

Please find enclosed a copy of the Application for removal.

Kind Regards



The Resident

20 RICHMOND TCE  
Richmond Vic 3121

Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.

We have applied to remove the Box Elder tree in the property on the corner of Miller Street.

Please find enclosed a copy of the Application for removal.

Kind Regards,





The Resident  
22 RICHMOND TCE

Richmond Vic 3121

Dear fellow resident,

We are the owners of 15 Richmond Terrace Richmond.  
We have applied to remove the Box Elder tree in the property on the corner of Miller Street.  
Please find enclosed a copy of the Application for removal.

Kind Regards,



Regards,



Sent from my iPhone

To :- Yarra City Council

15 Richmond Terrace Richmond – removal of tree

I am the owner/resident of ... [redacted] Richmond Terrace,..... Richmond

I support the application for a permit to remove the box elder tree at 15 Richmond Terrace Richmond

[redacted]

Name

[redacted] Richmond Terrace, Richmond

Address

01/05/2023

Date

Hi there,  
Apologies for the delay  
in returning this, we  
support the tree removal  
and proposed replanting  
plans. Thanks, [redacted]

To :- Yarra City Council

15 Richmond Terrace Richmond – removal of tree

I am the owner/resident of [REDACTED] RICHMOND TCE. Richmond

I support the application for a permit to remove the box elder tree at 15 Richmond Terrace Richmond

Name

[REDACTED] RICHMOND TERRACE, RICHMOND

Address

11/04/23

Date

To :- Yarra City Council

15 Richmond Terrace Richmond – removal of tree

I am the owner/resident of .....  Richmond Tce ..... Richmond

I support the application for a permit to remove the box elder tree at 15 Richmond Terrace Richmond


Address  
 Richmond Tce  
Richmond  
Date  
6/4/23.

RICHMOND TCE  
RICHMOND  
6/4/23

To :- Yarra City Council

15 Richmond Terrace Richmond – removal of tree

I am the owner/resident of [REDACTED] MILLER ST ..... Richmond

I support the application for a permit to remove the box elder tree at 15 Richmond Terrace Richmond

[REDACTED]

Name  
[REDACTED] Miller St .....

Address  
28-3-23 .....

Date

To :- Yarra City Council

15 Richmond Terrace Richmond – removal of tree

I am the owner/resident of [REDACTED] RICHMOND TERRACE Richmond

I support the application for a permit to remove the box elder tree at 15 Richmond Terrace Richmond

[REDACTED]

Name

[REDACTED] RICHMOND TERRACE

Address

5 APRIL 2023

Date

To :- Yarra City Council

15 Richmond Terrace Richmond – removal of tree

I am the owner/resident of [REDACTED] RICHMOND TERRACE..... Richmond 3121

I support the application for a permit to remove the box elder tree at 15 Richmond Terrace Richmond

[REDACTED]

[REDACTED]

Address

[REDACTED] RICHMOND TRCE 3121

Date 4-4-2023

**RICHMOND**  
**15 RICHMOND TERRACE**

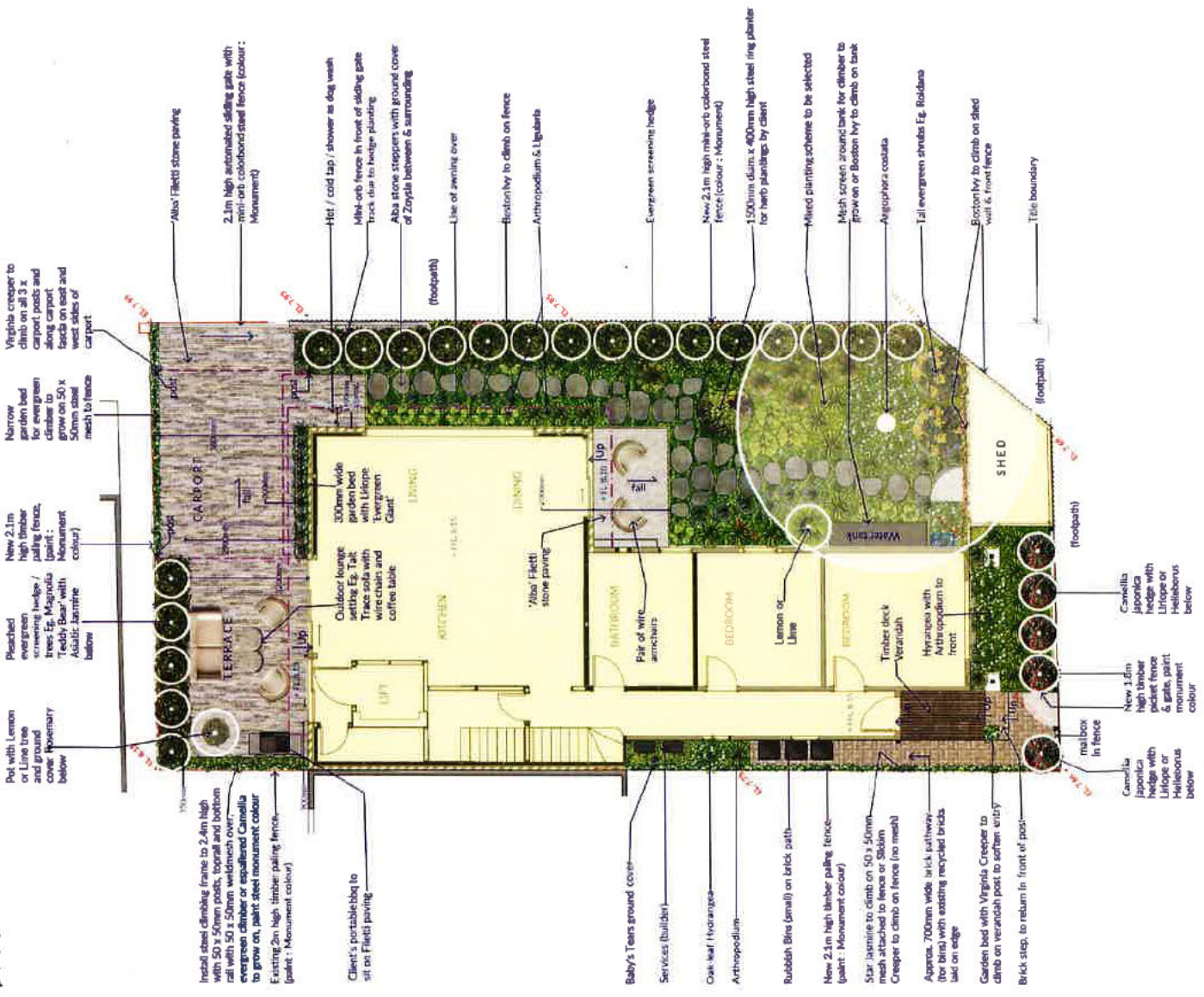
CONCEPT DESIGN - 12 APRIL 2023

**Ben Scott**  
GARDEN DESIGN

+61 412 746 604 - [benscott.com.au](mailto:benscott.com.au)  
5 Henry Street, Hawthorn, Vic 3122



**GROUND FLOOR  
CONCEPT PLAN**



**OVERALL GARDEN  
HARDSCAPE MATERIAL PALETTE**



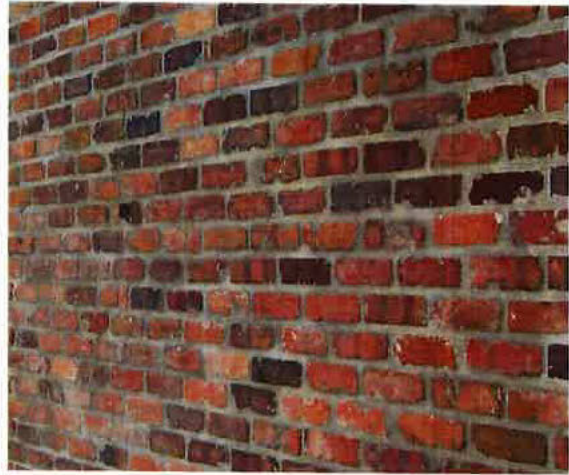
Alba Filotti



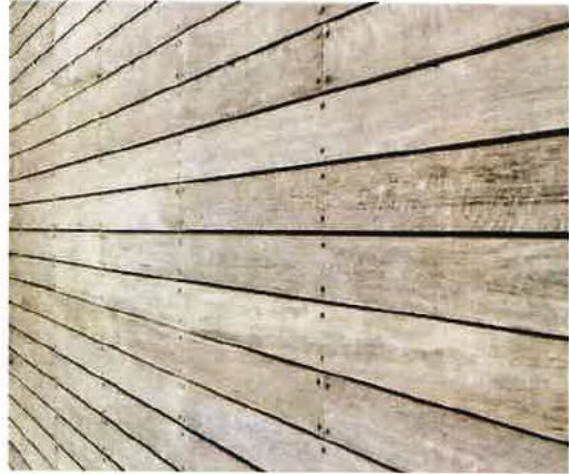
Alba Pavers with ground cover between



Alba Pavers



Brick paving laid on edge

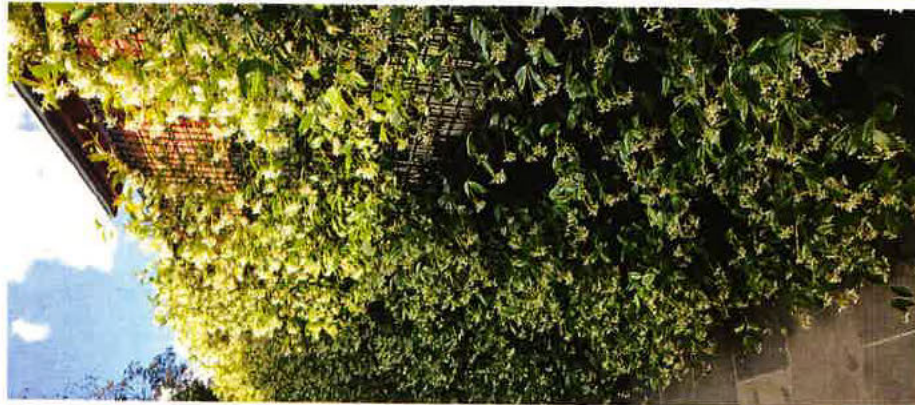


Timber Decking - Grayed Off

**FRONT GARDEN  
REFERENCE IMAGES**



Virginia creeper around verandah



Star Jasmine growing on 50 x 50mm mesh to fence



Top: Oakleaf Hydrangea  
Below: Arthropodium



Top: Camellia japonica  
Below: Liriope Evergreen Giant



Top: Helleborus  
Below: Babys tears



**NORTHERN REAR GARDEN  
SOUTHERN SECTIONAL ELEVATION**



**NORTHERN REAR GARDEN  
REFERENCE IMAGES**

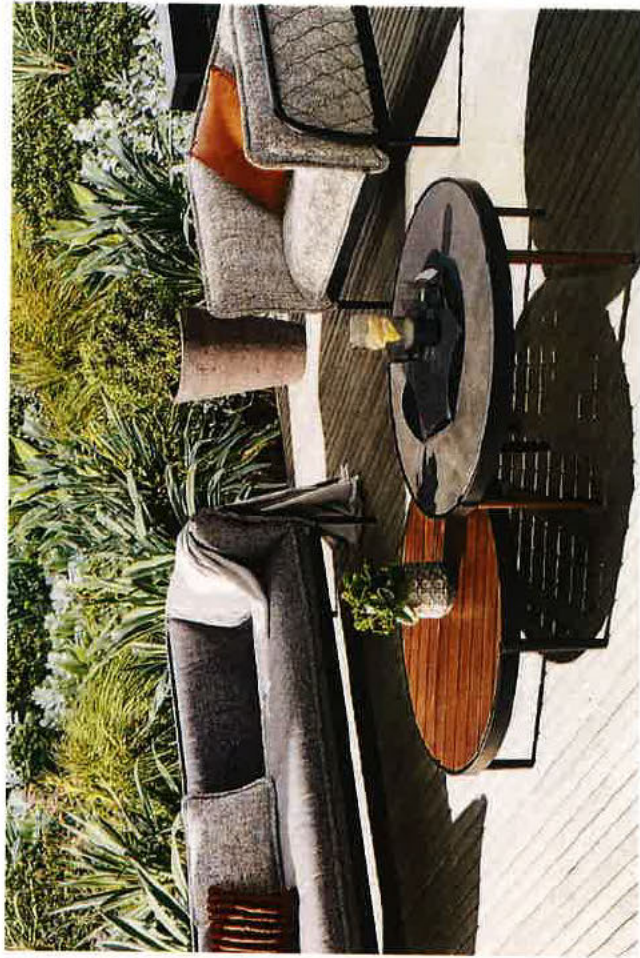
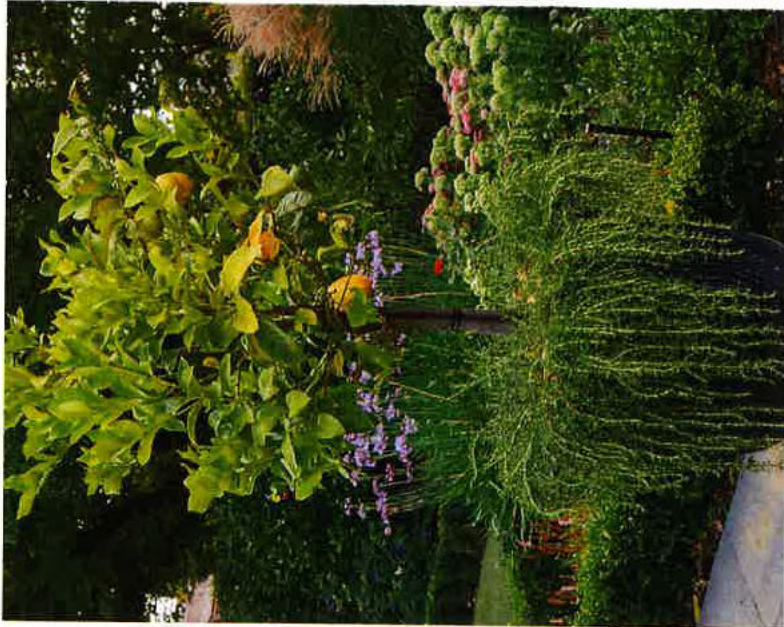


Magnolia Teddy Bear hedge



Top: Virginia Creeper to climb up Carport posts to soften  
Below: Virginia Creeper Hanging

**NORTHERN REAR GARDEN  
REFERENCE IMAGES**



Top: Lemon tree to pot with ground cover Rosemary below  
Below: Fillet paved terrace

Top: Tail - Trace outdoor sofa  
Below: Eco Outdoor - Heaven Wire Chairs

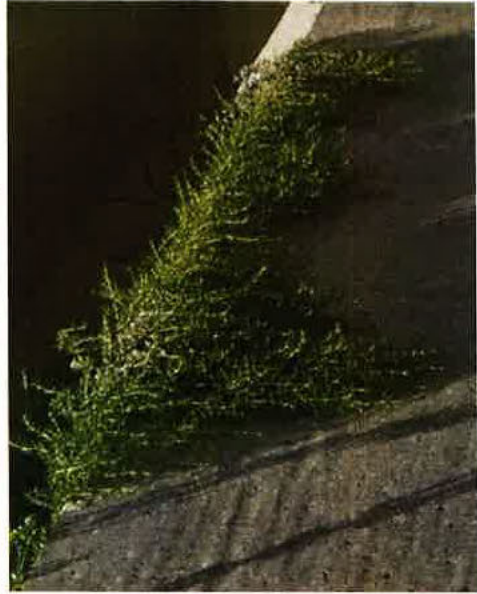
**NORTHERN REAR GARDEN  
PLANTING PALETTE**



Star Jasmine on mesh fence

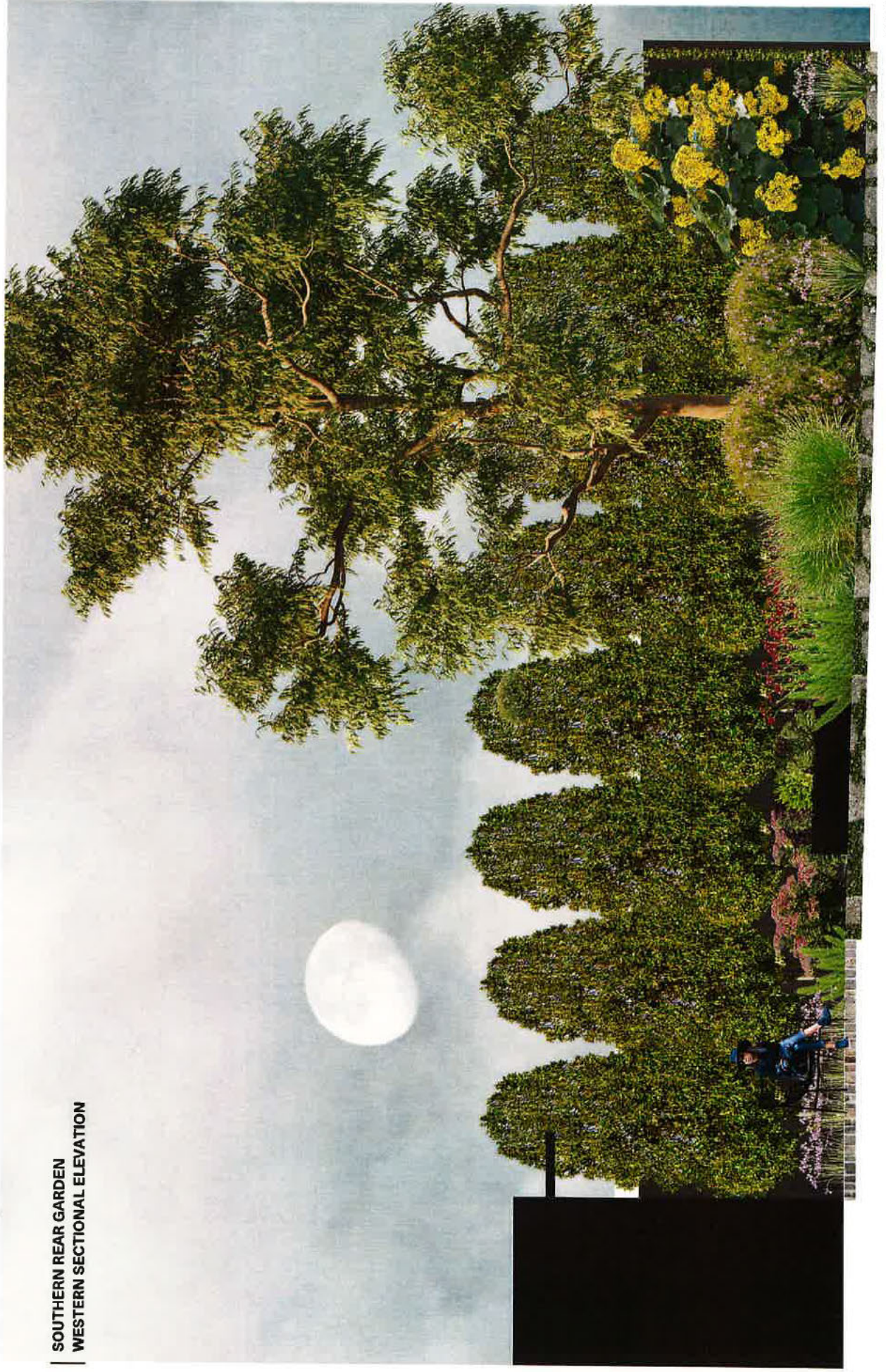


Top: Liriope Evergreen Giant  
Below: Rosemary ground cover



Top: Asiatic Jasmine Ground Cover  
Below: Espaliered camellia

**SOUTHERN REAR GARDEN  
WESTERN SECTIONAL ELEVATION**





**SOUTHERN REAR GARDEN  
REFERENCE IMAGES**



Steel ring herb garden

Alba Steppers with Zoysia ground cover surrounding

Bay hedge



Zoysia surrounding pavers



Latit - wire chairs

**TREES**  
**PLANTING PALETTE**



Angophora



Lemon Tree

**SHRUBS & CLIMBERS  
PLANTING PALETTE**



Top: Arthropodium  
Below: Ligularia reniformis



Top: Tulbaghia  
Below: Myers Asparagus Fern



Top: Sedum  
Below: Anigozanthos



Top: Lomandra 'Tanika'  
Below: Westringea



Top: Roldana petasittis  
Below: Boston Ivy



Top: Arthropodium  
Below: Ligularia reniformis



Top: Tulbaghia  
Below: Myers Asparagus Fern



Top: Sedum  
Below: Anigozanthos

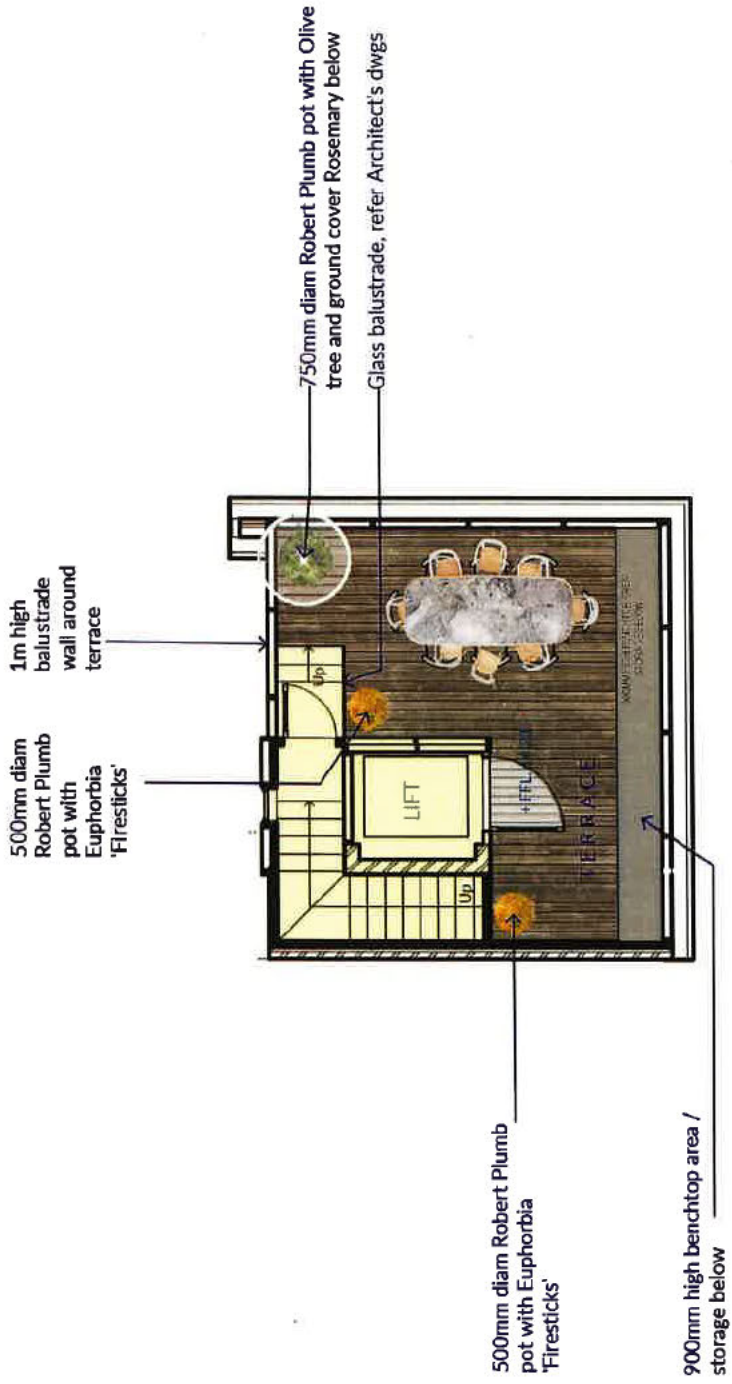


Top: Lomandra 'Tanika'  
Below: Westringea



Top: Roldana petasittis  
Below: Boston Ivy

**ROOF GARDEN  
CONCEPT PLAN**



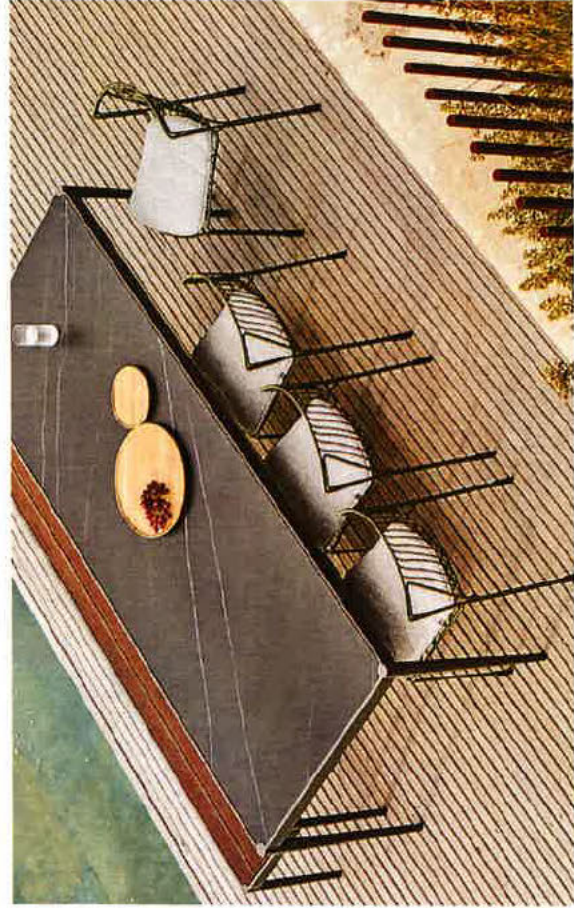
**ROOF GARDEN  
REFERENCE IMAGES**



Euphorbia 'Firesticks'



Olive Tree in Concrete Pot



Kyoto Pot by Robert Plumb

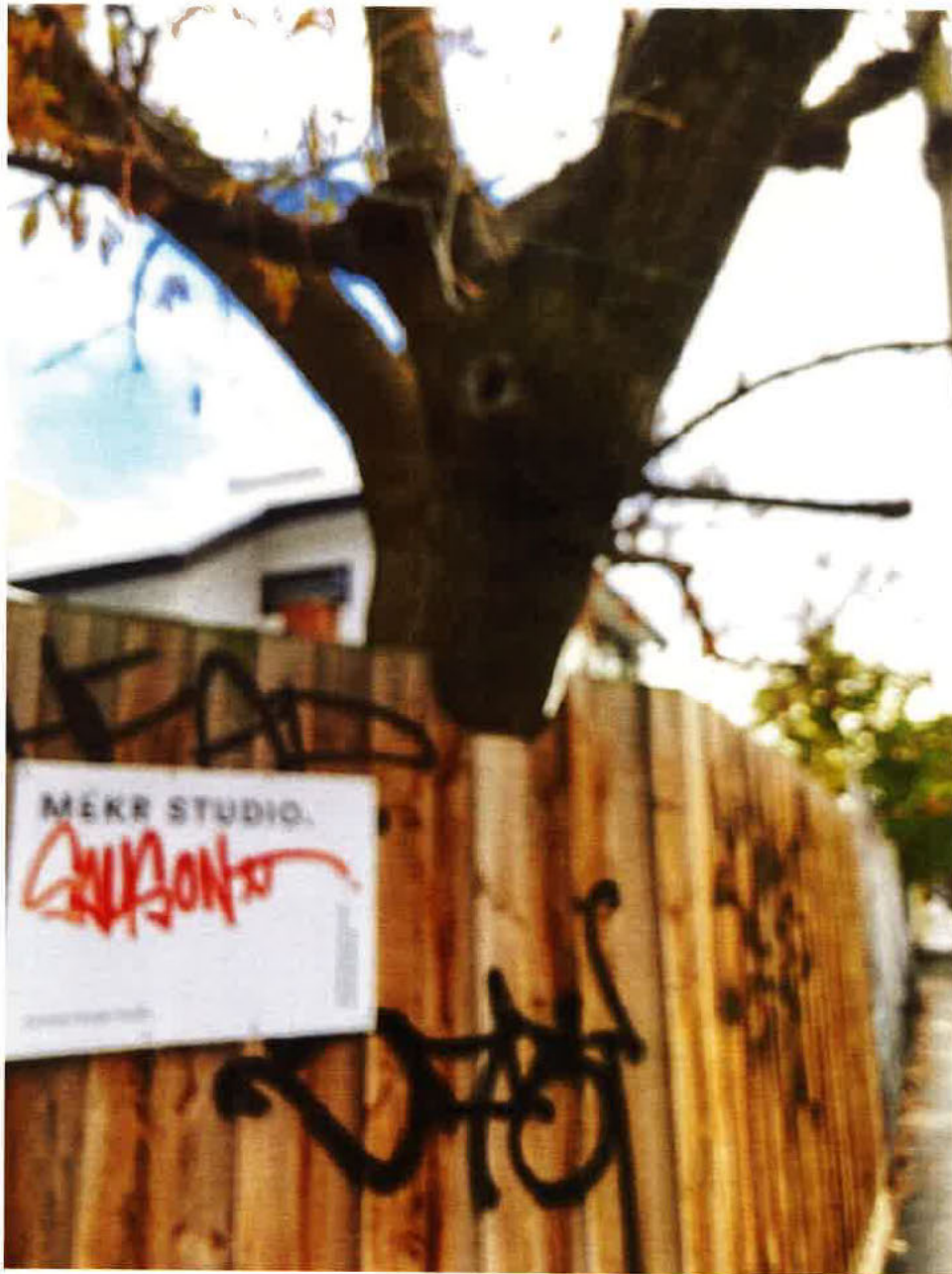
Tait - trace table

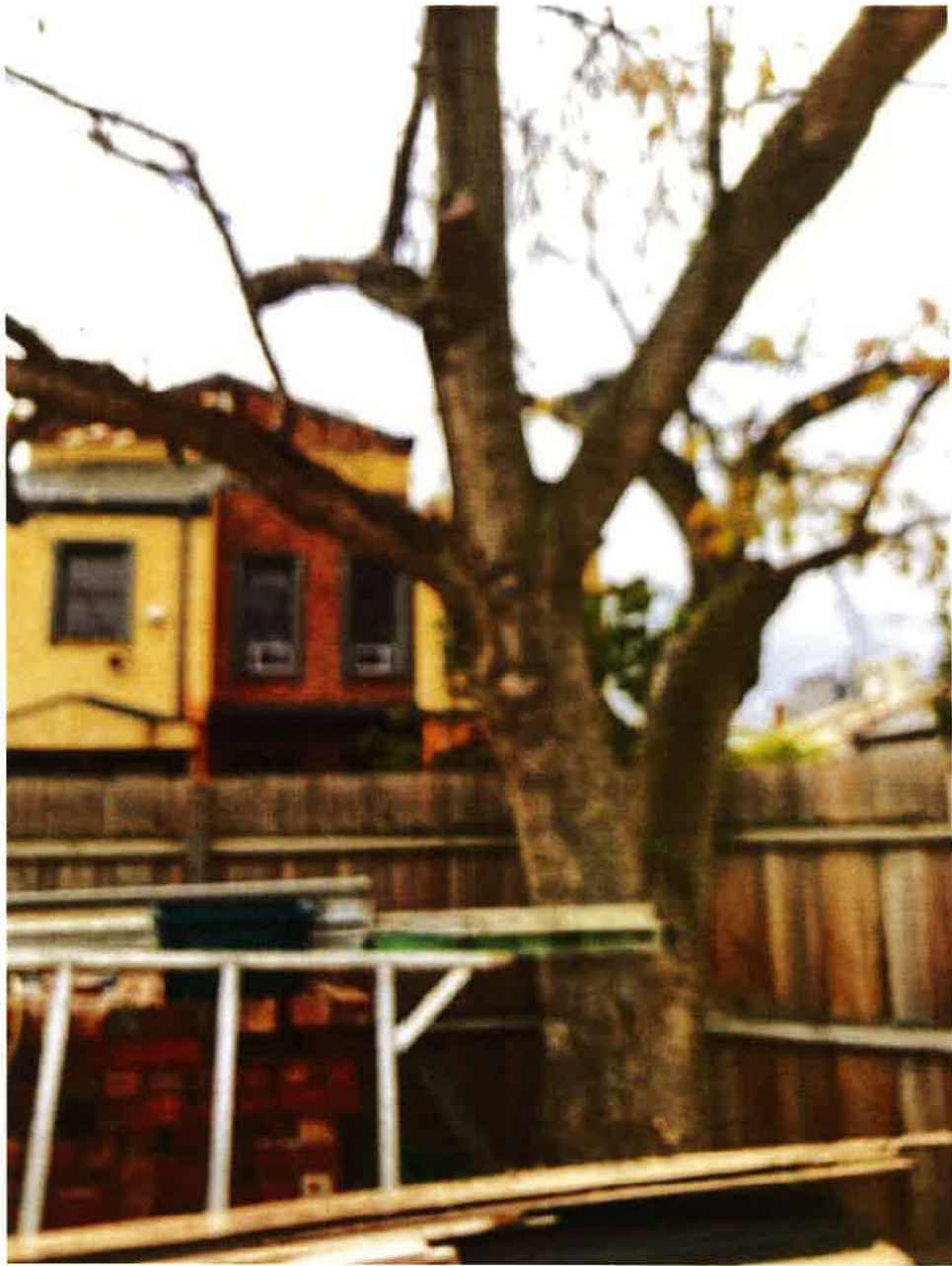
**END**

13 April 2023  
5 Henry Street,  
Hawthorn,  
Vic 3122

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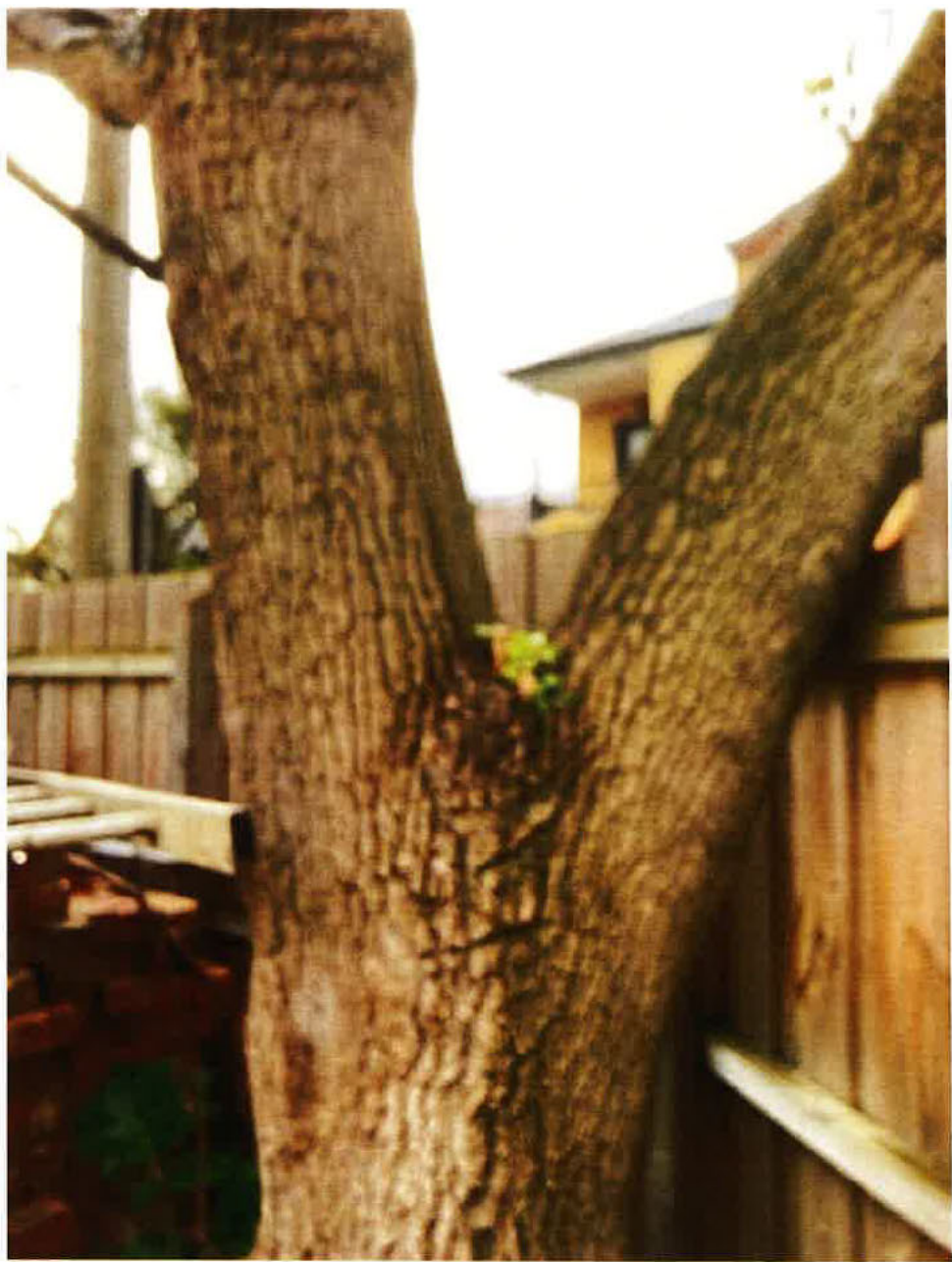
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Ben Scott Garden Design







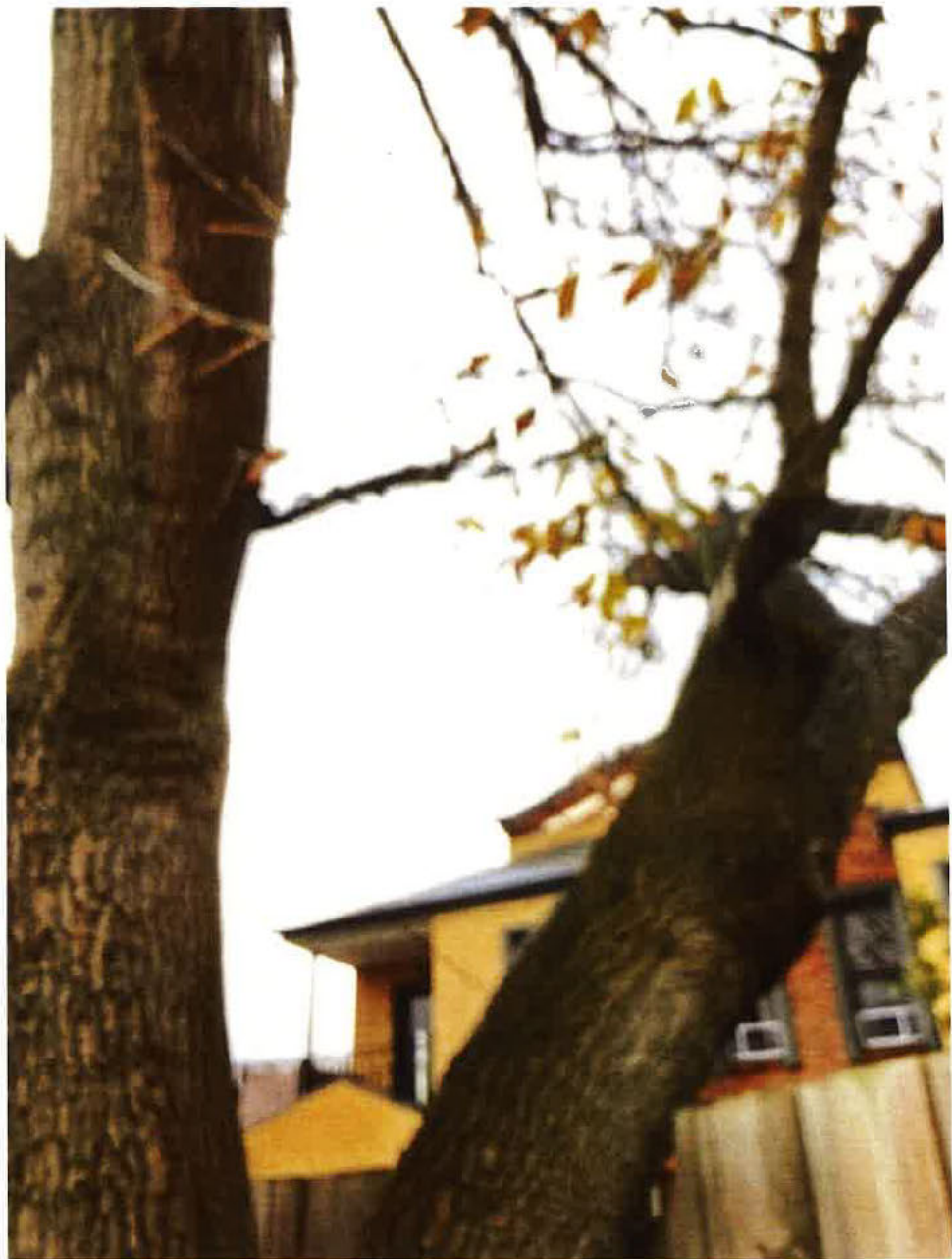
















Regards,



Sent from my iPhone



Scientific Name	Common Name	Family	Weed status in Victoria	Impact on natural systems	Area of potential distribution remaining	Potential for invasion	Rate of dispersal	Range of susceptible habitat types	Risk Ranking Score	Risk Rating
<i>Salix x sepulcralis nothovari. chrysocoma</i>	Weeping Willow	Salicaceae	Environmental weed	Typically significant	Early stage of invasion	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Salix x sepulcralis nothovari. sepulcralis</i>	Weeping Willow	Salicaceae	Environmental weed	Typically significant	Early stage of invasion	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Salix babylonica</i>	Weeping Willow	Salicaceae	Environmental weed	Typically significant	Extensive potential for further spread	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Salix matsudana 'Tortuosa'</i>	Tortured Willow	Salicaceae	Environmental weed	Typically significant	Early stage of invasion	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Salix nigra</i>	Black Willow	Salicaceae	Environmental weed	Typically significant	Extensive potential for further spread	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Salix purpurea</i>	Purple Osier	Salicaceae	Environmental weed	Typically significant	Early stage of invasion	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Salvinia molesta</i>	Salvinia	Salvinaceae	Environmental weed	Typically significant	Early stage of invasion	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Schoenoplectus mucronatus</i>	Rice-marsh Bulrush	Cyperaceae	Environmental weed	Typically significant	Early stage of invasion	Moderately invasive	Moderate	Restricted	32.1	Very high
<i>Sorbus aucuparia</i>	Rowan	Rosaceae	Environmental weed	Typically significant	Early stage of invasion	Moderately invasive	Moderate	Restricted	32.1	Very high
<i>Tribolium urticolae</i>	Haas Grass	Poaceae	Environmental weed	Typically significant	Early stage of invasion	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Triglochin scilloides</i>	Awl-leaved Liliac	Juncaginaceae	Environmental weed	Typically significant	Extensive potential for further spread	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Viola odorata</i>	Common Violet	Violaceae	Environmental weed	Typically significant	Extensive potential for further spread	Moderately invasive	Moderate	Restricted	32.1	Very high
<i>Wachendorfia thyrsiflora</i>	Red Root	Haemodorraceae	Environmental weed	Typically significant	Early stage of invasion	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Xanthium strumarium</i>	Noogoora Burr	Asteraceae	Environmental weed	Typically significant	Extensive potential for further spread	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Zantedeschia aethiopica</i>	White Arum-lily	Araceae	Environmental weed	Typically significant	Extensive potential for further spread	Highly invasive	Moderate	Restricted	32.1	Very high
<i>Acacia acuminata</i>	Jam Tree	Fabaceae	Environmental weed	Occasionally significant	Early stage of invasion	Moderately invasive	Slow	Extensive	31.3	Very high
<i>Acer negundo</i>	Box Elder	Sapindaceae	Environmental weed	Typically significant	Extensive potential for further spread	Somewhat invasive	Rapid	Extensive	31.3	Very high
<i>Allocasuarina dimorpha</i> subsp. <i>dimorpha</i>	Broombush Sheoak	Casuarinaceae	Environmental weed	Typically significant	Early stage of invasion	Moderately invasive	Slow	Extensive	31.3	Very high
<i>Arbutus unedo</i>	Strawberry Tree	Ericaceae	Environmental weed	Typically significant	Extensive potential for further spread	Somewhat invasive	Moderate	Extensive	31.3	Very high
<i>Gallitis oblonga</i> subsp. <i>oblonga</i>	Tasmanian Cypress-pine	Cupressaceae	Environmental weed	Typically significant	Early stage of invasion	Somewhat invasive	Slow	Extensive	31.3	Very high