



Bayside
CITY COUNCIL

**TREE PROTECTION
ON PRIVATE PROPERTY:
POLICY**

2006

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BAYSIDE CITY COUNCIL POLICY

TREE PROTECTION ON PRIVATE PROPERTY

VISION STATEMENT

Bayside City Council is committed to protecting, promoting and enhancing its highly valued open spaces and streetscapes.

Bayside City Council encourages the retention of its tree canopy both on private and public land. Council also promotes the retention of Bayside's 'native vegetation'¹ particularly within the designated Vegetation Protection Overlay 3 (VPO3) areas of Black Rock and Beaumaris.²

POLICY STATEMENT

The existing vegetation is one of the primary features of the Bayside municipality, contributing to the amenity of the residential environment and established land values.

Council acts to preserve and maintain trees where practicable within the municipality; whether on Council land or on private property. Tree protection controls apply to the whole of the tree including its root system.

Tree protection in Bayside is supported by two legal instruments: the Bayside Planning Scheme (which incorporates controls under the Vegetation Protection Overlays, potential controls under the Heritage Protection Overlays & potential planning development permit conditions) and Bayside Local Law Number 2 Environment Clause 36.

¹ Native Vegetation is defined in the Bayside Planning Scheme as plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses.

² Reference to 'native' in the VPO 3 incorporates Australian native species

This policy applies to all trees on private properties within the Bayside municipality, which:

- are listed on the Bayside Significant Tree Register,
- are protected by Local Law No. 2 Environment Clause 36 Tree Protection:
 - (1) A person must not, except in accordance with a Permit,
 - (a) destroy, damage or remove or allow to be destroyed, damaged or removed on any Private Property; or
 - (b) cut, trim, lop or prune or allow to be cut, trimmed, lopped or pruned on any Private Property:
 - (i) an Identified Significant Tree; or
 - (ii) any Tree with a single Trunk Circumference or Combined Trunk Circumference greater than one hundred and fifty five (155) centimetres, measured at one metre above Ground Level

Heritage Overlay or Vegetation Protection Overlay controls in the Bayside Planning Scheme take precedence over this policy and trees covered by either of these controls must be assessed under the Planning and Environment Act 1987.

POLICY OBJECTIVES

- Promoting compliance and Clause 36 Local Law No.2. thereby reducing the number of healthy protected trees being removed or incorrectly managed. (Refer Attachment 1 – Local Law 2 Clause 36)
- Prohibiting, regulating and controlling any activity that may endanger any tree listed in the Bayside Significant Tree Register.
- Managing and maintaining vegetation in order to enhance local amenity and urban character.
- Encouraging all tree pruning works comply with Australian Standard AS 4373 - 1996 –Pruning of Amenity Trees.
- Encouraging replacement of trees that are removed with other appropriate trees suitable for the area; in particular with indigenous³ species. (Refer Attachment 2 for a list of trees indigenous to Bayside).

³ 'indigenous' is defined in the Macquarie Dictionary as originating in and characterising a particular region. Any reference to indigenous in this policy refers to those species originating and living or occurring naturally in the Bayside municipality

RESPONSIBLE DEPARTMENT

Local Laws and Investigations

STATEMENT OF INTENT

To promote tree protection on private property in line with Local Law No.2 objectives:

5. *“to prohibit, regulate and control activities which may endanger any identified significant tree and to protect existing tree canopies on private properties within the Municipal District, ensuring they are maintained in accordance with the urban character and local amenity;” and*

6. *“to regulate the destruction, damage, removal, cutting, trimming and pruning of identified significant trees and other tree canopies on private property within the Council’s municipal district, and maintain the urban character and local amenity of the Council’s municipal district.”*

1.1 Benefits of tree retention

Council considers trees to be objects of natural beauty, enhancing the urban environment and performing many valuable functions including:

- providing a habitat for birds and mammals;
- providing visual amenity;
- contributing to the aesthetics of the surrounding landscape;
- reducing storm water run off;
- reducing airborne pollution & purifying the air;
- providing windbreaks;
- providing screens & assisting with the reduction of ambient noise; and
- providing shade & shelter.

Reduction of tree cover increases the likelihood of:

- loss of amenity;

- soil erosion;
- increased salinity; and
- increased storm water run off.

Tree removal can:

- destroy habitats for wildlife, particularly birds and marsupials;
- reduce shade;
- affect local microclimates eg: increased light and heat;
- increase visual exposure of the built environment; and
- increase opportunities for “overlooking” from neighbouring properties thereby decreasing privacy.

There is growing concern from within parts of the Bayside community about the loss of mature or large trees. Consequently many residents and ratepayers expect that Council will preserve the amenity of their areas by promoting the retention of trees on private property.

Property owners are responsible for maintaining trees on their property in a safe condition. In general the costs associated with any damage caused by trees on private property will be covered by the property owner’s insurance.

2. ISSUING PERMITS TO PRUNE OR REMOVE

2.1 Applications for permits to prune / remove trees on private property

Any person wishing to cut, trim, prune, remove or allow to be cut, trimmed, pruned or removed any tree to which the local law criteria apply, shall make an application to Bayside City Council in accordance with the Local Law No. 2.

Trees to be removed or pruned must be clearly identified on the permit application form as part of the site diagram requirements.

Where an owner or contractor claims a tree requires removal because it is dangerous or hazardous, supporting evidence must be supplied in the form of an independent expert report from a suitably qualified arborist.

2.2 Fee reduction or waiver

The Manager Local Laws and Investigations has the delegated authority to reduce or waive a permit application fee.

2.3 Decision Making Criteria

In determining an application to remove or prune a tree and prior to issuing a Pruning or Removal Permit, an authorised officer delegated by Council will take into consideration the factors listed below.

Factors relevant to both pruning and removal:

- Whether the subject tree is situated in an area to which the Vegetation Protection Overlay (VPO) 3 applies;
(Note: to remove, destroy or lop any Australian native tree greater than 2 metres in height and/or greater than 50 centimetres in circumference measured at 1 metre above ground level in the area covered by VPO3, requires a Planning Permit.)
- Whether the tree is an identified significant tree listed on the Bayside Significant Tree Register (Refer Attachment 3 for Significant Tree assessment criteria);
- Whether any Heritage Overlay controls apply;
- The health* of the tree;
- The structure* of the tree;
- The overall condition * of the tree;
- Any unsafe or hazardous situation created by the tree;
- The proximity of existing or proposed buildings or structures and possible disturbance to those buildings;
- Any independent expert report supplied to Council; and

* Refer to Attachment 4 for definitions & category criteria used in the permit application on site inspection and assessment process.

- Any other circumstances deemed to be relevant by Council as the responsible authority.**

Additional factors relevant to tree removal applications:

- The contribution the tree makes to the landscape;
- The opportunity for replacement trees to be planted; and
- Whether the tree has caused/is causing property damage eg: lifting and/or cracking building footings. (Minor disturbance to paving or fences, shedding of leaves or fruit is not normally considered sufficient grounds for removal of a tree)

2.4 Review of Decision to refuse permit

Where an applicant is dissatisfied with the determination made by an authorised officer under delegated authority of Council to remove or prune a tree, the applicant has a right to apply in writing to the Local Laws & Investigations Department for an internal review of the decision.

If the applicant remains dissatisfied after the internal review, the applicant may lodge an appeal to full Council who will reconsider the application and any evidence or supporting documentation provided by a suitably qualified expert.

3. PRUNING RECOMMENDATIONS

Poor pruning practice in the past such as lopping the tops of trees has resulted in tree decline or tree death as well as trunk and branch failure. For this reason, Council strongly encourages compliance with the Australian Standard AS 4373 –1996, Pruning of Amenity Trees.

The intent of this standard is to encourage pruning practices and procedures that reduce the risk of tree hazard development, branch failure, fungal infection or premature tree death.

** Refer to Attachment 5 for outline of current tree assessment criteria.

Council provides the following information in relation to tree pruning:

- Lopping, topping or flushcutting are not promoted practices.

“*Topping*” or “*lopping*” refers to the random cutting of branches or stems between branch unions or at internodes on young trees.⁴ The indiscriminate removal of trunks or leaders at internodal points in the crown may lead to the development of poorly attached epicormic regrowth.

- “*Flush cuts*⁵ and cuts that leave stubs” are major starting points for many tree problems:
 1. Discoloured wood;
 2. Decayed wood;
 3. Cavities;
 4. Circumferential cracks;
 5. Radial cracks and seams;
 6. Wet wood;
 7. A host of different cankers (wounds);
 8. Energy depletion around the wound that encourages insects; and
 9. Dead strips on the trunk that may continue downward to roots.

It is recommended that residents engage a suitably qualified arborist to undertake pruning work in accordance with the Australian Standard AS 4373 –1996, Pruning of Amenity Trees.⁶

⁴ Refer to Australian Standard 4373 – 1996: Definitions section.

⁵ Refer to Australian Standard 4373 – 1996: Definitions section. Flush cut is an incorrect cut that damages or removes the branch collar or branch bark ridge and damages stem tissue.

⁶ “Prune” is not defined in Australian Standard 4373 – 1996. The Macquarie Dictionary definition of prune is to cut twigs, branches or roots.

4. AN OCCUPIER'S OBLIGATIONS IN RELATION TO OVERHANGING BRANCHES FROM AN ADJOINING PROPERTY.

Council provides the following information in relation to overhanging branches from an adjoining property:

- A Local Law Permit is required to prune overhanging limbs in situations where the tree meets the size criteria that brings it into the ambit of the Local Law provision.
- Where the applicant is not the owner of the tree, a permit condition will be included specifying that the applicant must provide notification to the owner of the tree of their intention to prune.
- Where the applicant is not the owner of the tree, Council will contact the tree owner prior to a permit being issued to ascertain whether the owner has any objection to the permit being issued. Where an objection is raised the owner will be advised to submit the details of the objection in writing to the Manger Local Laws & Investigations in writing within 7 days of the discussion.

These requirements supersede the general common law right to prune overhanging branches to the boundary line of the property.

5. TREE PRUNING / REMOVAL IN EMERGENCY CIRCUMSTANCES

5.1 Storm Damage

In the event of severe storms causing widespread damage to trees on private property, an emergency response centre will be set up to deal with the increase in enquiries.

In situations where there is an immediate risk to health and safety as a result of storm damage, emergency response authorities will generally arrange for SES assistance.

In all other cases Council's Arborists will inspect storm related tree damage. An Arborist will provide on site advice and a visual inspection/assessment of the tree/s will be carried out to assess:

- Condition of tree and work required (removal or pruning); and
- Priority of the work.

When appropriate, verbal permission may be granted on site to either prune or remove the damaged tree.

No fees will be incurred for removal or pruning of storm damaged trees.

6. TREE MANAGEMENT PLANS

Council's aim is to promote the broader community benefit of tree retention. In addition Council aims to promote good tree management practices. To achieve these aims Council supports the development of voluntary Tree Management Plans.

This is intended to be a voluntary process in which permit applicants will be encouraged to work in conjunction with Council to develop and implement their own tree management plan.

Once approved by a Council arborist the Tree Management Plan will allow the tree owner to conduct approved tree maintenance for a specified period of time. Applicants will be required to pay a once only up front fee for the assessment and approval of the Tree Management Plan by Council.

Permits to prune will still be required under an approved Tree Management Plan however they may be issued without the applicant incurring further cost for the duration of the approved plan.

The benefits of a Tree Management Plan include: greater community access to Council arborist information, a greater community commitment to tree preservation and to the provision of Council guidance in relation to the management of trees.

7. OTHER INCENTIVES TO PROMOTE TREE RETENTION & MANAGEMENT:

To promote the benefits of tree retention Council endorses the following incentives:

- Permit application fees for pension card holders may be reduced by 50%;
- Permit application fees for the removal of dead trees / tree stumps may be waived;
- Permit application fee may be refunded where the subject tree inspected is found to be undersized;
- Promote replacement of removed trees with indigenous species by providing a tree token with every removal permit for a 10cm pot containing an indigenous species from Council's indigenous nursery; and
- A maximum reduction of 50% of the permit application fee applies where more than one of the above criteria is applicable.

ATTACHMENT 1

Local Law Number 2 Environment.

Clause 36 TREE PROTECTION

- (1) A person must not, except in accordance with a Permit,
 - (a) destroy, damage or remove or allow to be destroyed, damaged or removed on any Private Property; or
 - (b) cut, trim, lop or prune or allow to be cut, trimmed, lopped or pruned on any Private Property:
 - (i) an Identified Significant Tree; or
 - (ii) any Tree with a single Trunk Circumference or Combined Trunk Circumference greater than one hundred and fifty five (155) centimetres, measured at one metre above Ground Level

Penalty: 20 Penalty Units

- (2) If a Tree is:
 - (a) destroyed, damaged or removed or allowed to be destroyed, damaged or removed in breach of sub-clause (1)(a); or
 - (b) cut, trimmed or pruned or allowed to be cut, trimmed or pruned in breach of sub-clause (1)(b),

the owner of the Private Property is also guilty of an offence whether or not the person who destroyed, damaged or removed or allowed to be destroyed, damaged or removed, or cut, trimmed or pruned or allowed to be cut, trimmed or pruned, is identified or prosecuted.

Penalty: 20 Penalty Units

ATTACHMENT 2

Trees indigenous to the Bayside municipality are available at Council's Indigenous Plant Nursery in Reserve Road Cheltenham, including:

<i>Acacia implexa.</i>	Lightwood.
<i>Acacia longifolia var. sophorae.</i>	Coast Wattle.
<i>Acacia mearnsii.</i>	Black Wattle.
<i>Acacia melanoxylon.</i>	Blackwood.
<i>Acacia oxycedrus.</i>	Spike Wattle.
<i>Acacia paradoxa.</i>	Hedge Wattle.
<i>Acacia retinoidies.</i>	Wirilda.
<i>Allocasuarina verticilata.</i>	Drooping Sheoak.
<i>Banksia integrifolia.</i>	Coast Banksia.
<i>Banksia marginata.</i>	Silver Banksia.
<i>Bursaria spinosa.</i>	Sweet Bursaria.
<i>Cassinia aculeata.</i>	Common Cassinia (Dogwood).
<i>Eucalyptus camaldulensis.</i>	River Red Gum.
<i>Eucalyptus ovata.</i>	Swamp Gum.
<i>Eucalyptus pauciflora .</i>	Snow Gum.
<i>Eucalyptus pryoriana.</i>	Rough bark Manna Gum.
<i>Eucalyptus radiata.</i>	Narrow leaf Peppermint.
<i>Exocarpus cupressiformis.</i>	Cherry Ballart.
<i>Leptospermum juniperinum.</i>	Prickly Tea-tree.
<i>Leptospermum laevigatum.</i>	Coast Tea-tree.
<i>Leucopogon parvifloris.</i>	Coast Beard Heath.
<i>Myoporum insulare.</i>	Common Boobialla.
<i>Viminaria juncea.</i>	Golden Spray.

ATTACHMENT 3

Significant Trees Assessment Criteria.

The Council may at its discretion deem a tree to be significant and be included on the Bayside Significant Tree Register if it meets any of the following criteria:

- i. Age and condition
- ii. Height
- iii. Spread
- iv. Girth
- v. Species, whether rare and endangered or not
- vi. Historical association
- vii. Habitat value
- viii. Landscape amenity value
- ix. Request of owner

Any person may nominate a tree for assessment to be included on the Significant Tree Register. Council will notify the Owner/s of the tree. Council will then arrange for an assessment of the tree prior to considering its inclusion in the register.

No fee is required for pruning of trees listed on Bayside Significant Tree Register; however, a suitably qualified Arborist under direction of a Council Arborist must carry out all work.

ATTACHMENT 4

DEFINITIONS:

Health

Health relates to the tree vigour, live crown ratio and canopy density.

Health is rated according to the following categories:

Category	Description
Good	Crown is dominant or codominant with greater than 50% live crown ratio. Foliage density is greater than 70% at optimal growth. There is less than 10% canopy dieback present and foliage has no or very minor tip dieback. Tree may also have acceptable extension growth if it is in active growth and is showing no symptoms of nutrient deficiency. The tree also has good wound wood development.
Fair	Crown is dominant or codominant with 30-50% live crown ratio. Foliage density is between 50-70% at optimal growth for the species. There is 10-30% canopy dieback present and foliage may have minor tip dieback. Tree maybe showing signs of normal growth but it is not consistent throughout the crown. Some foliage discolouration maybe present from possible nutrient deficiency or other cause.
Poor	The tree has less that 30% live crown ratio and the canopy may be codominant or suppressed. There is greater that 30% canopy dieback present and foliage density is below 50%. Stunted growth through leaf size of petiole extension and discolouration of the leaf may be present. Tree may be producing epicormic shoots as a stress response. Nutrient deficiency, lack of resources (water, light etc) or pathogens may be the causal agent in the tree's decline

Structure

Structure relates to the physical form of the tree, including the trunk(s), main scaffold branches and roots. Structure includes the attributes that may influence the probability of major trunk, limb or root failure.

Structure is rated according to the following categories:

Category	Description
Good	The form of the tree is typical for the species and exhibits good symmetrical form. Major limbs are well formed with acceptable branch taper and unions appear to be strong with no signs of defects. The tree has minimal defects throughout the trunk and limbs. There is no sign of root plate heave or damage to the root system. The tree is unlikely to suffer branch or trunk failure under normal environmental conditions.
Fair	Tree has a fairly consistent form for the species. Tree may exhibit minor structural defects that can be managed through formative pruning. Only minor wounds are present that do not affect the overall stability or structural integrity of the tree. Minor root damage may have occurred in the past. Defects present are likely to cause only minor branch failure under normal environmental conditions.
Poor	Tree has a poorly formed crown that is not symmetrical. Branch and or trunk taper may be unacceptable and scaffold limbs may be overextended. Branch unions may exhibit significant defects that cannot be managed through formative pruning. Major root damage may have occurred and there may be evidence of root plate heave. Defects that are present may result in catastrophic failure of branches or trunk under normal environmental conditions.

Condition

The characteristic of condition is given through a combination of the health and structure characteristics. For example a tree that has a good health rating and a poor structure rating may be given a fair condition rating depending on the location of the tree.

Condition is rated according to the following categories:

Category	Description
Good	Both the health and structure of the tree are good and the tree is considered to be a good example of the species for the current growing environment.
Fair	Either the health or structure or both may be of fair condition or the tree is in poor health but has an exceptional structure for the current growing environment. Remedial works may be required to improve either the form or health of the tree.
Poor	Either the health and structure or both may be of a poor condition that cannot be easily rectified. The tree is well below the average condition for the species and the age.

Sustainable Life Expectancy (SLE)

Sustainable Life Expectancy provides an indication of the expected future life span of the tree where it will still provide a degree of amenity and an acceptable level safety to people or property. The sustainable life expectancy also looks at potential conflict with built infrastructure as the tree matures (i.e. power lines, boundary walls etc.). The sustainable life expectancy is not related to the natural life expectancy of the species.

SLE is rated according to the following categories:

Category	Description
0 years	The tree is dead and/ or maybe of an extremely hazardous condition. The tree may be presently causing significant damage or in conflict with built infrastructure.
1 – 5 years	The tree may be of a hazardous condition or the tree is in decline. The tree may be presently causing some infrastructure damage or is causing conflict in the surrounding environment. The tree may also be suppressed and not able to continue acceptable levels of growth. Its contribution in the environment is very short term.
6 – 10 years	The contribution of this tree in its current growing environment is only short term. Although it may not be in a hazardous condition at present it may have the potential to cause damage in the future (through present minor structural defects). The tree may also reach a size in the near future that has the potential to cause damage or conflict with the surrounding built infrastructure.
11 – 20 years	The tree has the potential to provide a level of amenity in the medium to long term in the urban environment. The tree is of good to fair health and structure and may be retained with minimal remedial works.
20 + years	This tree has the potential to provide a high level of amenity for greater than 20 years. The tree may be young, semi- mature or mature with no possible cause for conflict with the built environment in its current situation. The tree also exhibits good health and structure and does not require any major remedial works.

Hazard

Hazard refers to the potential of the tree in its current condition to cause injury or damage to people, vehicles, built structures or other objects of value. For a hazard to exist, the tree must be of sufficient size, have an elevated potential to collapse and a target of value must be present. Elevated hazard may also be attributed to a tree where litter fall from the tree creates a situation that is dangerous to people or property.

Hazard does not include situations where trees may cause damage to built structures by impedance of roots, trunks or branches or by leaf fall into gutters.

Hazard is rated according to the following categories:

Category	Description
Low	<ul style="list-style-type: none">• The tree may be too small to potentially cause injury or damage• Tree is free from defects or structural attributes that are likely to result in the collapse of branches or trunk• The tree is of a species that does not readily shed branches or suffer trunk collapse• A target may not exist, may only be present for a very short duration or may be of very low value• The tree is unlikely to cause damage or injury and remedial works are not required
Medium	<ul style="list-style-type: none">• The tree may be of sufficient size to potentially cause injury or damage• The tree may have defects or structural attributes that could result in the failure of branches or limbs• The tree is of a species that is known for shedding small branches or very occasionally larger limbs• Target presence may be of moderate duration and/or the target may be of moderate value• The tree may cause damage or injury and remedial works should be performed

High	<ul style="list-style-type: none"> • The tree may be of sufficient size to cause injury or damage • The tree may have defects or structural attributes the are likely to result in branch, limb or trunk failure • The tree may be of a species that is known for shedding branches or limbs. • Target presence may be of long duration and/or high value • The tree is likely to cause injury or damage and remedial works are required
Extreme	<ul style="list-style-type: none"> • The tree may be of sufficient size to cause injury or damage • The tree has defects or structural attributes that will result in branch, limb or trunk failure • The tree is may be of a species that is known for shedding limbs or branches Target presence may be permanent and/or very high value • The tree is very likely to cause serious injury or damage and remedial works are urgently required

ATTACHMENT 5

CURRENT TREE ASSESSMENT CRITERIA

Council arborists conduct a Visual Tree Assessment encompassing both biological and mechanical factors.⁷

Biological factors include:

- Tree vitality (leaves / twigs / bark)
- Presence of fungi
- Presence of old branches
- Wound occlusion

Mechanical factors include:

- Breakage
 - Defect symptoms
 - Wounds
 - Leaning
 - Bark cracks
 - Any abnormal features
- Wind throw
 - Root buttress
 - Canopy area
 - Trunk shape
 - Soil cracks

⁷ Mattheck , C. Breloer H “The Body Language of Trees – A handbook for failure analysis” Department of Environment Research for Amenity Trees No 4 , The stationery Office, London 1994.

The following list represents the content of the on site inspection checklist currently contained on the investigation arborists' Palm Pilot. Relevant selections are made from the list for each on site inspection. On the arborist's return to the office an inspection report is then computer generated.

- Inspectors name.**
- Date of inspection.**
- Application No.**
- Tree No.**
- Address.**
- Suburb.**
- Genus, Species & Common Name.
- Approximate Height and Canopy Spread.
- Trunk diameter is measured using a Diameter Tape.
- Approximate age –Young, Semi Mature, Mature and Over-mature.
- Tree Health –Dead, Poor, Fair and Good.
- Tree Structure –Hazardous, Poor, Fair and Good.
- Tree Condition is a combination of tree health and structure – Dead, Fair, Good, Poor.
- Tree Roots –Exposed surface roots, Good Buttress Development, Invasive, N/A, Poisoned, Possible Construction Damage, Root Plate Heave, Severed or Damaged.
- Tree Root Damage –Brick Wall, Building Footing, Council Footpath, Fence, Nil, Paving, Pipes, Pool, Property, Retaining Wall, Roof, Tree Roots Damaged, Wall.
- Site History –comments related to the tree being assessed – Branch unions appear sound, Good Foliage Health, Located on East Boundary, Located on North Boundary, Located on South Boundary, Located on West Boundary, Tree is in Decline, Tree is unsuited to Site.
- Site Significance –Exotic, Indigenous, Landscape, No Significance, On Register, Shade Amenity, Streetscape, Visual Amenity.
- Site Comments –Possible Armillaria Infection, Basal Wound present, Bifurcation, Bifurcation with Swelling, Borer Damage, Codominant Canopy, Compression Cracks, Constant target Present, Decay in Branch, Decay in Stem, Decurrent in Stem, Decurrent Form, Dieback in Canopy, Dominant Canopy, Elm Leaf Beetle Infestation, Epicormic Growth present, Evidence of Fungal Disease,

Excessive Deadwood, Excurrent Form, Fence Line Pruned, Flush Cuts Present, Fungal Fruiting Body Present, Habitat Tree, Hanger in Canopy, Has Caused Infrastructure Damage, Hazardous Tree, Heavy Laterals, Heritage/Significance, Inappropriate for Location, Included Bark, Insignificant Tree, Intermediate Target Presence, Lopped from Service Wire, Minor Deadwood, Movement in Root Ball, Multi-stemmed Tree, Neighbours Tree, Over Extended Branches, Pest infestation, Poor Branch Taper, Poor Branch Form, Poor Trunk Taper, Poor Wound Wood Development, Possum Grazing, Previously Failed Limb, Previously Lopped, Remnant Tree, Required cabling or bracing, Requires extensive pruning, Root Plate Heave, Salt Damage, Self Sewn or Sucker, Split in Stem or Branch, Street Tree, Suppressed Canopy, Tension Cracks, Tension Wood Present, Tight Angle of Attachment, Treat for Elm leaf Beetle, Weed Species, Windblown.

Recommended work –No Action Required, Pest Control, Pruning, Reinspect, Removal, Under Size Criteria.

Work Specifications –Arborist Should Prune, Crown Reduction, Consider Installation of Cable/Brace, Install Possum Band, Light Weight Reduction, No Action Required, No Height Reduction, No Permit Required, No Work Outside Property Line, Prune Deadwood and Branch Stubs, Prune for Wire Clearance, Prune Offending Roots, Prune to Australian Standards 4373 –1996, Mistletoe, Reduce over Building, Remove and Replace, Remove specific branches, Remove Creeper, Remove nil Replace, Soil Injection for ELB, Thin Out Canopy, Uplift Canopy, Weight Reduce by 10%, 15% or 20% of live foliage mass.

Reinspect –12 (twelve) Months, 6 (six) Months, 3 (three) Months, None.

Work priority –Immediate (verbal permission at inspection), High, Medium, Low and Nil.

Decision –Approved, Denied, Under Size Criteria - No Permit Required.

OTHER IMPORTANT ASSESSMENT CRITERIA

TARGETS

Targets include:

- People, motor vehicles, traffic patterns/ frequency of pedestrians
- Property, houses, shops, recreational facilities

Targets may be prioritized by intensity of use.

Evaluation of the targets upon which trees may fail can require input from both property owners and arborists. Reasonable estimates of Target Value can be achieved by assessing monetary value and the frequency of target occupation.

- Can the target be moved?
- Can the risk be reduced?