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Arboricultural Assessment & Helliwell Tree Valuation for the City of Melville

Date: 22nd April 2020
Location: 44 & 44A Polglass Way, Ardross
Tree species: *Lophostemon confertus* (Queensland Box) x 2

Reason for assessment

In accordance with your instructions, I confirm that you have employed this consultant to carry out an inspection of the *Lophostemon confertus* (Queensland Box) x 2 located within the verge adjacent the above properties due to resident concerns regarding the health and structural condition of the trees.

This consultant confirms that a site visit to inspect the trees at the above location was carried out on the 22nd of April 2020 and a Visual Amenity Valuation of the tree using the Helliwell System was carried out at that time.

Tree Inspection

Tree 1

- This mature *Lophostemon confertus* (Queensland Box) is located adjacent no. 44 Polglass Way and has a clinometer height reading of 11.6m with a canopy spread of up to approximately 9.0m and trunk diameter of 52.5cm taken at 1.4m above ground level (Figures 1 - 3).
- The tree was found to be in good health and sound structural condition with a full canopy of healthy foliage and vigorous extension growth with no evidence of insect infestation visible at this time.
- Major limb forks appear to be sound and well-formed with no included bark and no cracking, splitting or separation visible from ground level.
- Maturing epicormic limbs were also found to soundly attached, with older wounds fully occluded and there was no evidence of fungal decay or the formation of cavities.

Tree 2

- This mature *Lophostemon confertus* (Queensland Box) is located adjacent no 44A Polglass Way and has a clinometer height reading of 10.2m with a canopy spread of up to approximately 8.5m and trunk diameter of 49cm taken at 1.4m above ground level (Figures 4 – 6).

- This tree was also found to be in good health and sound structural condition with a full canopy of healthy foliage and vigorous extension growth with no evidence of insect infestation visible at this time.
- Major limb forks appear to be sound and well-formed with no included bark and no cracking, splitting or separation visible from ground level.
- Maturing epicormic limbs were also found to soundly attached, with older wounds fully occluded and there was no evidence of fungal decay or the formation of cavities.

Visual Amenity Valuation

The **Helliwell System** is a system used worldwide for assessing the **Amenity Value** of a tree. This system assesses the contribution each tree makes to the urban forest by evaluating the size of tree, the health and structural condition, the species and the suitability of the tree to the location. This method allows us to attach a monetary value to each tree which is considered a valuable community asset to be enjoyed by all.

Seven standard factors are identified for the tree (Appendix 1). The tree to be assessed the tree is given a score of up to 8 points for each of the factors and these are then multiplied together to give an assessment of the amenity value of the tree, which is then multiplied by the conversion rate to determine a monetary value.

The value per point rate for the assessment has been assigned at **\$71.13** which has been calculated using the appropriate conversion exchange rates and increased yearly with CPI. The value per point for Australia has been approved with the Author of the Helliwell System, Rodney Helliwell.

This method does not attempt to value the tree for timber value, value to wildlife, replacement cost, growing or maintaining the tree.

Tree 1

This *Lophostemon confertus* has been assessed on its current health and condition using the Helliwell Valuation as follows:

Helliwell Factor		Score
i. Size of the tree (Canopy height x average canopy spread)	8.1m x 7m = 56.7m ²	5
ii. Useful Life Expectancy	40 - 100 years	3
iii. Importance of position in the landscape	Considerable importance	3
iv. Presence of other trees	Some	2
v. Relation to the setting	Very Suitable	3
vi. Form	Average or indifferent	1
vii. Special Factors	None	1

Total score = 270 pts x \$71.13 = \$19,205.10

Tree 2

This *Lophostemon confertus* has been assessed on its current health and condition using the Helliwell Valuation as follows:

Helliwell Factor		Score
i. Size of the tree (Canopy height x average canopy spread)	7.2m x 6.5m = 46.8m ²	4
ii. Useful Life Expectancy	40 - 100 years	3
iii. Importance of position in the landscape	Considerable importance	3
iv. Presence of other trees	Some	2
v. Relation to the setting	Very Suitable	3
vi. Form	Average or indifferent	1
vii. Special Factors	None	1

Total score = 216 pts x \$71.13 = \$15,364.08

Conclusions

- These two mature *Lophostemon confertus* were found to be in good health and sound structural condition at this time.
- The trees are likely to have been planted within the first several years of the development of this urban precinct and are considered likely to be 50 – 60 years old, while the health and condition of the trees suggests they are likely to persist for 50 or more years.
- Helliwell Valuation determined a current value of the two trees to be **\$19,205.10** and **\$15,364.08** and the two trees were considered to have a total value of **\$34,569.18**.

Recommendations

- No works are recommended at this time.



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Limitation of liability

Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk.

This report only covers identifiable defects present at the time of inspection. Paperbark Technologies accepts no responsibility and cannot be held liable for any structural defect or unforeseen event/situation or adverse weather conditions that may occur after the time of inspection.

Paperbark Technologies cannot guarantee that the tree/s contained within this report will be structurally sound under all circumstances, and is not able to detect every condition that may possibly lead to the structural failure of a tree. Paperbark Technologies cannot guarantee that the recommendations made will categorically result in the tree being made safe.

Unless specifically mentioned this report will only be concerned with above ground inspections, as such all observations have been visually assessed from ground level. Trees are living organisms and as such cannot be classified as safe under any circumstances. Trees fail in ways that the arboriculture industry does not fully understand.

The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore Paperbark Technologies accepts no liability for any recommendations made.

All care has been taken to obtain information from reliable sources, however Paperbark Technologies can neither guarantee nor be responsible for the accuracy of information provided by others.

In the event that reinspection of the tree/s is recommended it is the client's responsibility to make arrangements with Paperbark Technologies

Photos



Figure 1 Displaying the *Lophostemon confertus* (Tree 1) located adjacent no. 44 Polglass Way, Ardross.



Figures 2 & 3 Displaying the base of Tree 1 and the ascending main limb structure.



Figure 4 Displaying the *Lophostemon confertus* (Tree 2) located adjacent no. 44A Polglass Way, Ardross.



Figures 5 & 6 Displaying the base of Tree 2 and the ascending main limb structure.

Appendix 1 Helliwell Valuation Factors and Scores

Factor	Points									
	0	0.5	1	2	3	4	5	6	7	8
i. Size of tree (Canopy size)	Less than 2m ²	2-5m ²	5-10m ²	10-20m ²	20-30m ²	30-50m ²	50-100m ²	100-150m ²	150-200m ²	over 200m ²
ii. Useful life expectancy	Less than 2 years		2-5 years	5-40 years	40-100 years	100+ years				
iii. Importance of position in the landscape	No importance	Very little importance	Little importance	Some importance	Considerable importance	Great importance				
iv. Presence of other trees		Woodland	Many	Some	Few	None				
v. Relation to the setting	Totally unsuitable	Moderately unsuitable	Just suitable	Fairly suitable	Very suitable	Particularly suitable				
vi. Form		Poor form	Average or indifferent	Good						
vii. Special factors			None	One	Two Three					