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Arboricultural Assessment for City of Melville

Helliwell Tree Valuation

Date: 11th January 2021
Location: 23A St Michaels Terrace, Mt Pleasant
Client: City of Melville
Tree species: *Lophostemon confertus* (Queensland Box)

This consultant confirms that a site visit to inspect this tree was carried out on the 11th of January 2021.

Tree Observations (Figures 1 – 3)

- This early mature *Lophostemon confertus* (Qld Box) has a clinometer height reading of 11.7m, an average canopy spread of approximately 7.0m and a trunk diameter of 60 cm measured at the base of the tree.
- The tree is one of three trees within the verge adjacent the above property and is estimated to be approximately 25 years old and to have a useful life expectancy of approximately 40 more years.
- The base of the tree is located approximately 5.5m from the roadway and 0.3m from the low limestone boundary wall and fence of the adjacent property. No damage to the boundary wall /fence was evident at this time.
- The tree was found to be in good health and fair structural condition with a suitable cover of healthy foliage supported by codominant stems and multiple leaders.
- The codominant stem fork holding included bark was found to be sound at this time and there was no evidence of previous significant limb failure from the tree.
- Previous pruning to reduce the canopy extension on the eastern side was evident and there was limited canopy extension over the adjacent property at this time.

Visual Amenity Valuation

The objectives of the evaluation are to provide a disciplined and objective way of examining a tree, with the most commonly and widely used method of establishing the value of large trees is by the use of formulas. Although there are a number of evaluation methods available, one of the most common methods used in Australia is the **Helliwell System**.

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 condition, the species and suitability for 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. For each of the factors the tree is given a score of up to 8 points, the scores for all the factors are then multiplied together to give an assessment of the amenity value of the tree, which is then multiplied by the conversion rate.

The value per point rate for the assessment has been assigned at **\$71.13** which has been calculated using the appropriate conversion exchange rates.

Table showing factors and scores for individual trees

Factor	Points									
	0	0.5	1	2	3	4	5	6	7	8
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
Useful life expectancy	Less than 2 years		2-5 years	5-40 years	40-100 years	100+ years				
Importance of position in the landscape	No importance	Very little importance	Little importance	Some importance	Considerable importance	Great importance				
Presence of other trees		Woodland	Many	Some	Few	None				
Relation to the setting	Totally unsuitable	Moderately unsuitable	Just suitable	Fairly suitable	Very suitable	Particularly suitable				
Form		Ugly	Average or indifferent	Good						
Special factors			None	One	Two Three					

The *Lophostemon confertus* (Qld Box) in question has been assessed as follows:

Factor	Comments	Score
Size of the tree (Crown area)	58m ²	5
Useful Life Expectancy	40 - 100 years	3
Importance of position in the landscape	Some importance (not aligned within the streetscape and partially obscured)	2
Presence of other trees	Some	2
Relation to the setting	Just suitable (close proximity to the property boundary wall)	1
Form	Average Form	1
Special Factors	None	1

Total score = 5x3x2x2x1x1x1 = 60 x \$71.13 = \$4,267.80

This method of assessment only takes account of the amenity value of a tree, and does not attempt to assess any costs which may be incurred in growing or maintaining the tree.

Helliwell valuation for this tree is calculated at \$4,267.80



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Tree Photos



Figure 1 Indicating the *Lophostemon confertus* within the verge adjacent 23A St Michaels terrace, Mt Pleasant



Figure 2 Displaying the crown structure and close proximity of the tree to the boundary wall/fence of the adjacent property.



Figure 3 Displaying evidence of periodic pruning and limited canopy extension over the adjacent property.