Report to General Manager

Attachments:
1. Engineering Report - Peter Allsopp Civil & Structural Engineers Pty Ltd
2. Arborist Report - Mark Kokoi rainTree Consulting
3. Notification Letter
4. Community Responses to Notification

SUBJECT: Request for Removal of Tree Located in Margaret Street Road Reserve

AUTHOR: Doug Foster, Tree Management Supervisor

ENDORSED BY: Rob Emerson, Director Open Space and Environmental Services

EXECUTIVE SUMMARY:

The owners of 2-6 Margaret Street, North Sydney have made a legal claim of $78,000 against Council for damage to a sandstone boundary wall potentially caused by a tree. The tree is a mature *Casuarina cunninghamiana* (River She Oak) located in the Margaret Street Road Reserve at the rear of 2-6 Margaret Street, North Sydney. The tree is native to NSW, is in good health and condition and provides a high level of amenity and environmental value to the local area. Council letterboxed the local community regarding the future of the tree, 44 properties were consulted that resulted in five responses, three in support of the tree's retention and two supporting the tree's removal.

FINANCIAL IMPLICATIONS:

Future financial implications may result if the legal claim is pursued and is successful or if the tree is to be removed as the work will need to be undertaken by specialist contract tree workers as access to the tree is difficult.

RECOMMENDATION:

1. THAT Council retain the *Casuarina cunninghamiana* (River She Oak) adjoining 2-6 Margaret Street, North Sydney and continue to liaise with the property owner to redesign the property's boundary wall to provide for the tree's retention.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction:	1. Our Living Environment
Outcome:	1.1 Protected, enhanced and rehabilitated native vegetation communities and ecosystems

BACKGROUND

Council received a letter on 12 June 2018 from the owners of 2-6 Margaret Street, North Sydney requesting the removal of 1 x *Casuarina cunninghamiana* - River She Oak located in the Margaret Street Road Reserve at the rear of 2-6 Margaret Street, North Sydney. The request for removal is due to a claim that the tree is damaging a stone boundary fence.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

SUSTAINABILITY STATEMENT

The sustainability implications were considered and reported on during the initiation phase of this project.

DETAIL

Council's Arborist attended the site in June 2018 and met with the Construction Site Manager of the property. The property is currently being substantially refurbished. At the conclusion of the site inspection the Council Arborist provided his opinion both verbally and in writing that the tree was significant and in good health and he didn't agree that it should be removed. Fundamentally as the wall needed to be reconstructed, the Arborist was of a view to design the reconstructed wall in a manner to ensure that the tree could be retained.

In November 2018 Council received through the property owner's solicitor a legal claim for $78,000 for the repair of the stone boundary wall.

The River She Oak is native to NSW, is good health and condition and in Council's Arborist opinion is providing a high level of amenity and environmental value to the laneway and local area.

It does appear that the tree roots may have contributed to the current condition of the boundary wall as the tree is located only 1.2m from the wall. The owner of 2-6 Margaret Street has submitted an Engineer's report from Peter Allsopp, Peter Allsopp Civil & Structural Engineers Pty Ltd and an Arborist report from Mark Kokoi rainTree consulting to support their opinion that the tree is the cause of the damage to the stone boundary wall, as attached.

Both the Engineer's report and Arborist report in summary provide two recommendations:

1. Remove and replace the tree; or
2. Retain the tree and establish if there are any options to pier and beam (bridge) the existing fence over the tree roots.

A further site inspection occurred subsequent to the legal claim after a further suggestion by the owner of the property that the claim for the repairs to the wall would be withdrawn if the Council removed the tree in question. This inspection included the Council's newly appointed Arborist, the Tree Management Supervisor and the Director of Open Space and Environmental Services.

This assessment concluded that the the tree was significant and in good health and it should not be removed. It was also apparent that the tree potentially may have contributed to the stone wall's structural fault however as the wall needed to be reconstructed, the wall possibly could be designed to ensure that the tree could be retained.

As per Council's policy a letterbox delivery to the local neighbourhood of the proposed removal of the tree was undertaken to attain and gauge the community's feedback.

Council letterboxed 44 properties in the vicinity of the tree to gain feedback from the community on the proposal to remove the tree. Five responses were received with three in support of the tree's retention and two supporting the tree's removal (copies of this documentation are attached to this report).

As Council's Arborist recommendation for retention of this significant tree is vigorously opposed by the property owner of 2-6 Margaret Street, North Sydney, the issues are summarised within this report for Council's consideration.

PETER ALLSOPP PTY LTD
CHARTERED CIVIL AND STRUCTURAL ENGINEERS
INVESTIGATIVE AND REMEDIAL CONSULTING ENGINEERS

ABN 77 502 436 421

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Peter G Allsopp C.Eng, B.E., F.I.E.(Aust), NPER

18030
7 June 2018

Mr Bill Paterson
C/o Paterson Wholohan Grill & Partners
Ground floor 621 Pacific Highway
ST LEONARDS NSW 2065

Dear Mr Paterson

Inspection of Damaged Stone Boundary Wall at 2-6 Margaret Street North Sydney

On 12 February 2018, acting on your instruction and in the company of Mr Terry Pride of Paterson Wholohan Grill & Partners, I carried out an inspection of the above free-standing wall, located on the northern boundary at the eastern end of the 2-6 Margaret Street property. During my visit Terry Pride, who has been involved in the town house complex from its construction in 1982 through to the present time, gave me a verbal report of the history of the wall. You have since discussed the damage with me yourself and provided additional details.

Terry Pride also provided me with a report dated 18 August 2017 prepared by Rain Tree Consulting, concerning the large tree that is causing damage to the wall, together with photographs taken of the wall in 2016 and 2017, and a general site plan.

My findings and recommendations are as follows:

1.0 Description and history of stone boundary fence

Referring to my accompanying A3 Drawing No.18030/1, which has been based on my site measurements, the wall is 2.5 metres high with a free-standing length of 9.25 metres. It stands on the common boundary between the 2-6 Margaret Street town house complex and a public footpath right-of-way (Doris Lane) linking Doris Street to the pedestrian-only section of Margaret Street.

The wall is 250mm in thickness and consists of sandstone blocks laid in mortar. From the site plan given to me it apparently straddles the property boundary. It has been founded on bedrock. The garden bed on the northern Doris Lane side is higher than the ground level on the southern side, with the result that the base of the wall is retaining 800mm of soil.

In or about 1984, approximately two years after the townhouse site was developed, I understand that North Sydney Council planted five casuarina saplings in the garden bed in a line approximately 1.5 metres away from the stone fence. The Council has since removed four of the trees, but the roots of the fifth remaining tree, which has grown to a height of about 20 metres and to a trunk diameter of about 800mm, have lifted and cracked the stonework of the fence.

During my site visit I found that the stonework at a point adjacent to the tree had tilted by 150mm from the vertical (3.5° from the vertical), that (at least) one of the roots of the tree had

penetrated through the base of the fence (at the position marked "1" on Section A on Drawing No.18030/2), that a vertical crack (marked "2") had developed which had a width at its top of 25mm, and that the section of stonework to the west of the vertical crack had lifted, so that there was a 10mm horizontal crack (marked "3") extending 2.25 metres back to the point where the top of the fence was effectively given lateral support from the wall of the adjacent townhouse no.6. There is an out-of-plane dislocation of 35mm in the stonework at the vertical split at location "4" (see Section C).

Terry Pride has reported that there has been a substantial worsening to the cracking over the past twelve months, owing to the growth of the tree. This is confirmed by comparison of the photographs taken on 23 November 2016 and 27 June 2017 with those taken by myself on 12 February 2018. In the 27 June 2017 photograph the crack "3" had only just begun to develop (it may have had a width of 1-3mm) whereas in 12 February 2018 daylight could clearly be seen through the crack, which I measured to have a width of about 10mm.

2.0 Structural condition of boundary fence

Because of the cracking damage and out-of-vertical movement it has sustained, the wall is in an unstable condition. A portion of the wall could fall down on the site. No work is occurring near the wall.

The close proximity of the large tree also presents a long-term problem to the future stability of the wall. The Rain Tree report states that the tree is capable of further growth, so that the root that has grown under the base of the wall will continue to exert upward pressure unless contact with the wall is removed, or the root is removed. The report advises against removing the root and leaving the tree in place, since that would increase the risk of the tree falling in high wind conditions.

It should be noted that the structural design requirements for such walls have become considerably more stringent since the time that the wall was first erected. When the wall is restored it will not only require extensive repairs, but it will also require additional structural buttressing.

3.0 Options for repair of boundary fence

The Rain Tree report does suggest an alternative approach, of leaving the tree in place and bridging the stonework over the root. In order to carry this out, the following work would have to be carried out:

A: Bridging

[a] Shoring the wall against collapse.

[b] Initially, to excavate around the tree in the garden bed to ascertain whether there were any other roots likely to affect the wall.

[c] Removing the stonework from the base of the wall over the root at "1" and at the position of any other roots that may be growing near or under the wall, and temporarily propping to support the upper stone.

[d] Constructing a reinforced concrete beam over the root(s) to give a suitable gap to accommodate future growth, dry-packing the beam to the stonework and seating the supports of the beam on the bedrock.

[e] For good measure, rock bolts should be set into the bedrock at the supports to provide further restraint against uplift.

This would adversely change the appearance of the wall. Realistically, the reinforced concrete beam would need to be 300mm deep, with a 100mm gap above the root(s), resulting in about 500mm-600mm height of the existing stonework needing to be removed from the base of the wall over an estimated length of up to 6.0 metres. Overall I expect that about 30% to 50% of the wall may need to be relaid.

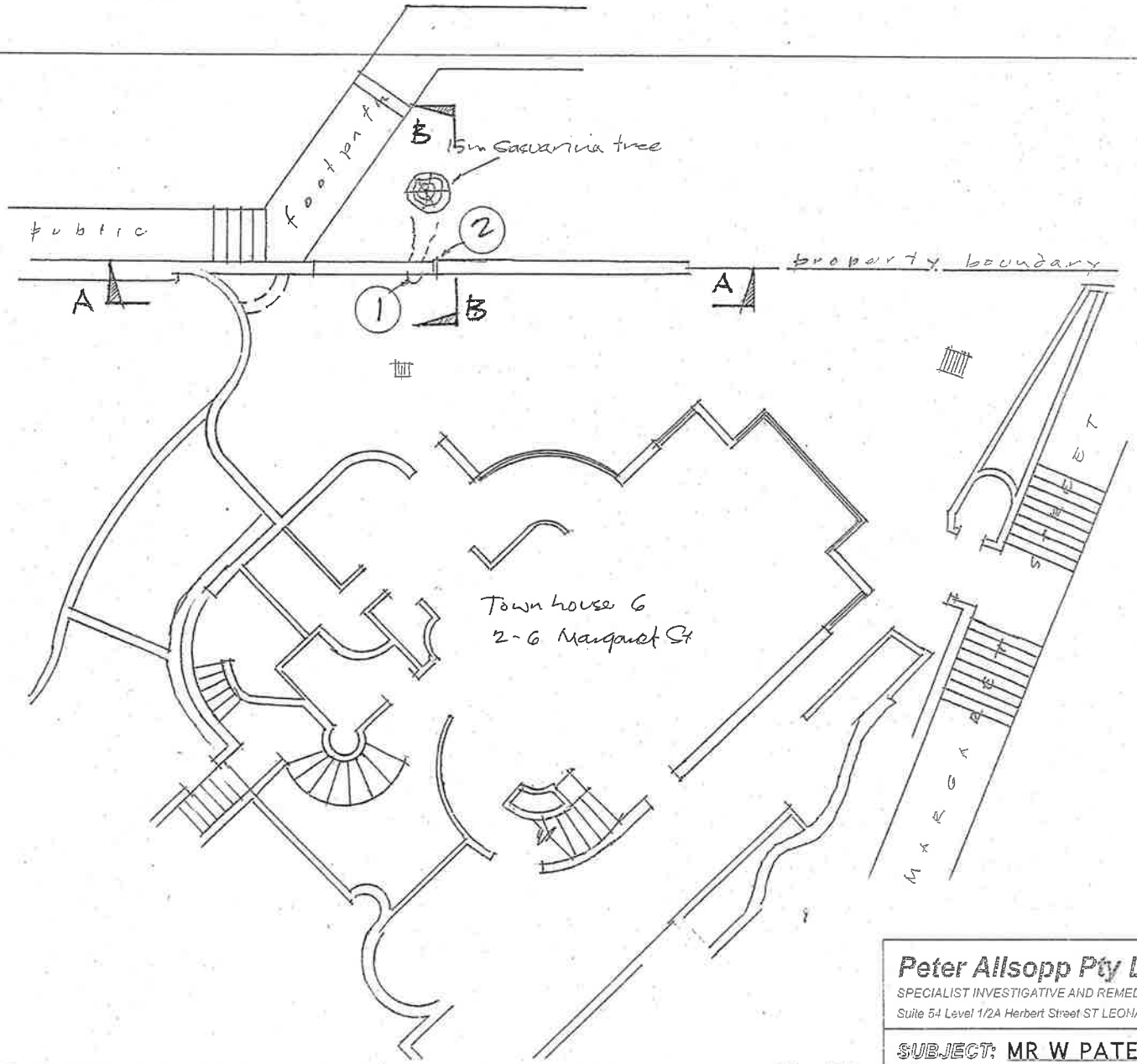
B: Removal

The tree is healthy and still growing. Clearly the bottom of the wall has been lifted and the gap at the base threatens to allow further problems in the future from other roots. In my opinion, the basic problem is that such a large tree should not have been planted adjacent to a masonry fence. I believe that the most practical solution to the danger posed by the tree to the stone wall would be for Council to agree that the tree can be removed, to be replaced possibly with a smaller tree offering no threat to the wall.

Yours sincerely

Peter Allsopp
NER Civ/Struct 245956

Encl:



PART PLAN ON 2-6 MARGARET STREET

Showing report references

Scale 1:100

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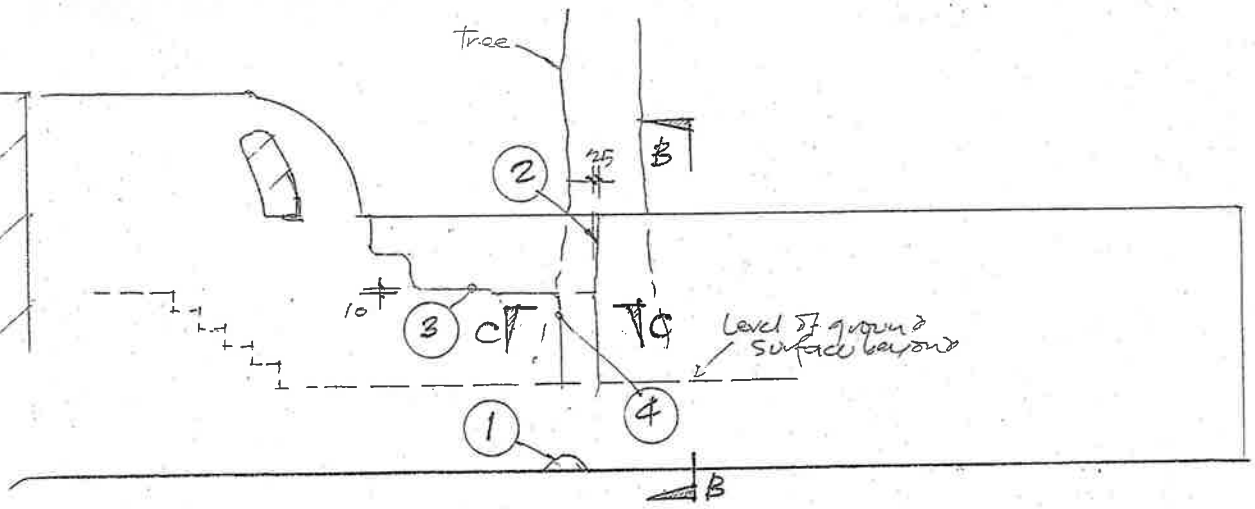
ABN 77 502 436 421

DETAIL SHEET

SUBJECT: MR W PATERSON
2-6 MARGARET STREET NORTH SYDNEY
INVESTIGATION OF BOUNDARY FENCE DAMAGE

DATE / ENGIN: 15.02.18

SHEET N°: 18030/1



SECTION A-A

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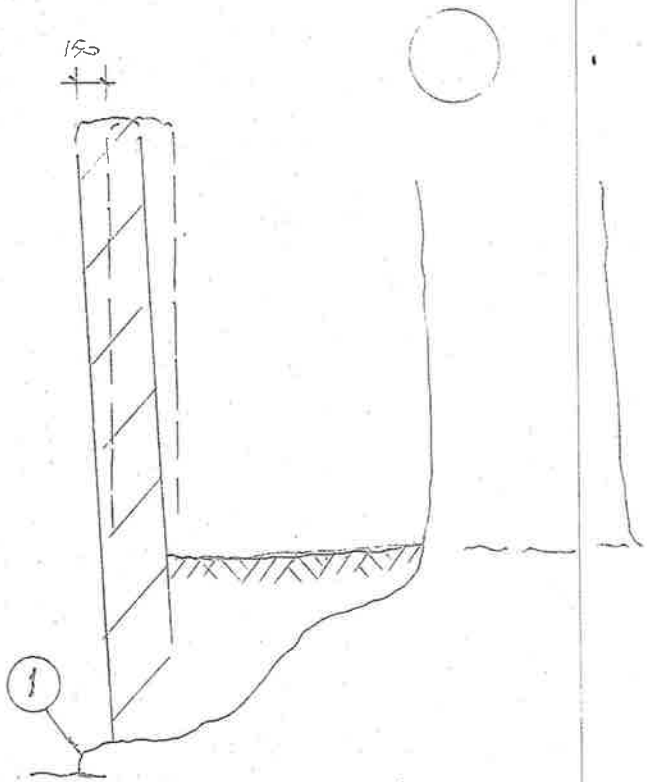
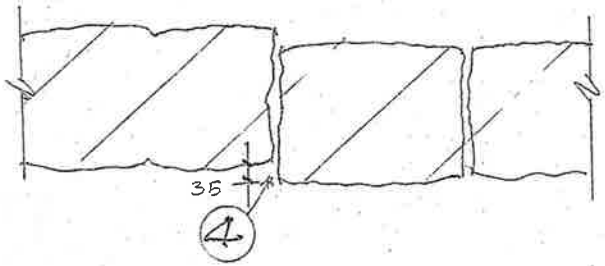


SECTION B-B

Scale 1:20



SECTION C

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ABN 77 502 436 421

DETAIL SHEET

SUBJECT: MR W PATERSON
2-6 MARGARET STREET NORTH SYDNEY
INVESTIGATION OF BOUNDARY FENCE DAMAGE

DATE / ENGR: 15.2.19

SHEET N°: 18030/2

rain Tree consulting
Arboricultural Management
PO Box 326 AVALON NSW 2107
Mobile 0419 250 248

Peterson Wholohan Grill P/L
C/- Form Architects
Suite 9, 37-39 Smith Street
PARRAMATTA, NSW 2150
P: 9687 2555

18 August 2017

2 - 6 MARGARET STREET – NORTH SYDNEY, NSW

RIVER SHE OAK - (*Casuarina cunninghamiana*)

INFRASTRUCTURE DAMAGE ARBORICULTURAL ASSESSMENT REPORT

File No: RTC-11017

INTRODUCTION

This report has been commissioned by Peterson Wholohan Grill Pty Limited to inspect and provide recommendations for the management of one tree due to adjacent sandstone wall damage and nuisance issues relating to stormwater (SW) management. The tree is located within a small garden bed within a Council pedestrian access pathway and is situated directly adjacent a significant heritage item sandstone block wall.

Provided within this report is information relating to infrastructure damage as a likely result of tree root interference, tree nuisance due to SW disruption, the trees retention value and recommendations for the management of the tree and sandstone wall.

METHODOLOGY

In preparation for this report a site consultation and ground level basic tree inspection was undertaken by the author on Monday 7th August 2017. Documentation reviewed and works undertaken to complete this assessment include:

- Undertaking a limited visual tree inspection adopted from components of Mattheck & *Breloer* 1994 '*The Body Language of Trees*'. The inspection included assessment of the overall health and vigour of the tree, tree form, structure and structural condition commencing from near the lower trunk to the upper first & second order branch division as best as conditions would allow. At completion of the assessment the remaining useful life expectancy of the tree was estimated.
- Tree height and canopy spread was estimated with the trunk diameter measured at just above ground level and rounded off to the nearest 50mm to determine the trees Structural Root Zone (SRZ) the area required for tree stability (AS4970-2009).
- Visual assessment of sandstone wall fracturing was undertaken from within the subject site and adjacent Council pathway. The inspection noted tree roots located within an exposed trench directly adjacent the tree where large fracturing of the wall is primarily located.

Documentation reviewed to assist in preparation for this report includes

- Acknowledgement of the current Australian Standards 'Protection of Trees on Development Sites' AS4970 – 2009, with specific reference to the estimated Structural Root Zone (SRZ) the area required for tree stability.

SUMMARY OF ASSESSMENT

General tree assessment

1. The tree is a non-local occurring semi-mature *Casuarina cunninghamiana* River She Oak displaying an estimated height and canopy spread of 24 x 15m and trunk diameter above the basal flare of 800mm(Ø). Based on AS4970 the Structural Root Zone (SRZ) from the centre of the tree is estimated at 3m in radius. The SRZ radius is responsible for tree stability where directional cutting or loss of a significant proportion of the SRZ may likely compromise tree anchorage.

   The landscape significance of the tree is considered high being visually dominant and forming part of an urban canopy corridor link. The health of the tree expressed by foliage vigour and content is considered good showing no signs of decline or major pest infestation. The structural condition of the tree is considered as fair to good. Located at 4m to the east a past included stem fault has been pruned out where organic matter and vegetative growth exists within the stem junction. The past branch inclusion fault does not appear to be detrimental to the trees structure at this stage. The upper branch scaffolds are mostly typical with no evidence of poor or weak stem junctions. Long lateral branch extension occurs over 2 – 6 Margaret Street where reduction pruning could be conducted without adverse impact to the tree.

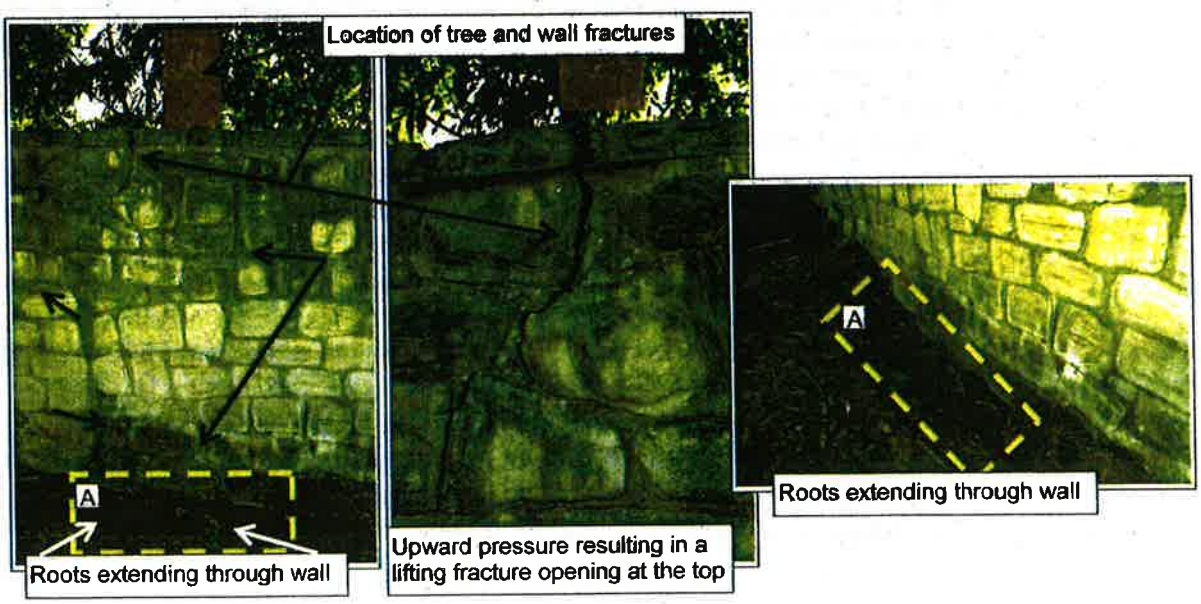
2. Based on the above ground features of the tree the tree is considered capable of slow further growth, is in relatively good condition and appears retainable for 10+ years.

Discussions of infrastructure damage

3. Based on visual assessment the sandstone wall contains two (2) significant vertical cracks open at the top of the wall with associated horizontal fracturing from wall movement. The wall itself bows slightly, is approximately 2.1m tall being constructed of random single block sandstones near 250mm in width and appears to have the potential to collapse. Probing the soil adjacent the wall indicated that a solid base exists. It is unclear if a base foundation was constructed or the wall sits on natural rock.

4. Located within an open trench and directly adjacent the tree large tree roots have penetrated through the mortar courses between foundation and base sandstone. The upward pressure of the root system appears to be a main contributor to the failure of the wall as the foundations and base sandstone appear to be stable.

Figure 1, showing tree location & wall damage



5. In determining that the tree is the most likely cause of wall damage the location of the tree at near 1m from the wall suggests that the tree was planted too close to infrastructure. In reference to Costello & Jones: It is very important to know the actual tree diameter at ground level (at tree maturity) to determine the size of the planting space needed for the species. This reduces the potential for trees being planted in spaces that are too small to accommodate their growth (*Costello & Jones* 2003). Harris (2004) also states that the closer the hardscape to the trunk, the more likely the presence of conflict, with Cutler (1995) indicating pavements (sidewalks) and boundary walls with little or no foundation can be lifted by large shallow roots.

   In this case the upward pressure of the exposed root system within the site indicate that encroaching roots have contributed to the failure of the wall.

Addressing nuisance issues

6. In relation to stormwater (SW) drainage interference it is likely that the root system could be appropriately managed to allow for upgrading of SW services. Leaf Fall is also considered a management issue where it is recognized by councils and courts that the issue can be rectified by regular maintenance.

CONCLUSIONS & RECOMMENDATIONS

7. In conclusions the tree is the most likely cause of wall damage due to root interference between the base sandstone and foundation. Given the location of the tree the tree will always be problematic to the wall as the tree is capable of further growth resulting in trunk expansion and associated horizontal pressure against the wall.

8. The cutting of anchoring roots within the SRZ area is not recommended to rectify the problem as *there is always a danger that root cutting can compromise the support function of the roots and increase the risk of trees falling during periods of strong winds. Particularly in an urban environment, this would pose an unacceptable danger to life and property* (*Roberts, Jackson & Smith*). For this reason the cutting of structural roots is not recommended.

9. Based on the current situation the following recommendations are provided
   1. Obtain council consent to remove the tree as the tree will always be problematic due to its location
   2. Consult with engineers with arboricultural advice to bridge over the root system such that the root system is retained and tree anchorage is not disrupted. Addressing ongoing root interference for stormwater management should also be considered as the root system will naturally occupy the small court yard.

Should you require further liaisons in this matter please contact me direct on 0419 250 248

Yours sincerely

Mark A Kokot

AQF Level 5 consulting arborist

Diploma of Hort/Arboriculture (AQF5), Associate Diploma Parks Management (AQF4), Certified Arborist / Tree Surgeon (AQF3), ISA Tree Risk Assessment Qualified 6/2014, Member: Arboriculture Australia No.1292, Builders Contract Licence No.43850C, Working With Children No: WWC01446

ATTACHMENT- A. Notes, terminology & references

Acceptable Risk: Exposure to or reject risk of varying degrees. The acceptable risk is defined as '*The person who accepts some degree of risk in return for a benefit being exposed to some risk of varying degree.* **Age classes:** (I) Immature refers to a well established but juvenile tree. (ESM) refers to an early semi mature tree not of juvenile appearance. (SM) Semi-mature refers to a tree at growth stages advancing into maturity and full size. **Health:** Refers to a trees vigor exhibited by the crown density, leaf colour, presence of epicormic shoots, ability to withstand disease invasion and the degree of dieback. **Condition:** Refers to the tree's form and growth habit, as modified by its environment (aspect, suppression by other trees, soils) and the state of the scaffold (i.e. Trunk and major branches), including structural defects such as cavities, crooked trunks or week trunk / branch junctions. These are not directly connected with health and it is possible for a tree to be healthy but in poor condition. **Decay:** (*N*) – an area of wood that is undergoing decomposition. (*V*) – decomposition of an area of wood by fungi or bacteria. **Decline:** Is the response of a tree to a reduction of energy levels resulting from stress. Recovery from decline is difficult and slow; is usually irreversible. **Defect:** A identifiable fault in a tree. **Included Bark**: (Inclusion) a genetic weak fault, pattern of development at branch junctions where the bark is turned inwards rather than pushed out, can pose a potential hazard. **Probability:** The likelihood of some event happening. **Risk:** Is the probability of something adverse happening. Semi-mature refers to a tree at growth stages advancing into maturity and full size. **SRZ:** The anchoring root zone responsible for tree stability (AS4970). A development or work exclusion zone pending appropriate arboricultural advice.

NOTES: No aerial (climbing) inspections, woody tissue testing or tree root investigation was undertaken as part of this tree assessment. Determining tree risk was based on potential failures occurring within a twelve month period. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree/s may not arise in the future as trees are a living entity and change continuously.

SELECTED REFERENCES:

Costello, L. & Jones, K. 2003 *Reducing Infrastructure Damage By Tree Roots* – A Compendium of Strategies. International Society of Arboriculture. Cohasset, CA. Canada

Harris R. 1992 *Arboriculture Integrated Management of Landscape trees, shrubs and Vines.* second edition. Prentice Hall, New Jersey

Mattheck, C. & Breloer, H.(1994) *The Body Language of Trees.* Research for Amenity Trees No.4 the Stationary Office, London.

Roberts, J, Jackson N, & Smith M. 2006: Tree Roots in the Built Environment, Department for Communities and Local Government, TSO publishing, Great Britain, Norwick, NR3 1GN

Standards Australia 2009, *Australian Standards 4970 Protection of Trees on Development Sites* - Standards Australia, Sydney, Australia.

Watson G & Neely D - (Cutler) 1995: Trees and Building Sites, ISA Books, International Society of Arboriculture, Illinois, USA

Owner/Resident
Margaret Street, Doris Street & Whaling Road
NORTH SYDNEY NSW 2060

11 January 2019

Dear Owner/Resident

RE: REQUEST FOR REMOVAL OF *Casuarina cunninghamiana* - River She-oak FROM PUBLIC RESERVE (Margaret Street Road Reserve) ADJACENT TO NO 6 MARGARET AVENUE, NORTH SYDNEY - COMMUNITY FEEDBACK

Council has received a request for the removal of 1 x *Casuarina cunninghamiana* - River She-oak located in Margaret Street Road Reserve (please see below photograph) at the rear of 2 - 6 Margaret Street, North Sydney. The request for removal is due to a verified claim that the tree is damaging a stone boundary fence. The tree is an excellent large specimen in good health and condition, providing a high level of amenity to the laneway and local area.

Council has received an engineer's report and arborist report from the owner of the adjacent property which has provided two options for the tree:

1. Bridging the fence to support it over the root system to allow for the tree to be retained. This would involve reconstruction of the existing wall incorporating a reinforced beam over the roots to give a suitable gap to accommodate future growth of the tree roots and to retain the fence.
2. Remove the tree.

Council's Tree Management Team will prepare a report for Council's consideration of this tree removal request. As part of this report Council is seeking local community feedback in relation to resident's thoughts on the tree so that we can provide additional information to our Councillors.

If you have any questions or wish to discuss this matter further, please contact Council's Tree Department on 9936 8100.

Kind regards

Doug Foster
Tree Management Supervisor

Photo1 - viewed from Margret Street Road Reserve

Photo 2 – viewed from Doris Lane.

From: [redacted]
To: council
Subject: removal of tree adjacent to 2-6 Margaret St.
Date: Monday, 21 January 2019 8:29:26 AM

Concerning council's letter regarding the removal of the River She oak near Doris Lane, it would seem a shame to remove a handsome tree because its damaging a boundary. Perhaps if the owner of 2-6 Margaret Street had been paying attention to his property the roots of the tree could have been restrained before it became a problem.
Instead that property was left empty, unattended, a neglected eyesore for twenty years. So I'm in favour of the tree. Perhaps the owner of 2-6 Margaret Street should take some responsibility for the preservation of that tree.

[redacted]

From: [redacted]
To: council
Subject: Ref - Doug Foster
Date: Thursday, 17 January 2019 11:06:04 AM

Hello
I am writing regarding a letter from Doug Foster, about a tree removal in Margaret street.
I live in [redacted] Margaret street, north Sydney and oppose the removal of this tree.
The large casuarina is one of the tallest trees in the area providing a large privacy screening between the properties in Margaret street and Doris street. If the tree would be removed we would then directly look into the back balconies of the Doris street residence.
It also blocks out some of the noise from the freeway. Some other trees were removed a little lower down behind Doris and you can now notice the freeway noise a lot more.
As building continues to go on and get taller in north Sydney CBD, having some privacy from theses building keeps the area residential.
The tree also provides a large amount of shade and give the area a “green” feel in a ever overdeveloping area.
I hope these points will be considered before it’s removal .
Regards
[redacted]

Sent from my iPhone

From: [redacted]
To: council
Subject: Letter from Doug Foster re She-oak
Date: Thursday, 24 January 2019 9:17:35 AM

Dear Mr Foster

Thank you for your letter dated 11 January requesting local feedback regarding the She-oak at the rear of 2-6 Margaret Street.

[redacted] live in [redacted] Doris Street. Viewed from our property, the tree stands majestically at the centre of the lush landscape of this old and precious precinct, and creates a natural barrier from the built-up, high-rise areas of North Sydney and Neutral Bay. It is also a habitat for a constantly changing bird population which, as you can imagine, is quite wonderful to have in a suburb so close to the city. It would be a great pity to see it go.

As such, we feel the less drastic action of the reconstruction of the existing wall (with protection from the roots) would be the much better solution.

With our thanks for your advising us,

Yours sincerely

[redacted]

From: [redacted]
To: council
Cc: [redacted]
Subject: Casuarina removal adjacent to 6 Margaret st North Sydney
Date: Wednesday, 6 February 2019 4:27:23 PM

Dear Doug

I am a homeowner of [redacted] Margaret street North Sydney

Both my wife [redacted] and myself are in favour of the tree being removed

We have an active community group where almost all the residents in the street are actively involved in landscaping the Doris lane Steps (where the tree is located)
We have planted several large trees and a large amount of tall and low shrubs supplied by the council as a part of the “streets alive“program

The community of residents have continued to water and maintain this planting

The flat section between my place and no 6 has been mainly planted and maintained by myself with some assistance by the community

It has been an ongoing challenge to sustain plant growth under the tree
I constantly remove the needles that sour the soil and cause it to be hydrophobic
I regularly replant and water The understory planting . It would allow me to commit more energy to the other areas both up and down Margaret street and Doris lane

Another safety consideration is the stability of the stone wall which is definitely destabilising the tall wall at rear of no 6 . When it falls it will probably fall into the public lane way and damage existing planting and be a risk to people who use the lane

I would be very happy to meet you with other residents to discuss the long term tree management in the precinct. We have a great place and super-functioning community and it would be great to take the place to the next level to rival any community garden anywhere

[redacted]

Sent from my iPad