YASS VALLEY COUNCIL

ARBORIST REPORT – Rossi Street YASS

MICHAEL REEVES LANDSCAPE ARCHITECT

6 March 2025

Author Qualifications

I am Michael David REEVES, MMAPP Pty Ltd trading as Michael Reeves Landscape Architects, 35 Darke Street TORRENS ACT 2607.

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I am the Principal of Michael Reeves Landscape Architect. Michael Reeves Landscape Architect is a firm specialising in the provision of professional arborist and landscape architect related services.

I have prepared this Arborist Report.

I have worked in Canberra and New South Wales in private practice and landscape construction as a professional Registered Landscape Architect for forty years.

I am a Fellow Member of the Australian Institute of Landscape Architects. I have been a Registered Landscape Architect #486 since January 7, 1990.

As Principal of Michael Reeves Landscape Architect, I am responsible for and authorise release of arborist and landscape architecture reports and services.

Any opinions expressed by me in this Arborist Report are my own opinions. They have not been prescribed or prepared by any other person.

Application

Yass Valley Council requested an arborist inspection of two Platanus acerifolia on the Rossi Street nature strip adjacent to 100 Rossi Street and Early Learning on Rossi, Yass.

Council request identified the following issues.

See attached imagers of two plane trees in Rossi Street, my recommendation is that they are removed as images show not the right tree for under power lines and we are getting complaints for the childcare centre as it is growing onto there building. I believe they are also on the power companies list of trees they wish to have removed. Can you please confirm if removal is to proceed.

Tree Description / Inspection

The site is the grassed nature strip of Rossi Street Yass.

The trees are located adjacent to 100 Rossi Street and Early Learning on Rossi.

Each tree at these two locations is of similar characteristics.

The tree is a Platanus acerifolia. 6m Height and Crown Spread of 10m and Diameter Breast Height of 1.5m.

Tree has experienced continual pruning to remove the tree canopy from adjacent to the power line conductors.

The tree is mature with overextended branch structure.

The tree species at maturity can expect a height of 20m. This places the tree in continual conflict with the power supply and necessitates continual pruning.

Tree species is not appropriate for this location.

The elongated and overextended main branches of this tree and the potential for splitting at the attachments on the trunk base contribute to the HIGH risk assessment for this tree.

The likelihood of failure is probable. Recommendation is for removal at the earliest opportunity and replacement with a tree species appropriate for the location and powerline constraints.

Should you require further information, or clarification of any of this report, please call me.

Regards

Michael Reeves

Registered Landscape Architect #486

FRLA AILA

QUALITY ASSURANCE

Contact information

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Quality assurance information

Report title: Arborist Report – Rossi Street Yass

Date: 6 March 2025

Prepared by: Michael Reeves

Issue history

Issue Number	Issue Date	Details	Authorised
1	6 March 2025	Report	Mr

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ISA Basic Tree Risk Assessment Form

Client YVC Date 5/3/25 Time 1:00 Pm
Address/Tree location 100 Rossi Street Yuss Tree no. ____ Sheet ____ of ____
Tree species Platanus acerifolia dbh 1.5 Height 6 Crown spread dia. 10
Assessor(s) M. Reeves Time frame 1 Tools used —

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target zone: Target within 1x Ht.	Target zone: Target within 1.5x Ht.	Occupancy rate (1–rare 2–occasional 3–frequent 4–constant)	Practical to move target?	Restriction practical?
1	Plane tree under powerlines. Suspect canopy reshaping to accomodate power lines	✓			3	N	N
2							
3							
4							

Site Factors

History of failures N/A **Topography** Flat ☐ Slope ☑ ____% **Aspect** N
Site changes None ☑ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe ____
Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ ____% Describe Grass/Footpath
Prevailing wind direction NW **Common weather** Strong winds ☐ Ice ☐ Snow ☐ Heavy rain ☐ Describe Yuss

Tree Health and Species Profile

Vigor Low ☐ Normal ☑ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 100% Chlorotic ____% Necrotic ____%
Pests ← **Abiotic** —
Species failure profile Branches ☐ Trunk ☐ Roots ☐ Describe N/A

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☑ Wind funneling ☐ ____ **Relative crown size** Small ☐ Medium ☐ Large ☑
Crown density Sparse ☐ Normal ☐ Dense ☑ **Interior branches** Few ☐ Normal ☐ Dense ☑ **Vines/Mistletoe/Moss** ☐ ____
Recent or planned change in load factors ____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☑ LCR ____%
Dead twigs/branches ☐ ____% overall Max. dia. ____
Broken/Hangers Number ____ Max. dia. ____
Over-extended branches ☐
Pruning history
Crown cleaned ☐ Thinned ☐ Raised ☐
Reduced ☐ Topped ☐ Lion-tailed ☐
Flush cuts ☐ Other ____

Cracks ☐ ____ Lightning damage ☐
Codominant ☐ ____ Included bark ☐
Weak attachments ☐ ____ Cavity/Nest hole ____% circ.
Previous branch failures ☐ ____ Similar branches present ☐
Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
Conks ☐ Heartwood decay ☐ ____
Response growth ____

Main concern(s) Canopy shape to power lines

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☑
Likelihood of failure Improbable ☐ Possible ☐ Probable ☑ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐
Codominant stems ☐ Included bark ☐ Cracks ☐
Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐
Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
Cavity/Nest hole ____% circ. Depth ____ Poor taper ☐
Lean ____° Corrected? ____
Response growth ____
Main concern(s) NA

Load on defect N/A ☑ Minor ☐ Moderate ☐ Significant ☐
Likelihood of failure
Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth ____ Stem girdling ☐
Dead ☐ Decay ☐ Conks/Mushrooms ☐
Ooze ☐ Cavity ☐ ____% circ.
Cracks ☐ Cut/Damaged roots ☐ Distance from trunk ____
Root plate lifting ☐ Soil weakness ☐

Response growth ____
Main concern(s) NA

Load on defect N/A ☑ Minor ☐ Moderate ☐ Significant ☐
Likelihood of failure
Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

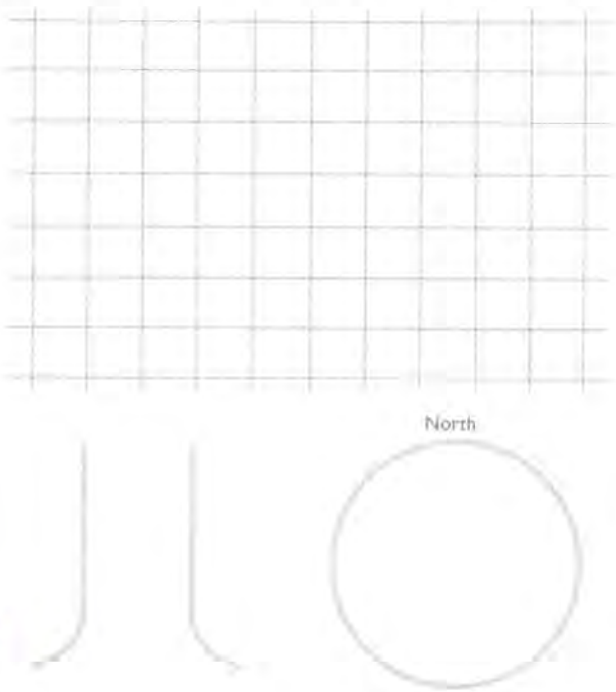
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Likelihood: Failure: Possible	Likelihood: Failure: Probable	Likelihood: Failure: Imminent	Likelihood: Impact: Very low	Likelihood: Impact: Low	Likelihood: Impact: Medium	Likelihood: Impact: High	Likelihood: Failure & Impact (from Matrix 1): Unlikely	Likelihood: Failure & Impact (from Matrix 1): Somewhat	Likelihood: Failure & Impact (from Matrix 1): Likely	Likelihood: Failure & Impact (from Matrix 1): Very likely	Consequences: Negligible	Consequences: Minor	Consequences: Significant	Consequences: Severe	Risk rating of part (from Matrix 2)
1	Canopy	Shape					○	○	/	○	○	○	/	○	○	○	/	○	○	○	/	○	High
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
2							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
3							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
4							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions Canopy shape with overextended branches
Tree species wrong for under power lines

Mitigation options Remove — **Residual risk** _____

Residual risk _____

Residual risk _____

Residual risk _____

Overall tree risk rating Low ☐ Moderate ☐ High ☑ Extreme ☐ **Work priority** 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ☑ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** _____

Data ☑ Final ☐ Preliminary **Advanced assessment needed** ☐ No ☐ Yes-Type/Reason _____

Inspection limitations ☑ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

ISA Basic Tree Risk Assessment Form

Client YVC Date 5/3/25 Time 12.1.10pm
Address / Tree location Early Learning on Rossi Tree no. ____ Sheet ____ of ____
Tree species Platanus acerifolia dbh 1.2 Height 6 Crown spread dia. 10
Assessor(s) M. Reeves Time frame 1 Tools used —

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target zone: Target within 1 x Ht.	Target zone: Target within 1.5 x Ht.	Occupancy rate (1 – rare, 2 – occasional, 3 – frequent, 4 – constant)	Practical to move target?	Restriction practical?
1	Plane tree under power lines. Significant reshaping	✓			3	N	N
2	of canopy to accomodate power lines						
3							
4							

Site Factors

History of failures N/A **Topography** Flat ☐ Slope ☑ ____% **Aspect** N
Site changes None ☑ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe ____
Soil conditions Limited volume ☑ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ ____% Describe Grass native strip
Prevailing wind direction NW **Common weather** Strong winds ☐ Ice ☐ Snow ☐ Heavy rain ☐ Describe YASS

Tree Health and Species Profile

Vigor Low ☐ Normal ☑ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 100 % Chlorotic ____% Necrotic ____%
Pests ____ **Abiotic** ____
Species failure profile Branches ☐ Trunk ☐ Roots ☐ Describe N/A

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☑ Wind funneling ☐ ____ **Relative crown size** Small ☐ Medium ☐ Large ☑
Crown density Sparse ☐ Normal ☐ Dense ☑ **Interior branches** Few ☐ Normal ☐ Dense ☑ **Vines/Mistletoe/Moss** ☐ —
Recent or planned change in load factors ____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☑ LCR ____%
Dead twigs/branches ☐ ____% overall Max. dia. ____
Broken/Hangers Number ____ Max. dia. ____
Over-extended branches ☐
Pruning history
Crown cleaned ☐ Thinned ☐ Raised ☐
Reduced ☐ Topped ☐ Lion-tailed ☐
Flush cuts ☐ Other ____

Cracks ☐ ____ Lightning damage ☐
Codominant ☐ ____ Included bark ☐
Weak attachments ☐ ____ Cavity/Nest hole ____% circ.
Previous branch failures ☐ ____ Similar branches present ☐
Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
Conks ☐ Heartwood decay ☐ ____
Response growth ____

Main concern(s) Canopy shape to power lines

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☑
Likelihood of failure Improbable ☐ Possible ☐ Probable ☑ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐
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Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
Cavity/Nest hole ____% circ. Depth ____ Poor taper ☐
Lean ____° Corrected? ____
Response growth ____
Main concern(s) N/A

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Likelihood of failure
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— Roots and Root Collar —

Collar buried/Not visible ☐ Depth ____ Stem girdling ☐
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Cracks ☐ Cut/Damaged roots ☐ Distance from trunk ____
Root plate lifting ☐ Soil weakness ☐
Response growth ____
Main concern(s) N/A

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							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
2							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
3							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
4							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

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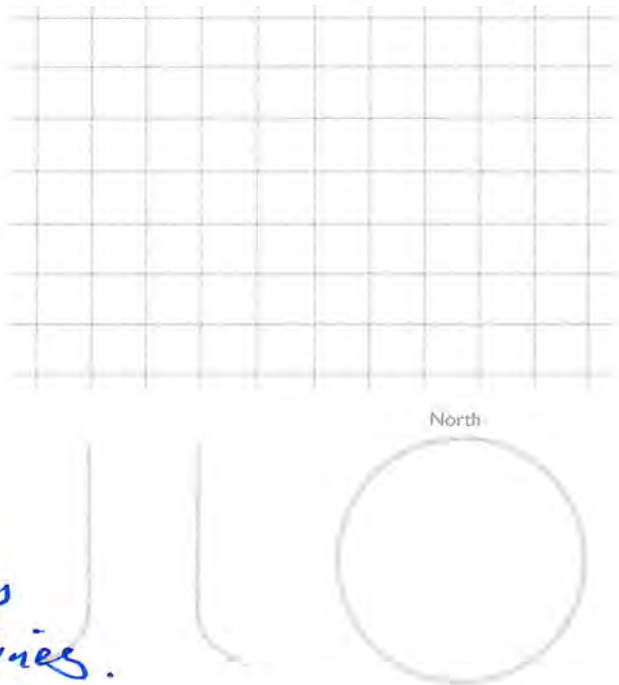
Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions Canopy shape with over extended branches
Tree species wrong for under power lines.

Mitigation options Remove. **Residual risk**

Residual risk

Residual risk

Residual risk

Overall tree risk rating Low ☐ Moderate ☐ High ☑ Extreme ☐ **Work priority** 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ☑ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval**

Data ☑ Final ☐ Preliminary **Advanced assessment needed** ☐ No ☐ Yes-Type/Reason

Inspection limitations ☑ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe