



Environment Advisory Committee Meeting

3 May 2023

Commencing at 4.00pm

AGENDA

The next Environment Advisory Committee Meeting will be held at the Shire of Toodyay Council Chambers, 15 Fiennes Street, Toodyay WA 6566 on the abovementioned date and time.

Members are requested to familiarise themselves with the Agenda and prepare notes to help address key issues for the debate during the Meeting.

Members are requested to email questions via email at ceo@toodyay.wa.gov.au at the earliest opportunity so that Officers can respond to those questions prior to the Meeting.

A handwritten signature in blue ink, appearing to read 'Suzie Haslehurst', is written over the printed name.

Suzie Haslehurst

CHIEF EXECUTIVE OFFICER



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ATTACHMENTS can be found in the Attachments Paper on the Council website alongside this agenda.

1 DECLARATION OF OPENING

1.1 ANNOUNCEMENT OF VISITORS

1.2 RECORD OF ATTENDANCE AND APOLOGIES

1.3 DISCLOSURE OF INTEREST

2 MINUTES AND ADDITIONAL INFORMATION

2.1 CONFIRMATION OF MINUTES

Minutes of Meeting held on 1 February 2023

OFFICER'S RECOMMENDATION

That the Unconfirmed Minutes of the Environment Advisory Committee Meeting held on 1 February 2023 be confirmed.

2.2 REVIEW OF STATUS REPORT

2.2.1 Confirmation of Minutes and Status Report

Attachments:	<ol style="list-style-type: none"> 1. Extract of Feb 2023 EAC Unconfirmed Minutes; and ↓ 2. Current EAC Status Report; and ↓ 3. Committee Member Reporting Form. ↓
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The extract of the EAC Minutes from February 2023 are provided for confirmation purposes.

The EAC Status report is provided for review.

The Committee Member Reporting Form is provided with this agenda, and separately via email for members to complete upon receipt of the Agenda for the EAC Meeting and email completed forms to execsec@toodyay.wa.gov.au

Please note that once the meeting is held, the title of this report will change to say update of the Status Report, in the minutes of the meeting.

ENVIRONMENT ADVISORY COMMITTEE MEETING MINUTES1 FEBRUARY 2023**1 DECLARATION OF OPENING**

Cr P Hart, Chairperson, declared the meeting open at 4.41pm.

1.1 ANNOUNCEMENT OF VISITORS

Nil.

1.2 RECORD OF ATTENDANCE AND APOLOGIESMembers

Cr P Hart	Councillor (Chair)
Cr R Madacsi	Shire President
Cr D Wrench	Councillor
Mrs J Hart	Community Member
Mrs E Hall	Community Member
Mr J Von Perger	Community Member (<i>via zoom</i>)

Staff

Mr H de Vos	Manager Development and Regulation
Mr G Warburton	Reserves Management Officer
Mrs M Rebane	Executive Assistant

Visitors

Nil

Apologies

Mr B Foley	Community Member
Cr S McCormick	Councillor

1.3 DISCLOSURE OF INTEREST

The Chairperson advised that no disclosures of interest in the form of a written notice had been received prior to the commencement of the meeting.

2 MINUTES AND ADDITIONAL INFORMATION**2.1 CONFIRMATION OF MINUTES****2.1.1. Minutes of Meeting held on 2 November 2022****OFFICER'S RECOMMENDATION/EAC RESOLUTION NO.
EAC001/02/23**

MOVED Mrs J Hart

That the Unconfirmed Minutes of the Environment Advisory Committee Meeting held on 2 November 2022 be confirmed *subject to the following amendment:*

- *Cr D Wrench's name being removed from the attending members list, as she is recorded as an apology for that meeting.*

MOTION CARRIED 6/0

ENVIRONMENT ADVISORY COMMITTEE MEETING MINUTES 1 FEBRUARY 2023

2.2 REVIEW OF STATUS REPORT

2.2.1 Updated Status Report

Attachments:	1. Updated EAC Status Report.
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The EAC Status report did not contain anything to be reviewed. The updated status report is attached to these minutes.

2.3 INWARD/OUTWARD CORRESPONDENCE

Nil.

3 BUSINESS LEFT OVER FROM PREVIOUS MEETING (IF ADJOURNED)

Nil.

4 OFFICER REPORTS

4.1 Status of Draft Local Biodiversity Strategy

Date of Report:	27 January 2023
Applicant or Proponent:	Shire of Toodyay
File Reference:	COC14
Author:	H de Vos – Manager Development and Regulation
Responsible Officer:	H de Vos – Manager Development and Regulation
Previously Before Council:	3 August 2022
Author’s Disclosure of Interest:	Nil
Council’s Role in the matter:	Review
Attachments:	Nil

PURPOSE OF THE REPORT

To provide an update on the Draft Local Biodiversity Strategy.

BACKGROUND

The Shire of Toodyay continues to work with the Environment Advisory Committee to prepare a Local Biodiversity Strategy.

ENVIRONMENT ADVISORY COMMITTEE MEETING MINUTES 1 FEBRUARY 2023**COMMENTS AND DETAILS**

This project has stalled due to resourcing issues. Whilst it is a priority, there are other priorities higher on the list which are consuming time and resources. This is predominantly due to a full policy review being conducted. And other significant works such as the Draft Local Planning Scheme No. 5.

The policy review is to be completed by June 2023 and the Draft Local Planning Scheme No. 5 will be before Council at the March 2023 Ordinary Council Meeting.

IMPLICATIONS TO CONSIDER**Consultative:**

The aim is to have a workable draft to then put out to the community and stakeholders in accordance with the Shire's recently adopted Community Consultation and Engagement Policy.

Strategic:

Shire of Toodyay Community Strategic Plan – Toodyay 2028

Objective 1: Preserve and protect our natural assets for future generations

Objective 2: Ensure sustainable operating practices

Shire of Toodyay Environmental Management Strategy 2015

The Local Biodiversity Strategy is a key objective of the EMS in order to:

- Protect, conserve and enhance biodiversity values in Toodyay;
- Actively manage threats to biodiversity values; and
- Recognise the importance of private land conservation.

Policy related:

Community Consultation and Engagement Policy.

Risk Management Policy

Financial:

Funds have been allocated in the budget to be used towards an environmental consultant.

Legal and Statutory:

Local Government Act 1995

Risk related:

The most significant risk the Shire of Toodyay faces by not having sound environmental stewardship of its lands is the uncontained, irreversible impact to the environment particularly with regards to loss of biodiversity which is considered to be a catastrophic impact. Given the issues of climate change, population growth and land clearing as well as a reduction in water resources, the negative impact on the environment is therefore considered likely. Together in accordance with the Shire's Risk Policy, the risk by not acting is extreme.

ENVIRONMENT ADVISORY COMMITTEE MEETING MINUTES 1 FEBRUARY 2023

Workforce related:

The strategy does take a moderate amount of officer time. With the reduction in staffing including the loss of the Environmental Officer position, this has meant that environmental matters have not been given the attention they truly deserve. The EAC should make a recommendation to Council to consider budget allocations for more staff resources for environmental matters.

VOTING REQUIREMENTS

Simple Majority

<p>OFFICER'S RECOMMENDATION 1</p> <p>That the Environment Advisory Committee recommends to Council the following:</p> <p>That Council:</p> <ol style="list-style-type: none"> Notes the delays associated with the Draft Local Biodiversity Strategy. Considers allocating funds in future budgets for the provision of either a dedicated Environmental Officer or a contractor to facilitate, implement and monitor Environmental strategies within the Shire of Toodyay.
<p>The Manager Development and Regulation provided an overview of the report. Clarification was sought and the motion was reworded and put.</p>
<p>OFFICER'S RECOMMENDATION/EAC RESOLUTION NO. EAC002/02/23</p> <p>MOVED Cr D Wrench</p> <p>That the Environment Advisory Committee recommends to Council the following:</p> <p>That Council:</p> <ol style="list-style-type: none"> Notes the delays associated with the Draft Local Biodiversity Strategy due to resourcing. Allocates funds for the provision of an Environmental Officer position or services to coordinate the implementation of the Shire's Environmental Strategies and policies. <p style="text-align: right;">MOTION CARRIED 8/0</p>

ENVIRONMENT ADVISORY COMMITTEE MEETING MINUTES**1 FEBRUARY 2023**

5 OTHER BUSINESS / NEW BUSINESS OF AN URGENT NATURE

Points raised as follows:

- Feral Pig update;
- Japanese Encephalitis;
- Significant Trees; and
- Cat working conference.

6 CONFIRMATION OF NEXT MEETING

The next meeting of the Environment Advisory Committee is scheduled to be held on 3 May 2023 commencing at 4.00pm.

7 CLOSURE OF MEETING

The Chairperson closed the meeting at 5.20pm.

EAC STATUS REPORT
Environmental Advisory Committee

Supporting Officer
Manager Development & Regulation



Meeting Date	Purpose	Resolution / Other Comment	Target date for completion	Actioned by	Completion Date	Meeting Commentary and record of Council Meeting Resolution No.
01/02/2023	4.1 Status of Draft Local Biodiversity Strategy	<p>EAC002/02/23</p> <p>That Council:</p> <ol style="list-style-type: none"> Notes the delays associated with the Draft Local Biodiversity Strategy due to resourcing. Allocates funds for the provision of an Environmental Officer position or services to coordinate the implementation of the Shire's Environmental Strategies and policies. 	ASAP	MRD	T.B.A.	



Committee Member Reporting form

Committee Member Details

Name(s): _____

Organisation representing
(if applicable): _____

Contact Details: Phone: _____ Email: _____

Request Details

I request for the item noted below to be discussed at the next:

- | | | |
|-------------------------------------|---|--|
| Committee Meeting:
(please tick) | <input type="checkbox"/> Audit & Risk Committee | <input type="checkbox"/> Bushfire Advisory Committee |
| | <input type="checkbox"/> Environmental Advisory Committee | <input type="checkbox"/> Museum Advisory Committee |
| | <input type="checkbox"/> Local Emergency Management Committee | |

Date of Committee Meeting: _____

Item Name: _____
(e.g. Subject, title or purpose).

Are you tabling attachments at the meeting? Yes No Copy attached

Background Information *(if not enough room please use reverse side of this page)*

Proposed recommendation required? Yes No *write some wording below*



Administration Centre
15 Fiennes Street (PO Box 96)
TOODYAY WA 6566

T (08) 9574 9300
F (08) 9574 2158
E records@toodyay.wa.gov.au
W www.toodyay.wa.gov.au



Further information

Lengthier recommendation wording space

OFFICE USE ONLY

Officer Received Date: _____ Resolution Number: _____
 Council approved Report minuted

2.3 INWARD/OUTWARD CORRESPONDENCE

Nil.

3 BUSINESS LEFT OVER FROM PREVIOUS MEETING (IF ADJOURNED)

Nil.

4 OFFICER REPORTS

4.1 Lot 3 (No. 34) Stirling Terrace, Toodyay - Proposed Tree Removal

Date of Report:	24 April 2023
Applicant or Proponent:	C. Jean
File Reference:	A2120/3STIT
Author:	H de Vos – Manager Development and Regulation
Responsible Officer:	H de Vos – Manager Development and Regulation
Previously Before Council:	Nil
Author's Disclosure of Interest:	Nil
Council's Role in the matter:	Quasi-Judicial
Attachments:	1. Propopsed tree removal and pruning details. ↓

PURPOSE OF THE REPORT

To provide a recommendation to Council about a proposal to remove two (2) lemon-scented gum trees and to adequately trim a third at Lot 3 (No. 34) Stirling Terrace, Toodyay.

BACKGROUND

Lot 3 (No. 34) Stirling Terrace in Toodyay is located within the Central Toodyay Heritage Area and is part of the Roman Catholic Church group. The property also known as 'The Ship' is listed on the State Heritage Area along with other buildings in the Roman Catholic Church Group. Under the Shire of Toodyay's Local Planning Scheme No. 4, the property is currently zoned Mixed Business, and it is proposed to change to a Mixed-Use zone under the Local Planning Scheme No. 5.

Proposal

The applicant proposes to remove two (2) lemon-scented gum trees and to adequately trim a third. The tree species – Lemon-scented gum (*Corymbia citriodora*), is colloquially known as the 'widow maker' due to the constant and unpredictable nature of 'self-shedding.'

The proposal is a risk mitigation measure to protect the heritage structure of The Ship and any people near these trees.

The applicant also advises:

On speaking to my home insurance provider (NRMA), I was verbally advised that unless there had been an identified weather-related event causing branches to fall, my policy does not cover "natural pruning" from native trees. I was also advised that if a tree should cause loss or damage to my home, my insurance would then act and cover the cost of a qualified expert to remove debris and remaining stump if tree deemed to be a risk again. Nothing to prevent damage in first instance.

COMMENTS AND DETAILS

Heritage significance

The trees that are proposed to be removed are unfortunately in the front yard and their felling will be very visible. That said, the removal of the trees is supportable on the basis that they are not of heritage significance. The recommendation from the consultant arborist to replant with native species which do not have issues with falling branches or invasive roots is supportable and will ultimately assist with the protection and preservation of the site over time.

Environmental significance

The Lemon-scented gum (*Corymbia citriodora*) is a species endemic to north-eastern Australia, and although it is common in the Toodyay locality – it is an introduced, non-native variety. Gum trees are known to break their branches during the drought season or when there's an insufficient supply of water. Severing tree limbs is their mechanism to conserve water and keep themselves healthy – they break off insignificant parts to save the whole tree.

IMPLICATIONS TO CONSIDER

Consultative:

The Shire has sought informal advice from the Heritage Council of Western Australia and guidance from the Shire's Cultural Heritage Officer.

As this proposal will also require development approval, there will be mandatory advertising to the Heritage Council of Western Australia and to other key stakeholders prior to a determination being made by the Council. Any community consultation will also be in accordance with the Shire's Local Planning Policy – *Advertising of Planning Proposals*.

Strategic:

Shire of Toodyay Strategic Community Plan – Toodyay 2028

Objective 2: Ensure sustainable operating practices

S 2.1 Embed environmental awareness and impact into operational decision making and activities to better understand and minimise negative impacts on natural ecosystems, including erosion and sediment inflow to waterways.

A Council that engages with the community and provides good governance on behalf of the community.

Objective 1: Provide accountable and transparent leadership for the community

S 1.1 Use the Strategic Community Plan as the blueprint for Council policy development and decisions.

S 1.2 Complete the development of a new Local Planning Scheme and related Local Planning Policies;

S 1.3 Provide clear and engaged leadership on behalf of the community.

Objective 2: Consistently improve our governance practices

S 2.1 Build a positive culture of engagement between the Shire and the community.

S 2.2 Improve internal and external communication to maximise transparency.

Shire of Toodyay Local Planning Strategy 2017

Apply design standards and guidelines to encourage retention and enhancement of local character that will contribute to a sense of place and community identity.

Avondown Centre Conservation Plan 2002

Numerous mature trees have been located within both hard and soft landscaped areas of the site as well as to the open area to the immediate north-east of the buildings towards the river. Most of the trees appear to be randomly placed with the exception of a small avenue trees aligned with the central axis of the Mercy House convent building which direct the visitor to its main entry Porch.

Policy related:Local Planning Policy No. 20 – Central Toodyay Heritage Area

All applications within the Central Toodyay Heritage Area shall have regard to and respect the following principles of development:

- a) All development shall enhance and reinforce the historic character of the Central Toodyay Heritage Area

Trees that shed branches, such as Sugar Gums and Lemon Scented Gums, are to be avoided.

Development proposals affecting places on the State Register of Heritage Places must be referred by the Shire of Toodyay to the Heritage Council for advice.

This policy speaks to buildings particularly in relation to demolition. The policy is silent on the removal of mature trees but does mention that the existing trees identified in the proposal are to be avoided.

Local Planning Policy – Advertising of Planning Proposals

There is a requirement to give notice of certain planning applications under Clause 64 under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the deemed provisions') which form part of the Shire of Toodyay Local Planning Scheme No. 4.

This Involves development on a site listed on the Register of Heritage Places under the *Heritage Act 2018*, listed on the Scheme Register of Heritage Places, or included in a Heritage/Conservation Area declared under the Scheme, where that application involves the permanent or semi-permanent alteration to the built fabric of any structure on the land.

Shire of Toodyay – Risk Management Policy

This policy is intended to commit to organisation-wide risk management principles, systems and processes that ensure consistent, efficient and effective assessment of risk in all planning, decision making and operational processes.

This policy is particularly relevant in this instance as the proposal to remove and prune the trees is risk driven. Further discussion regarding this will occur in the Risk section of this report.

Financial:

Development Application fee per *Planning and Development Regulations 2009*.

Should Council choose to refuse this application, the applicant has the right of appeal through the State Administrative Tribunal. Were this to happen, the Shire would likely have

to commit additional funds to undergo this process, and there is a potential financial implication for loss of productivity due to Officer time required in dealing with such matters.

Legal and Statutory:

[Planning and Development Act 2005](#)

[Planning and Development Regulations 2009](#)

[Planning and Development \(Local Planning Schemes\) Regulations 2015](#)

[Heritage Act 2018](#)

Risk related:

The natural tendency of this tree species to self-prune represents a potential risk to buildings and people in proximity. Whilst it was likely that risk was not a serious consideration when these trees were originally planted, it is a factor which must be considered in the contemporary decision-making process. The ultimate question to determine in this process is what area needs to be given more weight in the decision – preservation of streetscape and amenity, or risk mitigation.

Applying the Shire's Risk Management Policy to this proposal, it is considered that there is a catastrophic level of consequence relating to possible health issues such as a branch falling, as death could result.

Workforce related:

Minimal workforce resources are required.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION 1

That the Environment Advisory Committee recommends to Council the following:

That Council supports the proposal to remove two lemon-scented gums and to prune a third as indicated in the Attachment 1 at Lot 3 (No. 34) Stirling Terrace, Toodyay subject to the following condition:

- (a) That the applicant plants and maintains new mature native species of a non-self-pruning variety, to the satisfaction of the Shire of Toodyay, within three months of the date of the approval.

records@toodyay.wa.gov.au

ATTENTION: Maria Rebane.

I am contacting the Conservation Committee in reference for consideration of my request to remove two (2) lemon scented gum trees and adequately trim a third. (Corymbia Citriodora). (Also know as window makers due to the unpredictability of the self pruning). These trees are situated in my front yard close to my home and with the constant "self pruning" action, branches, some quite large, are often falling into my yard. My home is known as THE SHIP 34 Stirling Terrace and a part of the Catholic Heritage Precinct.

On speaking to my home insurance provider (NRMA), I was verbally advised that unless there had been an identified weather related event causing branches to fall, my policy does not cover "natural pruning" from native trees. I was also advised that if a tree should cause loss or damage to my home, my insurance would then act and cover the cost of a qualified expert to remove debris and remaining stump if tree deemed to be a risk again. Nothing to prevent damage in first instance.

In support of my request, I have attached the page from my Product Disclosure Statement from NRMA showing this detail.

I have also attached a 2nd document which is an extensive risk assessment undertaken by a reputable expert in these matters in relation to the safety of these trees.

My intention is to plant more appropriate trees and flower beds in my yard to replace the trees being removed.

Thankyou for considering my application.

Regards,

Cheryl-Jean

0417 772 201

CHERYL-JEAN NEMA HOME INSURANCE POLICY

- Your Family;
- anyone who normally lives in Your Home including a tenant; or
- anyone who enters Your Home or the Site with the consent of You, Your Family or anyone who normally lives in Your Home; or
- loss or damage which results from scorching or melting where there is no flame.

- costs to cut down or remove a tree if it didn't cause any loss or damage to Your Home or Contents.

Lightning

We cover loss or damage caused by:

- lightning; and
- power surge only as a result of lightning.

Flood or Rainwater Run-off

We cover loss or damage caused by:

- Flood or Rainwater Run-off; and
- landslide or subsidence that happens immediately and as a direct result of Flood or Rainwater Run-off.

We will not cover:

- loss or damage to:
 - retaining walls;
 - gates, fences or free-standing walls if the loss or damage was caused because they were not structurally sound or well-maintained;
 - pontoons, jetties or bridges;
 - gravel driveways;
 - swimming pool covers or spa covers that are more than 5 years old; or
 - pool and spa solar covers or liners;
- erosion, deterioration, collapse, shrinkage or any other earth movement;
- Actions of the Sea; or
- loss or damage caused by escape of water or liquid, Storm, Storm Surge or tsunami.

Riot or civil commotion

We cover loss or damage caused by a riot, civil commotion or industrial or political disturbance.

We will not cover loss or damage caused by:

- You;
- Your Family;
- anyone who normally lives in Your Home including a tenant; or
- anyone who enters Your Home or the Site with the consent of You, Your Family or anyone who normally lives in Your Home.

Storm

We cover loss or damage caused by:

- Storm; and
- landslide or subsidence that happens immediately and as a direct result of Storm.

We do not cover:

- loss or damage caused by escape of water or liquid, Flood, Rainwater Run-off, Storm Surge or tsunami;
- erosion, deterioration, collapse, shrinkage or any other earth movement;
- Actions of the Sea; or
- loss or damage to:
 - retaining walls;
 - gates, fences or free-standing walls if the loss or damage was caused because they are not structurally sound or well-maintained;
 - pontoons, jetties or bridges;
 - gravel driveways; or
 - swimming pool covers or spa covers that are more than 5 years old; or
 - pool and spa solar covers or liners.

Impact *after event.*

We cover loss or damage caused by the impact of:

- external aerials, masts, flagpoles and satellite dishes;
- aircraft, vehicles and watercraft;
- debris from space, aircraft, rockets and satellites; and
- trees and branches.

If You have 'Building' insurance and a tree at the Site causes loss or damage to Your Home and a qualified expert agrees it needs to be removed, We will pay the costs to:

- cut down and remove the tree; and
- treat the stump so it doesn't grow.

We will not cover:

- loss or damage caused by tree cutting, lopping or felling at the Site unless the cutting, lopping or felling is performed by a professional;
- costs to remove the stump; or

Storm Surge or tsunami

We cover loss or damage caused by:

- Storm Surge or tsunami; and
- landslide or subsidence that happens immediately and as a direct result of Storm Surge or tsunami.

We do not cover:



2609020010000210

260797135

for loss or damage occurring during the Period of Insurance caused by any of the Listed Events as set out below.

You are only insured for Contents when they are inside Your Home except as specifically provided for under any additional benefits or optional benefits that You are entitled to.

If You have cover for:

 **'Building Plus'**; or

 **'Contents Plus'**,

You will also automatically have cover for:

- loss or damage occurring during the Period of Insurance caused by Accident as set out in the 'Accidental damage' optional benefit; and
- burnout of an electrical motor that is part of Your Home if You have 'Building' insurance or part of Your Contents if You have 'Contents' insurance as set out in the 'Electrical motor burnout' optional benefit.

Listed Events

Accidental breakage of glass

We cover Accidental breakage with a fracture through its entire thickness of:

- glass panels in fixtures, cooktop and oven doors and vitreous china or acrylic or fibreglass fixed shower bases, baths, spa baths, sinks, toilets, bidets and sanitary fixtures in Your Home if You have 'Building' insurance; and
- fixed glass in Your furniture including outdoor furniture, fixed glass in a light fitting, fixed glass in a mirror or picture and the frame of a broken mirror or picture at the Site if You have 'Contents' insurance.

We will also cover the reasonable costs to reconnect any electrical components to a damaged item We have agreed to cover.

We will not cover:

- water or sewerage pipes; or
- any loss or damage caused by the broken item.

Animal damage

We cover loss or damage caused by animals not kept at the Site, but We will not cover loss or damage by any animal that You or anyone who lives at the Home or Site has permitted to be at the Site.

Deliberate or intentional act

We cover loss or damage by a deliberate or intentional act (including vandalism and a malicious act).

We will not cover any deliberate or intentional act by:

- You;
- Your Family;

- anyone who normally lives in Your Home including a tenant; or
- anyone who enters Your Home or the Site with the consent of You, Your Family or anyone who normally lives in Your Home.

You must report any deliberate or intentional act to the police and provide Us with the report number and details of when and where the report was made.

Earthquake

We cover loss or damage caused by:

- earthquake; and
- landslide or subsidence that happens immediately and as a direct result of earthquake.

Escape of water or liquid

We cover loss or damage caused by:

- water or liquid leaking or escaping from gutters, drainpipes or pipes at the Site;
- water or liquid leaking or escaping from water mains, water supply pipes, baths, spa baths, sinks, toilets, bidets, sanitary fixtures, appliances, aquariums, water tanks or swimming pools;
- liquid leaking from a fixed heating system or sealed portable heater; and
- landslide or subsidence that happens immediately and as a direct result of liquid leaking as covered in this event.

We will not cover:

- the cost of repairing the item that caused the leak or escape or the item that the water or liquid leaked or escaped from;
- the cost of fixing or finding leaks that have not caused loss or damage to Your Home or Contents;
- loss or damage caused by Flood, Rainwater Run-off, Storm, Storm Surge or tsunami;
- erosion, deterioration, collapse, shrinkage or any other earth movement; or
- loss or damage caused by water or liquid leaking or escaping from a shower recess or shower base.

Explosion

We cover loss or damage caused by:

- explosion; and
- landslide or subsidence that happens immediately and as a direct result of explosion,

provided there is physical evidence of the explosion.

Fire

We cover loss or damage caused by fire or bushfire.

We will not cover:

- any fire that was started with the intention to caused damage by:
 - You;



C Jean
34 Stirling Terrace,
Toodyay WA 6566

Dear Cheryl,

Thank you for allowing me the opportunity to conduct a risk assessment on the 3 Lemon Scented Gums also known as *Corymbia Citriodora* located at Lot 3/34 Stirling Toodyay, Toodyay.

This species of gum tree *Corymbia Citriodora*'s is most commonly found in the northeast of Australia and is an introduced species to Western Australia. *Corymbia*'s typically grow to a mature height between 25-40m. The 3 that are situated in your front yard would be described as being in their adolescent stage and in the height range of 16.6m to 17.8m.

I have categorised your *Corymbia*'s for illustration purposes as tree A, B & C.

Tree "A" is the smallest of the 3 at approximately 16.6m in height and is approximately 11m from your house. This tree would be suitable for a crown reduction and target pruning down to a height of around 12m. In doing so this would remove 3 large vertical limbs leaving sufficient light weight foliage in the remaining canopy to retain an aesthetic look while reducing weight and minimising the risk of limb shedding.

Tree "B" stands approximately 17.8m and approximately 12.6m from your house. It is in close proximity to tree "C" and this coupled with the canopy pattern suggests both trees are competing for sunlight as the foliage is concentrated at the top of the crown. Midway down the trunk of tree "C" there is bulging vertical limb union. In my opinion this type of union is the result of each limb putting lateral growth against each other rather than growing cohesively which can result in either limb to separate at this point due to a high weighted canopy.

Due to the top-heavy canopy with virtually no foliage below the pruning height. This tree in the future if it does survive will be laden with epicormic growth. Epicormic growth is a response of pruning where spores under the bark of tree sprout, which will not only need constant pruning maintenance every few years but are extremely unstable and weak.

Tree "C" in my opinion is comprised, this tree has a co-dominant stump base which appears it may have been poisoned at some stage. Tree "C" has also undergone some poor pruning techniques in past that may suggest the tree is struggling to put on growth. A little over

halfway up the tree there appears to be a scar on the trunk. This scar is showing signs of decay and will result in a pocket of wood rot and will severely compromise the integrity of this tree.

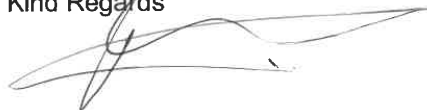
In my opinion the best course of action for these trees would be as follows:

- Tree "A" to undergo a crown reduction and target prune.
- Trees "B & C" to be removed and replaced if desired with a variety of tree that more conducive to the area. For example:
 - York Gum (Eucalyptus Loxophelba),
 - Marri (Corymbia Calophylla) or
 - Rose of the West (Eucalyptus Macocarpa)

Interesting enough the state government of Western Australia conducted a study in conjunction with the education department in 2013 of trees to avoid around buildings and people and the lemon scented gum was the number one tree on the list.

Please do not hesitate to contact me for further information or clarification.

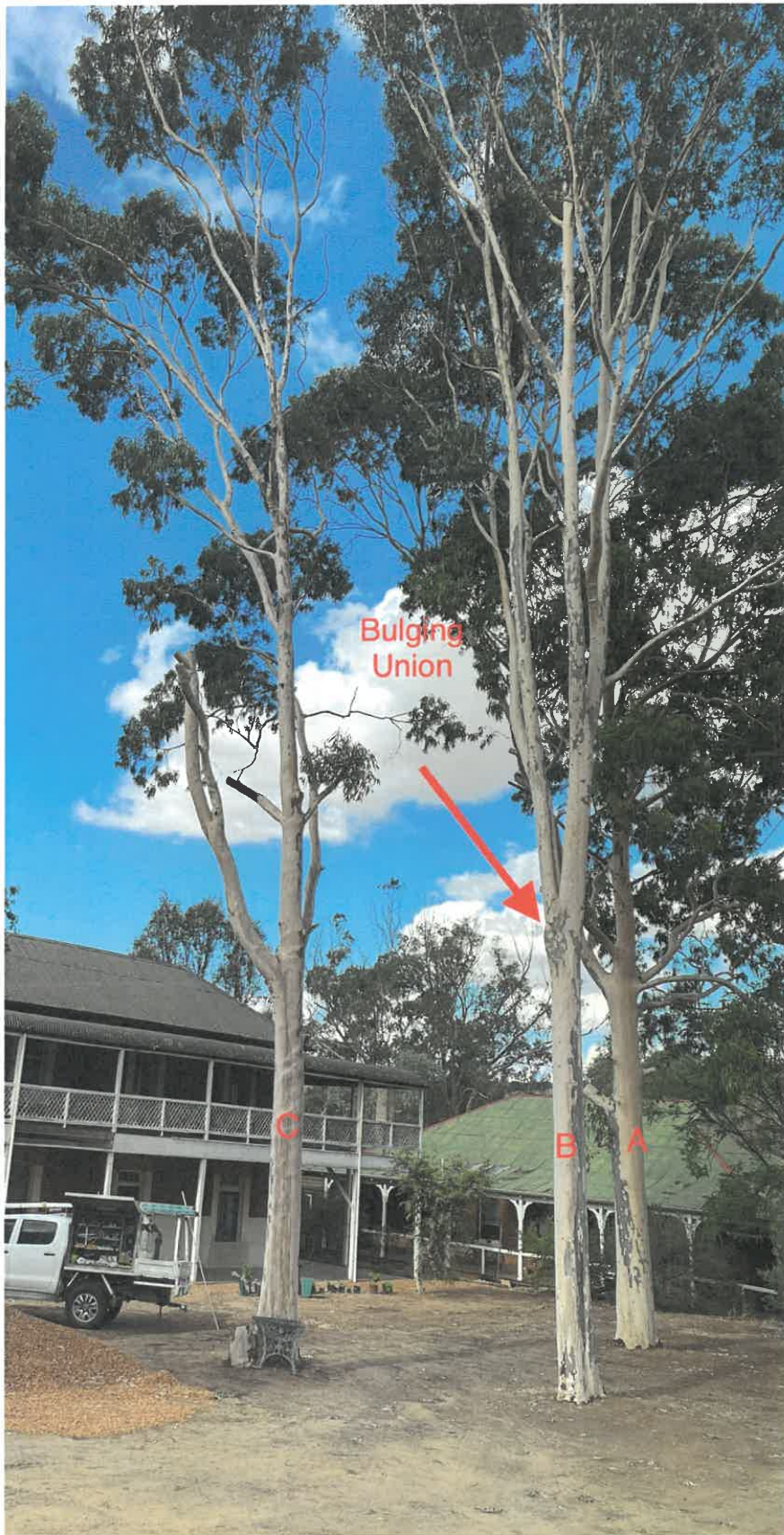
Kind Regards

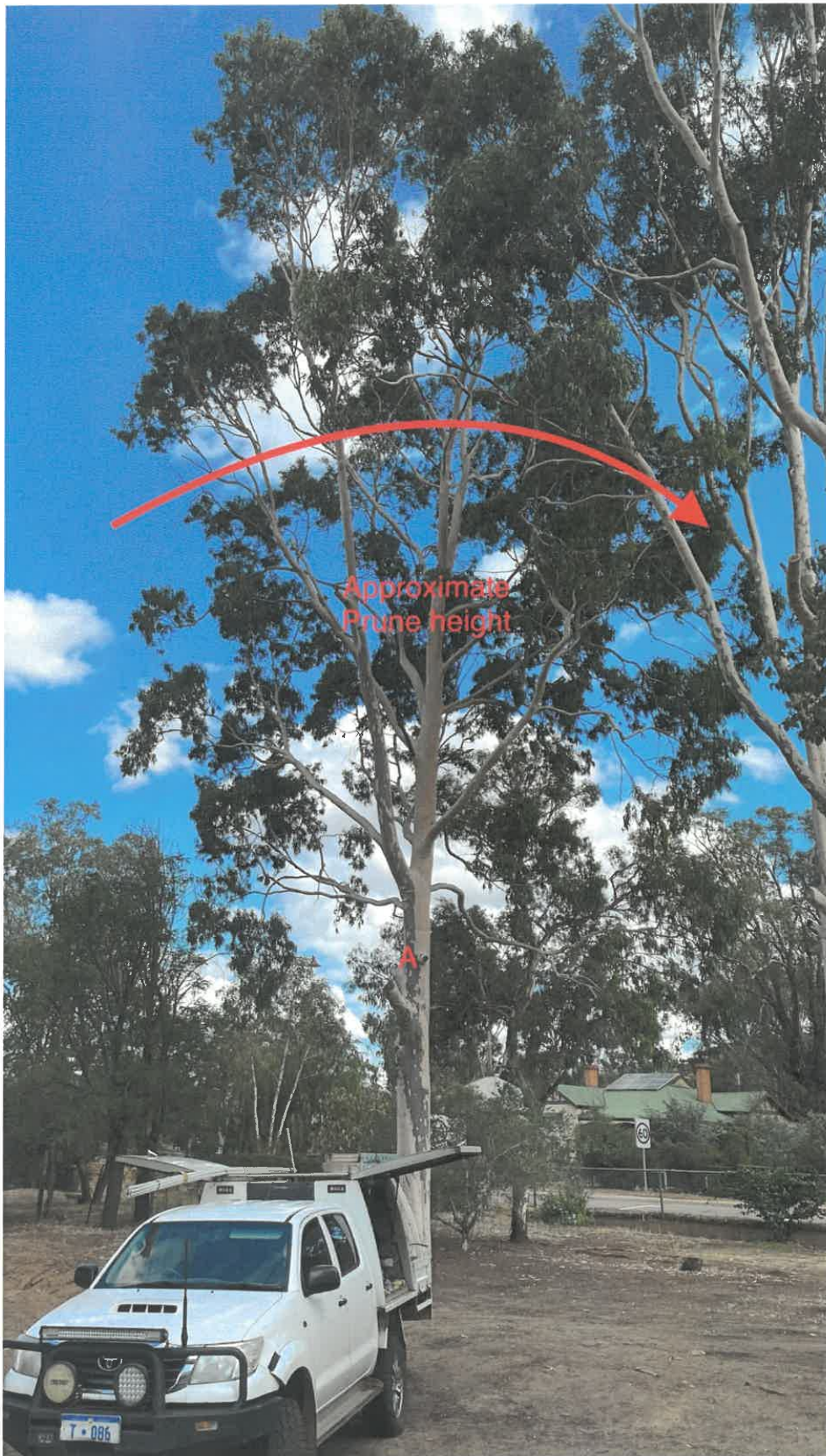


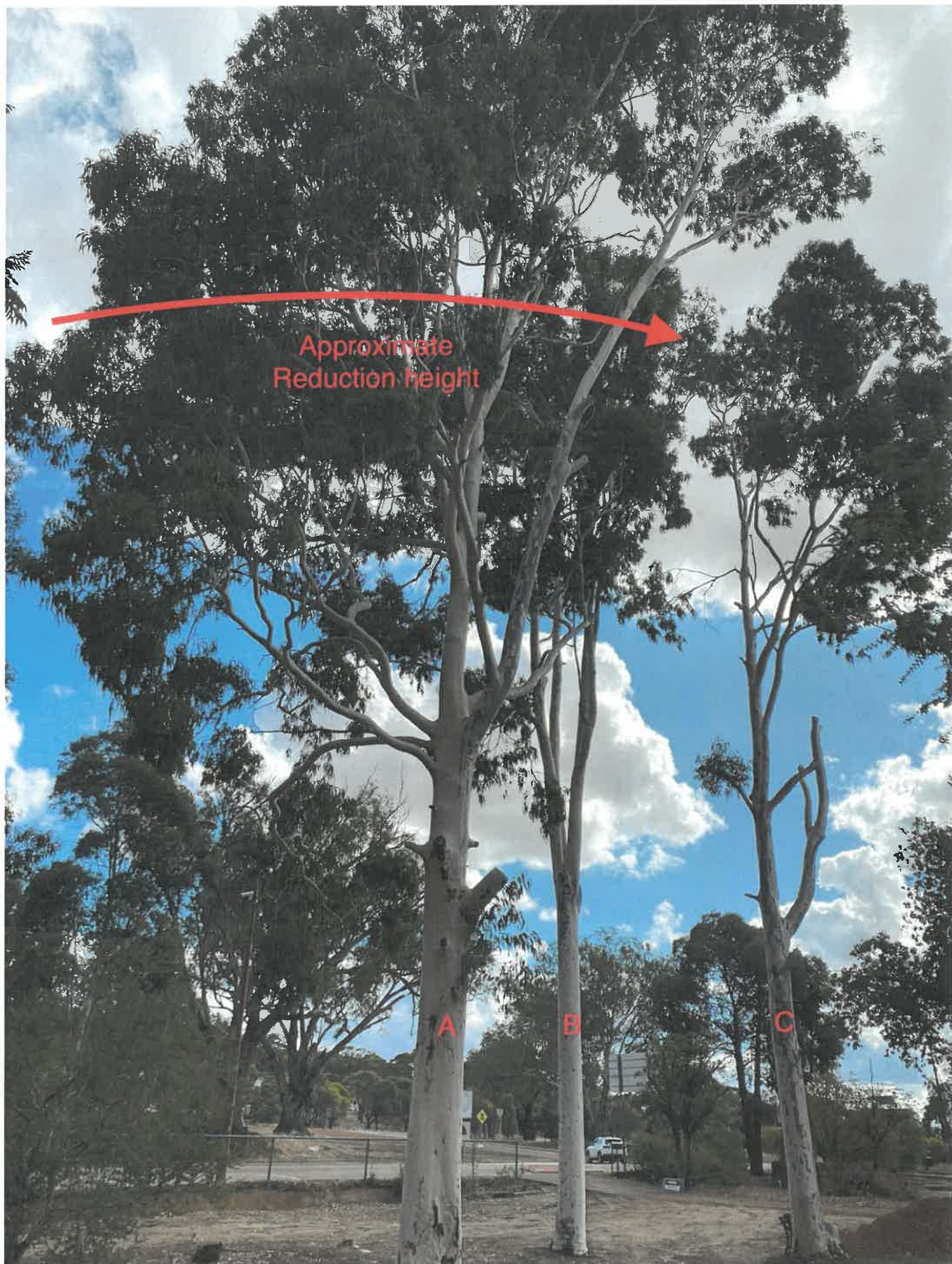
Darren Prater.

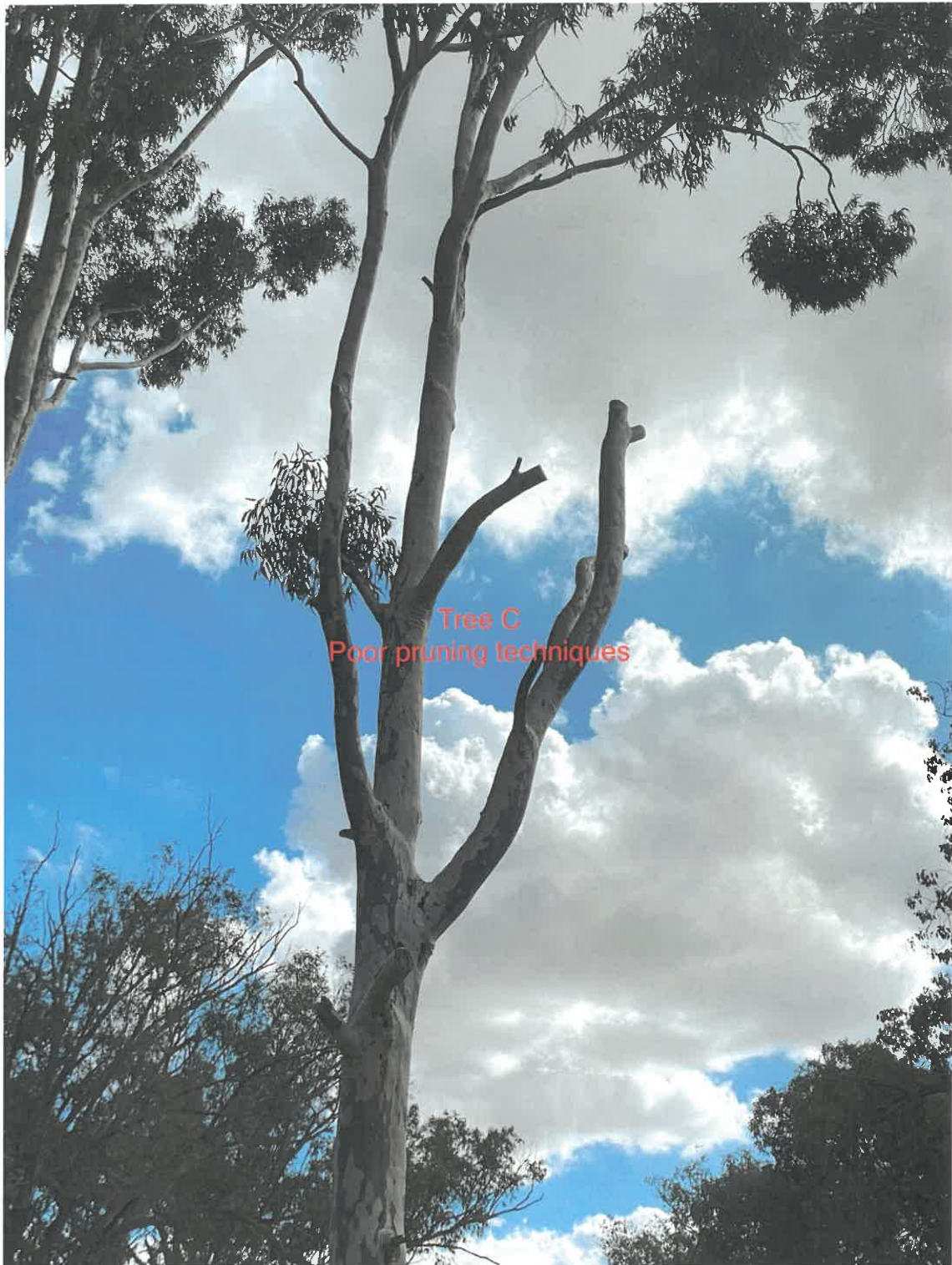
Landworx WA.

14 April 2023



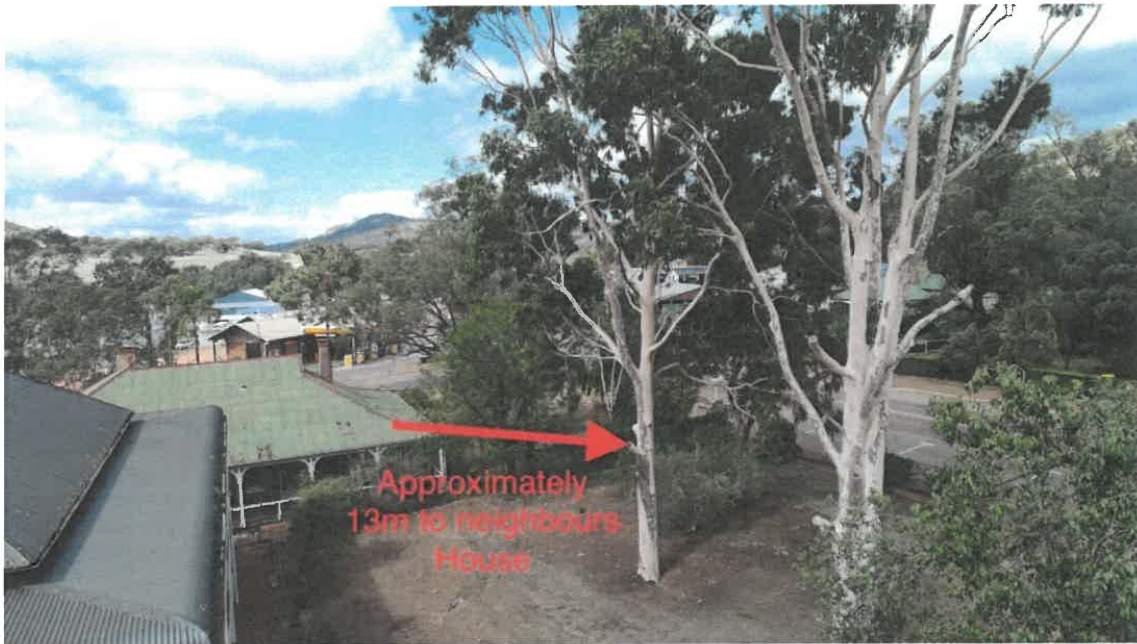


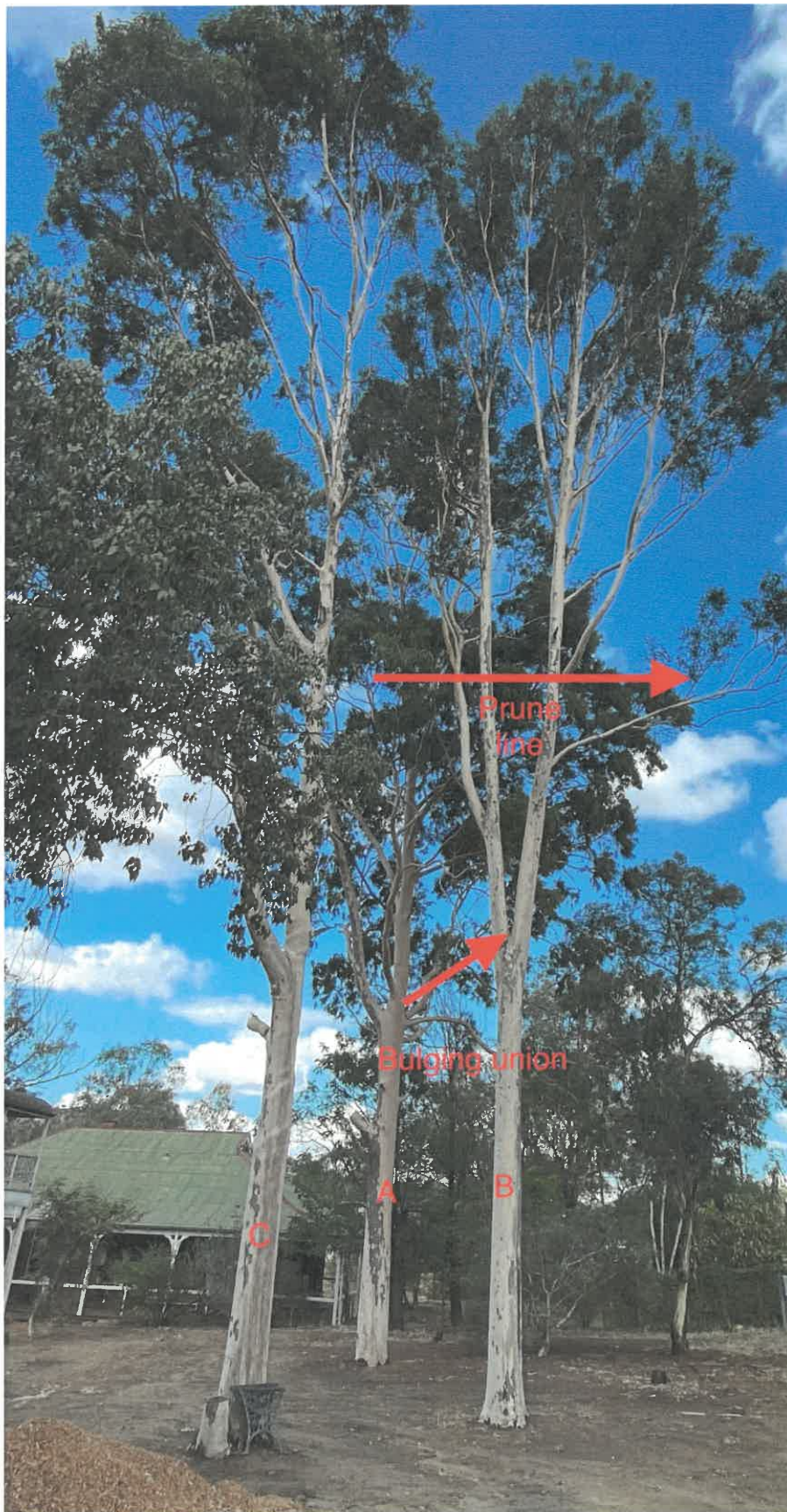












5 OTHER BUSINESS / NEW BUSINESS OF AN URGENT NATURE

6 CONFIRMATION OF NEXT MEETING

The next meeting of the Environment Advisory Committee is scheduled to be held on 2 August 2023 commencing at 4.00pm.

7 CLOSURE OF MEETING

The Chairperson will close the meeting.