

**SUBMISSION 443.1 - WRITTEN SUMMARY 23 MAY 2023**

**NOTABLE TREE STEM REVIEW T52.2 – TREE LOCATED IN DRIVEWAY**

**953 RIVER ROAD, QUEENWOOD**

My request to have the above tree deleted from the register is based on the following:

1. Nuisance and hardship – the tree is situated on private property in the middle of my driveway, two metres from the boundary fence and three metres from the garage doors. As a result, I am unable to use the left hand side of my garage for parking, and expect that I won't be able to use the right hand side in time, as the tree is growing at the bottom. The root system has damaged the driveway considerably, including the underside of my car when driving over it. My stormwater drains are consistently blocked, which requires me to employ drainage contractors to clear them. And my garage floods regularly. Branches drop often as the tree is unhealthy at the top. And over time it is becoming more dangerous as it deteriorates further at the top.

2. Stem Evaluation – I stated in my main submission that I believe the Stem valuation of 156 to be too high, and a more accurate figure of around 120 is correct. I gave my reasons for this, including an analysis of the Condition and Amenity Evaluations in the arborists report. These I believe were far more positive than warranted. And this Evaluation doesn't take into account any nuisance and negative aspects. If this was so the Evaluation would be even lower.

I know it is normal that Stem methodology doesn't take into account this perceived and actual nuisance and hardship values, it is a more clinical approach. But I believe my case is unique as there are factors severely limiting the function and enjoyment of my property, that other landowners don't have to deal with.

I note that in the arborists second visit and report, he agrees with some of my points and has noted a decline in the health of the tree, and as a result has suggested that Relief be supported.

I therefore request that his Relief Supported response be accepted by the Panel.

Thank you.  
Ross Meehan