



NORTHERN
TREE
CARE

Preliminary Tree Report

195-197 Dibbs St East Lismore.

Client:

NSW Land and Housing
Corporation



Northern Tree Care

ABN 73 674 526 681

6 Abalone Place, Ballina. NSW 2478

0414 186 161

northerntreecare@me.com

File No: 22034 Version:

Final 01 DEC 2023

Plan no. in section 3.3 corrected

Contents

1.	Introduction	3
2.	Scope	3
3.	Method	4
4.	Observations	5
5.	Tree Significance	7
6.	Tree Retention Value	7
7.	Discussion	8
8.	Recommendations	9
9.	References	10
10.	About The Author	11
11.	Attachment 1 Aerial Photo	12
12.	Attachment 2 Site Plan	13
13.	Attachment 3 Demolition Plan	14
14.	Attachment 4 Site Plan	15
15.	Attachment 5. Significance of Trees	16
16.	Attachment 6. Photos	18



1. Introduction

1.1 Peter Gray has compiled this report on request from the NSW Land and Housing Corporation. The LAHC are constructing a new housing development at 195-197 Dibbs St, East Lismore.

1.2 There are a number of trees growing on the site. Mr Luke Keating of Webber Architects is designing the new buildings. In order to inform the design process, the trees on the site are described by this report.

2. Scope

2.1 This report is a Final Report. The trees growing on and adjacent to the site that may potentially be affected by the proposed development are described. The retention value of the trees is assessed. Where it is considered appropriate, recommendations for the management of the trees is made.

2.3 Only trees that are considered to be important have been assessed in this report. The gardens of the property contain shrubs and garden ornamentals. These plants have not been individually assessed as they are not considered to form a material constraint to the development. They are not protected by Lismore City Council's Chapter 14 Vegetation Protection.



3. Method

3.1 The trees were assessed visually from the ground. The diameter at breast Height (DBH) was measured at 1.4 m above the ground. The height of the trees was measured using a hypsometer or estimated where the view of the trees was partially obstructed. The conventions and methods recommended in the Australian Standard AS 4970-2009 Protection of trees on development sites were used to assess the trees.

3.2 The health and condition of the trees were assessed using the Visual Tree Assessment method (Mattheck & Breloer 2003). This is a method of assessing trees using the body language or shape and features of the tree to indicate their condition. These tree shapes or body language are a reliable indicator of the underlying condition of that part of the tree. The trees were identified using the signs and features present at the time of inspection.

3.3 The trees were inspected by P. Gray of Northern Tree Care on 15th September 2022. This report is compiled from information gathered during the inspection. The site plan used in this report was developed by Northern Tree Care using information derived from the imaging service Metromaps and by estimating the location of the trees described. Design Plans have been provided by Webber Architecture and include:

- *Demolition Plan.* Webber Architecture. 20/11/2023.
- *Site Plan.* Webber Architecture. 20/11/2023.



4. Observations

4.1 The property comprises two lots being 195 Dibbs St, Lot 20 in DP 20770 and 197 Dibbs St. Lot 1 in DP 121440. The land is zoned R1 General Residential.

4.2 The trees growing on the land are protected by Lismore City Councils DCP Chapter 14 Vegetation Protection unless exempt.

4.3 The trees on the site were inspected from the ground. The trees are described in detail in Table 1. Tree Data.

Table 1. Tree Data

Tree #	Name	Age	Health	Height m	DBH mm	Crown m	Protected
1	Jacaranda <i>Jacaranda mimosifolia</i>	Mature	Fair	5-10	320	7	Yes
2	Bangalow Palm <i>Archontophoenix cunninghamiana</i>	Mature	Good	5-10	200	3	Yes
3	Liquid Amber <i>Liquidambar styraciflua</i>	Mature	Fair	5-10	340	5	Yes
4	Liquid Amber <i>Liquidambar styraciflua</i>	Mature	Good	10-15	500	8	Yes
5	Mango <i>Mangifera indica</i>	Mature	Good	<5	250	3	No
6	Golden Cane <i>Dyopsis lutescens</i>	Mature	Good	< 4	-	3	No
7	Group of shrubs	Mature	Good	< 4	-	-	No
10	Group of shrubs	Mature	Good	< 4	-	-	No
11	Flame Tree <i>Brachychiton acerifolius</i>	Young	Good	5-10	130	2	Yes
12	Golden Cane <i>Dyopsis lutescens</i>	Mature	Good	< 4	-	4	No
13	Alexander Palm <i>Archontophoenix alexandrae</i>	Mature	Good	5-10	240	3	Yes
14	China Doll <i>Radermachera sinica</i>	Mature	Good	5-10	200	4	Yes
15	China Doll <i>Radermachera sinica</i>	Mature	Good	5-10	200	4	Yes



Table 1 Continued

Tree #	Name	Age	Health	Height m	DBH mm	Crown m	Protected
16	China Doll <i>Radermachera sinica</i>	Mature	Good	5-10	200	4	Yes
17	China Doll <i>Radermachera sinica</i>	Mature	Good	5-10	200	4	Yes
18	China Doll <i>Radermachera sinica</i>	Mature	Good	5-10	200	4	Yes
19	Cuban Royal Palm <i>Roystonea regia</i>	Mature	Good	10-15	350	4	Yes
20	Firewheel <i>Stenocarpus sinuatus</i>	Mature	Good	5-10	180	3	Yes
21	China Doll <i>Radermachera sinica</i>	Mature	Good	5-10	200	4	Yes
22	China Doll <i>Radermachera sinica</i>	Mature	Good	5-10	200	4	Yes
23	Macaranga <i>Macaranga tectorius</i>	Young	Good	>4	130	4	Yes
24	Group of trees	Mature	Good	5-10	150	4	Yes
25	Chinese Hackberry <i>Celtis chinensis</i>	Mature	Good	5-10	250 est	4	No
25	Yellow Oleander <i>Thevetia peruviana</i>	Mature	Good	5-10	200 est	4	No



5. Tree Significance

5.1 When considering the retention value of trees, two major issues were considered. They are the significance of the tree and its estimated life expectancy.

5.2 When assigning a value to the significance of the tree, a number of factors should be considered (Moreton 2003). The significant outcomes have been determined in Attachment 3. Significance of Trees in the Landscape.

6. Tree Retention Value

		Landscape Significance Rating						
		1 Significant	2 Very High	3 High	4 Moderate	5 Low	6 Very Low	7 Insignificant
Estimated Life Expectancy	> 40 yrs	High Retention Value			Moderate Retention Value		Low Retention Value	
	15-40 yrs	# 4			# 11, 19, 20, 23, 24	# 5, 6, 7, 10, 12, 13, 14, 15, 16, 17, 18, 21, 22, 25, 26		
	5-15 yrs				# 2, 3			
	< 5 yrs							
	Dead				Very Low Retention Value			

Ref: Modified from Couston, Howden (2001) Tree Retention Values Table. Footprint Green Pty Ltd, Sydney Australia.

6.1 Where trees have a high retention value they should be retained if possible. Where the development is considered to be more important than the trees they may be removed (Barrell 2006).



7. Discussion

7.1 The trees growing in the property are planted with the exception of one Macaranga tree. They are almost all exotic species with the exception of four specimens, a Flame tree and a Firewheel tree a Bangalow Palm and a Macaranga. With the exception of the native species the trees have a low environmental value. Only one of the Liquidamber trees (# 4) has a high retention value.

7.2 Tree # 4 is growing close to the southern boundary of 197 Dibbs St. It is a large tree with good form and is in good condition. It has a Tree Protection Zone (TPZ) of 6.0 m and a Structural Root Zone (SRZ) of 2.5 m. It can be seen from the street and makes a valuable contribution to the local streetscape. It is on the edge of the property and therefore may be a candidate for retention.

7.3 The local native trees are all small or young or both. Even though they have high environmental value they do not have a high retention value. They can be easily replaced in the new development (Barrell 2006) by the use of native species in the landscaping design .

7.4 There are seven China Doll trees. This species is considered to be an undesirable species in many local government areas. Lismore City Council does not recognise undesirable species, only listed weed species are exempt from protection of DCP Chapter 16. Vegetation Management, so the trees are protected. However the species has weedy characteristics and has fast growing surface roots that are often problematic in urban environments.

7.5 There is a group of trees growing on the northern boundary of 195 Dibbs St. They are growing close to a concrete drain. There is some cracking of the concrete in the drain, possibly caused or exacerbated by the presence of the trees. The cluster of trees (# 24) within the site on the northern boundary, appear to have over time grown under the northern boundary fence and onto the neighbouring property. This tree cluster is also impacting on the adjacent stormwater channel and appear to be an ongoing maintenance issue.

7.6 Following a request for further information, two of the trees in the Group # 24 have been individually identified as trees # 25 and 26. They are shown in Attachment 3 Demolition Plan.



8. Recommendations

8.1 The trees growing on the property are recommended to be removed to allow construction of the new development. There are four (4) trees growing on the neighbouring property to the west and one tree growing in the road reserve to the east that should be retained (see Attachment 3. Demolition Plan).

8.2 The cluster of trees (24) within the site on the northern boundary, appear to have over time grown under the northern boundary fence and onto the neighbouring property. This tree cluster is also impacting on the adjacent stormwater channel and appear to be an ongoing maintenance issue. This cluster of trees (24) including the trees just inside the neighbouring property are recommended to be removed. The two trees shown as growing in the neighbouring property on the survey plan and identified as trees # 25 and 26 in this revised report are also recommended to be removed.



9. References

Barrell J. 2006. *Workshop Manual Trees on Construction Sites*. Barrell Tree Consultancy. Brisbane.

Harden G. MacDonald W. Williams J. 2009. *Rainforest Trees and Shrubs*. Gwen Harden Publishing. Nambucca Heads.

Mattheck C. Breloer H. 2003. *The Body Language of Trees*. TSO. London.

Moreton A. 2003. *Criteria for Assessment of Landscape Significance*. 7th National Street Tree Symposium 2006.

Standards Australia. 2009. AS 4970 Protection of Trees on Development Sites. Australian Standards. Sydney.



10. About The Author

11.1 This report was compiled by Peter Gray of Northern Tree Care. The author is an arborist who has been providing Arboricultural Reports for Local Government, State Government and private clients for over 20 years. His qualifications include:

Graduate Certificate of Arboriculture (AQF 8)

Diploma of Arboriculture (AQF 5)

Diploma of Horticulture (Arboriculture)

Quantified Tree Risk Assessment (QTRA)

Tree Risk Assessment Qualification (ISA)

VALID Tree Risk-Benefit Validator.

11.2 Peter Gray is an AQF level 8 Consulting Arborist general member No. 2344 with Arboriculture Australia. He is a trained and registered practitioner of Quantified Tree Risk Assessment (QTRA) Registered User number 980. In 2020 he was appointed as a director to the board of Arboriculture Australia.

11.3 I declare that I have compiled this report impartially using best professional judgement. I have no financial interest in the outcome of the report.

Signed Peter Gray, Northern Tree Care

21 Nov 2023



NORTHERN
TREE
CARE

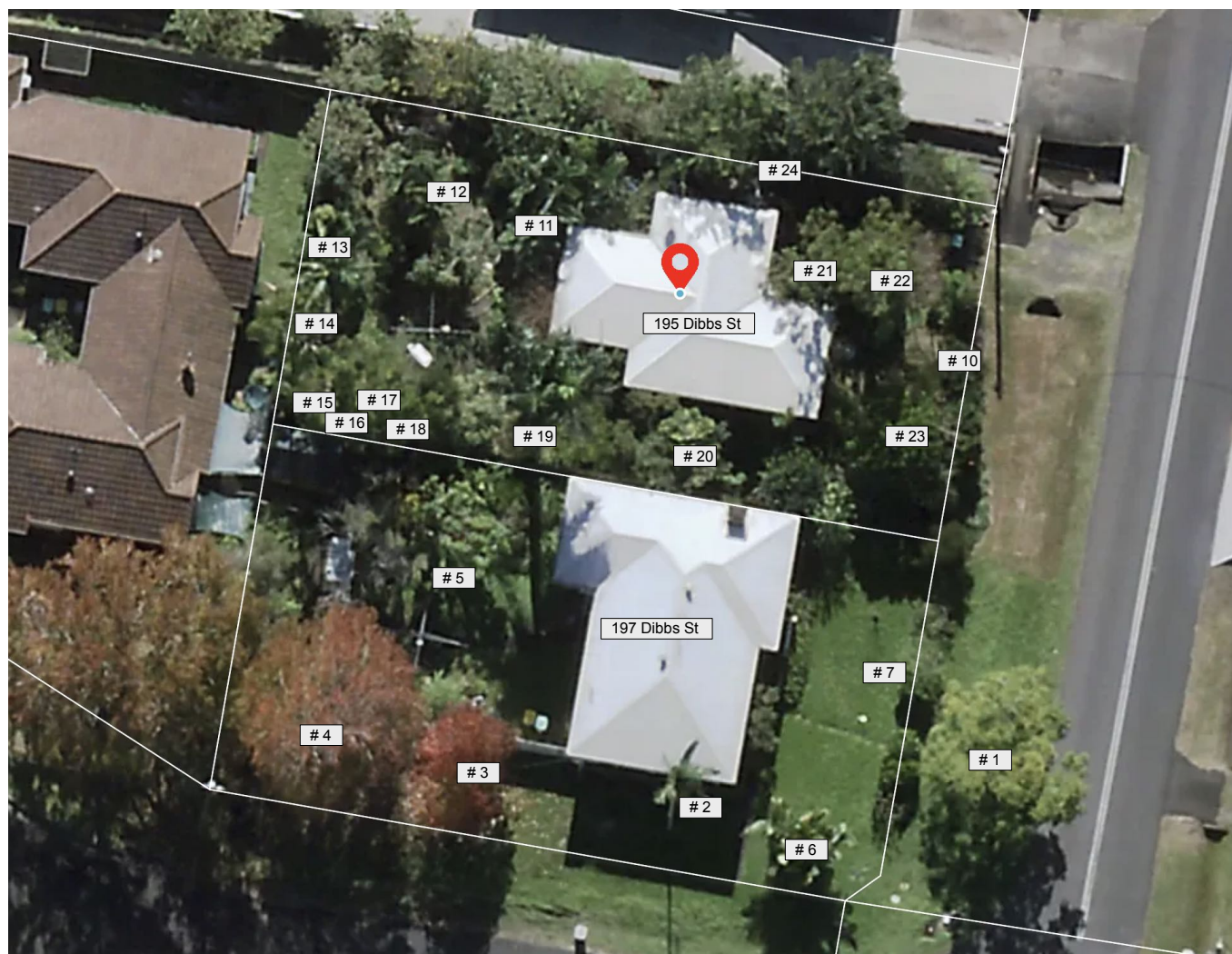
11. Attachment 1 Aerial Photo

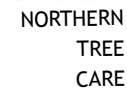




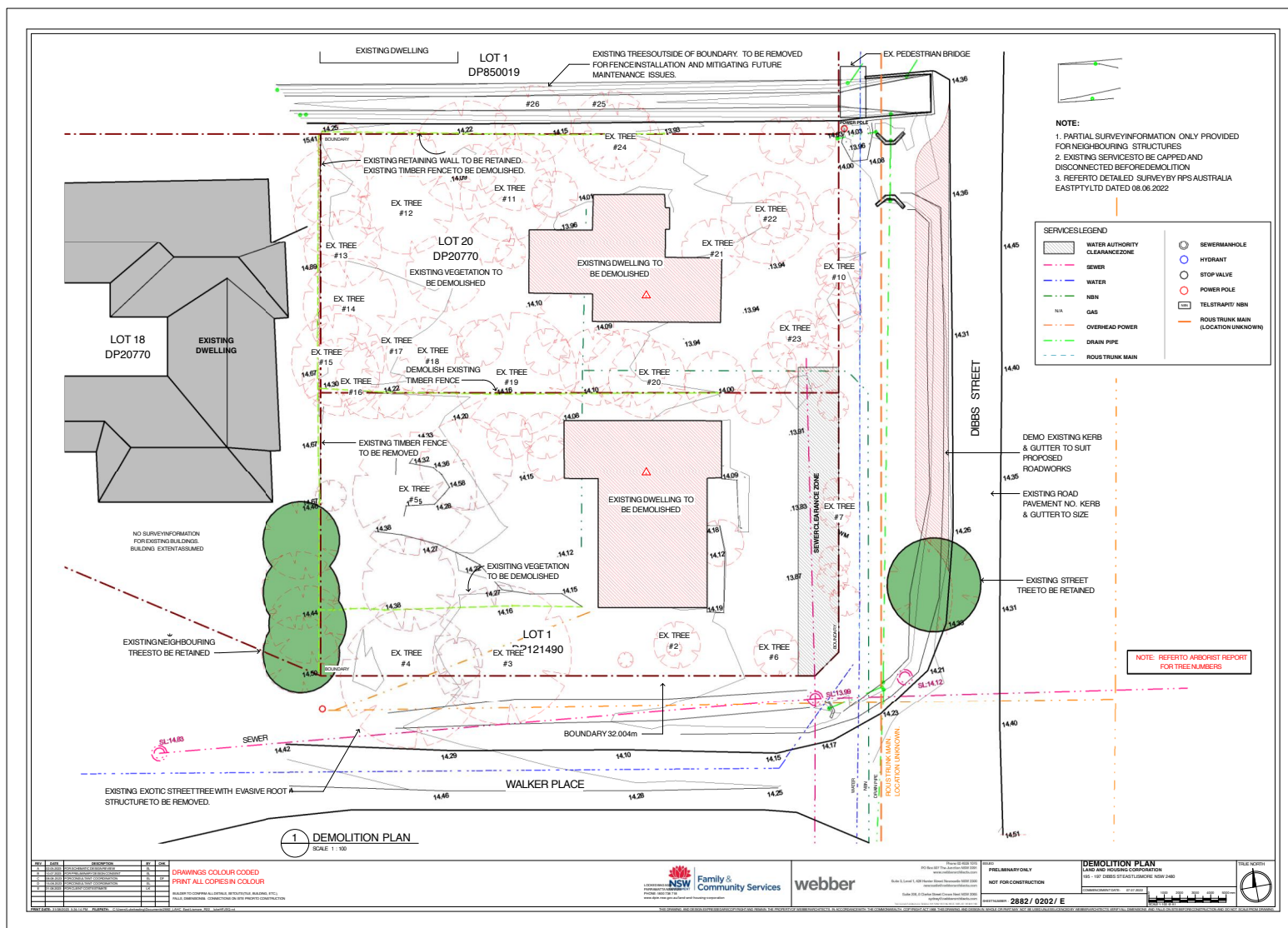
NORTHERN
TREE
CARE

12. Attachment 2 Site Plan





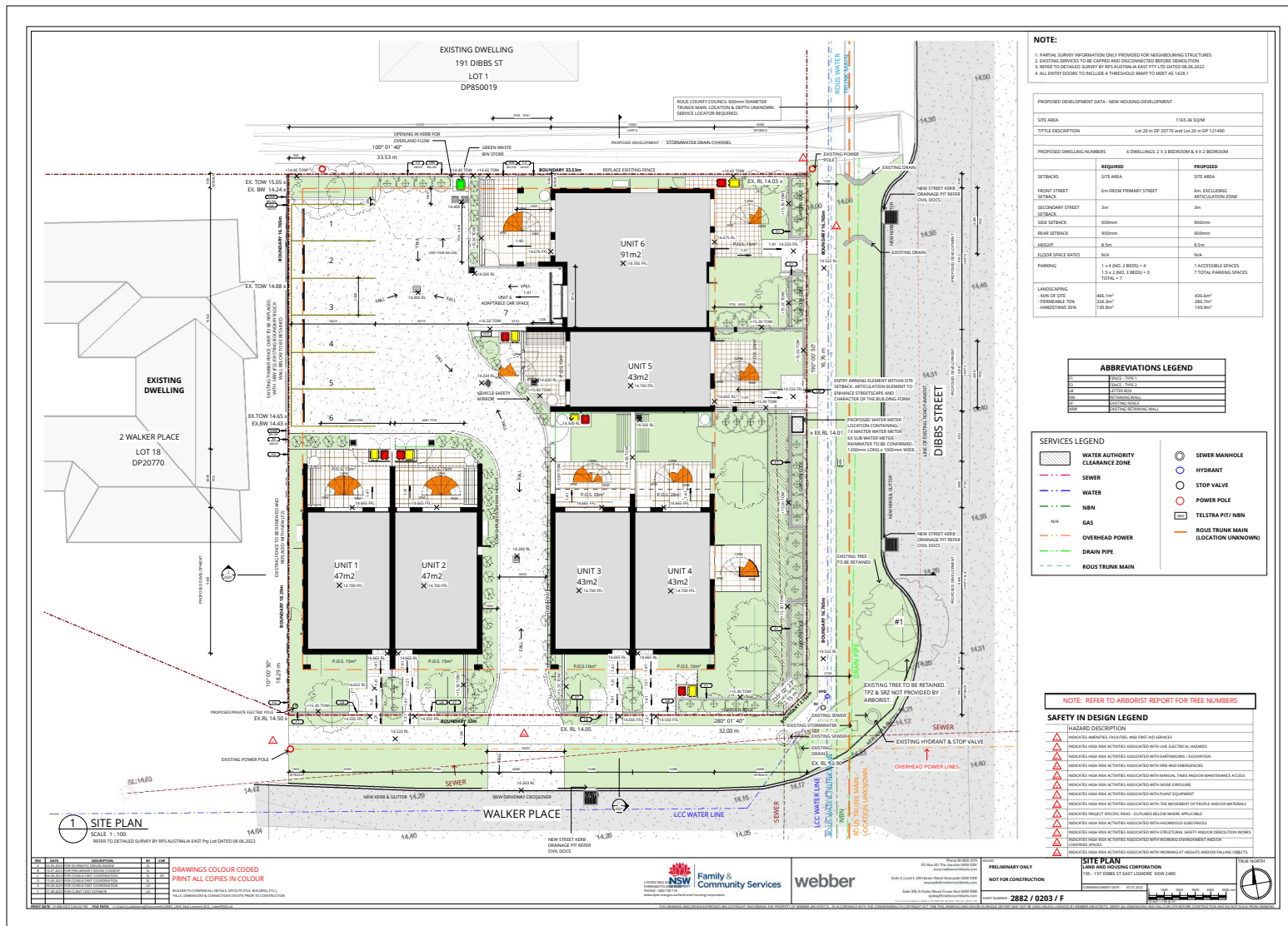
13. Attachment 3 Demolition Plan





NORTHERN
TREE
CARE

14. Attachment 4 Site Plan





NORTHERN
TREE
CARE

15. Attachment 5. Significance of Trees

Tree #	Name	Condition	Vigour	Protected	Environmental value	Amenity value	Significance
1	Jacaranda <i>Jacaranda mimosifolia</i>	Fair	Fair	Yes	Low	Medium	Moderate
2	Bangalow Palm <i>Archontophoenix cunninghamiana</i>	Good	Fair	Yes	High	Medium	Moderate
3	Liquid Amber <i>Liquidambar styraciflua</i>	Fair	Good	Yes	Low	Medium	Moderate
4	Liquid Amber <i>Liquidambar styraciflua</i>	Good	Good	Yes	Low	High	High
5	Mango <i>Mangifera indica</i>	Good	Good	No	Low	Low	Low
6	Golden Cane <i>Dyopsis lutescens</i>	Good	Good	No	Low	Low	Low
7	Group of shrubs	Good	Good	No	Low	Low	Low
10	Group of shrubs	Good	Good	No	Low	Medium	Low
11	Flame Tree <i>Brachychiton acerifolius</i>	Good	Good	No	High	Low	Moderate
12	Golden Cane <i>Dyopsis lutescens</i>	Good	Good	No	Low	Low	Low
13	Alexander Palm <i>Archontophoenix alexandrae</i>	Good	Good	Yes	Low	Medium	Low
14	China Doll <i>Radermachera sinica</i>	Good	Good	Yes	Low	Medium	Low
15	China Doll <i>Radermachera sinica</i>	Good	Good	Yes	Low	Medium	Low
16	China Doll <i>Radermachera sinica</i>	Good	Good	Yes	Low	Medium	Low
17	China Doll <i>Radermachera sinica</i>	Good	Good	Yes	Low	Medium	Low
18	China Doll <i>Radermachera sinica</i>	Good	Good	Yes	Low	Medium	Low
19	Cuban Royal Palm <i>Roystonea regia</i>	Good	Good	Yes	Low	Medium	Moderate



NORTHERN
TREE
CARE

Significance of Trees Continued

Tree #	Name	Condition	Vigour	Protected	Environmental value	Amenity value	Significance
20	Firewheel <i>Stenocarpus sinuatus</i>	Good	Good	Yes	High	Low	Moderate
21	China Doll <i>Radermachera sinica</i>	Good	Good	Yes	Low	Medium	Low
22	China Doll <i>Radermachera sinica</i>	Good	Good	Yes	Low	Medium	Low
23	Macaranga <i>Macaranga tanarius</i>	Good	Good	Yes	High	Medium	Moderate
24	`Group of trees	Good	Good	Yes	Low	Medium	Moderate
25	Chinese Hackberry <i>Celtis chinensis</i>	Good	Good	No	Low	Medium	Low
26	Yellow Oleander <i>Thevetia peruviana</i>	Good	Good	No	Low	Medium	Low



NORTHERN
TREE
CARE

16. Attachment 6. Photos



Photo 1. Tree # 1
Jacaranda



Photo 2. Tree # 2
Bangalow Palm



Photo 3. Tree # 3,
Liquidamber



Photo 4. Tree # 4
Liquidamber



Photos continued



Photo 5. Tree # 5
Mango



Photo 6. Tree # 7
Group of shrubs



Photo 7. Trees # 11
Flame Tree



Photo 8. Tree # 12
Golden Cane



Photos continued



Photo 9. Tree # 13
Alexander Palm



Photo 10. Tree # 14
China Doll



Photo 11. Trees 15, 16 & 17
China Doll



Photo 12. Tree # 19
Cuban Royal Palm



Photos continued

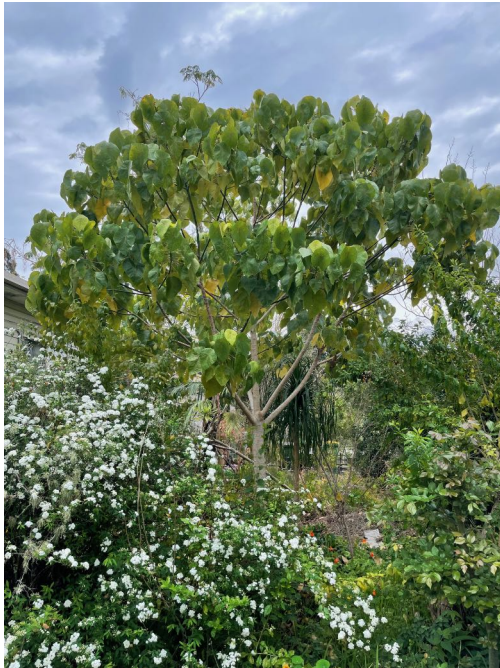


Photo 13. Tree # 23
Macaranga

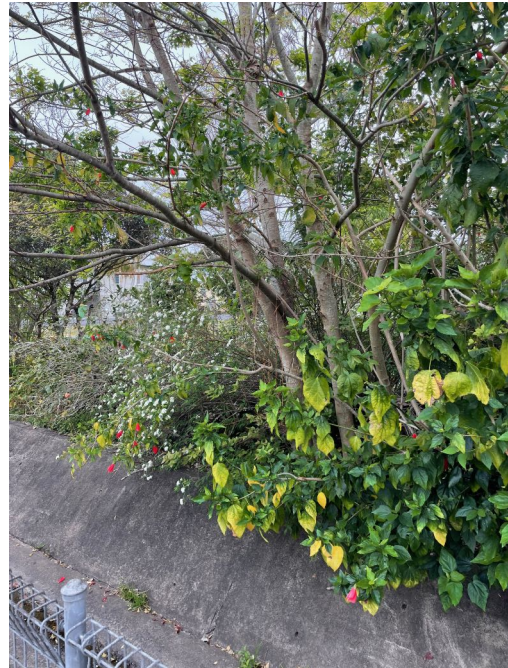


Photo 14. Tree # 24
Group of trees



Photo 15 Tree # 25
Chinese Hackberry



Photo 16. Tree /# 26
Yellow Oleander