



# Arboricultural Impact Assessment Report

86-92 Old Bar Rd

Old Bar

Client

Oatrain Pty Ltd



Northern Tree Care  
ABN 73 674 526 681  
6 Abalone Place, Ballina. NSW 2478

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## **1. Introduction**

1.1 Peter Gray has compiled this report on request from Oatrain Pty Ltd who is the owner of the property at 86-92 Old Bar Rd, Old Bar. They plan to develop the property and build residential housing on the land.

1.2 The development is proposed to include a road running along the western boundary of the property. There are a number of trees growing in an adjacent future public reserve that may potentially be affected by construction of the road.

## **2. Scope**

2.1 This report is an Arboricultural Impact Assessment Report. The report describes the trees growing on the proposed reserve adjacent to the site. The Retention Value of the trees is assessed. Where it is considered appropriate, recommendations for the management of the trees is made. Where trees are retained in the development, recommendations for their protection during construction are made.

2.2 Only the trees that may potentially be affected by the proposed development have been described in this report. Where the tree protection zone (TPZ) of trees growing further away from the proposed new road will not be impacted by the works, they have not been described.

### 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 were 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 23<sup>rd</sup> June 2023. This report is compiled from information gathered during the inspection and from plans and documents supplied by Planning Resolutions. The plans and documents include:

- *Proposed Development at 86-92 Old Bar Rd, Old Bar.* Mijollo International .
- *Site Plan .* Land Dynamics. 30/10/2018.
- *Tree Survey.* CalCo. 28/06/2023.



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## 4. Observations

- 4.1 The property subject of this report is described as 86-92 Old Bar Road, Old Bar. Lot 3 and 4 in DP 22392. The land is zoned R1 General Residential.
- 4.2 The property is bounded by Old Bar Rd to the north, a proposed reserve to the west, vacant land to the south and private residences to the east.
- 4.3 The land is generally flat but slopes down from Old Bar Rd slightly. The soil is clay. There are existing residences on the land nearer to Old Bar Rd. The land adjacent to the proposed reserve is vacant.
- 4.4 The trees subject of this report, growing in the proposed reserve are Eucalypts, predominantly *Eucalyptus pilularis* (Blackbutt) and *Eucalyptus resinifera* Red Messmate.
- 4.6 The trees found during the site inspection are described in Table 1. Tree Data.



**Table 1. Tree Data**

Tree #	Name	Age	Health	Height m	DBH mm	Crown m	TPZ m
1	Messmate <i>Eucalyptus resinifera</i>	Mature	Good	9	400	5	4.8
2	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Good	20	440	5	5.3
3	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Good	30	810	14	9.7
4	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Good	10	250	3	3.0
5	Messmate <i>Eucalyptus resinifera</i>	Mature	Poor	10	290	4	3.5
6	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Good	23	630	8	7.6
7	Messmate <i>Eucalyptus resinifera</i>	Mature	Poor	15	570	7	6.8
8	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Good	28	490	6	5.9
9	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Good	15	600	6	7.2
10	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Good	24	810	15	9.7
11	Messmate <i>Eucalyptus resinifera</i>	Mature	Dying	20	460	3	5.5
12	Messmate <i>Eucalyptus resinifera</i>	Mature	Poor	18	480	4	5.8
13	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Good	20	720	10	8.6
14	Blackbutt <i>Eucalyptus pilularis</i>	Mature	Fair	15	490	8	5.9
15	Messmate <i>Eucalyptus resinifera</i>	Mature	Dying	15	460	5	5.5

## 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 4. Significance of Trees in the Landscape.**

## 6. Tree Retention Values

Landscape Significant Rating								
Est. Life Expectancy years		Significant	Very High	High	Moderate	Low	Very Low	Insignificant
		High Retention Value			Moderate Retention Value		Low Retention Value	Very Low Retention Value
	> 40							
	15-40				# 1, 2, 3, 4, 6, 8, 9, 10, 13, 14,	# 5, 7, 12	# 11, 15	
	5-15							
	<5							
	Dead							

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).





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## 7. Discussion

7.1 The trees subject of this report are growing on land adjacent to the property proposed to be developed. Council have requested that the potential impact of the development on the trees be assessed.

7.2 There is a cleared mowed strip between the property boundary and the start of the vegetated area in the proposed reserve. The vegetation consists of established Gum trees and an understorey of shrubs and young tree saplings.

7.3 The trees closest to the property boundary were identified and assessed. The TPZ were calculated. Where trees were further away and the tree's TPZ did not encroach onto the subject property the trees were not described.

7.4 The TPZ's are shown at Attachment 3. Survey. There is only one tree # 3 that has any encroachment at all into the TPZ. The encroachment is less than 1%. The Australian Standard *AS 4970-2009 Protection of trees on development sites Sect 3.3.2 Minor encroachment* allows encroachments up to 10% as a minor encroachment. The minor encroachment of less than 1% into the TPZ of this tree will not cause the tree to become unviable.

## 8. Recommendations

8.1 It is recommended that the development be constructed as planned. The construction of the road along the western boundary will have not have a significant effect on any of the trees growing on the adjoining future reserve and will not cause any of these trees to become unviable.

8.2 The site boundary wire panel mesh fence that will be used during construction will provide adequate protection for the trees during construction.

8.3 It should be noted that some of the trees described in this report are in poor condition or are dying. The construction of the new development will have no impact on the progression of their growing condition.





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## 9. .. References

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

Brooker M. Kleinig D. 1999. *Field Guide to Eucalypts*. Bloomings Books. Hawthorn.

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.



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## 10. About The Author

10.1 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.

10.2 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.

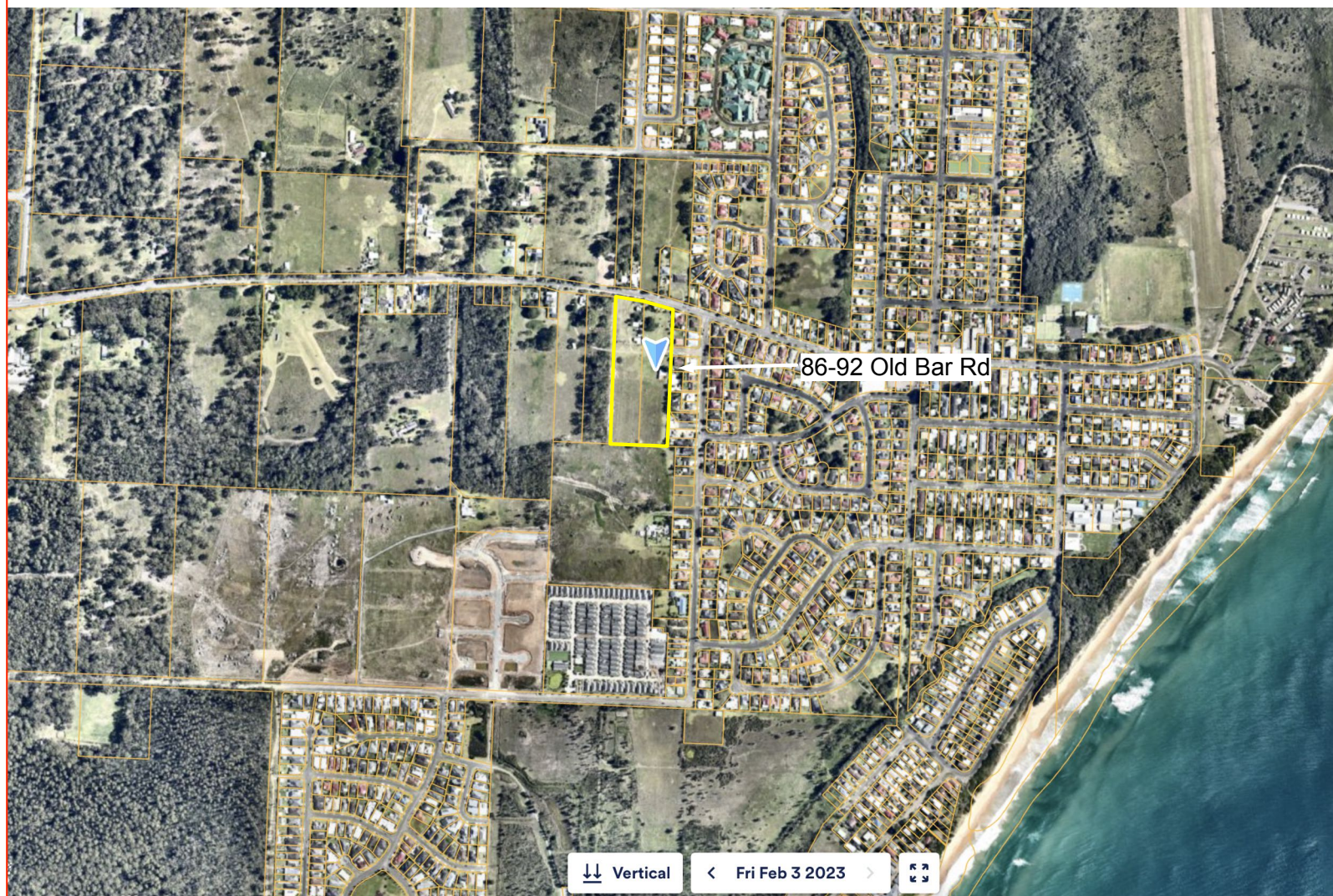
10.3 I declare that I have compiled this report impartially using best professional judgement. I have no financial interest in the outcome of the report.

Signed Peter Gray, Northern Tree Care

28 June 2023



## 11. Attachment 1 Location







**12.  
Attachment 2  
Aerial Photo**



### 13. Attachment 3. Survey





## 14. Attachment 4. Significance of Trees

Tree #	Name	Condition	Vigour	Protected	Environmental value	Amenity value	Significance
1	Messmate <i>Eucalyptus resinifera</i>	Good	Good	No	Medium	Medium	Moderate
2	Blackbutt <i>Eucalyptus pilularis</i>	Good	Good	No	Medium	Medium	Moderate
3	Blackbutt <i>Eucalyptus pilularis</i>	Good	Good	No	Medium	Medium	Moderate
4	Blackbutt <i>Eucalyptus pilularis</i>	Good	Good	No	Medium	Medium	Moderate
5	Messmate <i>Eucalyptus resinifera</i>	Poor	Poor	No	Medium	Medium	Low
6	Blackbutt <i>Eucalyptus pilularis</i>	Good	Good	No	Medium	Medium	Moderate
7	Messmate <i>Eucalyptus resinifera</i>	Poor	Poor	No	Medium	Medium	Low
8	Blackbutt <i>Eucalyptus pilularis</i>	Good	Good	No	Medium	Medium	Moderate
9	Blackbutt <i>Eucalyptus pilularis</i>	Good	Good	No	Medium	Medium	Moderate
10	Blackbutt <i>Eucalyptus pilularis</i>	Good	Good	No	Medium	Medium	Moderate
11	Messmate <i>Eucalyptus resinifera</i>	Dying	Very Poor	No	Medium	Low	Very Low
12	Messmate <i>Eucalyptus resinifera</i>	Poor	Poor	No	Medium	Medium	Low
13	Blackbutt <i>Eucalyptus pilularis</i>	Good	Good	No	Medium	Medium	Moderate
14	Blackbutt <i>Eucalyptus pilularis</i>	Fair	Fair	No	Medium	Medium	Moderate
15	Messmate <i>Eucalyptus resinifera</i>	Dying	Very Poor	No	Medium	Low	Very Low





## 15. Attachment 5. Photos



Photo 1. Tree # 1  
Messmate



Photo 2. Tree # 2  
Blackbutt



Photo 3. Tree # 3  
Blackbutt



Photo 4. Tree # 4  
Blackbutt





## Photos Continued



Photo 5. Tree # 5  
Messmate



Photo 6. Tree # 6  
Messmate



Photo 7. Tree # 7  
Blackbutt



Photo 8. Tree # 8  
Blackbutt





## Photos Continued



Photo 9. Tree # 9  
Blackbutt



Photo 10. Tree # 10  
Blackbutt



Photo 11. Tree # 13  
Blackbutt



Photo 12. Tree # 15  
Messmate