



## **Arboricultural Impact Assessment**

### **Development at Lot 2, 31 Halls Track Rd, Sandfly**

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## 1. Terms of reference

- This assessment of potential impact by development at lot 2, 31 Halls Track Rd, on existing trees at was prepared for R. Gentile and C. Wilson, prospective owners of this property.
- The proposed development includes: i) modifications (widening and gradient modifications) to the existing gravel driveway, ii) construction of a new section of driveway leading up to the prospective house site, iii) construction of a dwelling and associated infrastructure.
  - Only modifications of the existing gravel driveway have potential to impact on nearby trees.
  - Topping up of gravel over the existing driveway footprint is not considered as encroachment in this report.
- The site and trees were inspected on 22/01/2026.
- Drawings used for this assessment were:
  - Driveway Long Section 1-2, Sheet A11 – A13, by Maverick Builders, 22/01/2026.

## 2. Findings summary

- This assessment includes 5 very large stringybarks (*E. obliqua*).
- All trees included by this assessment can be retained.
- TPZs of just 3 individuals will be affected to various degrees by the proposed works:
  - Minor impacts for trees 1 and 3
  - Moderate impact on tree 4
    - SRZs of all trees will not be affected.

### 3. The proposed works and nearby trees

The works (modification and amplification of the existing gravel driveway) have potential to impact on just 3 of the 5 large mature stringy barks nearby (Figure 1).

Expected root zones of all trees exceed the maximum allowable (15 m radius) by the by the AS 4970-2025 Protection of trees on development sites. Suggested location of the TPZs considered the maximum size allowable by the standard, tree condition, local topography and the overall much greater extent of these tree's root systems.

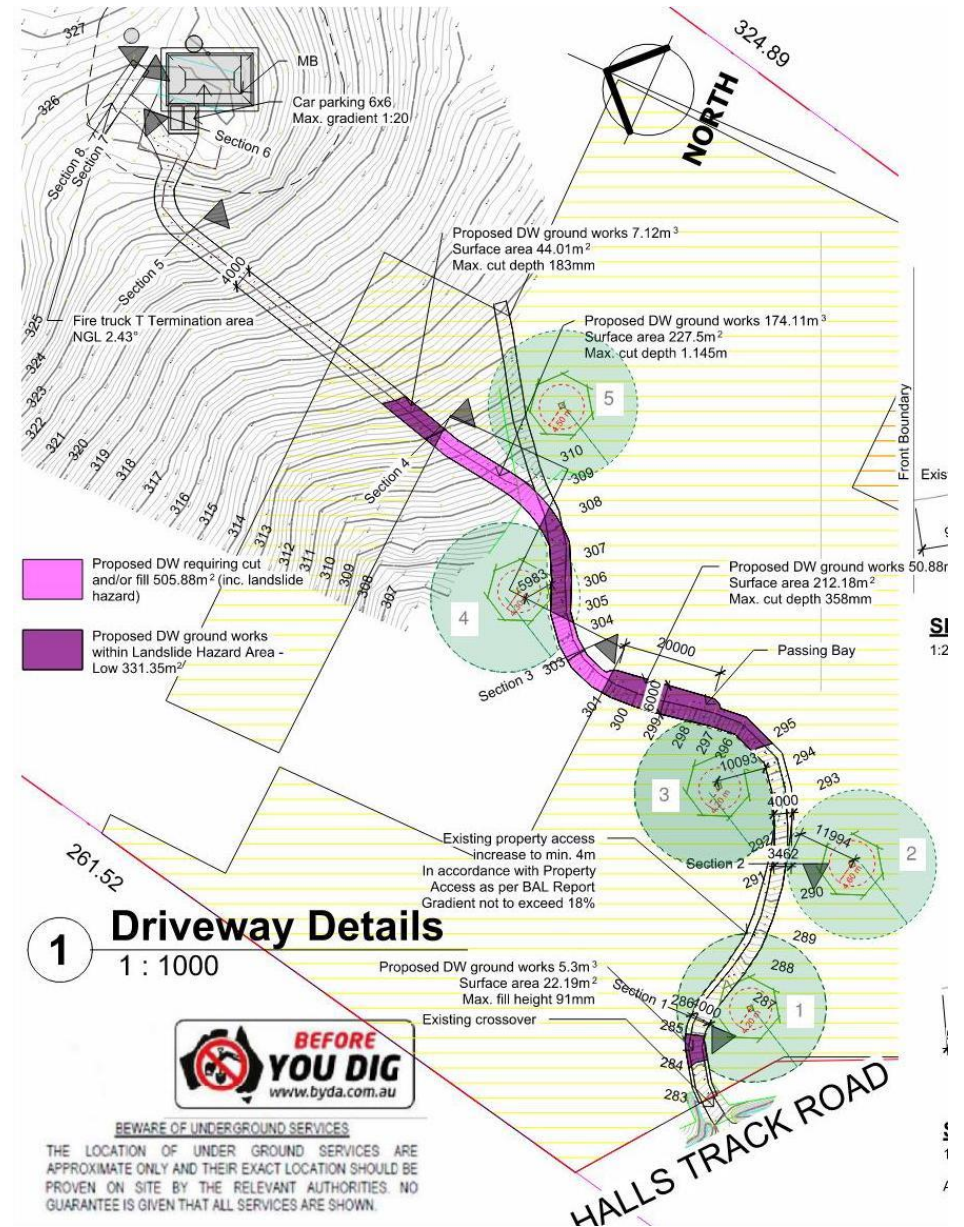


Figure 1. Cropped Sheet A11 of the driveway plan by Maverick Builders showing the location of the inspected trees, their suggested TPZs (15 m radius, green shading) and SRZs (red dotted circles).

#### 4. Potential impact of the works on nearby trees

Tree	- tree number in attached plans
Species	- botanical name of tree
SIG.	- conservation significance, as defined by Kingborough Biodiversity Offset Policy.
DARB	- trunk diameter above root buttresses
DSH	- trunk diameter over bark at standard height ( 1.4m above the ground, m)
NOTES	- additional information considered pertinent to the current assessment
SRZ	- structural root zone radius (m)
NRZ	- notional root zone radius (m)
TPZ	- tree protection zone radius (m)*
ENCROACHMENT	- Nature of the encroachment over trees' TPZ
Enc %	- proportion of the TPZ impacted by proposed works
RET.	- retention recommendation (Y – yes, to be retained; N – no, tree to be removed, Pos. – possible, conditional)
<ul style="list-style-type: none"> <li>- TPZ dimensions were guided by AS 4970-2025, Protection of trees on</li> </ul>	

TREE	SPECIES	SIG.	DARB	DSH	Notes	SRZ	NRZ	TPZ	ENCROACHMENT	Enc %	RET.
1	E. obliqua	VH	1.77	1.42		4.2	15	15	Driveway widening and localised low level cut and fill (<100 mm).	7 - Minor	Y
2	E. obliqua	VH	2.2	1.93		4.6	15	15	N/A	N/A	Y
3	E. obliqua	VH	1.75	1.52	Historic decline - many small dead branches in upper crown, mature epicormic branches.	4.2	15	15	Driveway widening and localised moderate cut (up to 360 mm) .	5 - Minor	Y
4	E. obliqua	VH	1.86	1.64	Low volume of decay in lower trunk.	4.3	15	15	Driveway widening and localised deep cut (up to 1.15 m).	15 - Moderate	Y
5	E. obliqua	VH	2.05	1.77	Twin from ground level. Low volume of decay in lower trunks.	4.5	15	15	N/A	N/A	Y



## 5. Tree protection measures

- There is adequate scope for establishment of tree protection zones around all 5 trees. TPZ areas should be clearly marked with stakes and barrier tape at least 0.9m high and generally exclude:
  - excavation,
  - movement by machinery,
  - storage or disposal of building materials.
- The general rounded shape of the TPZs for trees 1, 3 and 4 needs to be adjusted to allow for the current footprint and driveway modification works, as indicated in Figure 1.
- It is possible that large roots (>50mm in diameter) will be exposed during the excavation beside tree 3 and likely beside tree 4. Seek further advice from an arborist should large roots be exposed during the works.
  - Generally, works from the outer root zone toward the trunk. Soil around large roots should be removed at the edge of the profile cut and the roots cleanly cut with a saw. Roots must not be torn by machinery. Within 1.5 m of the finished profile cut.



## 6. Images of the trees

