

APPENDIX 8. ARBORIST REPORT



Arboricultural Impact Assessment and Development Impact Report

Site: Port Mall, Marryatt Street, Port Adelaide

Date: Friday, 27 February 2026

ATS8440-000MarStDIR

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Report Reference Number: ATS8440-000MarStDIR

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Executive Summary

Arborman Tree Solutions has assessed twelve trees as specified by the client in the identified survey area of Port Mall, Marryatt Street, Port Adelaide. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommends mitigation strategies where appropriate. The proposal involves reconstruction of part of the Port Mall, demolishing the current Foodland building and construction of a new commercial/retail building. This assessment provides recommendations in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025).

The assessment considered twelve trees which are identified as a mix of various exotic species that have been planted as part of the landscaping of the area. The majority of trees are considered to be in Good (11) overall condition and have extended useful life expectancies; only Tree 10 is displaying Poor overall condition as evidenced by the elevated level of deadwood and dieback and the reduced foliage density throughout the crown.

Tree 2 is a Regulated tree as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining trees identified in this report are either Exempt from regulation or Unregulated. Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', none of the trees are considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted.

The Arboricultural Impact Assessment has identified that one Regulated Tree and two Unregulated trees in the area of the proposed development are likely to be negatively impacted by the proposed works and require removal. As the subject trees have a Moderate Retention Rating and do not display attributes that indicate they should be protected, their removal to accommodate an expected development is reasonable.

Additionally, there are six Exempt trees and three Unregulated trees in the area of the proposed development that are unlikely to be negatively impacted by the planned works. The encroachment is less than 10% of the NRZ area or is within the existing encroachment, it is therefore highly unlikely that the proposed works will impact on the viability of these trees.

Whilst the viability of the subject trees to be retained is unlikely to be impacted by the proposed works, there is potential for incidental damage and as such, Tree Protection is recommended as part of this construction.

Brief

Arborman Tree Solutions was engaged by Urbus Property Management / Antunes Group to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at Port Mall, Marryatt Street, Port Adelaide. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

The proposed development includes reconstruction of part of the Port Mall, demolishing the current Foodland building and construction of a new commercial/retail building. This assessment will determine the potential impacts the proposal may have on the trees within the site and recommends impact mitigation strategies in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025) for trees to be retained.

In accordance with section 2.2 of the AS4970-2025 the following information is provided:-

- Assessment of the general condition and structure of the subject trees.
- Identification of the legislative status of trees on site as defined in the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*.
- Identify and define the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) for each tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2025 for trees to be retained and identify the resultant Tree Protection Zone (TPZ) for each tree.
- Provide information in relation to the management of trees.

Documents and Information Provided

The following information was provided for the preparation of this assessment:-

- Email instruction on Scope of Works.
- Design Drawings.
- Associated documents:

 Received20251218

 20251215_093124

 S3-0002 - DEMOLITION PLAN STAGE 3 (S3)

 STAGE 1 - S1-0002 - DEMOLITION SITE PLAN (S1)

Site Location

The trees are located adjacent to the Foodland building, Port Mall, Marryatt Street, Port Adelaide.



Figure 1: Site Location - Port Mall, Marryatt Street, Port Adelaide

Methodology

The proposed design was reviewed in association with the information supplied in the Design Drawings and CAD files as provided by Urbus Property Management / Antunes Group.

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2025 *Protection of trees on development sites* (AS4970-2025). When determining potential impacts of an encroachment into a Notional Root Zone (NRZ), the following should be considered as outlined in AS4970-2025 section 3.3.4 *NRZ encroachment considerations*:-

- a) Location of roots and root development.
- b) The potential loss of root mass from the encroachment.
- c) Tree species and tolerance to root disturbance.
- d) Age, vigour and size of the tree.
- e) Lean and stability of the tree.
- f) Soil characteristics and volume, topography, and drainage.
- g) The presence of existing or past structures or obstacles affecting root growth.
- h) Design factors.

The impacts on a tree can be varied and are not necessarily consistent with or directly correlated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories:-

- No Impact - no encroachment into the NRZ has been identified.
- Low <10% - the identified encroachment is less than 10% of the NRZ area and not expected to impact tree viability.
- Low >10% - the identified encroachment is greater than 10% of the NRZ area, however there are factors that indicate the proposed development will not negatively impact tree viability.
- High >10% - the identified encroachment is greater than 10% of the NRZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree, however, it is unlikely to impact on its short-term stability.
- Conflicted - the identified encroachment is greater than 10% of the NRZ area and in most cases will also impact the Structural Root Zone (SRZ) and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2025 3.3.4 *NRZ encroachment considerations* which indicate these trees will be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2025 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available, and the only option is alternative designs or tree removal.

Regulatory Status, Notional Root Zones and Development Impacts are shown in Appendix B - Tree Assessment Findings.

Assessment

Arborman Tree Solutions has assessed twelve trees as specified by the client in the identified survey area of Port Mall, Marryatt Street, Port Adelaide. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommends mitigation strategies where appropriate. The proposal involves reconstruction of part of the Port Mall, demolishing the current Foodland building and construction of a new commercial/retail building. This assessment provides recommendations in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025).

Tree Assessment

The assessment considered twelve trees which are identified as a mix of various exotic species that have been planted as part of the landscaping of the area. The majority of trees are considered to be in Good (11) overall condition and have extended useful life expectancies; only Tree 10 is displaying Poor overall condition as evidenced by the elevated level of deadwood and dieback and the reduced foliage density throughout the crown.

The growing environment of Trees 2-7 includes a raised planted box surround by sealed and compacted footpath. The remaining trees are growing in narrow garden beds surrounded by a bitumen carpark or other sealed surface.

Table 1 - Tree Identification

Botanic Name	Common Name	Number of Trees	Origin	Tree Numbers
<i>Melia azedarach</i>	White Cedar	2	Exotic	2 and 3
<i>Platanus x acerifolia</i>	London Plane	9	Exotic	4-12
<i>Pyrus calleryana</i>	Callery Pear	1	Exotic	1

Findings on individual tree health and condition are presented in Appendix B - Tree Assessment Findings.

Melia azedarach (White Cedar) are also known as Chinaberry and Persian Lilac) is very variable and grows in different forms across Asia from Iraq to Japan and south to Australia. The *Melia azedarach* var. *australasica* is a native of northern and eastern Australia, the majority of commercially produced trees in Australia are however propagated from seed originating in Iraq. *Melia azedarach* is a fast growing broadly domed tree to 10 metres or more in height and as wide. Apart from judicious formative pruning of young trees to develop an even and balanced crown *Melia azedarach* requires little ongoing maintenance. This species does however have potential to become weedy particularly along watercourses due to the volume of viable seed this tree produces.

Platanus x acerifolia (London Plane) is a large deciduous tree between 20-30 metres in height, with a pronounced single trunk. *Platanus x acerifolia* also has the synonyms *Platanus x hispanica* and *Platanus x hybrida* however it is generally agreed that all three names refer to the same plant. *Platanus* species are successfully used throughout the world as street trees and are effective even in very poor soil conditions. These trees have a very large and effective root system that is able to extract moisture and nutrients even where these are in very low concentrations. The London Plane is also one of the most efficient trees in removing small particulate pollutants in urban areas.

Pyrus calleryana (Callery Pear) is a small and occasional medium sized tree frequently planted as a street tree and as part of landscape gardens as it displays showy spring white flowers and in autumn its leaves turn bright yellow to red giving it an attractive appearance. There are many cultivars giving this tree a range in its potential appearance.

Legislative Assessment

Tree 2 is a Regulated tree as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining trees identified in this report are either Exempt from regulation or Unregulated. Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', none of the trees are considered to provide 'important' aesthetic and/or environmental benefit and as such their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Regulated	1	2
Unregulated	5	1, 3 and 9-11
Exempt	6	4-8 and 12

Encroachment and Impact Assessment

Within AS4970-2025, relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree identified for retention requires protection that will ensure it remains viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2025.

Australian Standard AS4970-2025 provides a method to calculate a Notional Root Zone (NRZ) and a Structural Root Zone (SRZ) and uses these to determine the impact on any tree in the development zone and the area required to be retained as a Tree Protection Zone (TPZ). The assessment of potential impacts has been undertaken in accordance with AS4970-2025 sections 2.1.2 *Tree Protection Process* and 3.3 *Determining a Tree Protection Zone (TPZ)*; this assessment has determined the trees that can be retained and the area that is to be treated as a TPZ to allow for tree retention. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

There is no encroachment into the NRZ of Trees 8-12 and therefore there is not expected to be any impact on the long-term viability of these trees as a result of the proposed development.

The encroachment for Trees 4-7 is greater than 20% of the total NRZ area and is therefore classified as a 'Major Encroachment' as defined in AS4970-2025.

Australian Standard AS4970-2025 also identifies relevant factors that should be considered when determining the 'impact' of Major encroachments such as this and the actual area to be set aside as a Tree Protection Zone (TPZ); these considerations are listed under section 3.3.2 *Considerations for determining the TPZ*. When considering these factors, the proposed encroachment is unlikely to result in tree damaging activity that will result in the decline, death or failure of the trees and is therefore considered to be a Low Impact.

The following discusses the relevant factors of AS4970-2025 section 3.3.2 *Considerations for determining the TPZ* for Trees 4-7:-

- 3.3.2 (b) '*Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots)*'
This encroachment is likely to impact the tree's lateral rooting system, however, substantial impacts to the tree's long-term stability or health are not expected.
- 3.3.2 (c) '*Tree species and tolerance to root disturbance*'
The species, *Platanus x acerifolia* (London Plane) is extremely tolerant of root loss and changes to its growing environment. *Platanus* species are successfully used throughout the world as street trees and are effective even in very poor soil conditions. These trees have a very large and effective root system that is able to extract moisture and nutrients even where these are in very low concentrations. This is

at least partially due to the species being able to grow deep sinker roots that are able to exploit ground water at considerable depths.

- 3.3.2 (d) *'If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement carpark) loss of available soil volume'*
The proposed works include the removal and replacement of existing pavement and will not result in a loss of soil volume.
- 3.3.2 (e) *'Age, health, current size and projected size of the tree'*
The trees display good health and vitality, indicating they can tolerate the proposed level of encroachment without noticeable impacts. Healthy and vigorous trees can manage various levels of pruning, demolition of existing structures, changes in soil grade and moisture, soil compaction and other root zone encroachments and are better able to adapt to the new site conditions once the development phase has been completed.
- 3.3.2 (h) *'Proposed tree maintenance and tree care activities'*
The following tree maintenance and tree care activities are to be undertaken as part of the management of these trees through the development of this site:-
 - a. Maintenance Pruning – if required, the tree will be subject to maintenance pruning in accordance with the guidelines and recommendations of Australian Standard AS4373-2007 *Pruning of amenity trees* and Minimum Industry Standard MIS308 *Tree pruning*.
 - b. Irrigation – the area of the root zone that is to be retained will be irrigated from the commencement of site works to the completion of all development activities. A permanent irrigation system is recommended as part of the landscape management around this tree. The use of irrigation is designed to promote additional root growth that will compensate for the minor level of root loss due to the required works.
 - c. Mulch – the area of the root zone that is to be retained will be mulched with a natural tree mulch, Forest Mulch, Arborist Mulch or similar. The mulch should be 75-100 mm thick and cover the irrigation system. The use of mulch is designed to retain soil moisture and promote additional root growth that will compensate for the minor level of root loss due to the required works.
 - d. Soil Amelioration – additional treatments will be applied to soil as required to maintain/improve the growing environment. This may include the application of a sucrose solution, fertiliser and/or other soil improvers.
- 3.3.2 (j) *'Soil characteristics and volume, topography and drainage'*
The trees growing environment consist of a raised planted box surrounded by sealed and compacted surfaces. Significant root growth is not expected beyond the planter box.
- 3.3.2 (k) *'Presence of existing or past structures, obstacles affecting root growth or recent encroachments'*
The existing encroachment was in place before the subject trees achieved maturity or potentially were planted. This would therefore restrict root development in this area due to the poor growing environment created by the encroachment. The replacement of the existing encroachment with the proposed encroachment, is therefore unlikely to impact the long-term viability of the subject trees.
- 3.3.2 (m) *'Whether a root investigation is required. The location and distribution of the roots should be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.'*
The above considerations indicate that root investigation is not required, the site conditions and tree assessment indicate that it is highly unlikely that important roots will be encountered as part of the proposed works.

The encroachment for Trees 1, 2 and 3 is greater than 20% and directly impacts the SRZ and trunks and they are therefore considered to be Conflicted by the proposed development.

Table 3 - Development Impact

Impact	Number of Trees	Tree Numbers
Conflicted	3	1-3
Low	4	4-7
No Impact	5	8-12

Conclusion

The Arboricultural Impact Assessment has identified that one Regulated Tree and two Unregulated trees in the area of the proposed development are likely to be negatively impacted by the proposed works and require removal. As the subject trees have a Moderate Retention Rating and do not display attributes that indicate they should be protected, their removal to accommodate an expected development is reasonable.

Additionally, there are six Exempt trees and three Unregulated trees in the area of the proposed development that are unlikely to be negatively impacted by the planned works. The encroachment is less than 10% of the NRZ area or is within the existing encroachment, it is therefore highly unlikely that the proposed works will impact on the viability of these trees.

Recommendation

Tree Protection

Whilst the viability of the subject trees to be retained is unlikely to be impacted by the proposed works, there is potential for incidental damage and as such, Tree Protection is recommended as part of this construction.

The following is recommended as a minimum:-

1. Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in consultation with the Project Arborist, i.e. no machinery operation in the vicinity of these trees without a Tree Protection Plan.
2. A Tree Protection Zone (TPZ) fence is to be erected to ensure access to the root zone is restricted. The fence is to be installed prior to the commencement of all other site works, including demolition.
3. If machinery access is required within the TPZ, ground protection is to be installed in consultation with the Project Arborist to ensure tree roots are not damaged.

These recommendations have been provided to ensure the balance between development and arboricultural management have been addressed and considered. If the recommendations are followed and adhered to the subject trees will not be negatively impacted by this proposal.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,



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Diploma of Arboriculture – AHC50520

Diploma of Applied Horticultural Science

VALID Tree Risk Assessment (VALID)

ISA – Tree Risk Assessment Qualification

Definitions

Circumference:	trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the <i>Planning, Development and Infrastructure Act 2016 (PDI Act 2016)</i> .
Diameter at Standard Height:	trunk diameter measured at 1.4 metres above ground level used to determine the Notional Root Zone as described in Australian Standard AS4970-2025 <i>Protection of trees on development sites</i> .
Diameter at Root Buttress:	trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2025 <i>Protection of trees on development sites</i> and is used to determine the Structural Root Zone.
Tree Damaging Activity:	Tree damaging activity includes those activities described within the <i>Planning, Development and Infrastructure Act 2016 (PDI Act 2016)</i> , such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the NRZ. Can also include forms of pruning above and below the ground.
Notional Root Zone (NRZ):	zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.
Structural Root Zone (SRZ):	calculated area within the tree's root zone that is considered essential to maintain tree stability.
Tree Protection Zone (TPZ):	specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development
Project Arborist:	a person with the responsibility for conducting a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.
Encroachment:	the area of a Notional Root Zone that is within the proposed development area.
Impact:	the effect on tree health, structure and/or viability as a result of required works associated with the proposed development within the NRZ or the vicinity of the tree(s).

References

- Australian Standard AS4970–2025 *Protection of trees on development sites*: Standards Australia.
- Matheny N. Clark J. 1998: *Trees and Development a Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, Champaign, Illinois, USA.

Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species living for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. <i>Eucalyptus</i>, <i>Fraxinus</i> and <i>Melaleuca</i>. Species identifies the specific tree within the genus e.g. <i>Eucalyptus camaldulensis</i>, <i>Fraxinus griffithi</i> or <i>Melaleuca styphelioides</i>. Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. <i>Melia azedarach</i> is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the <i>Casuarina</i>, <i>Eucalyptus</i> and <i>Quercus</i> genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the <i>Development Act 1993</i> , the <i>Natural Resource Management Act 2004</i> , the <i>Native Vegetation Act 1991</i> and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 <i>Pruning amenity trees</i> where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as <i>Acacia sp.</i> may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites*. The identification of the impact of development considers a number of factors including the following:

- a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.
- b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.
- c. Any required pruning that may be needed to accommodate the proposed development.
- d. Tree species and tolerance to root disturbance.
- e. Age, vigour and size of the tree.
- f. Lean and stability of the tree.
- g. Soil characteristics and volume, topography and drainage.
- h. The presence of existing or past structures or obstacles potentially affecting root growth.
- i. Design factors incorporated into the proposed development to minimise impact.

The impacts on a tree can be varied and are not necessarily consistent with or directly correlated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

- No Impact - no encroachment into the TPZ has been identified.
- Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.
- Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.
- High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.
- Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2025 3.3.4 *TPZ encroachment considerations* which indicate these trees should be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2025 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.

Appendix B - Tree Assessment Findings

Callery Pear

Inspected:	22 January 2026
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.60 metres
Structural Root Zone:	2.10 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status

Unregulated

This tree does not achieve a regulated trunk circumference and is therefore not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact

Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Action

Removal Required

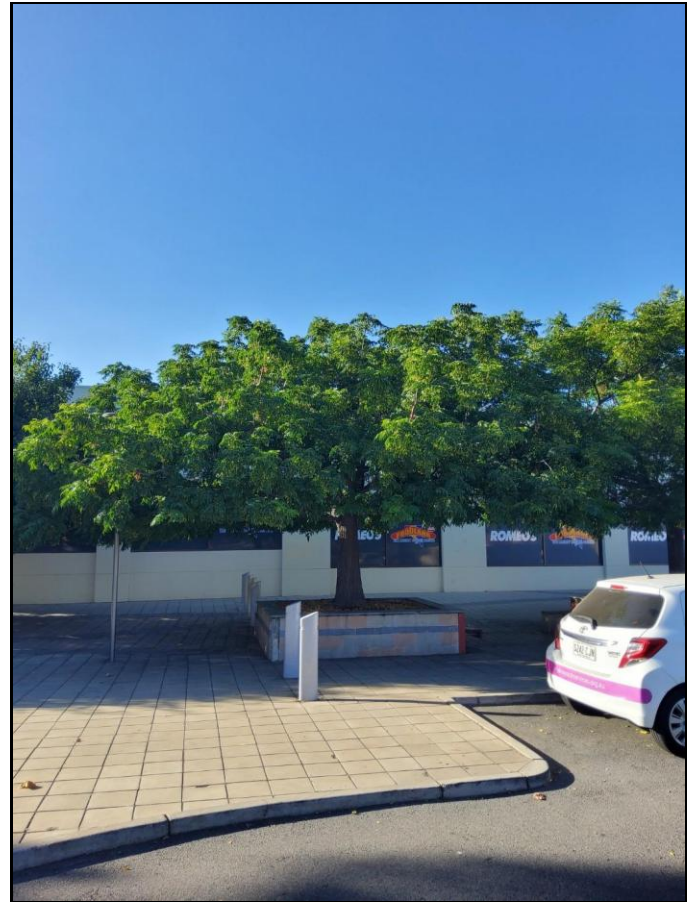
Tree removal is required to facilitate the proposed development.

White Cedar

Inspected:	22 January 2026
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.44 metres
Structural Root Zone:	2.30 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status

Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Development Impact

Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Action

Removal Required

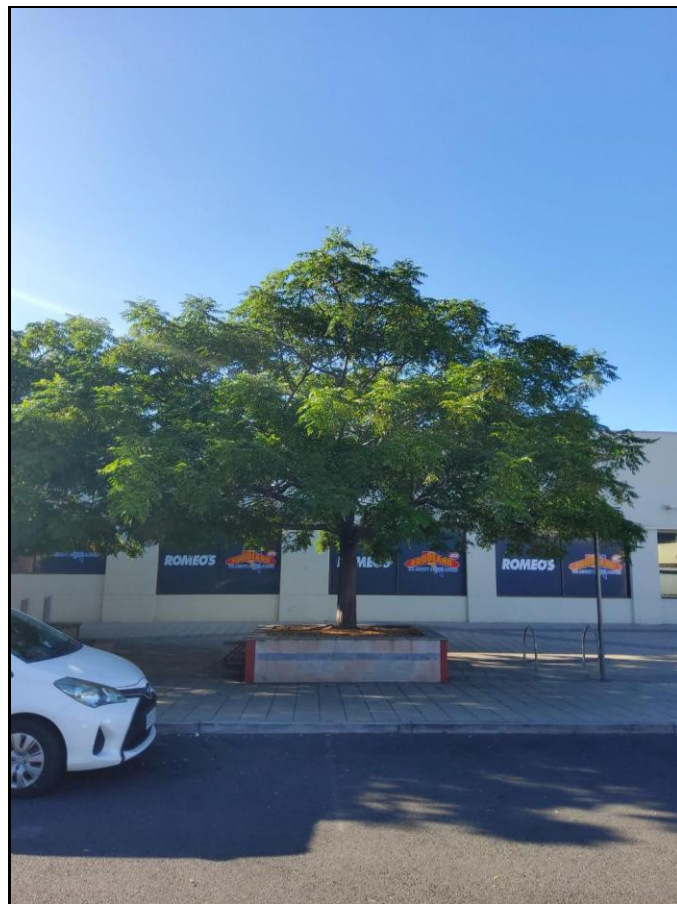
Tree removal is required to facilitate the proposed development.

White Cedar

Inspected:	22 January 2026
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.72 metres
Structural Root Zone:	2.13 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status

Unregulated

This tree does not achieve a regulated trunk circumference and is therefore not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact

Conflicted

The identified encroachment is greater than 10% of the TPZ area and will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Action

Removal Required

Tree removal is required to facilitate the proposed development.

London Plane

Inspected:	22 January 2026
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.16 metres
Structural Root Zone:	2.45 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status	Exempt
This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.	
Development Impact	Low
The identified encroachment is greater than 10% of the Tree Protection Zone area however this species is tolerant of changes to its root zone and as such this is not expected to have a long-term impact on tree viability.	
Action	Protect Root Zone
Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.	

London Plane

Inspected:	22 January 2026
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.32 metres
Structural Root Zone:	2.28 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status	Exempt
This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.	
Development Impact	Low
The identified encroachment is greater than 10% of the Tree Protection Zone area however this species is tolerant of changes to its root zone and as such this is not expected to have a long-term impact on tree viability.	
Action	Protect Root Zone
Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.	

London Plane

Inspected:	22 January 2026
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.96 metres
Structural Root Zone:	2.18 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status	Exempt
This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.	
Development Impact	Low
The identified encroachment is greater than 10% of the Tree Protection Zone area however this species is tolerant of changes to its root zone and as such this is not expected to have a long-term impact on tree viability.	
Action	Protect Root Zone
Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.	

London Plane

Inspected:	22 January 2026
Height:	10-15 metres
Spread:	15-20 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.84 metres
Structural Root Zone:	2.74 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status

Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Development Impact

Low

The identified encroachment is greater than 10% of the Tree Protection Zone area however this species is tolerant of changes to its root zone and as such this is not expected to have a long-term impact on tree viability.

Action

Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.

London Plane

Inspected:	22 January 2026
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.56 metres
Structural Root Zone:	2.32 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status	Exempt
This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.	
Development Impact	No Impact
No encroachment into the Tree Protection Zone area has been identified.	
Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.

London Plane

Inspected:	22 January 2026
Height:	5-10 metres
Spread:	<5 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	<1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	2.00 metres
Structural Root Zone:	1.50 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status

Unregulated

This tree does not achieve a regulated trunk circumference and is therefore not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact

No Impact

No encroachment into the Tree Protection Zone area has been identified.

Action

Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.

London Plane

Inspected:	22 January 2026
Height:	<5 metres
Spread:	<5 metres
Health:	Poor
Structure:	Good
Form:	Good
Trunk Circumference:	<1 metres
Useful Life Expectancy:	<10 years
Notional Root Zone:	2.00 metres
Structural Root Zone:	1.50 metres

Observations

This tree is considered to be in poor overall condition as evidenced by the elevated level of deadwood and dieback and the reduced foliage density throughout the crown.



Legislative Status

Unregulated

This tree does not achieve a regulated trunk circumference and is therefore not regulated by the Planning, Development and Infrastructure Act 2016.

Development Impact

No Impact

No encroachment into the Tree Protection Zone area has been identified.

Action

Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.

London Plane

Inspected:	22 January 2026
Height:	5-10 metres
Spread:	<5 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	Unknown metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	2.00 metres
Structural Root Zone:	1.50 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.



Legislative Status	Unregulated
This tree does not achieve a regulated trunk circumference and is therefore not regulated by the Planning, Development and Infrastructure Act 2016.	
Development Impact	No Impact
No encroachment into the Tree Protection Zone area has been identified.	
Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.

London Plane

Inspected:	22 January 2026
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.12 metres
Structural Root Zone:	2.63 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status

Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Development Impact

No Impact

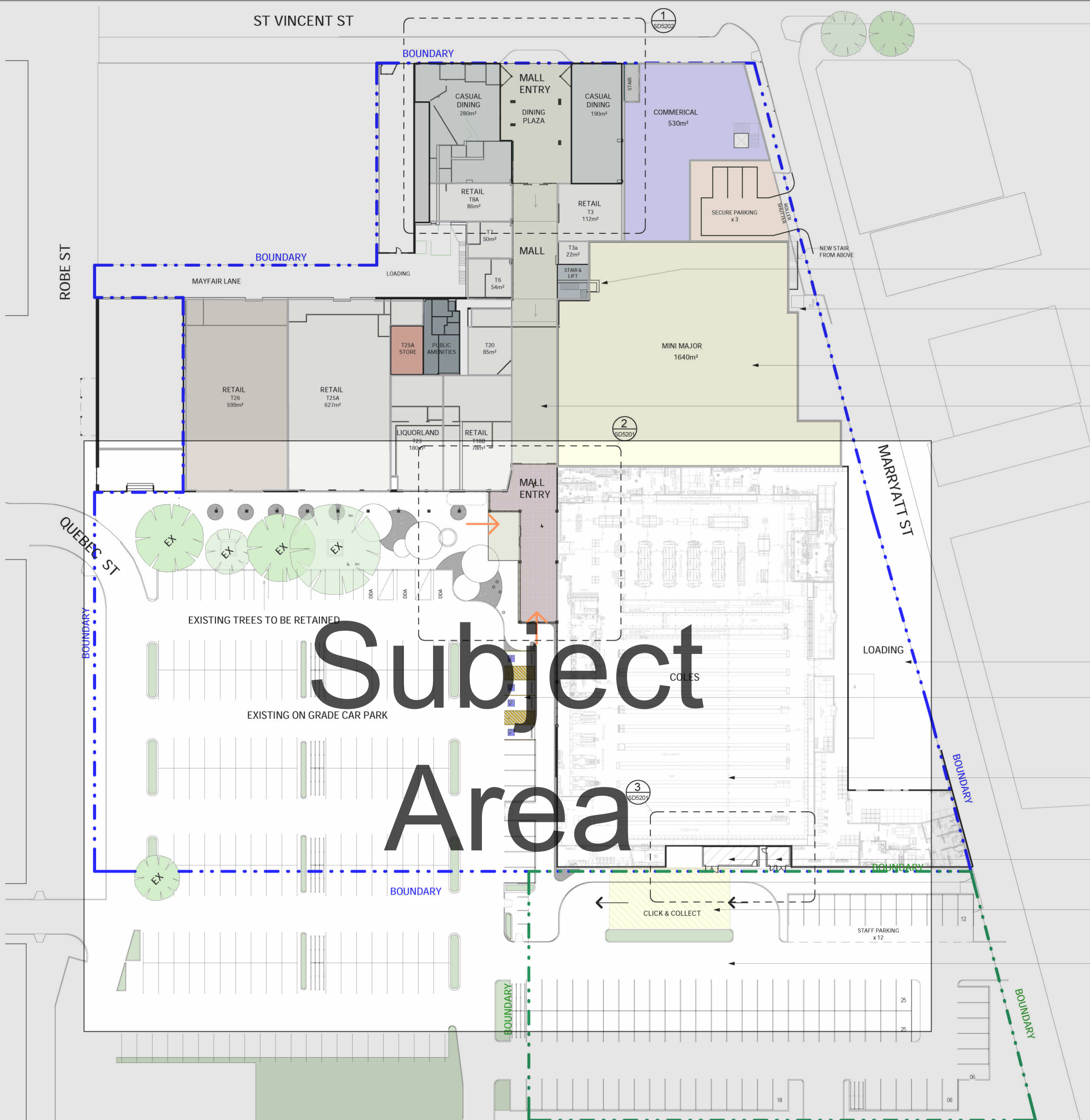
No encroachment into the Tree Protection Zone area has been identified.

Action

Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2025 Protection of trees on development sites.

Appendix C - Mapping



LOCALITY PLAN
1: 4000@A1

SD-SITE ANALYSIS

SITE AREA (APPROX):	17437m2
TOTAL BUILDING AREA:	##m2
% OF SITE COVER (BUILDING):	##%
% OF SITE COVER (LANDSCAPE):	##%

LIGHT VEHICLE CAR PARK SCHEDULE		
PHASING	LOCATION	COUNT
EXISTING	EASTERN SIDE	27
	PARKING BUILDING	108
	WESTERN SIDE	194
EXISTING	TOTAL	329
PROPOSED	EASTERN SIDE	03
	ON GRADE CAR PARK	92
	WESTERN SIDE	194
PROPOSED	TOTAL	289

EXISTING LIFT AND STAIRS
TO BE RETAINED

EXISTING
TRANSFORMER TO BE
RETAINED

PROPOSED
MINI MAJOR

EXISTING MALL TO
BE PARTIALLY
MODIFIED

LOADING AREA

PROPOSED DDA
CAR PARKS

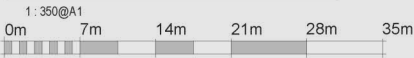
PROPOSED COLES
BUILDING

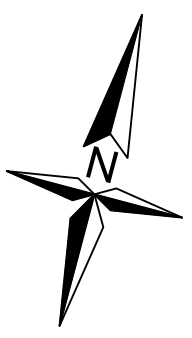
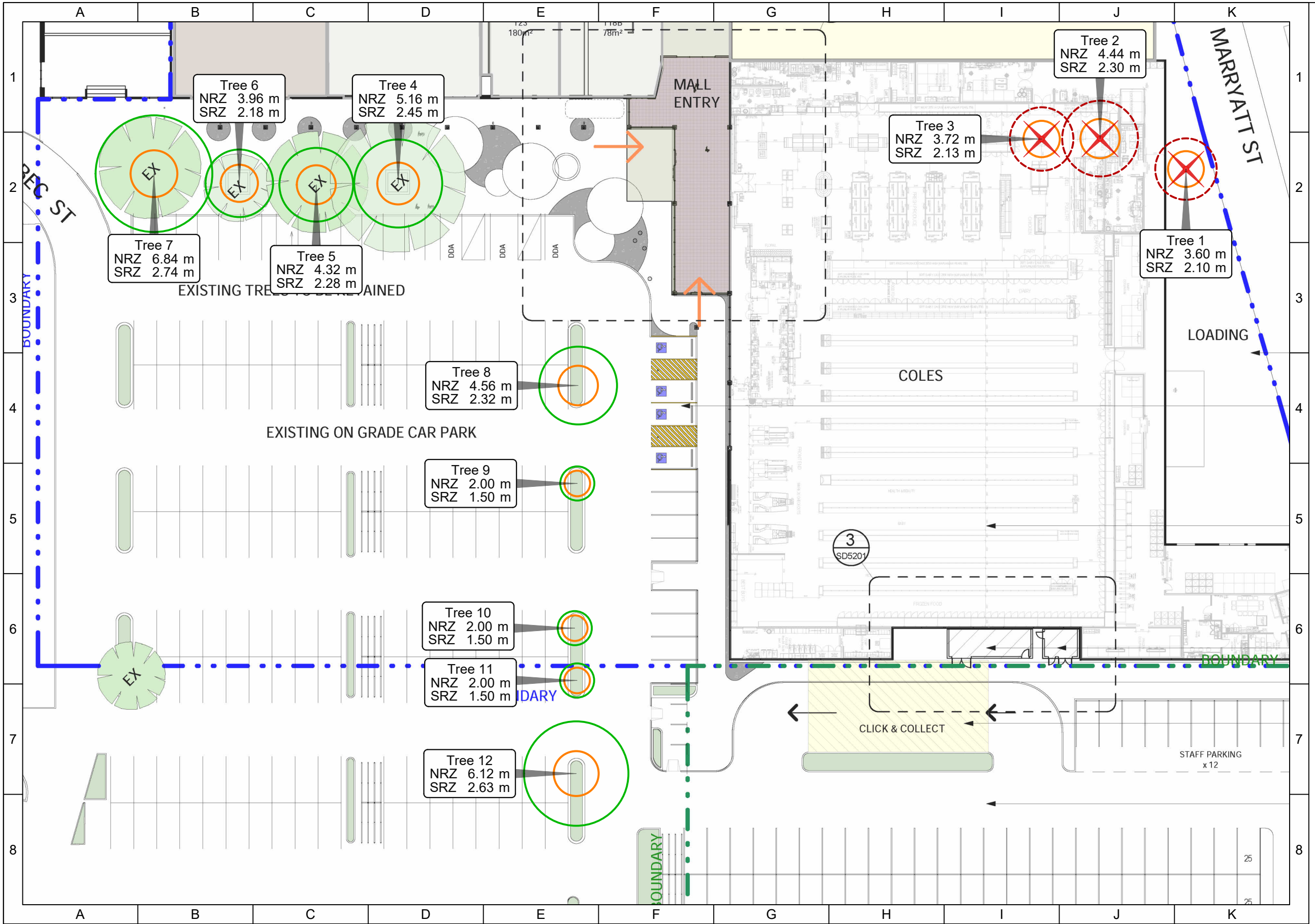
EXISTING SERVICES TO
BE RETAINED

NEW UNDERCOVER CLICK &
COLLECT DRIVE THRU

PROPOSED ON GRADE
CAR PARK

OVERALL PROPOSED PLAN





Legend

- NRZ - Retain
- ✗ NRZ - Remove
- SRZ

Tree locations are derived from the site detail survey.

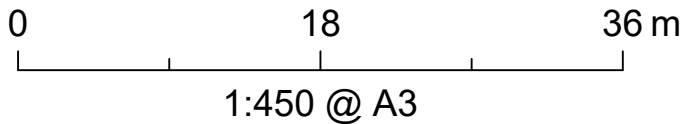
NRZ and SRZ dimensions are expressed as a radius from the centre of the trunk.

Date: 26/02/2026
 Ref: ATS8440-000MarStDIR

Arborman Tree Solutions
 23 Aberdeen Street
 Port Adelaide SA 5015
 0418 812 967
www.arborman.com.au

NRZ Locations and Proposed Removals

Port Mall, Marryatt Street, Port Adelaide



Appendix D – Tree Assessment Summary

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Development Impact	NRZ Radius	Observations	Action
1	<i>Pyrus calleryana</i>	Unregulated	Conflicted	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
2	<i>Melia azedarach</i>	Regulated	Conflicted	4.44 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
3	<i>Melia azedarach</i>	Unregulated	Conflicted	3.72 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
4	<i>Platanus x acerifolia</i>	Exempt	Low	5.16 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Protect Root Zone
5	<i>Platanus x acerifolia</i>	Exempt	Low	4.32 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Protect Root Zone
6	<i>Platanus x acerifolia</i>	Exempt	Low	3.96 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Protect Root Zone
7	<i>Platanus x acerifolia</i>	Exempt	Low	6.84 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Protect Root Zone
8	<i>Platanus x acerifolia</i>	Exempt	No Impact	4.56 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Protect Root Zone
9	<i>Platanus x acerifolia</i>	Unregulated	No Impact	2.00 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Protect Root Zone
10	<i>Platanus x acerifolia</i>	Unregulated	No Impact	2.00 metres	This tree is consider to be in poor overall condition as evidenced by the elevated level of deadwood and dieback and the reduced foliage density throughout the crown.	Protect Root Zone
11	<i>Platanus x acerifolia</i>	Unregulated	No Impact	2.00 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.	Protect Root Zone

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Development Impact	NRZ Radius	Observations	Action
12	<i>Platanus x acerifolia</i>	Exempt	No Impact	6.12 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Protect Root Zone

Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

The Tree Protection Zone(s) is identified on the site plan, the TPZ is an area where construction activities are regulated for the purposes of protecting tree viability. The TPZ should be established so that it clearly identifies and precludes development/construction activities including personnel.

If development activities are required within the TPZ then these activities must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the tree(s) will remain viable as a result of this activity.

Work Activities Excluded from the Tree Protection Zone:

- a) Machine excavation including trenching;
- b) Excavation for silt fencing;
- c) Cultivation;
- d) Storage;
- e) Preparation of chemicals, including preparation of cement products;
- f) Parking of vehicles and plant;
- g) Refuelling;
- h) Dumping of waste;
- i) Wash down and cleaning of equipment;
- j) Placement of fill;
- k) Lighting of fires;
- l) Soil level changes;
- m) Temporary or permanent installation of utilities and signs, and
- n) Physical damage to the tree.
- o) Any other activity that could impact on the tree.

Protective Fencing

Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should be chain wire panels and compliant with AS4687-2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates and liquids entering the protected area.

Temporary fencing on 28kg bases are recommended for use as this eliminates any excavation requirements to install fencing. Excavation increases the likelihood of root damage therefore should be avoided where possible throughout the project.

Existing perimeter fencing and other structures may be utilised as part of the protective fencing.

Any permanent fencing should be post and rail with the set out determined in consultation with the Project Arborist.

Where the erection of the fence is not practical the Project Arborist is to approve alternative measures.

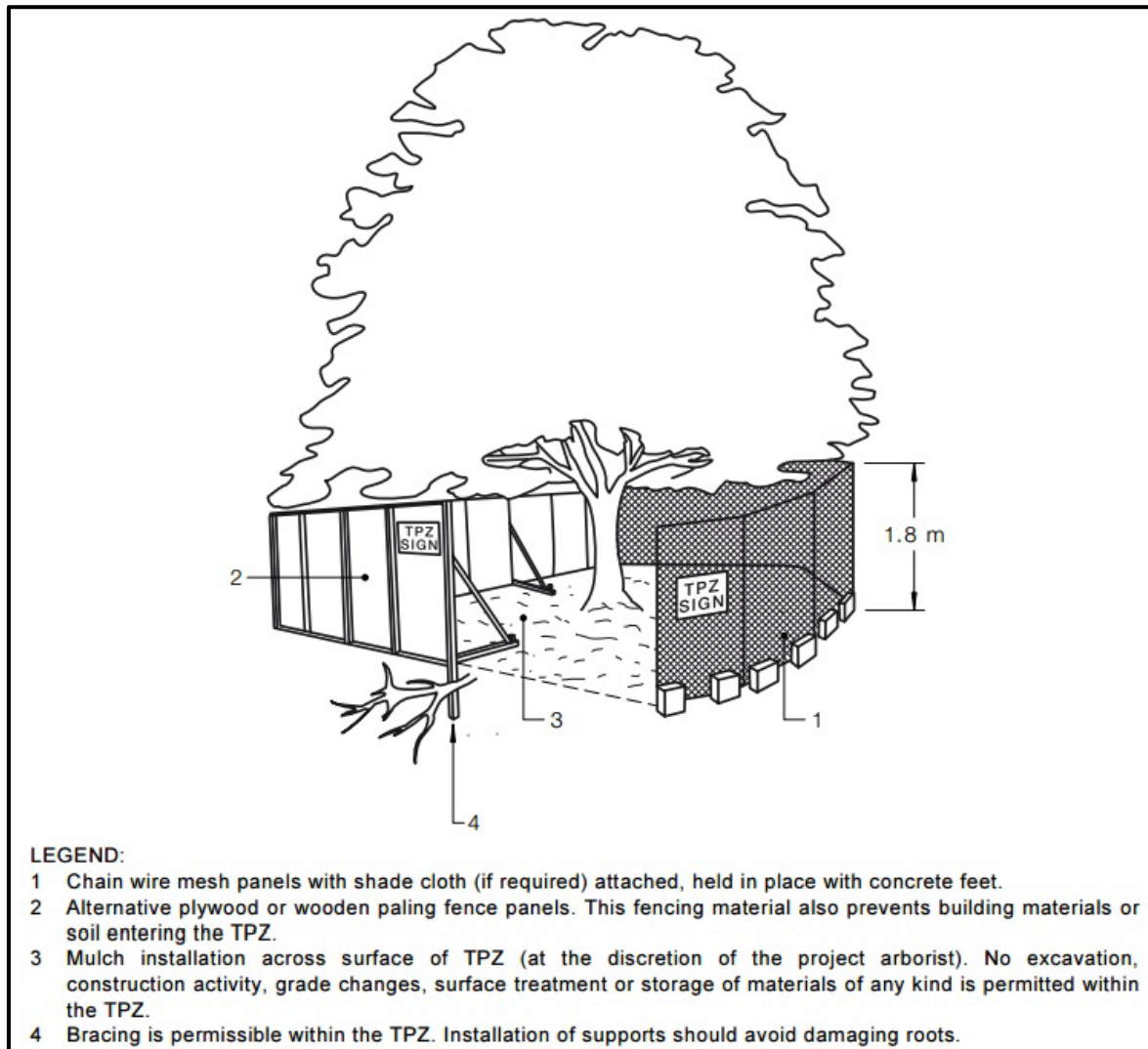


Figure 1 Showing example of protection fencing measures suitable.

Signage

The TPZ must be clearly identified with signs placed around the edge of the TPZ and be visible within the development site. Example of a Tree Protection Zone Sign at the end of this document.

Other Protection Measures

There are other protection methods that should be implemented within the development site and these include:-

General

When a TPZ exclusion area cannot be established due to practical reasons or the area needs to be entered to undertake construction activities then additional tree protection measures may need to be adopted. Protection measures should be compliant with AS4970-2025 and approved by the Project Arborist.

Installation of Scaffolding within Tree Protection Area.

Where scaffolding is required within the TPZ branch removal should be minimised. Any branch removal required should be approved by the Project Arborist and performed by a certified Arborist and performed in accordance with AS4373-2007. Approval to prune branches must be documented and maintained.

Ground below scaffold should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Figure below. The boarding should be left in place until scaffolding is removed.

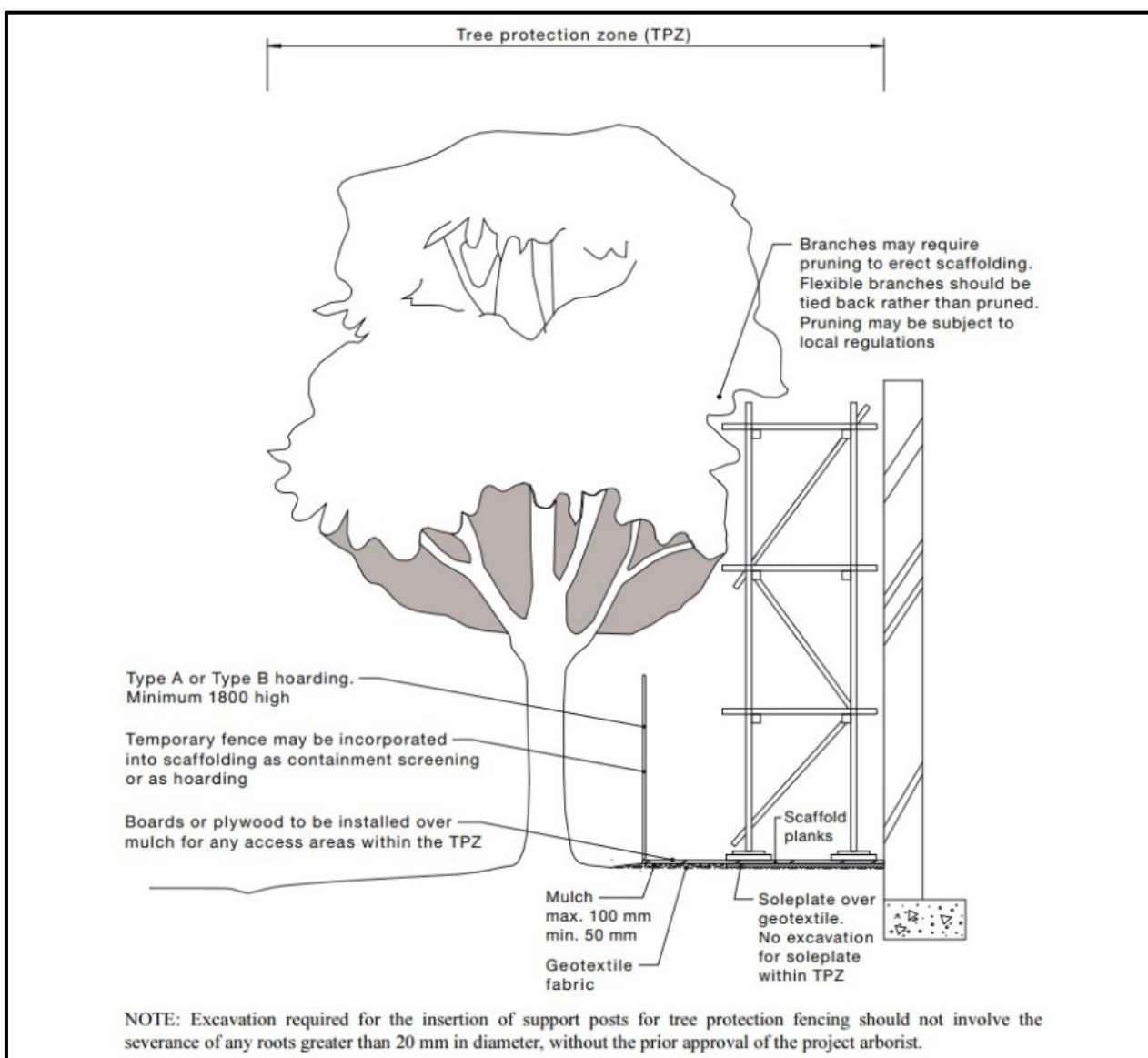


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection and TPZ Access

Temporary access within the TPZ can be achieved by the installation of suitable ground protection. The purpose of ground protection is to prevent damage to tree roots and avoid compaction of the soil.

Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.

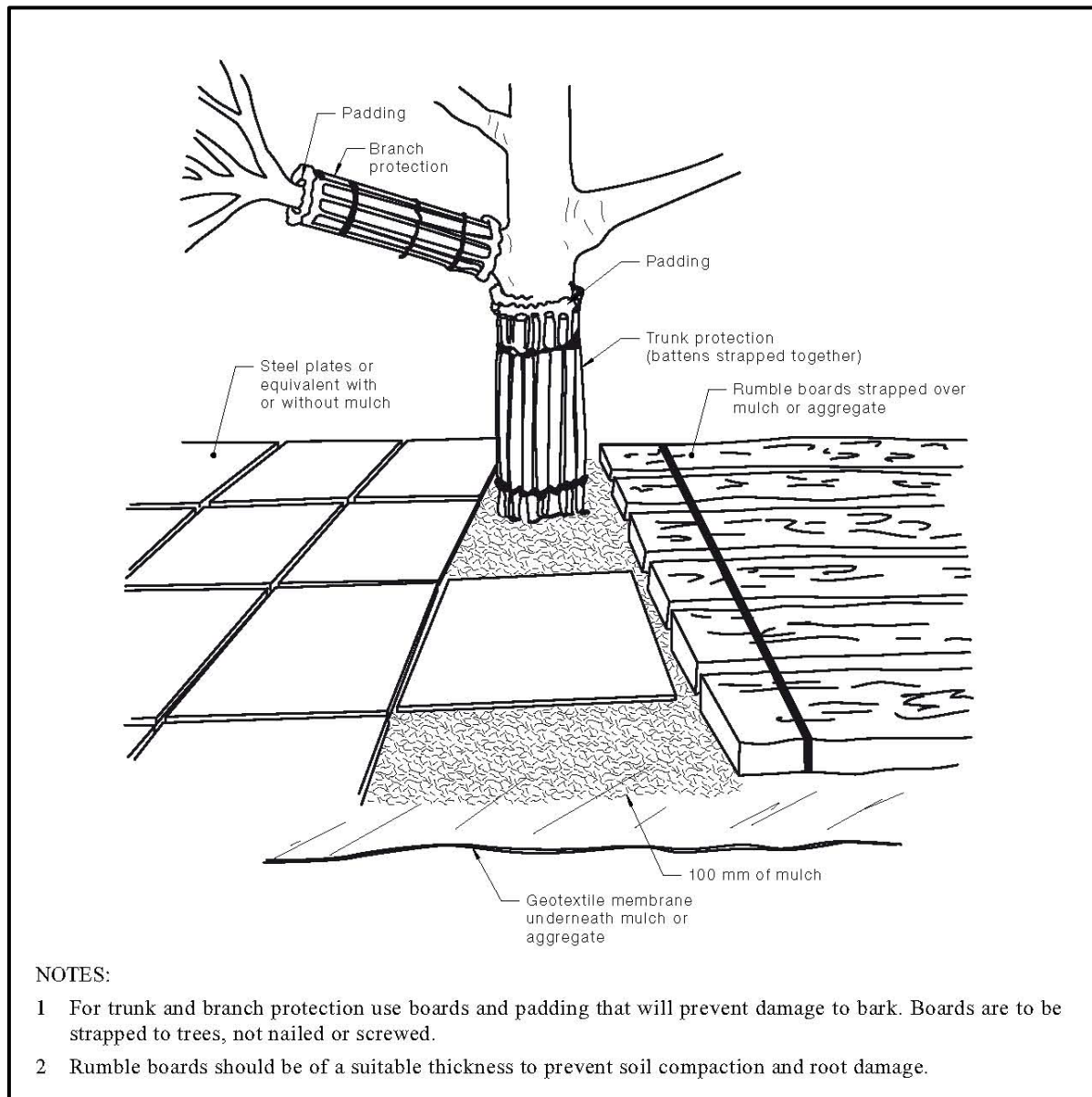


Figure 3 – Ground protection methods.

Document Source:

The previous three diagrams in this document are sourced from AS4970-2025 Protection of trees on development sites. Further information and guidelines are available in within that document.

Paving Construction within a Tree Protection Zone

Paving within any Tree Protection Zone (TPZ) must be carried out above natural ground level unless it can be shown with non-destructive excavation (AirSpade® or similar) that no or insignificant root growth occupies the proposed construction area.

Due to the adverse effect filling over a Tree Protection Zone (TPZ) can have on tree health; alternative mediums other than soil must be used. Available alternative mediums include structural soils or the use of a cellular confinement system such as *Ecocell*®.

Ecocell®

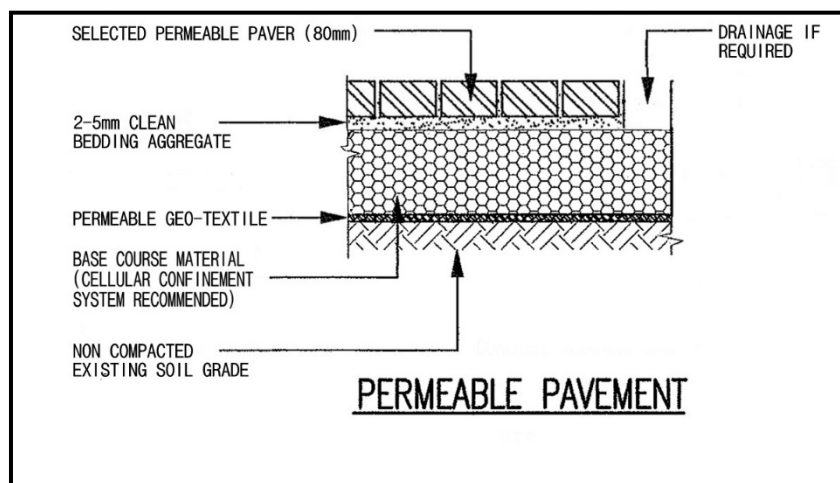
Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

Site preparation

- Clearly outline to all contracting staff entering the site the purpose of the TPZ's and the contractors' responsibilities. No fence is to be moved and no person or machinery is to access the TPZ's without consent from the local council and/or the Project Arborist.
- Fence off the unaffected area of the TPZ with a temporary fence leaving a 1.5 metre gap between the work area and the fence; this will prevent machinery access to the remaining root zone.

Installation of Ecocell® and EcoTrihex Paving®

- Install a non-woven geotextile fabric for drainage and separation from sub base with a minimum of 600mm overlap on all fabric seams as required.
- Add Ecocell®, fill compartments with gravel and compact to desired compaction rate.
- If excessive groundwater is expected incorporate an appropriate drainage system within the bedding sand level.
- Add paving sand to required depth and compact to paving manufacturer's specifications.
- Lay EcoTrihex Paving® as per manufactures specifications and fill gaps between pavers with no fines gravel.
- Remove all debris, vegetation cover and unacceptable in-situ soils. No excavation or soil level change of the sub base is allowable for the installation of the paving.
- Where the finished soil level is uneven, gullies shall be filled with 20 millimetre coarse gravel to achieve the desired level.



This construction method if implemented correctly can significantly reduce and potentially eliminated the risk of tree decline and/or structural failure and effectively increase the size of the Tree Protection Zone to include the area of the paving.

Certificates of Control

Stage in development	Tree management process	
	Matters for consideration	Actions and certification
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees
Pre-construction (Sections 4 and 5)		
Initial site preparation	State based OHS requirements for tree work	Compliance with conditions of consent
	Approved retention/removal	Tree removal/tree retention/transplanting
	Refer to AS 4373 for the requirements on the pruning of amenity trees	Tree pruning Certification of tree removal and pruning
	Specifications for tree protection measures	Establish/delineate TPZ Install protective measures Certification of tree protection measures
Construction (Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees
		Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection
Post construction (Section 5)		
Defects liability/maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

Document Source:

This table has been sourced from AS4970-2025 Protection of trees on development sites. Further information and guidelines are available in within that document.

Tree Protection Zone



NO ACCESS

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