



ARBORICULTURAL IMPACT ASSESSMENT

UPGRADE OF EXISTING VEHICLE ACCESS

&

BULK EARTH WORKS IN TREE ROOT ZONES

(RETROSPECTIVE)

283 SANDFLY ROAD
MARGATE 7054

AUGUST 2026

Prepared for: OLIVER GIUDICI

Prepared by: PHILIP JACKSON



TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
1.0 INTRODUCTION	6
1.1 BACKGROUND	6
1.2 DOCUMENTS & PLANS REFERENCED	6
1.3 REPORT LIMITATIONS	7
2.0 THE SITE	7
3.0 THE SUBJECT TREES	11
3.1 TREES SUBJECT TO THE PROTECTION	11
3.2 TREE NUMBERING	11
4.0 TREES AND DEVELOPMENT (AS4970- 2025)	11
4.1 TREE PROTECTION ZONES, NOTIONAL ROOT ZONES & STRUCTURAL ROOT ZONES	11
4.2 ENCROACHMENTS ON THE NOTIONAL ROOT ZONE.	12
4.3 ACCEPTABLE ENCROACHMENTS TO THE CANOPY	13
5.0 THE PROPOSED DEVELOPMENT	13
5.1 THE PROPOSAL	13
5.2 IMPACT ASSESSMENT	13
5.2.1 VEHICLE ACCESS WORKS - TREES TO BE REMOVED	14
5.2.2 VEHICLE ACCESS WORKS - TREES TO BE RETAINED	14
5.2.3 RETROSPECTIVE ASSESSMENT – BULK EARTH WORKS (CUT & FILL)	15
5.2.4 RETROSPECTIVE ASSESSMENT – FILL DEPOSITION & COMPACTION	15
5.2.5 HAZARD MANAGEMENT AREA	16
5.3 RECOMMENDATIONS	16
6.0 TREE PROTECTION SPECIFICATION	17
6.1 ARBORICULTURAL SUPERVISION	17
6.2 TREE REMOVAL	17
6.3 TREE PROTECTION	17
6.4 WORKING WITHIN TREE PROTECTION ZONES	20
6.5 CANOPY AND ROOT PRUNING	21
6.6 CONSTRUCTION OF SURFACING & VEHICULAR ACCESS WITHIN TPZs	22
6.7 INSTALLING SERVICES WITHIN TPZs	23
6.8 POLLUTION CONTROL WITHIN TPZs	24
APPENDIX 1- TREE PROTECTION PLANS	25
APPENDIX 2 – TREE SCHEDULE	33
APPENDIX 3 – THE TREE PROTECTION ZONE (TPZ) & ENCROACHMENT EXAMPLES	41
APPENDIX 4 – METHODOLOGY	44
REFERENCES	47
DISCLAIMER, ASSUMPTIONS, LIMITATIONS & COPYRIGHT	48

FILE CONTROL

Version	Date	Comment
V1.0	22/06/26	Delivered to client
V1.0 Revision 1	10/08/26	Administrative amendments & inclusion of assessment of & recommendation for the creation of the bushfire Hazard management Area

EXECUTIVE SUMMARY

This Arboricultural Impact Assessment (AIA) has been prepared for Oliver Giudici to support Kingborough Council assessment of a Development Application (DA) (Ref: DA-2023-345) for the construction of a dwelling extension & studio at 283 Sandfly Rd, Margate (the site). Included in the DA is the proposed upgrading of the existing asphalt & concrete sealed vehicular access to satisfy compliance with the “*Director’s Determination – Requirements for Building in Bushfire-Prone Areas 2024*”. In addition the DA seeks retrospective approval for bulk cut & fill earth works associated with the construction of an outbuilding and also fill deposition & compaction works associated with construction of a boat parking/storage area.

Forty four (44) individual trees including five (5) very high/high conservation value trees at the site were assessed & are subject to this report. The subject trees are predominantly comprised of the Tasmanian endemic eucalypt species White Peppermint (*Eucalyptus pulchella*) as well as isolated individuals of the Tasmanian/Australian Eucalypts White Gum (*E. viminalis*) & Black Gum (*E. ovata*) and Tasmanian/Australian tree species Black Sheoak (*Allocasuarina littoralis*) & Silver Banksia (*Banksia marginata*).

Trees 4, 8, 12, 24 & 38 are relevant species with a sufficiently large trunk diameter (DSH) to be ascribed a “High/Very High Conservation Value” (HCV) as described in Kingborough Council Policy 6.10 “Biodiversity Offset Policy” and should be retained and protected wherever practicable as prescribed in “E10.0 - Biodiversity Code” of The Scheme.

RECOMMENDATIONS

1. **Remove HCV trees 12 & 24 as well as trees 1 & 6 in accordance with item 6.3 of the Tree Protection Specification (TPS) in Section 6.**
2. **Retain all remaining subject trees and protect them accordance with the Tree Protection Plan (TPP) in Appendix 1 & item 6.3 of the Tree Protection Specification (TPS) in Section 6.**
3. **Construct the vehicle access upgrade works above the present surface grade within the NRZ of HCV tree 8 as well as trees 3, 4, 5, 16, 17, 18, 22, 23 & 31 where practicable employing non-destructive ‘no dig’ methodology in accordance with sub-item 6.4.2 & item 6.6 of the TPS.**
4. **Leave the fill deposits in the NRZ of trees 25, 26, 38 & 40 to remain in situ as is.**
5. **Create the proposed bushfire Hazard Management Area within the TPZ of trees to be retained in accordance with items 6.2 & 6.5 of the TPS.**

SUMMARY OF SITE ACTIVITIES REQUIRING ARBORICULTURAL INPUT

In accordance with the *Australian Standard, AS 4970-2025, Protection of Trees on Development Sites*, inspections should be conducted by the project arborist at the following key project stages:

- Prior to any work commencing on-site (including demolition, earthworks, or site clearing) and following the installation of tree protection.
- During any excavations, building works, and any other activities carried out within the TPZ of any tree to be retained & protected.
- A minimum of once every month during the construction phase.
- After all major construction has ceased, following the removal of tree protection.

It shall be the responsibility of the project manager to notify the Project Arborist prior to any works within the TPZ of any protected tree at a minimum of 48 hours' notice. To ensure the tree protection plan is implemented, hold points have been specified in the schedule of work below.

Construction Stage	Hold Point	Activity Summary
Pre-Construction	1	Pre-commencement meeting: Meeting on site with all parties to agree on protective measures. <i>Will be carried out before any significant site works begin.</i>
	2	Installing/Altering Tree Protection: Agreed tree protection measures will be installed after approved tree removals and checked. Project Arborist advice will be sought before altering the position of tree protection.
Construction	3	Scheduled inspection of trees by the project arborist should be undertaken every month during the construction period.
	4	Excavation and works with SRZ/TPZs: Project Arborist notification & advice before any works, excavation, or significant roots are cut within TPZs
Post Construction	5	Removing Tree Protection: Tree Protection and fencing can only be removed when there is no risk of damage to retained tree

1.0 INTRODUCTION

1.1 Background

- 1.1.1 This Arboricultural Impact Assessment (AIA) has been prepared for Oliver Giudici to support Kingborough Council assessment of a Development Application (DA) (Ref: DA-2023-345) for the construction of a dwelling extension & studio at 283 Sandfly Rd, Margate (the site). Included in the DA is the proposed upgrading of the existing asphalt & concrete sealed vehicular access to satisfy compliance with the “*Director’s Determination – Requirements for Building in Bushfire-Prone Areas 2024*” see item 1.2 below). In addition the DA seeks retrospective approval for bulk cut & fill earth works associated with the construction of an outbuilding and also fill deposition & compaction works associated with construction of a boat parking/storage area.
- 1.1.2 The purpose of this report is to:
- Determine the potential impact of the proposed works on relevant trees (i.e diameter $\geq 250\text{mm}$) growing within 15m of the proposed works and where appropriate, make recommendations for amendments to the design or construction methods to minimise adverse impacts of the works on the subject trees.
 - Determine the likely actual impact of the already completed works on the subject trees & where appropriate make recommendations for any restorative works that may minimise identified adverse impacts.
- 1.1.3 This report has been prepared in accordance and with reference to the objectives of the *Kingborough Interim Planning Scheme 2015* (The Scheme), Kingborough Council “*Biodiversity Offset Policy v2.1, 2023*”, Kingborough Council “*Guidelines for a Tree Plan v2.2, 01 September 2025*” and the *Australian Standard for Protection of Trees on Development Sites AS4970- 2025* (The Standard). This report complies with ‘2.2.5 Arboricultural Impact Assessment’ of The Standard.
- 1.1.4 I conducted a site inspection on 15th July 2026. Relevant inspection methods and background administrative information are presented in **Appendix 4**.

1.2 Documents & Plans Referenced

- 1.2.1 The conclusions and recommendations in this report are based on the findings from the site inspection, discussions with the client, and analysis of the following plans and documents:
- Civil Engineering drawings set “**Driveway Upgrade, Oliver Giudici, 283 Sandfly Rd, Margate, TAS 7054**” Project: CKD-CIV-201; Prepared by: Fysh Design; Dated: 02/07/26
 - Civil Drawing “**Tree Plan**” Project: 283_SFR; Sheet: 01 Prepared by: Fysh Design; Dated: 23/06/26
 - “**Director’s Determination – Requirements For Building in Bushfire Prone Areas (transitional)**” Consumer, Building and Occupational Services, Department of Justice; dated: 16 July 2024
 - Bushfire Assessment Report(Ref:670G) Prepared by: G J Williams Drafting Services; Dated: 20 September 2023.

1.3 Report Limitations

- 1.3.1 All plans are based on provided information, are illustrative and intended for design purposes only. They should only be used relating to tree issues and are not suitable for any other purpose. Although all data have been verified as far as possible there is no guarantee, nor responsibility for the accuracy of information provided by others.
- 1.3.2 Although a basic visual tree health and structural condition assessment was conducted as part of the site tree inspections, many factors may contribute to tree failure and cannot always be predicted and accordingly a tree's internal structural condition may not always correlate to visible external indicators. Where relevant, further detailed structural assessment of specific trees is recommended in the Tree Schedule (Appendix 2).
- 1.3.3 There is no warranty or guarantee, expressed or implied that problems or deficiencies regarding the subject tree(s) or the site may not arise in the future. Information contained in this report covers only the subject tree(s) assessed and reflects their health and structural condition at the time of inspection.

2.0 THE SITE



Figure 1: The site at 283 Sandfly Rd, Margate. The survey route along the vehicle access is indicated by the red line and the areas of fill to be retrospectively assessed are indicated by the mauve rectangles (Source –www.maps.thelist.tas.gov.au)

Address	283 Sandfly Rd, Margate 7054
Planning Scheme (The Scheme)	<i>Kingborough Interim Planning Scheme 2015</i>
Status	Modified & Developed (in part)
PID : Title Ref	7301746: 26791/11
Zoning	26: Rural Resource
Scheme Code Overlays	- Biodiversity Protection Area - Bushfire Prone Areas - Scenic Landscape Area - Landslide Hazard Area (in part)

2.0.1 The area(s) subject to this report comprise:

- The existing vehicle access route from chainage ~65m to 186.4m (figures 1,2 & 3)
- The area of bulk earth cut & fill in the area of the constructed outbuilding/lean-to (figure 4).
- The area of fill & compaction to create the boat parking/storage area (figure 5).



Figure 2: The existing access lower section looking southwest from the start of the survey area at chainage ~65m to chainage 120m (approx.)



Figure 3: The existing access upper section looking southwest from chainage ~120m to the end of the survey Route at chainage 186.4m



Figure 4: The area of bulk earthworks associated with the subject outbuilding/lean-to in the root zone of tree 38



Figure 5: The fill deposit & compaction for construction of the boat parking/storage area in the root zones Of trees 25 & 26



Figure 6: The general area included in the proposed Bushfire Hazard Management Area including the site dwelling & access terminus turning circle.

3.0 THE SUBJECT TREES

- 3.0.1 Forty four (44) individual trees including five (5) very high/high conservation value trees (see 3.1.1 below) at the site were assessed & are subject to this report. The subject trees are predominantly comprised of the Tasmanian endemic eucalypt species White Peppermint (*Eucalyptus pulchella*) as well as isolated individuals of the Tasmanian/Australian Eucalypts White Gum (*E. viminalis*) & Black Gum (*E. ovata*) and Tasmanian/Australian tree species Black Sheoak (*Allocasuarina littoralis*) & Silver Banksia (*Banksia marginata*). Relevant observations regarding the age class, dimensions, health, structural condition, remaining life expectancy of the subject trees are presented in the Tree Schedule in **Appendix 2**.

3.1 Trees Subject to the Protection

- 3.1.1 **Trees 4, 8, 12, 24 & 38** are all relevant species with a sufficiently large trunk diameter (DSH) to be ascribed a “High/Very High Conservation Value” as described in Kingborough Council Policy 6.10 “Biodiversity Offset Policy” (Section A1.5 in **Appendix 4**). Accordingly these trees are also considered to have ‘Moderate Priority Biodiversity Values’ as set out in Table “E10.1- Priority Biodiversity Values” of The Scheme and should be retained and protected wherever practicable as prescribed in “E10.0 - Biodiversity Code” of The Scheme.

3.2 Tree Numbering

- 3.2.1 The subject trees were ascribed identifiers in accordance with the numbering sequence employed in the relevant Tree Plan & Civil Plans (Fysh Design, 2026).

4.0 TREES AND DEVELOPMENT (AS4970- 2025)

4.1 Tree Protection Zones, Notional Root Zones & Structural Root Zones

- 4.1.1 *Australian Standard 4970 Protection of Trees on Development Sites (2025)* (AS-4970-2025) specifies the establishment of a **Tree Protection Zone** (TPZ) to protect a tree and its growing environment throughout the development process. The starting point to determining the TPZ is calculation of a tree’s **Notional Root Zone** (NRZ). The NRZ is calculated as a radial measurement based on twelve (12) times the tree’s diameter at standard height (DSH) (see figure 2 below). Once the NRZ is calculated the TPZ is then determined by consideration of relevant factors specific to each tree such as tree species, age, size, health & structural condition, site soil & topography, the location & distribution of roots, existing structures/obstacles affecting root growth within the NRZ & the amount of potential root loss from proposed NRZ encroachment. Various examples of amendment to the NRZ to establish the TPZ are shown in **Appendix 3**.
- 4.1.2 The intention of the TPZ is to ensure protection of the root system and canopy from potential damage from construction works and ensure the long-term health and stability of each tree to be retained. Encroachments on the root zone often occur due to excavations, changes in ground levels, (either lowering or raising the grade), trenching or other forms of soil disturbance such as ripping, grading or inverting the soil profile. Such works can cause damage to or loss of part of the root system, leading to an adverse impact on the tree.

- 4.1.3 Ideally all works should be avoided within the TPZ. Where works within the TPZ are unavoidable, exploratory excavation and/or root mapping can be undertaken to provide information on the size and number of roots located along a specified line of excavation. This information helps to identify the level of root damage that would result from an excavation and therefore the potential impact the works may have on the tree. Root sensitive design and construction techniques can then be specified based on the results of exploratory root trenching/mapping.

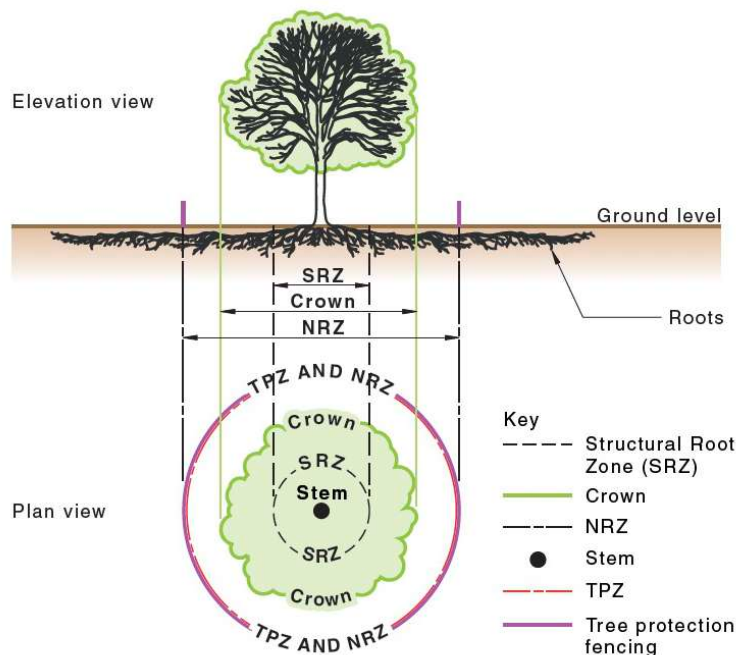


Figure 9: Indicative Notional Root Zone, Structural Root Zone & Tree Protection Zone of a tree with no development within its NRZ (AS-4970-2025)

- 4.1.4 In addition to the TPZ, AS-4970-2025 provides calculations to determine a tree's **Structural Root Zone (SRZ)**. The SRZ is described in AS-4970-2025 as "the theoretical area around the base of a tree required for the tree's stability in the ground. This zone considers a tree's structural stability only, not the root zone required to maintain the trees vigour and long-term viability, which will usually be a much larger area". Severance of structural roots (>25mm Ø) within the SRZ is not recommended as it may lead to the destabilisation and/or decline of the tree.
- 4.1.5 The NRZ & SRZ of the subject trees have been calculated in accordance with the AS-4970-2025 and are included in the Tree Assessment Schedule (**Appendix 2**).

4.2 Encroachments on the Notional Root Zone.

- 4.2.1 Where works within the NRZ are unavoidable, an encroachment not exceeding 10% of the NRZ area, and remaining outside the SRZ, can be acceptable. Greater NRZ encroachments may result in an adverse impact on the tree. Encroachments between 10% & 20% NRZ area but remaining outside the SRZ are classified as **Moderate**, while encroachments >20% NRZ area and/or within the SRZ are classified as **Major**. Where moderate or major encroachments are unavoidable, exploratory excavation using non-destructive methods may be required to evaluate the extent of the root system affected and determine whether or not the tree can remain viable. Various examples of minor & moderate NRZ

encroachments are shown in **Appendix 3**.

- 4.2.3 Trees wholly within proposed construction footprints are generally recommended for removal. Similarly, trees with their SRZ and/or with greater than 25% of their TPZ impacted by construction are also generally recommended for removal unless they are subject to regulatory protection. ***However, different types of construction encroachments (e.g. fill, cut, services, pavement type, retaining walls) produce varying likely tree impacts and each situation must be assessed in its own context and with consideration of the possible application of alternative construction method.*** Existing constraints to root development also vary the TPZ. Compacted fill can be equally as damaging to tree longevity as root development is restricted within heavily compacted soils.

4.3 Acceptable Encroachments To The Canopy

- 4.3.1 The removal of a small portion of the crown (foliage and branches) is generally tolerable provided that the extent of pruning required is less than 10% of the total foliage volume of the tree and the removal of branches does not create large wounds or disfigure the natural form and habit of the tree. All pruning cuts must be undertaken in accordance with AS 4373-*Pruning of Amenity Trees*. This generally involves reduction of the affected branches back to the nearest branch collar at the junction with the parent branch, rather than at an intermediate point. The latter is referred to as “lopping” and is not an acceptable arboricultural practice. Generally speaking, the minimum pruning required as possible to accommodate any proposed works is desirable. Extensive pruning can result in a detrimental impact on tree health and may lead to exposure of remaining branches to wind forces that they were previously sheltered from, leading to a greater risk of branch failure.

5.0 THE PROPOSED DEVELOPMENT

5.1 The Proposal

- 5.1.1 The components of the proposed development relevant to this report include:
- Upgrading the existing vehicular access and creation of a Hazard Management Area to comply with relevant Bushfire Hazard Management Standards
 - Retrospective assessment of bulk earthworks (cut & fill) associated with construction of the new outbuilding/lean-to.
 - Retrospective assessment of the deposition & compaction for construction of the boat parking/storage area

5.2 Impact Assessment

- 5.2.1 The intention of this assessment is to evaluate the likely impact of the proposed works on the subject tree(s). A summary of the likely impact of the proposed works on the subject trees is shown in the Tree schedule **Appendix 2**. The following details have been considered as part of this assessment where relevant & available:
- Existing Relative Levels (R.L);
 - Tree Protection Zone (TPZ);
 - Structural Root Zone (SRZ);
 - Footprint and envelope of the proposed works;
 - Incursions to the TPZ & SRZ,
 - Incursions to the tree canopy;
 - Assessment of the likely impact of the works on existing tree(s).

5.2.1 Vehicle Access Works - Trees To Be Removed

- 5.2.1.1 HCV Trees **12 & 24** as well as trees **1 & 6** are located entirely within the footprint of the 0.5m wide access vegetation clearance zone stipulated in the Director's Determination (2024) and, as such, will be required to be removed.

5.2.2 Vehicle Access Works - Trees To Be Retained

- 5.2.2.1 The proposed upgrade of the existing access will result in a notionally **unacceptable** level of encroachment on the NRZ area of HCV tree **8** as well as trees **3, 5, 16, 17, 18, 22, 23 & 31** including works within their Structural Root Zones (SRZ). Surface disturbance, excavation & compaction associated with typical vehicle access demolition, upgrade & sealing works will likely sever/damage significant absorbing & structural roots resulting in an **unacceptable** adverse impact & potential instability of these trees. However it is likely that the proposed works can be successfully achieved with tolerable long term impact if appropriate protective measures are properly implemented and controlled in accordance with the tree protection measures outlined in with **sub-item 6.4.2 & item 6.6** of the **Tree Protection Specification (TPS)** presented in **Section 6** of this document.

*Specifically, the access upgrade works should be **constructed above the present surface grade employing non-destructive 'no dig' methodology** within the NRZ/SRZ of HCV tree **8** as well as trees **3, 5, 16, 17, 18, 22, 23 & 31** where practicable.*

- 5.2.2.2 The proposed access works will result in a moderate (16%) encroachment on the NRZ area of **tree 4** leading to a likely **adverse** impact due to the existing diminished health & vitality of the tree. Accordingly the works should be also be conducted above the present surface grade as outlined in **sub-item 6.4.2 & item 6.6** of TPS & described in par. 5.2.2.1 above within the NRZ of this tree.
- 5.2.2.3 The proposed access works will result in a minor (<10%) encroachment on the NRZ area of **trees 9 & 19** leading to a possible **adverse** impact due to their existing diminished health & vitality. Due to the short remaining life expectancy of these trees alternative construction methods within their NRZ may not be justified.
- 5.2.2.4 The access upgrade works will result moderate (10-20%) encroachment on the NRZ area of trees **13, 14, 15 & 44** with **tolerable** expected impact and no specific alternative construction methods required for these trees although the NRZ of tree 44 is within the NRZ of HCV tree 8 and is therefore subject to the works specification for tree 8.
- 5.2.2.5 The access works will result in **acceptable** minor (<10%) encroachment on the TPZ area of trees **2, 20, 21, 27, 29, 30 & 32** with **minimal/tolerable** expected impact and no alternative construction methods required.
- 5.2.2.6 The proposed access works are outside the NRZ area of trees **7, 10, 11, 25, 26, 28, 33, 34, 34a, 35, 37, 39, 41, 42, & 43** Accordingly there will be no expected impacts on these trees from the access upgrade works.

5.2.3 Retrospective Assessment – Bulk Earth Works (Cut & Fill)

- 5.2.3.1 The bulk cut & fill earth works conducted in association with the construction of the new outbuilding has resulted in a major (>40%) encroachment on the NRZ/SRZ area of HCV tree **38** including deposition of fill approx. 1.5m up its western trunk face (figure 7 below). In addition the fill deposition resulted in a moderate (~15%) encroachment on the NRZ area of tree **40**. Compaction of the existing soil surface by the bulk fill will undoubtedly have had an adverse impact on the subject trees by direct load force damage of absorbing root mass as well as reducing water infiltration & aeration/oxygen exchange to the roots. In addition the covering of the trunk base of tree 38 will have resulted in increasing likelihood of its infection by decay causing fungal pathogens. However, due the amount of fill and the time since deposition (2021) the practicable benefit of its removal without causing further possible damage to the trunk and structural roots of tree 38 is questionable. As the subject trees have unimpeded access to open free soil to their south in which to undertake root expansion I consider the most practicable action would be to leave the fill to remain in situ as is.



Figure 7: Bulk fill covering the western face of tree 38

5.2.4 Retrospective Assessment – Fill Deposition & Compaction

- 5.2.4.1 The fill deposition & compaction conducted in association with construction of the boat parking/storage area has resulted in major encroachment (30% & 26%) on the NRZ areas of trees **25 & 26**. This level of encroachment with compacted fill will likely have had some adverse impact on these trees through direct shear force damage & alteration of the water infiltration & gaseous exchange potential. However it is also feasible that new absorbing roots of the subject trees have migrated into the fill material in the interim since its installation and, as such, its removal may be more damaging to the trees than leaving it in situ. Accordingly I consider that it would be most practical to leave the fill to remain in situ as is.

5.2.5 Hazard Management Area

- 5.2.5.1 Creation of the proposed bushfire Hazard Management Area (G.J. Williams, 2023) will occur with the NRZ of trees **28-40, 42 & 43**. These works will have a **minimal/tolerable** impact on the subject trees so long as they are conducted in accordance with items **6.2 & 6.5** of the **TPS**.

5.3 Recommendations

- 5.3.1 Remove HCV trees **12 & 24** as well as trees **1 & 6** in accordance with item **6.3** of the **Tree Protection Specification (TPS)** in **Section 6**.
- 5.3.2 Retain all remaining subject trees and protect them accordance with the **Tree Protection Plan (TPP)** in **Appendix 1** & item **6.3** of the **Tree Protection Specification (TPS)** in **Section 6**.
- 5.3.3 Construct the vehicle access upgrade works above the present surface grade within the NRZ of HCV tree **8** as well as trees **3, 4, 5, 16, 17, 18, 22, 23 & 31** where practicable employing non-destructive 'no dig' methodology in accordance with sub-item **6.4.2** & item **6.6** of the **TPS**.
- 5.3.4 Leave the fill deposits in the NRZ of trees **25, 26, 38 & 40** to remain in situ as is.
- 5.3.5 Create the proposed bushfire Hazard Management Area within the **TPZ** of trees to be retained in accordance with items **6.2 & 6.5** of the **TPS**.

6.0 TREE PROTECTION SPECIFICATION

- 6.0.1 The tree protection measures set out in this specification are supplemented by detailed general explanations and descriptions outlined in the compilation of “*Site Guidance Notes*” produced by Barrell Tree Consultancy and located on their website at <https://www.barrelltreecare.co.uk/resources/technical-guidance/>. These Site Guidance Notes (SGN) address a range of tree protection and management issues that regularly arise in the construction phase of development. Although the content of the SGNs is generally applicable to tree protection on construction sites worldwide, it should be noted that they are British documents and some terminology and/or references may differ or not be relevant to local conventions, standards and/or legislation. Where relevant, hyperlinks to the relevant SGNs are provided at the end of particular sections.

6.1 Arboricultural Supervision

- 6.1.1 An Arborist (the Project Arborist) experienced in tree protection on construction sites *and* having gained a minimum arboricultural qualification of Australian Qualifications Framework (AQF) Certificate Level 5 (i.e diploma) should be engaged and the site specific requirements for tree protection fencing, temporary TPZ access, and other specific tree protection measures confirmed through consultation between the Site Manager and the Project Arborist prior to the commencement of site establishment and construction work on the site. In addition the Project Arborist should oversee any excavation, machine trenching, compacted fill placement and other designated site specific activities within the TPZ of all retained trees.

6.2 Tree Removal

- 6.2.1 Trees approved for removal as part of the Development Consent Conditions shall be removed **prior to the establishment of the tree protection measures**. Tree removal shall not damage the trees to be retained. Stumps located within the TPZs of trees to be retained shall be left in situ or grubbed-out where required using a mechanical stump grinder (or by hand where less than 150mm in diameter) without damage to the root system of other trees. Where trees to be removed are within the SRZ of any trees to be retained, consideration should be given to cutting the stump close to ground level and retaining the root crown intact. **Stumps within the TPZ of other trees to be retained shall not be pulled out using excavation equipment or similar.**
- 6.2.2 Tree removal works shall be undertaken in accordance with the Safe Work Australia “Guide To Managing Risks of Tree Trimming and Removal Work” (2016).

6.3 Tree Protection

- 6.3.1 The TPZ is the area surrounding retained trees that must be protected from any disturbance by the construction activity. In practice, TPZ establishment can be done by any combination of fencing, trunk protection &/or ground protection to be finalised and agreed to by the Project Arborist. Whether the TPZ is protected by fencing or trunk/ground protection, all the protective measures should be installed before the start of any site works that could affect trees. **No protective measures should be removed or temporarily dismantled without consulting the Project Arborist.** Furthermore, the condition of all the protective measures should be regularly monitored to ensure they remain fit for purpose. The main means of preventing damage to trees and their root zones in the TPZ are fencing, barriers and ground protection.

Where possible following activities should be avoided within specified Tree Protection Zones:-

- Excavations and trenching (with exception of approved works);
- Ripping or cultivation of soil;
- Mechanical removal of vegetation;
- Soil disturbance or movement of natural rock;
- Soil level changes including the placement of fill material
- Movement and storage of plant, equipment & vehicles;
- Erection of site sheds;
- Affixing of signage or hoardings to trees;
- Storage of building materials, waste and waste receptacles;
- Disposal of waste materials and chemicals including paint, solvents, cement slurry, fuel, oil and other toxic liquids;
- Other physical damage to the trunk or root system; and
- Any other activity likely to cause damage to the tree.

6.3.2 Tree Protection Fencing: Protective fencing shall be installed at the locations shown on the Tree Protection Plan in **Appendix 1** by a **blue line**. Where Tree Protection Zones merge a single fence encompassing the area is deemed to be adequate. The actual form of the fencing can vary, provided it is fit for purpose in that it *effectively physically restricts access and damaging activities within the TPZ/SRZ that it encloses for the duration of the proposed works* and it is approved by the Project Arborist. **In the context of the proposed works it is appropriate to construct the fencing from medium duty (160 gsm minimum) barrier mesh attached to star pickets (droppers) at 5m minimum spacing.** In order to maintain tension 2mm fencing wire should be run through the top of the barrier mesh & droppers (see figure 8 below).



Figure 8- Tree Protection Fencing constructed with barrier mesh.

- 6.3.3 Tree Signage:** Appropriate signage shall be installed on the fencing to prevent unauthorised movement & or storage of plant and equipment or entry to the TPZ/SRZ (see figure 9 below). A sample Tree Protection Zone sign is attached to the back of this document.



Figure 9- Appropriate Tree Protection Zone Signage

- 6.3.5 Ground Protection:** If temporary access for machinery is required within the TPZ ground protection measures will be required (see figure 10 below). The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. A range of methods can be used, including retaining existing hard surfacing or structures that already protect the soil, installing new materials, or a combination of both. Commonly employed methods include a permeable membrane such as geotextile fabric beneath a 100mm layer of hardwood mulch or crushed rock below rumble boards. **Whatever the choice of method, the end result must be that the underlying soil (rooting environment) remains undisturbed and retains the capacity to support existing and new roots.**

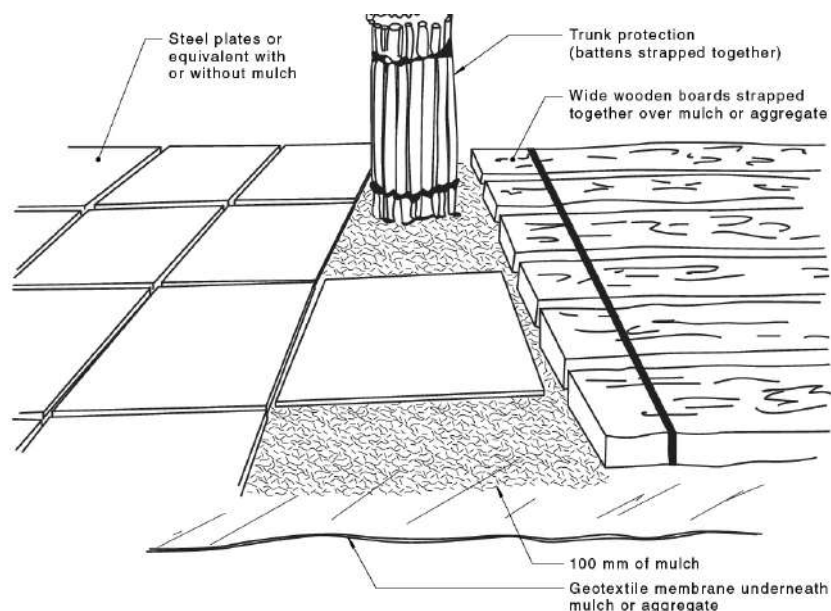


Figure 10- Example of tree ground protection

More detailed illustrative guidance on ground protection in TPZs can be accessed via the following hyperlink:

<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn03?stage=Stage>

- 6.3.6 **Tree damage:** In the event of a protected tree becoming damaged for any reason during the works period the Project Arborist shall be required to inspect and provide advice on any remedial action to minimise any adverse impact. Such remedial action shall be implemented as soon as practicable and certified by the arborist.

6.4 Working Within Tree Protection Zones

- 6.4.0 In some cases works within the TPZ may be authorized. **These works shall be supervised by, or at a minimum notified to, the Project Arborist.** When undertaking works within the TPZ, care should be taken to avoid damage to the tree's root system, trunks and lower branches.

6.4.1 General Excavation & Dealing With Roots

- 6.4.1.1 **Prior to any mechanical excavations for building/wall or post footings or foundations, batter cuts, pavement sub-grade or vehicle access** within the TPZ/SRZ of all trees nominated for retention, exploratory excavation using non-destructive techniques shall be undertaken at the proposed footing site or along the perimeter of the structure, pavement or vehicle access within the TPZ/SRZ. Non-destructive excavation techniques may include the use of hand-held implements, air or water pressure (using an Air-spade® or water spray **at <40psi/280kpa to ensure the bark of any roots is not stripped**). For walls, slabs or vehicle access the exploratory excavation shall be undertaken along the perimeter of the foundation, pavement or vehicle access (within the TPZ) to the depth of the foundation or to a maximum of 800mm from surface levels, to locate and expose any woody roots prior to any mechanical excavation. All care shall be undertaken to preserve woody roots intact and undamaged during exploratory excavation.
- 6.4.1.2 Any located roots less than 40mm in diameter can be cleanly severed with clean sharp pruning implements 10–20cm behind the final face of the excavation. The root zone in the vicinity of the excavation shall be kept moist following excavation for the duration of construction to minimise stress on the tree. ***Where large woody roots (greater than 40mm diameter) are encountered during excavations, further advice from the Project Arborist shall be sought prior to severance.***
- 6.4.1.3 Where necessary, (to avoid severing large amounts of woody and or fibrous roots) consideration should be given to the installation of an elevated structure (e.g. pier and beam footing, suspended slab or floor supported on piers, cantilevered slab, up-turned edge beam etc) in preference to structures requiring a deep edge beam or continuous perimeter strip footing. The beam section of any pier and beam footing should be placed **above** grade to avoid excavation within the SRZ. Pier footings intersecting large woody roots should be slightly offset where necessary to avoid root severance.
- ### 6.4.2 Removing Surfaces & Structures
- 6.4.2.1 In principle, roots frequently grow adjacent to and beneath existing surfacing and structures, so great care is needed during access and demolition. Damage can occur through physical disturbance of roots and/or the compaction of soil around them from the weight of machinery or repeated pedestrian passage. This is not generally a problem while surfacing and structures remain in place because they spread the load on the soil beneath and further protective measures are not normally necessary. However, once that protection is removed and the soil below is exposed, the potential for damage to roots becomes an issue.

- 6.4.2.2 Careful consideration should be given to retaining structures and surfacing in place, if that will result in less disturbance to retained roots. For example, if a new wall needs to be constructed on the footprint of an existing wall, it might be better to retain the original footing and build on that, rather than remove it and install a new footing.
- 6.4.2.3 Manually break up and remove debris from the TPZ using appropriate tools, e.g. pneumatic breaker, crow bar, sledgehammer, pick, mattock, shovel, spade, trowel, fork, and wheelbarrow. Have secateurs and a handsaw available to cut exposed roots to be removed.
- 6.4.2.4 Remove debris from the TPZ without disturbing the adjacent rooting environment, e.g. lifting out with a machine located outside the TPZ or manually carry out over ground protection.
- 6.4.2.5 Where appropriate, use machines with a long reach if they can work from outside TPZs, or from protected areas within TPZs without encroaching onto unprotected soil.
- 6.4.2.6 In summary, there should be no vehicular or repeated pedestrian access unless existing ground protection is retained or new protective measures are installed. All exposed TPZs must be protected until there is no further risk of damage.

More detailed illustrative guidance on excavating and removing surfaces in TPZs can be accessed via the following hyperlinks:

<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn07?stage=Stage>
<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn8-v3/>

6.4.3 Fill Material

- 6.4.3.1 Placement of fill material within the Tree Protection Zone of trees to be retained should be avoided wherever possible. Where placement of fill is unavoidable, the material should be a well-drained friable material, equivalent in texture to the existing site topsoil material (heavy clay or shale sub-soil material is unacceptable). The fill should be free from rocks, vegetation and other extraneous material complying with AS 4419:2003 (*Soils for Landscaping and Garden Use*). The fill may be consolidated but should not be compacted to engineering standards. No fill material should be placed in direct contact with the trunk. Plant and equipment used to place and spread fill material should be stationed outside the TPZ where possible. Where not possible, suitable ground protection should be installed in accordance to avoid compaction of the underlying soil.

6.5 Canopy And Root Pruning

- 6.5.1 All pruning work required shall be carried out in accordance with Australian Standard 4373 – *Pruning of Amenity Trees*. The arborist undertaking the pruning works shall possess a minimum arboricultural qualification of Australian Qualifications Framework (AQF) Level 3 or its recognised equivalent. The arborist should have a minimum of 3 years' experience in practical Arboriculture. Pruning work should be undertaken in accordance with *Australian Standard 4373: Pruning of Amenity Trees (2007)*, *Workcover Code of Practice for the Amenity Tree Industry (1998)* and other applicable legislation and codes.

- 6.5.2 Care shall be taken when operating cranes, excavators, drilling rigs and similar equipment near trees to avoid damage to tree canopies (foliage and branches). ***Under no circumstances shall branches be torn-off by construction equipment. Where there is potential conflict between tree canopy and construction activities, the advice of the Project Arborist must be sought.***
- 6.5.3 Where root pruning is required, roots shall be severed with clean, sharp pruning implements and retained in a moist condition during the construction phase using Hessian material or mulch where practical.

6.6 Construction of Surfacing & Vehicular Access Within TPZs

- 6.6.1 **Basic principles:** New vehicle accesses & surfacing are potentially damaging to trees because it may require changes to existing ground levels, result in localised soil structure degradation and/or disrupt the efficient exchange of water and gases in and out of the soil. Mature and over-mature trees are much more prone to suffer because of these changes than young and maturing trees. Adverse impact on trees can be reduced by minimising the extent of these changes in TPZs. *Generally, the most suitable surfacing will be relatively permeable to allow water and gas movement, load spreading to avoid localised compaction and require little or no excavation to limit direct damage.*

The actual specification of the surfacing/access material is an engineering issue that needs to be considered in the context of the bearing capacity of the soil, the intended loading, the frequency of loading and relevant regulatory construction standards.. The detail of product and specification are beyond the scope of this guidance and must be provided separately by the appropriate specialist. Notwithstanding, the following general principals should apply when considering protection of tree root zones.

- 6.6.2 **Establishing the depth of excavation and surfacing gradient:** The precise location and depth of roots within the soil is unpredictable and will only be known when careful digging starts on site. Ideally, all new surfacing in TPZs should be no-dig, i.e. requiring no excavation whatsoever, but this is rarely possible on undulating surfaces. New surfacing normally requires an evenly (gap) graded sub-base layer (see 6.6.4 below), which can be made up to any high points with granular, permeable fills such as crushed stone or sharp sand. This sub-base must not be compacted as would happen in conventional surface installation. Some limited excavation is usually necessary to achieve this and need not be damaging to trees if carried out carefully and large roots are not cut. On undulating surfaces, finished gradients/levels must be planned with sufficient flexibility to allow on-site adjustment if excavation of any high points reveals large unexpected roots near the surface.
- 6.6.3 If the roots exposed are less than 50mm in diameter, it would normally be acceptable to cut them and the gradient formed with the preferred minimal excavation of up to 50mm. However, if roots over 50mm in diameter are exposed, cutting them may be too damaging and further excavation may not be possible. If that is the case, the surrounding levels must be adjusted to take account of these high points by filling with suitable granular, permeable fills such as crushed stone or sharp sand. In order to maintain water infiltration & gaseous exchange this fill should not be compacted as would happen in conventional surface installation.. If this is not practical and large roots have to be cut, the situation should be discussed with the Project Arborist before a final decision is made.

- 6.6.4 Base and finishing layers (Fill Material):** Sub-base should be formed from coarse, gap-graded material such as 20–50mm crushed basalt (Blue Metal) or equivalent to provide some aeration to the root zone. Note that road-base or crushed sandstone or other material containing a high percentage of fines is unacceptable for this purpose. The fill material should be consolidated with a non-vibrating roller to minimise compaction of the underlying soil. A permeable geotextile may be used beneath the sub-base to prevent migration of the stone into the sub-grade. Suitable surface finishes usually include washed gravel, permeable tarmac such as asphalt, no fines concrete or permeable block paving set on a sand base. In certain circumstances the load spreading sub-base will be cellular and filled with suitable materials, however this application may need specialist engineering input to assess its suitability. ***(follow the hyperlink in the box below for illustrative guidance for installing cellular confinement surfacing within TPZs).***
- 6.6.5 Edge retention:** Conventional kerb edge retention set in concrete filled excavated trenches is likely to result in damage to roots and should be avoided. Effective edge retention in TPZs must be custom designed to avoid any significant excavation into existing soil levels. For most surfaces, the use of pre-formed edging secured by metal pins or wooden pegs is normally an effective way of minimising any adverse impact on trees from the retention structure. Railway sleepers pinned in place or wooden boards offer alternative options, depending on the expected loading of the surfacing. If the edge retention needs to be battered down to lower surrounding ground levels, a permeable soil fill will be used, as agreed with the Project Arborist.
- 6.6.6 New Surfacing Near Trunks:** All new surfacing should be set back from trunks and buttress roots by at least 50cm to allow space for future growth and minimise the risk of distortion.

More detailed illustrative guidance on installing/upgrading surfacing in TPZs can be accessed via the following hyperlink :

<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn09?stage=Stage>

6.7 Installing Services Within TPZs

- 6.7.1** All proposed stormwater lines and other underground services should be located outside TPZs of trees proposed to be retained wherever possible or installed by alternative measures. Alternative measures include suspending pipelines beneath the floor of a building or structure (to avoid excavation with the TPZ), non-destructive excavation methods or Horizontal Directional Drilling (HDD). Where the installation of service lines within TPZs is unavoidable, the pipelines or conduits should be installed as follows:
- 6.7.2** Where the extent of the incursion to the root zone is less than 10% of the TPZ including any excavations for benching and shoring the trench, the pipeline or conduit may be installed by open trenching using standard construction methods (excavator or trenching machine).
- 6.7.3** Where the extent of the incursion to the root zone exceeds 10% of the TPZ, but is outside the SRZ, non-destructive excavation methods must be adopted in accordance with **sub-item 6.4.1**. Where large woody roots are encountered during excavation or trenching (root diameter greater than 50mm), these shall be retained intact wherever possible (e.g. by tunnelling beneath roots and inserting the pipeline or conduit beneath or re-routing the service

etc). Where this is not practical and root pruning is the only alternative, proposed root pruning should be assessed by a qualified arborist [AQF 5] to evaluate the potential impact on the health and stability of the subject tree.

More detailed illustrative guidance on installing services in TPZs can be accessed via the following hyperlink:

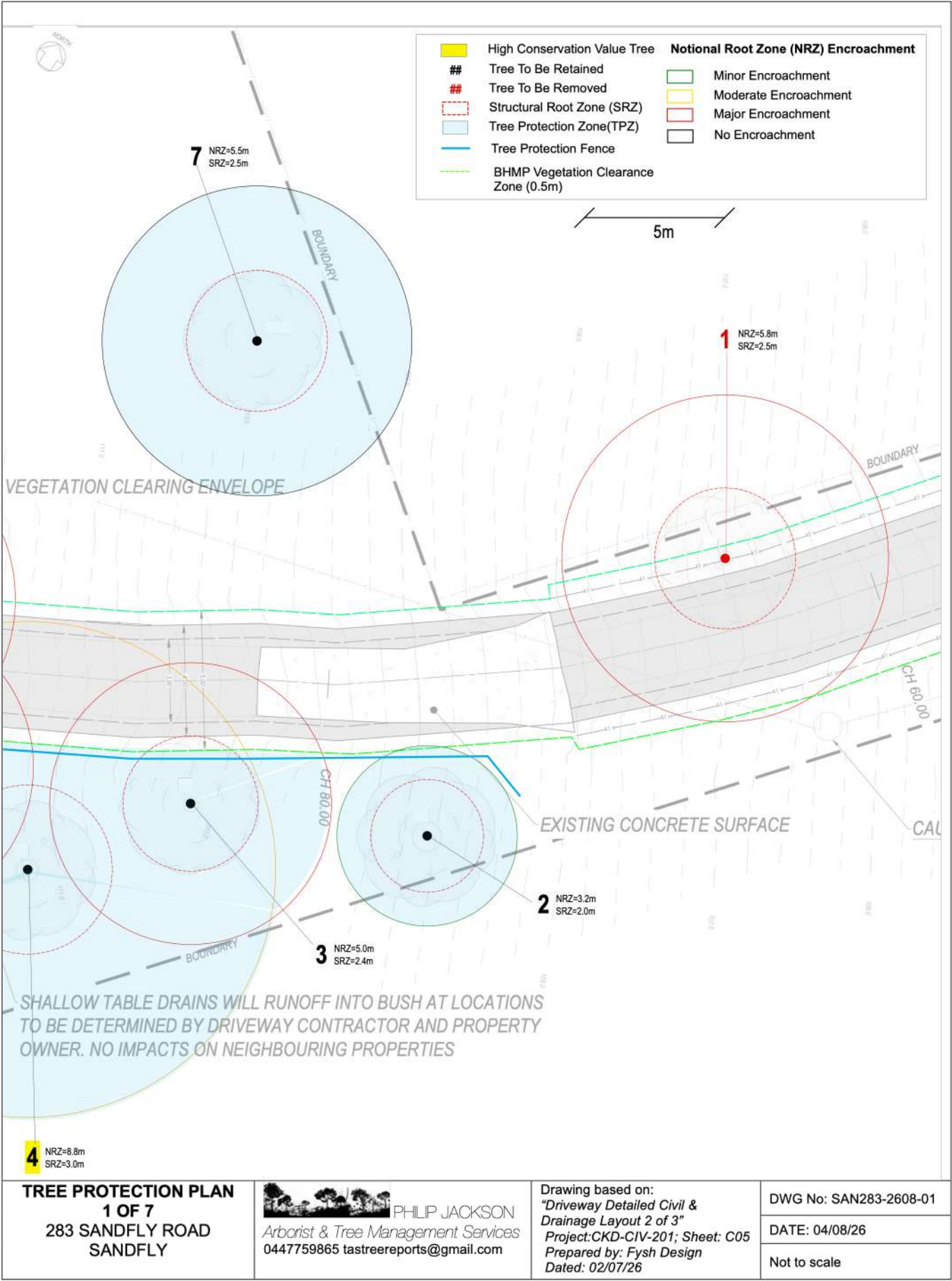
<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn11?stage=Stage>

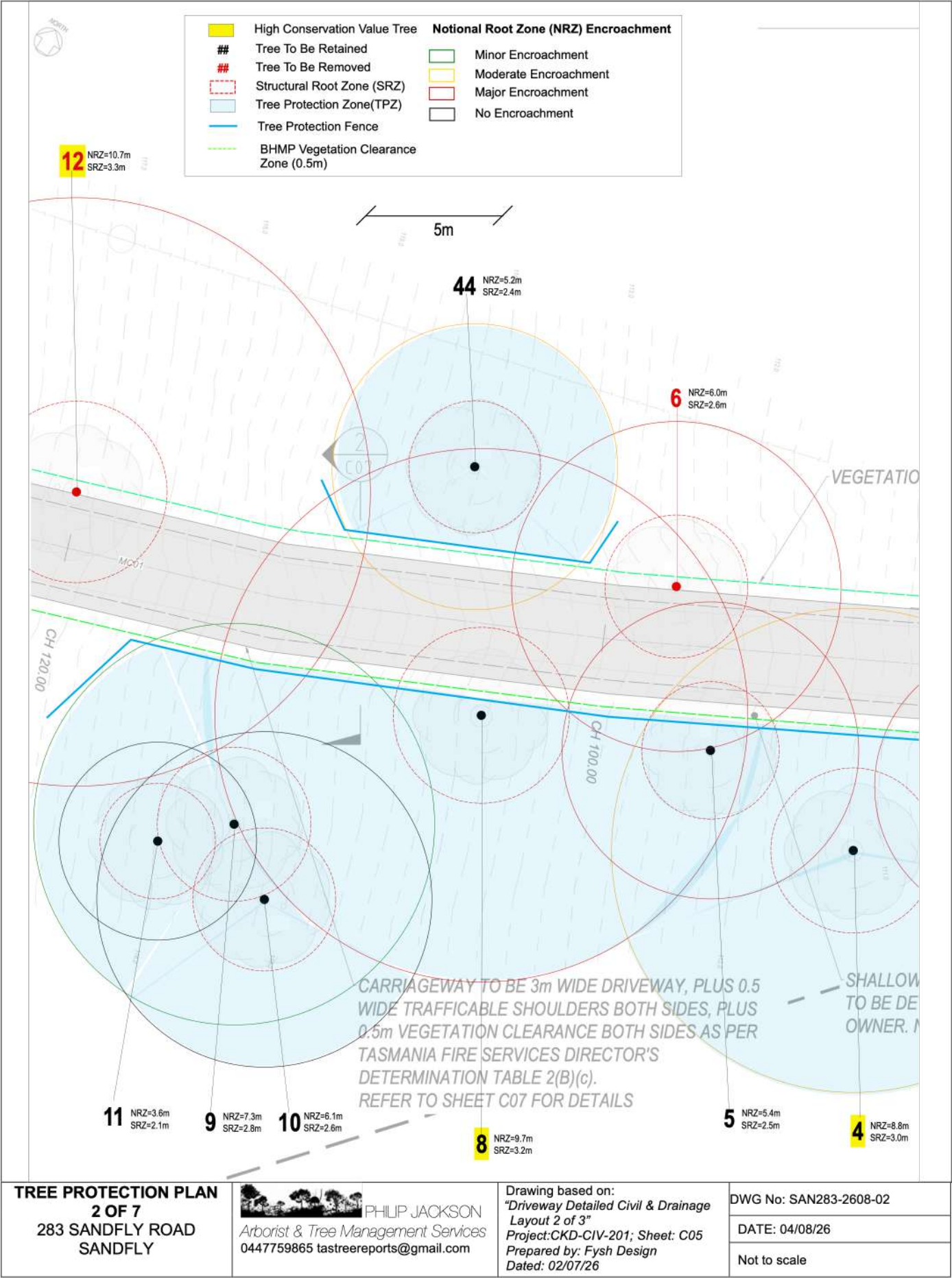
6.8 Pollution Control Within TPZs

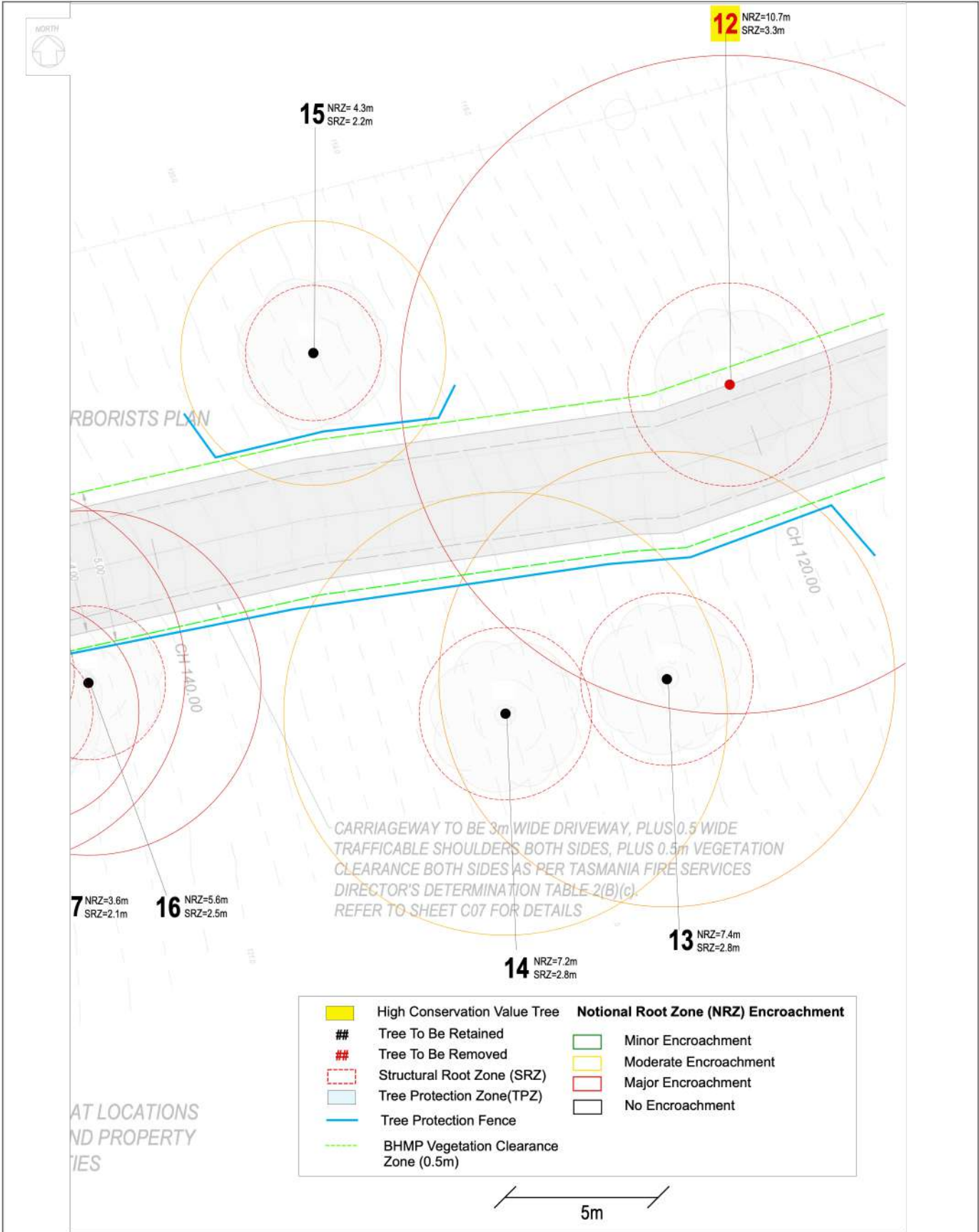
Detailed illustrative guidance on pollution control in TPZs can be accessed via the following hyperlink:

<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn4-v3/>

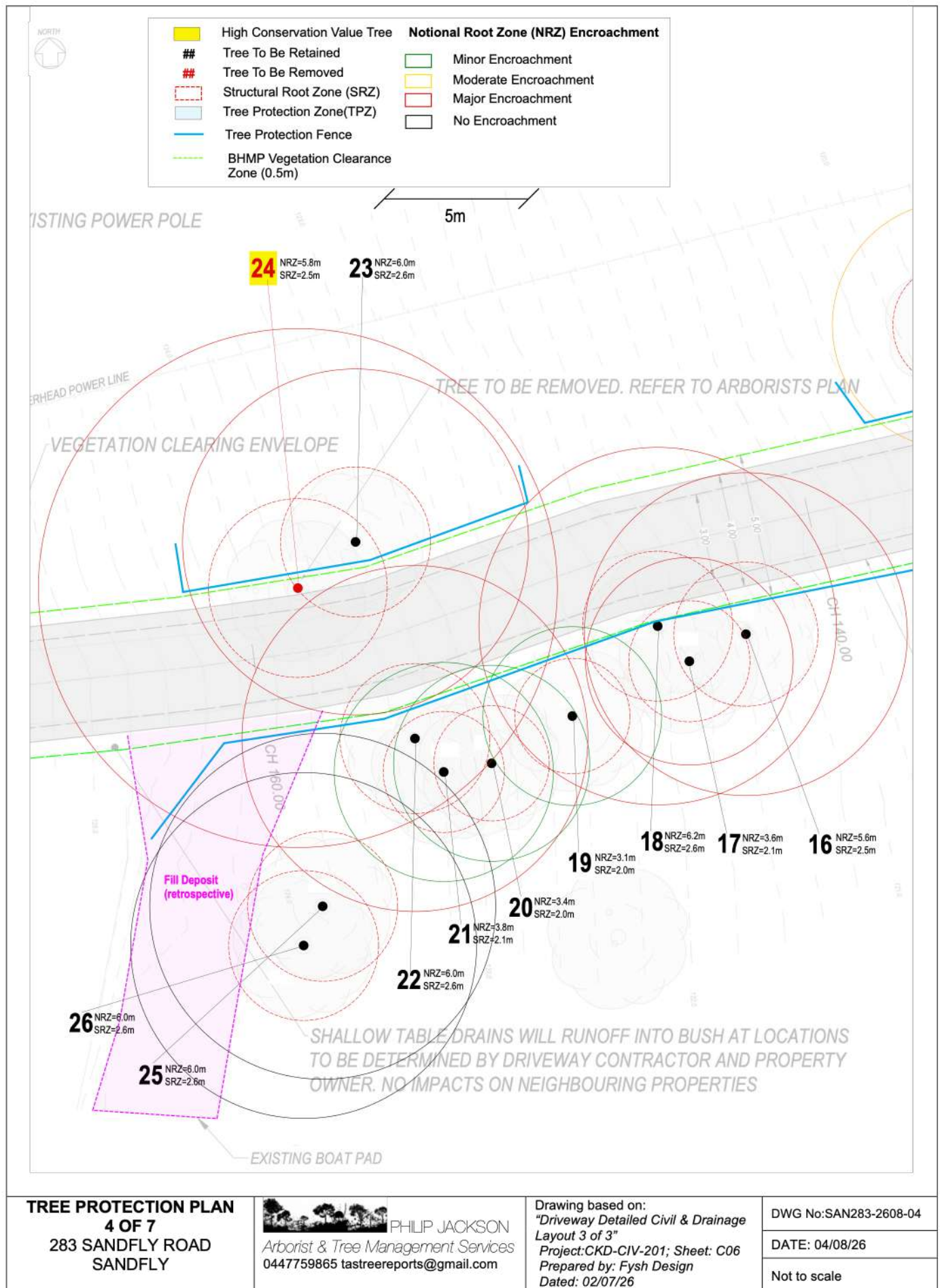
APPENDIX 1: TREE PROTECTION PLANS







TREE PROTECTION PLAN 3 OF 7 283 SANDFLY ROAD SANDFLY	 PHILIP JACKSON Arborist & Tree Management Services 0447759865 tastreereports@gmail.com	Drawing based on: "Driveway Detailed Civil & Drainage Layout 3 of 3" Project:CKD-CIV-201; Sheet: C06 Prepared by: Fysh Design Dated: 02/07/26	DWG No: SAN283-2608-03
			DATE: 04/08/26
			Not to scale



TREE PROTECTION PLAN
4 OF 7
 283 SANDFLY ROAD
 SANDFLY



PHILIP JACKSON
 Arborist & Tree Management Services
 0447759865 tastereports@gmail.com

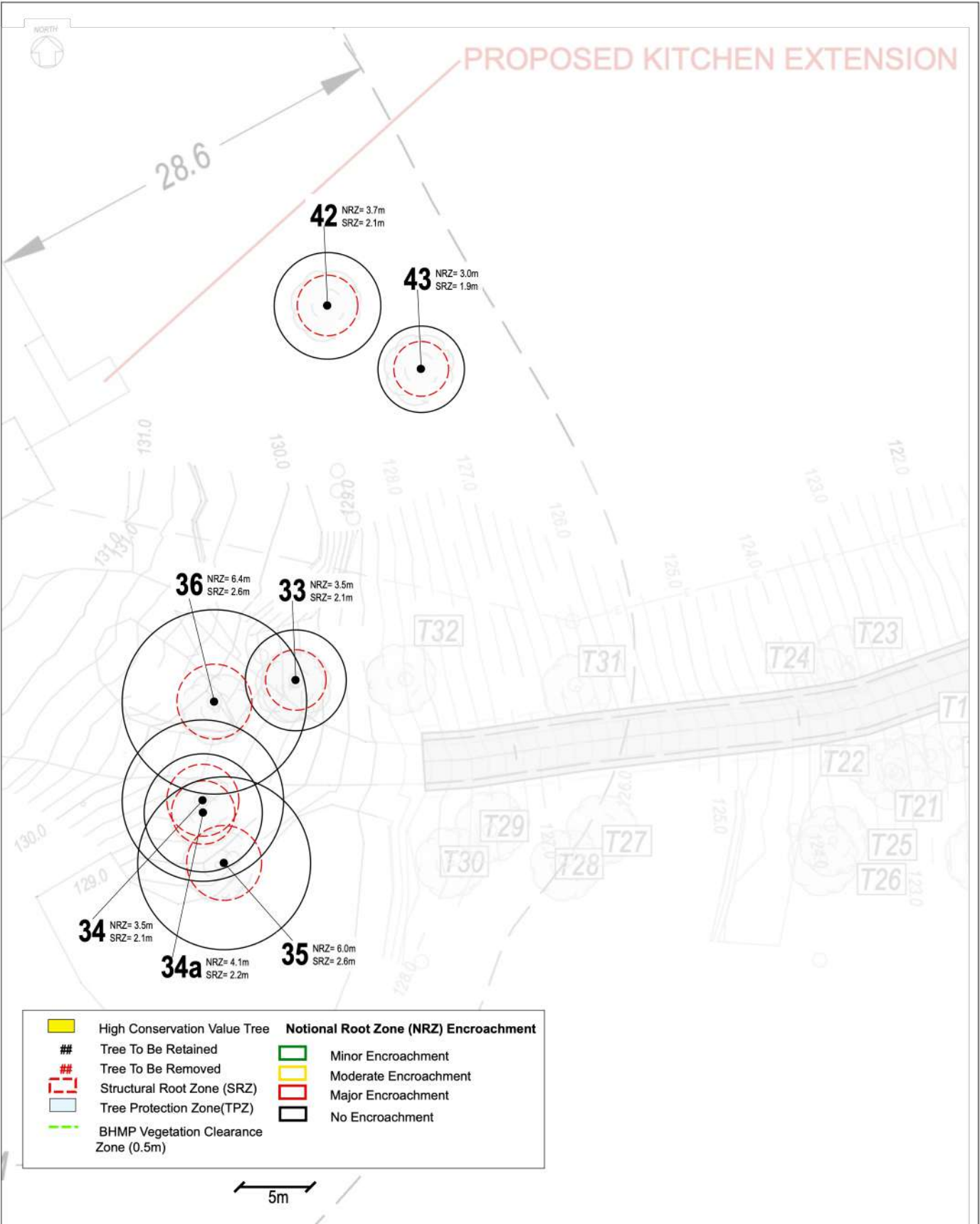
Drawing based on:
 "Driveway Detailed Civil & Drainage
 Layout 3 of 3"
 Project: CKD-CIV-201; Sheet: C06
 Prepared by: Fysh Design
 Dated: 02/07/26

DWG No: SAN283-2608-04

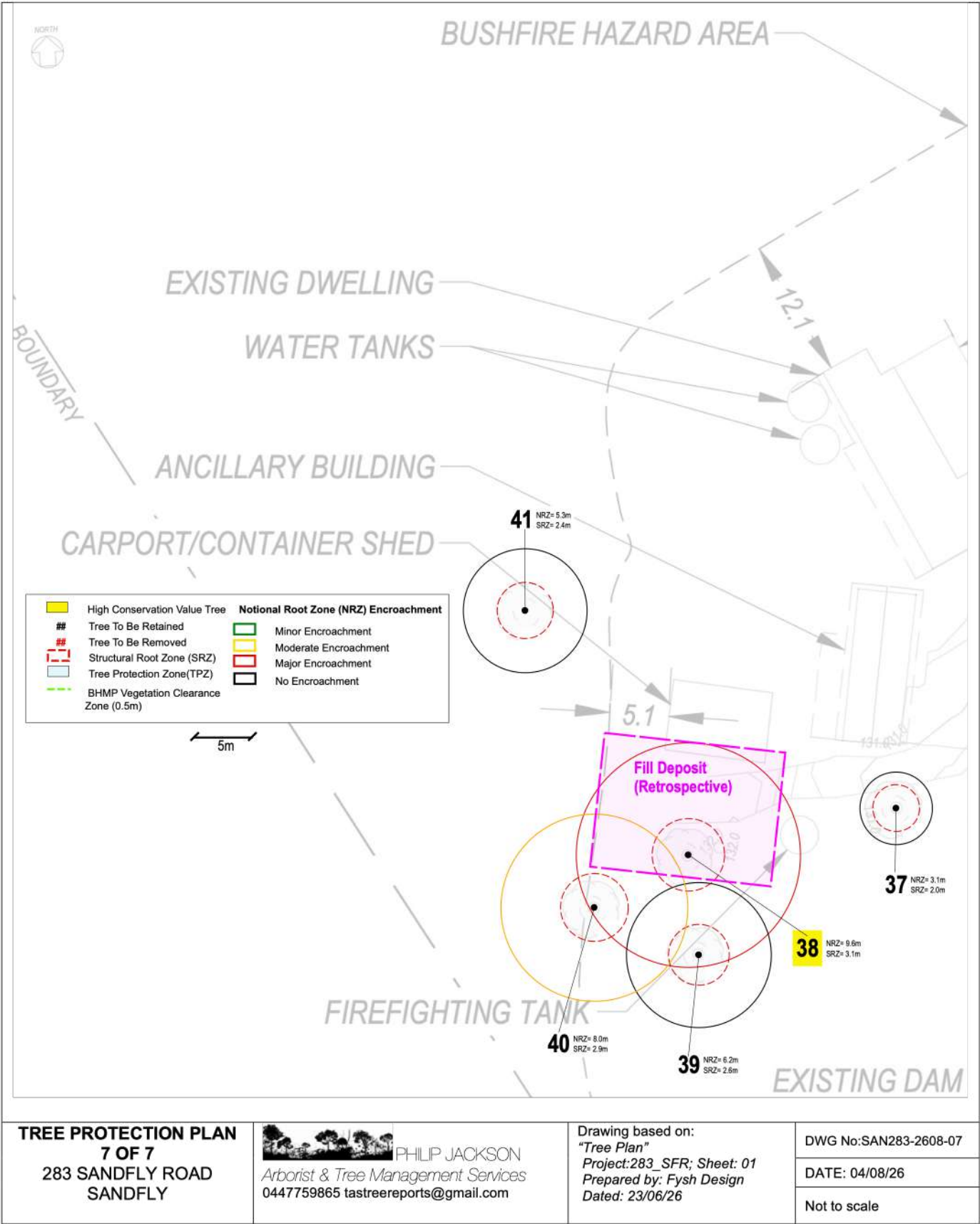
DATE: 04/08/26

Not to scale





TREE PROTECTION PLAN 6 OF 7 283 SANDFLY ROAD SANDFLY	 PHILIP JACKSON Arborist & Tree Management Services 0447759865 tastreereports@gmail.com	Drawing based on: "Tree Plan" Project: 283_SFR; Sheet: 01 Prepared by: Fysh Design Dated: 23/06/26	DWG No: SAN283-2608-06 DATE: 04/08/26 Not to scale
--	---	--	--



APPENDIX 2 – TREE SCHEDULE

NOTES:

Identifier: ##- tree to be removed; ##-tree to be retained. **Pink Cell Fill indicates trees that were subject to retrospective impact assessment.**

Age Class: Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature (senescent)

Height: Class: 0-5m; 6-10m; 11-15m; 16-20m; 21-25m; >25m

DSH: Diameter at Standard Height

DAB: Diameter of base measure at point above basal flare

Overall Vitality: G= Good; M=Moderate; P=Poor; Mo= Moribund; D= Dead

Overall Structure: G = Good; F = Fair; P = Poor; D= Dead.

Remaining Life Expectancy L =Long (>40 years); M=Medium (15-40 years); S=Short (5-15 years) ; T=Transient (< 5 years)

Conservation Value VH= Very High; H= High (see Section A1.5 in Appendix 4);

NRZ = Notional Root Zone

SRZ = Structural Root Zone

NRZ/SRZ Encroachment: Ma= Major; Mo=Moderate; Mi=Minor; N=None

Recommendations: **Rm**= Remove, **Rt**= Retain, **Rt+** = Retain by re-designing and/or employing alternative non-destructive construction methods

Identifier	Species	Age Class(m)	Height (m)	Spread (m)	DSH (m)	DAB(m)	Overall Vitality	Overall Structure	Life expectancy	Conservation Value	NRZ(m)	SRZ(m)	NRZ/SRZ Encroachment	Likely Impact	Recommendation	Comments
1	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	16-20m	4	0.48	0.53	M	G	M	n/a	5.8	2.5	Ma (100%)	Unacceptable level of encroachment with tree entirely within BHMP 0.5m vegetation clearance zone.	Rm	Tree stressed with twiggy dieback & large diameter deadwood. Basal decay
2	White Peppermint (<i>Eucalyptus pulchella</i>)	Y	11-15m	3	0.27	0.30	G	G	L	n/a	3.2	2.0	Mi (<10%)	Acceptable level of encroachment. Negligible impact.	Rt	
3	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	11-15m	5	0.42	0.46	G	P	S	n/a	5.0	2.4	Ma (26%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	Tree with large stem wound & decay @ 5m. Construct access upgrade above present grade with no excavation within NRZ
4	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	10	0.73	0.80	M	F	S	VH	8.8	3.0	Mod (16%)	Conventional access construction methods will result in adverse impact due to existing reduce vitality of tree	Rt+	Tree stressed with twiggy dieback & large diameter deadwood. Construct access upgrade above present grade with no excavation within NRZ
5	Black Sheoak (<i>Allocasuarina littoralis</i>)	M	11-15m		0.45	0.50	G	F	M	n/a	5.4	2.5	Ma (35%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	Large old failure wound on stem @2m. Tree within NRZ of trees 4 & 8 therefore construct access upgrade above present grade with no excavation within NRZ.

Identifier	Species	Age Class(m)	Height (m)	Spread (m)	DSH (m)	DAB(m)	Overall Vitality	Overall Structure	Life expectancy	Conservation Value	NRZ(m)	SRZ(m)	NRZ/SRZ Encroachment	Likely Impact	Recommendation	Comments
6	White Peppermint (<i>Eucalyptus pulchella</i>)	M	11-15m	5	0.50	0.55	M	G	M	n/a	6.0	2.6	Ma (100%)	Unacceptable level of encroachment with tree entirely within BHMP 0.5m vegetation clearance zone.	Rm	
7	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	8	0.46	0.51	M	F	S	n/a	5.5	2.5	N (0%)	Works outside NRZ. No Impact	Rt	Tree stressed with twiggy dieback & large diameter deadwood . Basal decay
8	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	10	0.81	0.89	M	P	M	VH	9.7	3.2	Ma (44%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	Tree immediately adjacent road design. Large old basal fire cavity. Hollow stem to upper crown with old large failure stubs & hollows. Construct access upgrade above present grade with no excavation within NRZ
9	White Peppermint (<i>Eucalyptus pulchella</i>)	M	11-15m	10	0.61	0.67	P	F	T	n/a	7.3	2.8	Mi (<10%)	Minor level of encroachment with potential adverse impact due to declining vitality.	Rt+	Tree in terminal decline. Tree mostly within NRZ of tree 8 with above grade construction specified.
10	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	16-20m	5	0.51	0.56	G	G	L	n/a	6.1	2.6	N (0%)	Works outside NRZ. No Impact	Rt	
11	Black Sheoak (<i>Allocasuarina littoralis</i>)	M	6-10m	4	0.30	0.33	P	P	T	n/a	3.6	2.1	N (0%)	Works outside NRZ. No Impact	Rt	Tree with significant trunk decay in terminal decline

Identifier	Species	Age Class(m)	Height (m)	Spread (m)	DSH (m)	DAB(m)	Overall Vitality	Overall Structure	Life expectancy	Conservation Value	NRZ(m)	SRZ(m)	NRZ/SRZ Encroachment	Likely Impact	Recommendation	Comments
12	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	13	0.89	0.98	G	G	M	VH	10.7	3.3	Ma (100%)	Unacceptable level of encroachment with tree entirely within BHMP 0.5m vegetation clearance zone.	Rm	Basal Decay. Tree Immediately adjacent road design. Significant erosion in road.
13	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	9	0.62	0.68	M	F	M	n/a	7.4	2.8	Mo (15%)	Tolerable impact.	Rt	Stem decay
14	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	10	0.60	0.66	M	G	S	n/a	7.2	2.8	Mod (12%)	Tolerable impact.	Rt	Tree stressed with thinning canopy & dieback
15	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	11-15m	5	0.36	0.40	G	F	M	n/a	4.3	2.2	Mod (11%)	Tolerable impact.	Rt	
16	White Gum (<i>Eucalyptus viminalis</i>)	M	16-20m	8	0.47	0.52	M	G	M	n/a	5.6	2.5	Ma (37%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	Canopy integrated with tree 18. Immediately adjacent to road design
17	White Peppermint (<i>Eucalyptus pulchella</i>)	Y	11-15m	4	0.30	0.33	P	F	S	n/a	3.6	2.1	Ma (22%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	Tree stressed with thinning canopy & dieback. Suppressed by neighbouring trees

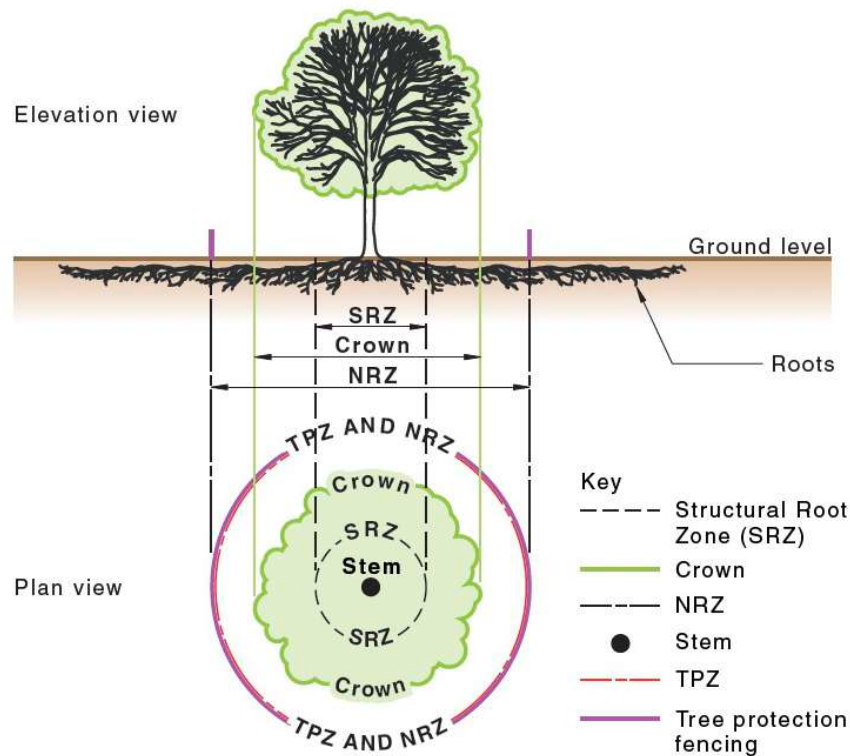
Identifier	Species	Age Class(m)	Height (m)	Spread (m)	DSH (m)	DAB(m)	Overall Vitality	Overall Structure	Life expectancy	Conservation Value	NRZ(m)	SRZ(m)	NRZ/SRZ Encroachment	Likely Impact	Recommendation	Comments
18	White Gum (<i>Eucalyptus viminalis</i>)	M	16-20m	10	0.52	0.57	M	G	M	n/a	6.2	2.6	Ma (47%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	Canopy integrated with tree 16
19	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	11-15m	3	0.26	0.29	M	F	S	n/a	3.1	2.0	Mi (<10%)	Minor level of encroachment with potential adverse impact due to declining vitality.	Rt+	Tree stressed with canopy thinning and dieback
20	White Peppermint (<i>Eucalyptus pulchella</i>)	M	11-15m	4	0.28	0.31	M	G	S	n/a	3.4	2.0	Mi (<10%)	Minor level of encroachment with tolerable impact.	Rt	Tree stressed with canopy thinning and dieback
21	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	6	0.32	0.35	G	F	M	n/a	3.8	2.1	Mi (10%)	Minor level of encroachment with minimal impact.	Rt	Canopy integrated with tree 22
22	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	4	0.50	0.55	M	G	M	n/a	6.0	2.6	Ma (34%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	Tree stressed with canopy thinning and dieback. Canopy integrated with tree 21

Identifier	Species	Age Class(m)	Height (m)	Spread (m)	DSH (m)	DAB(m)	Overall Vitality	Overall Structure	Life expectancy	Conservation Value	NRZ(m)	SRZ(m)	NRZ/SRZ Encroachment	Likely Impact	Recommendation	Comments
23	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	6	0.50	0.55	G	F	M	n/a	6.0	2.6	Ma (40%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	Basal wound & decay. Canopy integrated with tree 24
24	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	12	0.75	0.83	G	F	M	VH	9.0	3.1	Ma (100%)	Unacceptable level of encroachment with tree entirely within BHMP 0.5m vegetation clearance zone.	Rm	Basal wound & decay. Immediately adjacent/in food road design
25	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	7	0.50	0.55	G	G	M	n/a	6.0	2.6	Access: N(0%) Boat Parking: Ma(30%)	Access works will be outside NRZ with no Impact. Potential adverse impact from deposition & compaction of fill for boat parking	Rt	Canopy integrated with tree26. Adjacent to boat storage area. Leave deposited fill in situ to protect any roots that may have migrated into it since installation.
26	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	10	0.50	0.55	G	G	M	n/a	6.0	2.6	Access: N(0%) Boat Parking: Ma(26%)	Access works will be outside NRZ with no Impact. Potential adverse impact from deposition & compaction of fill for boat parking	Rt	Canopy integrated with tree 25. Adjacent to boat storage area. Leave deposited fill in situ to protect any roots that may have migrated into it since installation.
27	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	9	0.40	0.44	M	G	M	n/a	4.8	2.3	Mi (<10%)	Minor level of encroachment with tolerable impact.	Rt	Tree stressed with canopy thinning and dieback
28	White Peppermint (<i>Eucalyptus pulchella</i>)	OM	11-15m	6	0.45	0.50	Mo	P	T	n/a	5.4	2.5	N (0%)	Works outside NRZ. No Impact	Rt	Tree with significant decay is nearly dead

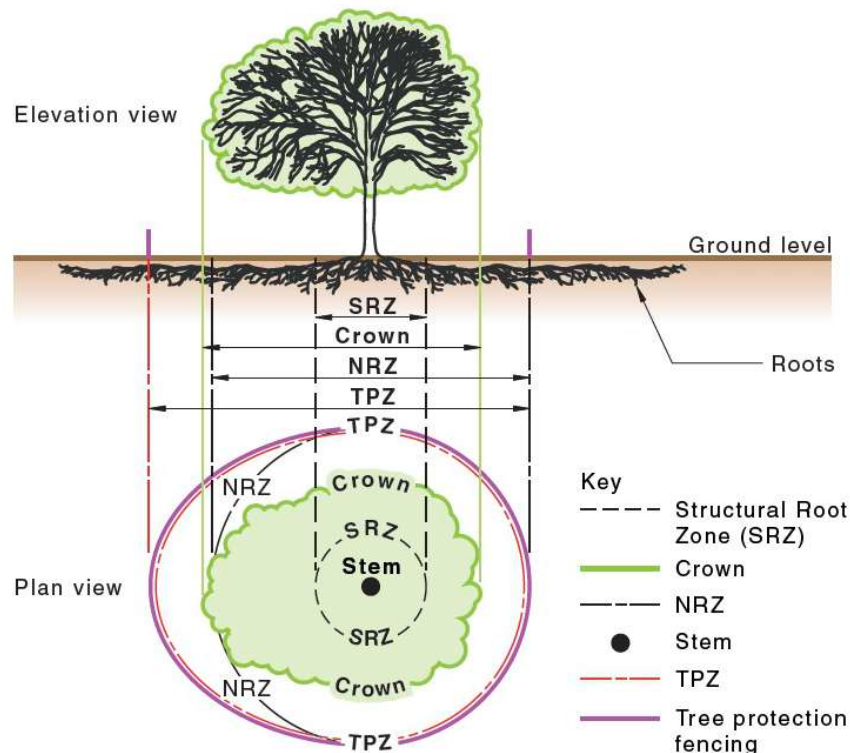
Identifier	Species	Age Class(m)	Height (m)	Spread (m)	DSH (m)	DAB(m)	Overall Vitality	Overall Structure	Life expectancy	Conservation Value	NRZ(m)	SRZ(m)	NRZ/SRZ Encroachment	Likely Impact	Recommendation	Comments
29	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	11-15m	3	0.26	0.29	M	G	M	n/a	3.1	2.0	Mi (10%)	Minor level of encroachment with minimal impact.	Rt	
30	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	10	0.44	0.48	G	G	M	n/a	5.3	2.4	Mi (10%)	Minor level of encroachment with minimal impact.	Rt	
31	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	16-20m	5	0.39	0.43	G	G	M	n/a	4.7	2.3	Ma (33%)+ SRZ	Notionally unacceptable level of encroachment with conventional access construction methods resulting in adverse impact & potential instability	Rt+	
32	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	11-15m	5	0.43	0.47	G	P	M	n/a	5.2	2.4	Mi (10%)	Minor level of encroachment with minimal impact.	Rt	Large stem wound at 5m
33	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	6	0.29	0.32	G	F	M	n/a	3.5	2.1	N (0%)	Works outside NRZ. No Impact	Rt	Failed co-dominant stem
34	Black Gum (<i>Eucalyptus ovata</i>)	M	11-15m	7	0.47	0.52	M	F	S	n/a	5.6	2.5	N (0%)	Works outside NRZ. No Impact	Rt	Tree stressed with large diameter deadwood & stress response growth. Integrated with tree 34a
34a	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	6-10m	7	0.34	0.37	P	F	S	n/a	4.1	2.2	N (0%)	Works outside NRZ. No Impact	Rt	Tree stressed with canopy thinning and dieback. Integrated with tree 34 at base
35	White Peppermint (<i>Eucalyptus pulchella</i>)	M	11-15m	6	0.50	0.55	M	G	M	n/a	6.0	2.6	N (0%)	Works outside NRZ. No Impact	Rt	Tree stressed with twiggy dieback

Identifier	Species	Age Class(m)	Height (m)	Spread (m)	DSH (m)	DAB(m)	Overall Vitality	Overall Structure	Life expectancy	Conservation Value	NRZ(m)	SRZ(m)	NRZ/SRZ Encroachment	Likely Impact	Recommendation	Comments
37	Siver Banksia (<i>Banksia marginata</i>)	M	6-10m	4	0.26	0.29	G	G	M	n/a	3.1	2.0	N (0%)	Works outside NRZ. No Impact	Rt	
38	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	10	0.80	0.88	P	F	S	VH	9.6	3.1	Ma (40%)+ SRZ	Likely adverse impact from soil deposition due to compaction & burying of trunk base	Rt	Tree stressed with canopy thinning and dieback. Fill Placed ~1.5m up western trunk face. Leave fill in situ as removal may cause further trunk & root damage.
39	White Peppermint (<i>Eucalyptus pulchella</i>)	M	11-15m	5	0.52	0.57	M	F	M	n/a	6.2	2.6	N (0%)	Works outside NRZ. No Impact	Rt	Tree stressed with canopy thinning and dieback.
40	White Peppermint (<i>Eucalyptus pulchella</i>)	M	16-20m	10	0.67	0.74	M	G	M	n/a	8.0	2.9	Mod (15%)	Likely adverse impact from soil deposition due to compaction	Rt	Tree stressed with canopy thinning and dieback. Fill placed within NRZ. Leave fill in situ as removal may cause further root damage.
41	White Peppermint (<i>Eucalyptus pulchella</i>)	M	11-15m	12	0.44	0.48	G	G	M	n/a	5.3	2.4	N (0%)	Works outside NRZ. No Impact	Rt	
42	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	16-20m	3	0.31	0.34	G	P	M	n/a	3.7	2.1	N (0%)	Works outside NRZ. No Impact	Rt	Slender trunk
43	White Peppermint (<i>Eucalyptus pulchella</i>)	EM	6-10m	4	0.25	0.28	G	G	M	n/a	3.0	1.9	N (0%)	Works outside NRZ. No Impact	Rt	
44	White Peppermint (<i>Eucalyptus pulchella</i>)	M	11-15m	4	0.43	0.47	G	G	M	n/a	5.2	2.4	Mod (13%)	Tolerable impact.	Rt	

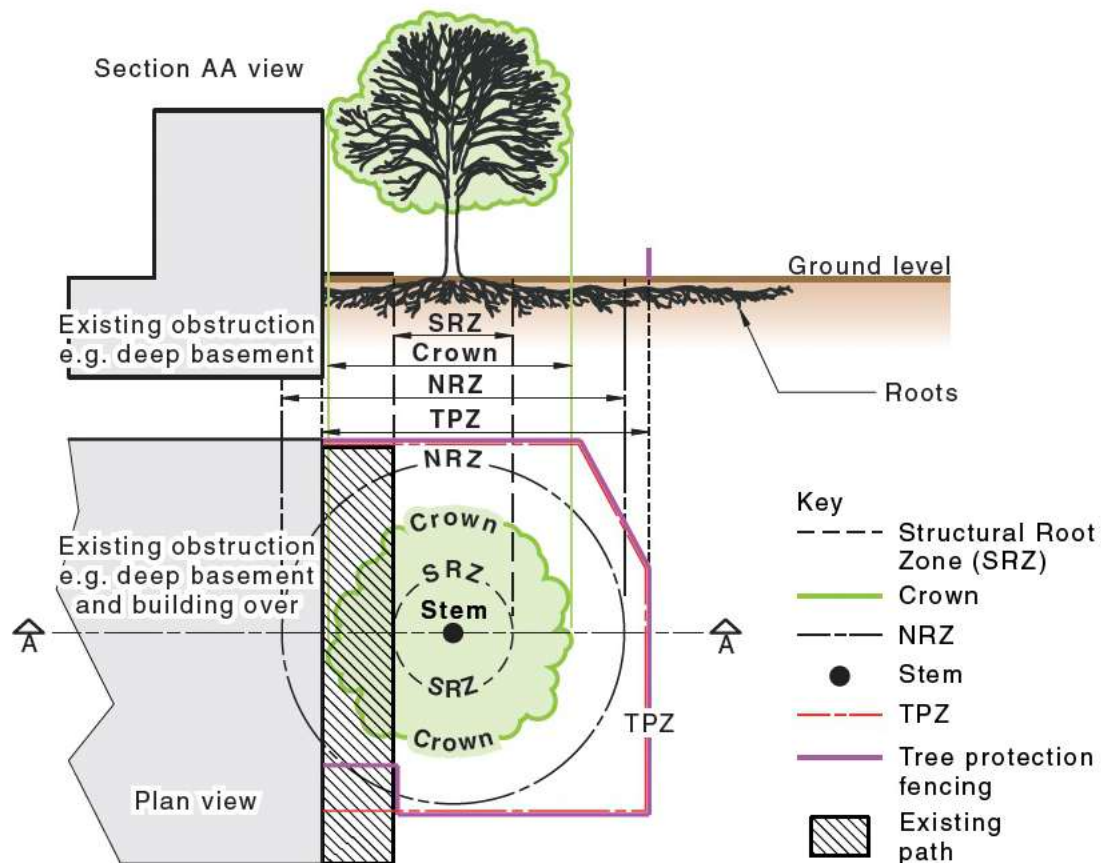
APPENDIX 3 – THE TREE PROTECTION ZONE (TPZ) & ENCROACHMENT EXAMPLES



(a) No development within NRZ

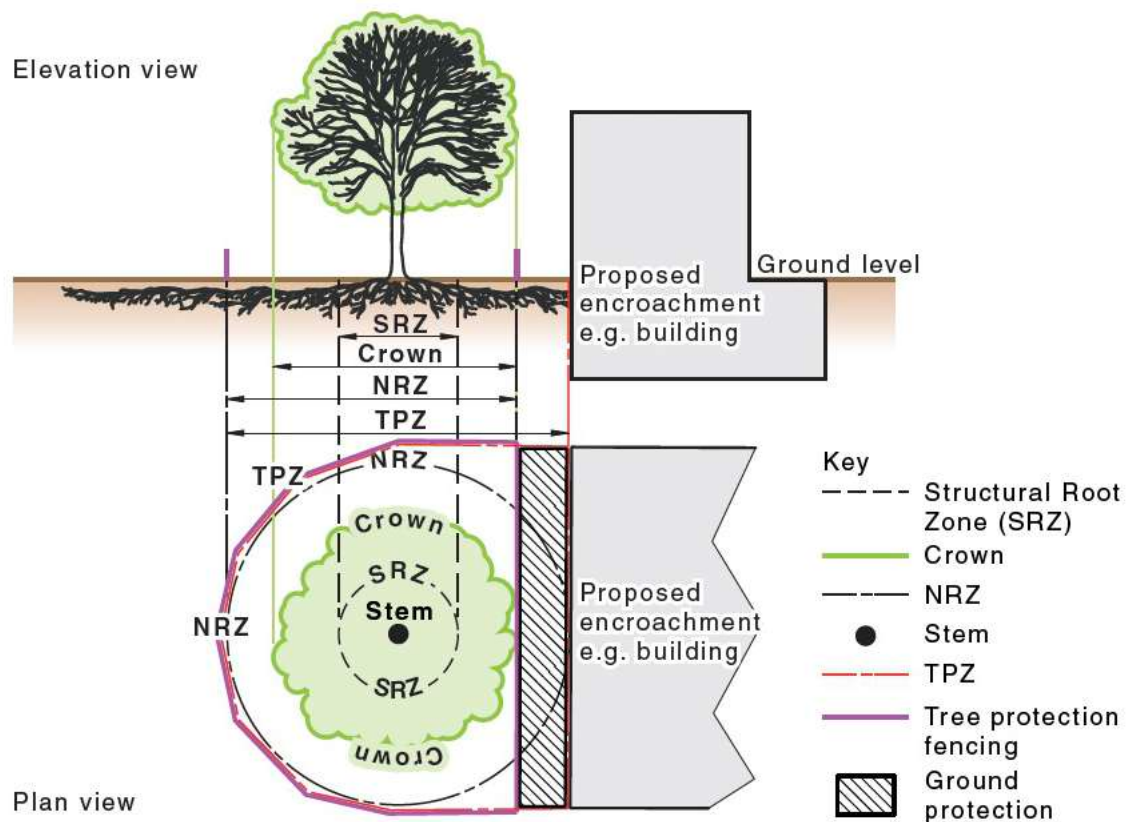


(b) No development within NRZ but with crown protection required

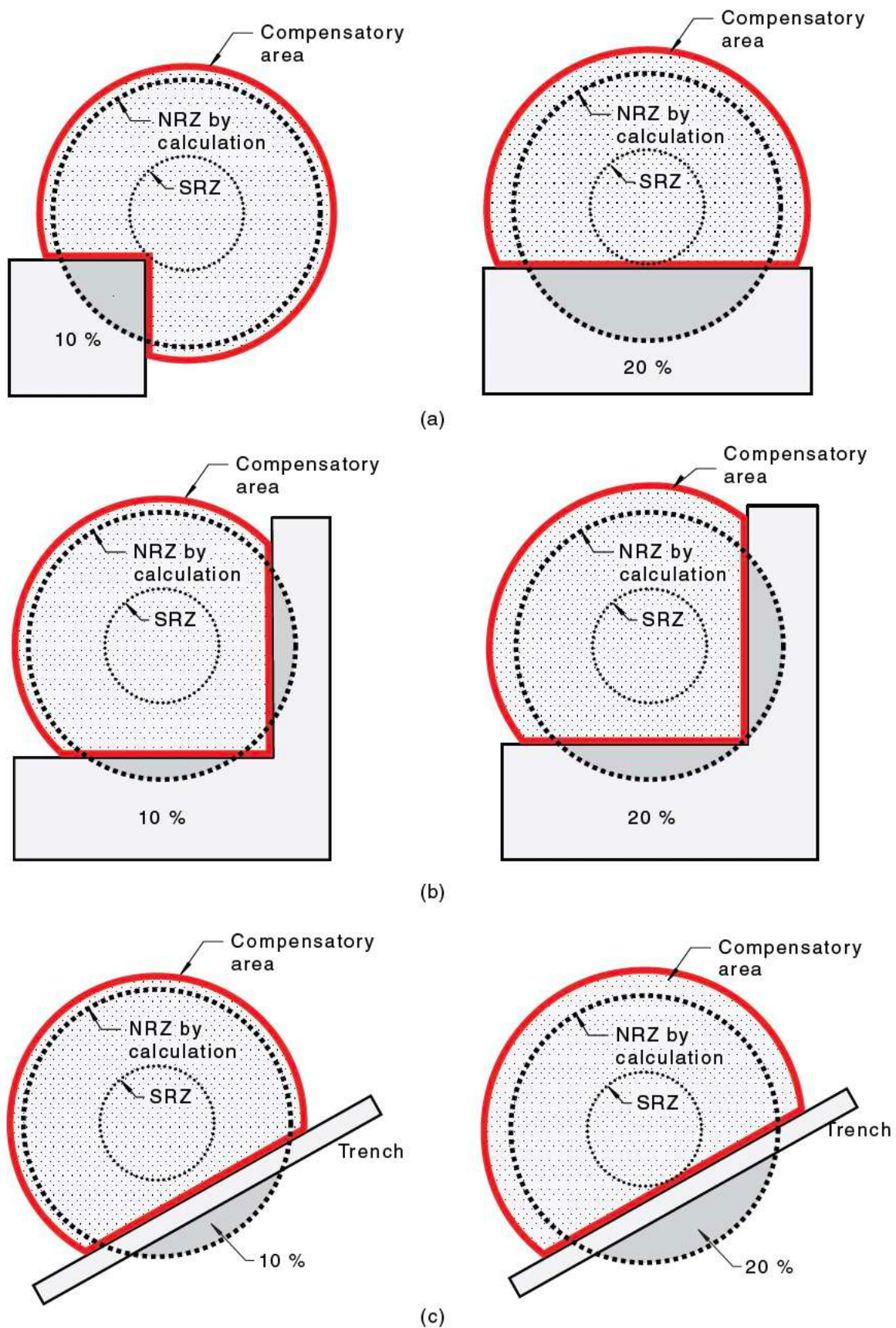


NOTE The project arborist has determined a suitable location for the tree protection fence. They have included a portion of the path as ground protection.

(c) TPZ compensatory area shown for existing structures



(d) TPZ compensatory area shown for proposed development



Source: -AS 4970 – 2025 – Protection of Trees on Development Sites (Standards Australia, Sydney.)

APPENDIX 4 – METHODOLOGY

A1.0 Qualifications

1.0.1 I have based this report on my site observations and the information provided to me. I have over fifteen years' experience in the field of tree management and arboricultural practice. A summary of my relevant qualifications includes:

- Bachelor of Science (Hons) – Plant Ecology - University of NSW
- Bachelor of Science – Botany/Environmental. Studies - Tasmania University
- Diploma of Horticulture - Arboriculture - Ryde TAFE
- VALID Tree Risk-Benefit Assessment certified validator
- Quantified Tree Risk Assessment certified advanced practitioner - Lic. No. 4148

A1.1 General

1.1.1 I conducted a survey and basic inspection of the subject trees from the ground. No aerial or climbing inspections, core testing, drilling or ultrasound diagnosis were undertaken. No excavations to determine the location and/or condition of roots were conducted. No plant samples were analysed for formal identification of any pests or disease.

1.1.2 The biological and mechanical features of the trees were assessed for health & vitality, structural condition and defects.

1.1.3 Tree trunk diameter at standard height (DSH) was measured or estimated at 1.4 metres above ground level and rounded to the nearest 0.10 metres. Tree Basal diameter was estimated to be 0.1x greater than the DBH. Tree height was estimated. All distances were taken from the centre of the trunk unless otherwise indicated.

A1.2 Tree Health Assessment

1.2.1 The overall health of the trees was rated as follows:

	Description
Good	Good health and vitality - exhibiting minor pest/disease, good extension growth, minor abnormalities in foliage size, colour or density.
Moderate	Moderate health and vitality - containing defects and/or damage that may be able to be remediated to provide an acceptable level of risk.
Poor	Poor health and vitality - exhibiting extensive or untreatable pest/disease, poor extension growth, significant deadwood and dieback, evidence of rapid decline, sparse foliage cover, abnormal foliage colour or size.
Moribund	Tree is in terminal decline, Lacking vitality or vigour
Dead	Tree is dead

A1.3 Tree Structure Assessment

1.3.1 The overall structure of the tree was rated as follows:

	Description
Good	Good structure - may contain minor defects and/or damage that can be successfully remediated or do not require treatment with an acceptable level of risk.
Fair	Fair structure - containing defects and/or damage that may be able to be remediated to provide an acceptable level of risk.
Poor	Poor structure - Evidence of instability or contains defects and/or damage which render the tree potentially hazardous/ prone to failure or cannot be successfully remediated.
Dead	Tree is dead

A1.4 Remaining Life Expectancy

1.4.1 The remaining life expectancy (RLE) is an estimate of the sustainable longevity of the subject tree(s) in its growing environment. The RLE is modified where necessary to take in consideration tree(s) health, structural condition and site suitability. The tree(s) has been allocated one of the following RLE categories (Modified from Barrell, 2001):

- I. Long (>40 years)
- II. Medium (15-40 years)
- III. Short (5-15 years)
- IV. Transient (< 5 years)

The estimated RLE of the subject tree is shown in the Tree Schedule in **Appendix 2**.

A1.5 Conservation Value Assessment

Table 1: Kingborough Council working definition of native tree conservation value set out in Kingborough Council Policy 6.10 "Biodiversity Offset Policy" (version 2.1, November 2023)

Description	Characteristics	Rationale	Biodiversity Value
<i>Eucalyptus globulus</i> or <i>E. ovata</i>	DBH >70cm	Swift parrot foraging habitat	Very high
<i>E. viminalis</i>	DBH >25cm and within or directly adjacent to significant forty-spotted pardalote habitat	Forty-spotted pardalote habitat	Very high
Native trees with known or potential nesting hollows	Hollows present; and/or, DBH > 70cm in dry forests or cleared settings; or, DBH >100cm in wet forests	Habitat for hollow dependent species	Very high
<i>Eucalyptus globulus</i> or <i>E. ovata</i>	DBH >40cm and <70cm	Swift parrot foraging habitat	High
<i>E. viminalis</i>	DBH >25cm and: - on Bruny Island; or - within 5,000m of significant forty-spotted pardalote habitat or within potential forty-spotted pardalote habitat	Forty-spotted pardalote habitat	High
A species that is listed in the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999 (C'th)</i>	N/A	Listed threatened species	High
Priority species (including <i>Eucalyptus rubida</i>)	DBH >25cm	Meets IUCN criteria for endangered within Kingborough	High

REFERENCES

Barrell, J 2001, "SULE: Its use and status into the new millennium" in *Management of mature trees*. Proceedings of the 4th NAAA Tree Management Seminar, NAAA, Sydney.

Barrell Tree Consultancy (2020) *"Manual For Managing Trees on Development Sites"* (2020)
<https://www.barrelltreecare.co.uk/resources/technical-guidance>

Council of Standards Australia (2025) **AS 4970–2025 Protection of Trees on Development Sites**
Standards Australia, Sydney.

Council of Standards Australia (2007) **AS 4373 – Pruning of Amenity Trees**
Standards Australia, Sydney.

DISCLAIMER, ASSUMPTIONS, LIMITATIONS & COPYRIGHT

Disclaimer:

Although The Author (Philip Jackson) uses all due care and skill in providing you information made available in this report, to the extent permitted by law The Author otherwise excludes all warranties of any kind, either expressed or implied.

To the extent permitted by law, you agree The Author is not liable to you or any other person or entity for any loss or damage caused or alleged to have been caused (including loss or damage resulting from negligence), either directly or indirectly, by your use of the information (including by way of example, arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will The Author be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if The Author has been advised of the possibility of such loss or damage.

This disclaimer is governed by the law in force in the State of Tasmania, Australia.

General Report Assumptions:

- Any legal description provided to The Author is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.

- The Author assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.

- The Author shall take care to obtain all information from reliable sources. All data shall be verified insofar as possible; however The Author can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under The Author's control.

- The Author shall be not required to give testimony or to attend court by reason of the report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

- Loss of the report or alteration of any part of the report not undertaken by The Author invalidates the entire report.

- Possession of the report or a copy thereof does not imply right of publication or use for any purpose by anyone but The Client or their directed representatives, without the prior consent of The Author.

- The report and any values expressed therein represent the opinion of The Author and The Author's fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

- Sketches, diagrams, graphs and photographs used in the report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.

- Unless expressed otherwise:

- i) Information contained in the report will cover those items that were outlined in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and

- ii) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.

- There is no warranty or guarantee, expressed or implied by The Author., that the problems or deficiencies of the plants or site in question may not arise in the future.

- All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that The Author has been instructed to consider or to take into account in preparing the report have been included or listed within the report.

To The Author's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report will be fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

Copyright notice:

©Philip Jackson 2026. All rights reserved, except as expressly provided otherwise in this publication



PHILIP JACKSON Arborist & Tree Management Services 0447759865

TREE PROTECTION ZONE

NO ACCESS

FENCE NOT TO BE REMOVED WITHOUT APPROVAL OF
PROJECT ARBORIST

WITHIN THIS FENCE THERE IS TO BE

NO:

STORAGE OF MATERIALS
PARKING OF PLANT OR VEHICLES
TRENCHING OR EXCAVATION
WASHING OF TOOLS OR EQUIPMENT

CONTACT: