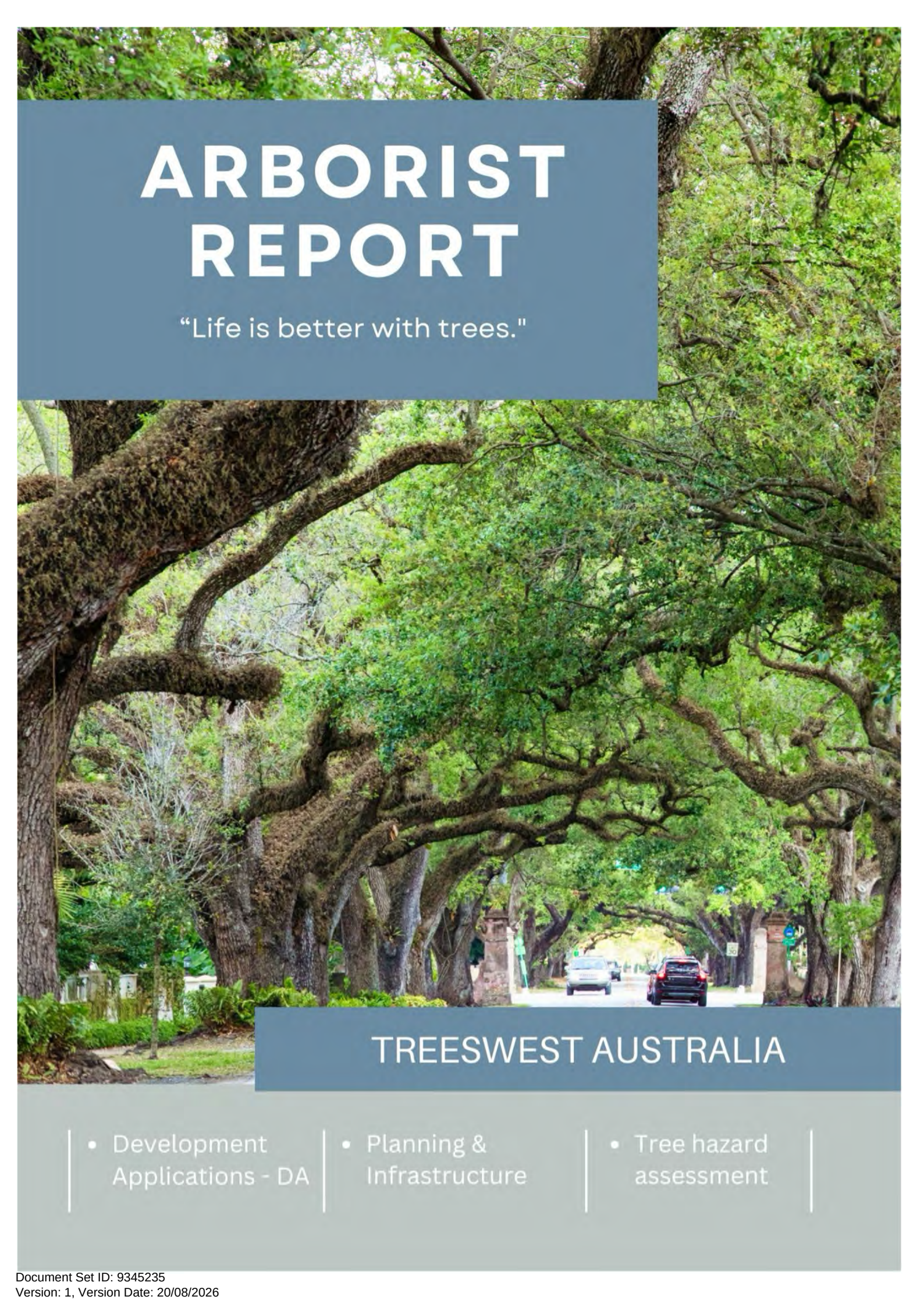




ARBORIST REPORT

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- Development Applications - DA
- Planning & Infrastructure
- Tree hazard assessment



ARBORIST REPORT

William Street, Beckenham

Root Zone Assessment and Development Impact Advice

Document Control

Client	Dome Holdings ATF Gold Trust c/o Alessandro Spagnolo, Apex Planning
Site	William Street, Beckenham, Western Australia
Purpose	Development Application support - assessment of tree root zones, Tree Protection Zones and Structural Root Zones
Prepared by	Dave Crispin, Consulting Arborist, Treeswest Australia
Reference standard	AS 4970-2025 Protection of trees on development sites

This report is based on the supplied brief, site photographs and plan excerpt. Trunk diameters used for TPZ/SRZ calculations are reasonable estimates from the supplied material and must be confirmed on site before final construction documentation, building set-out or tree protection installation.

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1 Executive Summary

Treeswest Australia was engaged to provide arboricultural advice for a proposed showroom development on William Street, Beckenham. The key issue is the proximity of the proposed building footprint, including a nil setback to the lot boundary, to existing mature trees located near the William Street verge and within the landscaped frontage of the property.

Three mature trees were assessed for root-zone and development-interface implications. A fourth smaller tree was noted because it may be transplantable or readily relocated if required by the final design. Tree 1 is a mature verge tree and is understood to be a City of Gosnells asset. Tree 2 is also a mature City of Gosnells tree asset, see photo 10 indicated outside the lot boundary. The supplied plan indicates the proposed building line passes through, or immediately through, the centre of the tree/root plate. At a minimum it is within the tree's Structural Root Zone (SRZ). Tree 3 is the largest tree of the assessed group and warrants a high level of protection during design and construction.

The most significant finding is that Tree 2 cannot be sustainably retained under the current design alignment unless it can be proven, by non-destructive means that the tree will remain viable if excavation is to take place within the SRZ. Construction through the root plate would require the removal of a substantial portion of the structural and absorbing root system, with a high likelihood of tree decline, instability and eventual mortality. To determine the exact location of the root plate, will determine the degree of shift in the design to accommodate the tree roots; a root investigation is warranted to pin point the location of the root plate.

Tree 1 may be retainable if the development footprint, demolition, excavation, service installation and site access are designed and managed to avoid the Structural Root Zone and to limit any incursion into the Tree Protection Zone. As Tree 1 and tree 2 are verge trees, written approval and conditions from the City of Gosnells should be obtained before any works occur within the protection zones.

Tree 3 should be retained and protected as a significant mature landscape asset. Tree protection fencing, ground protection, mulch, irrigation and root-sensitive construction methods are recommended before any demolition, excavation, material storage or building works commence.

2 Introduction and Brief

Apex Planning is preparing a Development Application for a new showroom building at William Street, Beckenham. The supplied brief requested an assessment of the existing mature trees, with particular emphasis on root protection zones and whether the proximity of the proposed nil-setback building to the trees is likely to be problematic.

The scope of this report is to identify relevant Tree Protection Zones (TPZs) and Structural Root Zones (SRZs), explain their importance under AS 4970-2025, assess the likely impact of the proposed works, and provide practical recommendations for design response and construction-stage tree protection.

The trees have been referenced in accordance with the supplied site plan and photographs. Tree 1 corresponds with the William Street verge tree, Tree 2 identified as a local authority amenity tree corresponds with the tree directly affected by the proposed building alignment, and Tree 3 corresponds with the largest, mature tree in the frontage group. The smaller deciduous tree shown in Photo 9 is referenced as Tree 4.

3 Site Context

The site is located on William Street, Beckenham and forms part of a commercial frontage with an existing road verge, footpath, road infrastructure, landscaped garden beds and adjoining car parking areas. Existing site constraints include kerbs, road pavement, pedestrian paths, services, compacted areas and the proposed building footprint.

The proposed development includes a new showroom building with a nil setback to the boundary. On the supplied plan, the proposed building line and associated works are located close to the mature trees. This creates potential conflict with the root plate, structural roots, absorbing roots and the soil volume required to maintain long-term tree vitality.

The urban conditions around the trees mean that roots are unlikely to be distributed evenly in all directions. Existing hardstand, road pavement, kerbs and historical disturbance may have redirected or constrained rooting patterns. For this reason, root investigation should be undertaken before finalising design assumptions where the proposed works enter any TPZ.

4 Methodology and Standards

The assessment, carried out onsite, used a visual tree assessment methodology (VTA) and a review of the supplied plan excerpt, together with tree protection calculations based on AS 4970-2025 Protection of trees on development sites. The report is intended to inform planning and design decisions before detailed construction documentation is finalised.

For the purposes of preliminary design, the Tree Protection Zone has been calculated as 12 times the trunk diameter measured at breast height, subject to the standard minimum and maximum limits. The Structural Root Zone has been calculated using the standard SRZ formula. These values provide a design benchmark and should be confirmed by on-site measurement of trunk diameter and root crown conditions before works commence.

The TPZ is the principal area around a tree that should be protected to maintain the tree's viability. It protects roots, soil structure, trunk, canopy and the tree's essential growing environment. The SRZ is the area required for tree stability and protection of the root plate. Works within the SRZ are generally high-risk and should be avoided unless a project arborist has confirmed, through non-destructive investigation, that the works can occur without unacceptable root loss or instability.

Non-destructive investigation methods may include hand excavation, air spade, hydro-vac excavation operated under arboricultural supervision, and careful root mapping. Any roots encountered should be assessed by the project arborist before pruning, exposure, bridging, retention or design modification is approved.

5 Tree Assessment Matrix

Tree	Species / description	DBH / DSH	TPZ radius	SRZ radius	Age / ULE	Retention value	Key observations and development implication
1	Corymbia ficifolia (Flowering gum) verge tree; council asset	0.80 m	9.6 m	3.0 m	Mature / Long-term	High	Located in the William Street verge and understood to be owned by the City of Gosnells. The

							tree has a broad canopy with some deadwood and typical mature structure. Rooting area is constrained by road, kerb, footpath and development boundary.
2	Corymbia calophylla - Marri (mature, multi-stem form)	0.95 m	11.4 m	3.2 m	Mature / Medium to long-term if protected	Moderate-High, design dependent	Identified as a local authority amenity tree asset. The supplied plan indicates the proposed building line passes through the centre of this tree/root plate. Root investigation is recommended to determine the root plate location.
3	Corymbia calophylla (Marri)	1.05 m	12.6 m	3.4 m	Mature / Long-term if protected	High	Largest tree of the assessed group. Retention is recommended with a defined TPZ, no level changes and construction exclusion measures.
4	Small deciduous ornamental pear(species not confirmed)	0.16 m	2.0 m	1.5 m	Young/semi-mature / Medium	Low-Moderate	Small tree shown in Photo 9. It should be able to be transplanted or moved if required, subject to timing,

							preparation and irrigation.
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Note: DBH/DSH values are preliminary estimates derived from the supplied photographs and plan context. They are suitable for planning discussion but should be confirmed by direct measurement before final DA conditions, building set-out or construction works are approved.

6 Development Impact Discussion

6.1 Tree 1 *Corymbia ficifolia* - Verge tree / City of Gosnells asset

Tree 1 is a mature verge tree and is understood to be a City of Gosnells asset. The preliminary TPZ radius is 9.6 m and the preliminary SRZ radius is 3.0 m. The proposed nil setback has the potential to place works inside the TPZ and may also place excavation, footings or service trenches close to the SRZ depending on final set-out.

The tree should be treated as a retained public asset unless written direction from the City confirms otherwise. No excavation, compaction, grade change, storage, wash-down, vehicle access or service trenching should occur within the TPZ without arboricultural review and approval. Any design element within the TPZ should be justified through root mapping and constructed using root-sensitive methods such as pier-and-beam footings, suspended slabs, localised bridging over roots or hand-dug service crossings.

6.2 Tree 2 - *Corymbia calophylla* - Building line conflict/ City of Gosnells asset

Tree 2 is a mature *Corymbia* with a preliminary TPZ radius of 11.4 m and SRZ radius of 3.2 m. The supplied drawing indicates the proposed building line passes through the tree location or through the central root plate. This is a direct conflict with both the SRZ and the TPZ.

Given this is a City of Gosnells tree asset, and the age and size of the tree, removing approximately half of the root system to accommodate the proposed works would be expected to cause major physiological decline and would materially increase the likelihood of instability. The impact is not considered minor, root excavation is recommended to determine the extent of the trees root mass and protection zones.

A design response is required. The building footprint should be amended to avoid the SRZ and substantially avoid the TPZ, as this is a local authority tree.

6.3 Tree 3 - *Corymbia calophylla* - Largest tree in the group

Tree 3 is a large mature tree with the highest preliminary TPZ value in the assessment, being 12.6 m, and an SRZ of 3.4 m. The tree provides significant canopy, landscape scale and environmental value within a highly urbanised commercial setting.

The root zone of Tree 3 should be protected from construction activity. The proposed works should avoid level changes and excavation within the SRZ. Any unavoidable work within the TPZ should only be approved after arborist-supervised root investigation has confirmed that no significant roots will be severed or damaged.

6.4 Tree 4 – *Pyrus* sp. Ornamental pear

Tree 4 is a small deciduous ornamental tree shown in the supplied photographs. It does not present the same constraint as the mature *Corymbia*. If required, it may be transplanted or relocated, provided relocation is timed appropriately, the root ball is adequately prepared, and aftercare irrigation is provided. If transplanting is not practical, replacement planting of a more suitable species should be considered.

7 Tree Protection Requirements

Tree protection should be planned before demolition, civil works, service installation or building construction. Protection must be physical, visible and enforceable, not simply noted on a plan.

Requirement	Implementation detail
Tree protection fencing	Install robust temporary fencing at the outer edge of the TPZ where practicable. Where the full TPZ cannot be fenced due to access requirements, fence the maximum available area and use ground protection over the remaining approved access path.
SRZ exclusion	No excavation, trenching or footing works should occur within the SRZ unless the project arborist confirms through non-destructive root investigation that the works will not compromise stability.
Ground protection	Where access within a TPZ is unavoidable, use geotextile, mulch and load-spreading plates or track mats to prevent compaction and rutting.
Excavation controls	Excavation within a TPZ should be hand dug or undertaken using hydro-vac/air spade methods under arboricultural supervision. Roots greater than 30 mm diameter should not be cut without project arborist approval.
Services	Services should be routed outside TPZs. Where unavoidable, services should use existing trenches, boring below roots, or hand-dug alignments approved by the project arborist.
Level changes and drainage	Avoid changes to soil level, grade and surface drainage within TPZs. Fill and cut can both damage roots and alter oxygen and moisture availability.
Storage and contamination	No stockpiling, wash-out, fuel, paint, chemicals, spoil, waste bins or concrete slurry should be placed within TPZs.
Canopy protection	Scaffolding, cranes, delivery movements and building envelopes should be checked against the canopy. Any clearance pruning must be specified and undertaken in accordance with appropriate arboricultural pruning practice.
Monitoring	The project arborist should inspect the site before works commence, during excavation near TPZs, after installation of protection measures, and at practical completion.

8 Recommendations

1. Tree 1 should be retained and protected as a City of Gosnells verge asset. Written approval and any required conditions should be obtained from the City before works occur within its TPZ.
2. The final design should show the TPZ and SRZ of Tree 1 on all architectural, civil, hydraulic and service drawings.
3. Tree 2 should be retained and protected as a City of Gosnells verge asset. Written approval and any required conditions should be obtained from the City before works occur within its TPZ. Exploratory works should be carried out by non-destructive means, such as Vacuum excavation to root map and determine the position of the roots and whether they can be pruned; or how far the design requires amending.
4. Tree 3 should be retained and protected as the largest, mature tree in the assessed group. Its TPZ and SRZ should be shown on all relevant design and construction plans.
5. A pre-construction root investigation should be undertaken where any proposed work enters the TPZ of Tree 1, 2 or Tree 3, or where redesign is proposed.
6. Tree protection fencing, ground protection and mulch should be installed before demolition, or construction access commences and should remain in place until practical completion.
7. Tree 4 may be transplanted or moved if required, subject to seasonal timing, root-ball preparation and aftercare irrigation.
8. A project arborist should be retained to review final drawings, supervise root-sensitive excavation, approve any root pruning and certify tree protection compliance at key construction stages.

9 Limitations

This report is limited to the site inspection, a plan excerpt and the client brief. It is not a full tree risk assessment, subsurface root survey or engineering assessment. The report does not provide approval to prune, remove, damage or otherwise interfere with any public tree asset.

Tree condition and root distribution can vary due to soil type, irrigation, past works, service trenches, kerbs, road pavement and other site constraints. The calculated TPZ and SRZ values are planning tools and do not identify the exact location of every root. Where works are proposed inside a TPZ, root investigation and arborist supervision are required.

The findings should be reviewed if the design changes, if additional excavation is proposed, if tree condition changes, or if further information becomes available from survey, service locating, structural engineering or civil design documentation.

10 Glossary

Term	Meaning
AS 4970-2025	Australian Standard for the protection of trees on development sites.
DBH/DSH	Diameter at breast height. Usually measured at 1.4 m above ground level unless modified by tree form.
SRZ	Structural Root Zone. The area around the root plate required for tree stability.
TPZ	Tree Protection Zone. The area around a tree to be protected to maintain viability during development.
ULE	Useful Life Expectancy. An arboricultural estimate of the period a tree is likely to remain viable and useful in the landscape.

11 Bibliography

- Standards Australia. AS 4970-2025 Protection of trees on development sites.
- Safe Work Australia. Australian and other Standards - general guidance on standards as published documents supporting safety, performance and reliability.
- Treeswest Australia. Site photographs and supplied plan excerpt for William Street, Beckenham, June 2026.

Appendix A Photo Plates and Site Plan



Photo 1. Tree 1 - William Street verge tree, mature canopy and road/footpath interface.



Photo 2. Tree 1 - wider verge context and relationship to road, car park and commercial frontage.



Photo 3. Tree 1 - internal canopy and mature branching structure.



Photo 4. Tree 2 - mature tree within landscaped frontage, proposed building interface to be resolved.



Photo 5. Tree 2 - base and root crown context within landscaped bed.



Photo 6. Tree 2 - canopy and building frontage relationship.



Photo 7. Tree 3 - large mature tree requiring retention-focused protection.



Photo 8. Tree 3 - mature canopy and adjacent landscape setting.



Photo 9. Tree 4 - smaller deciduous ornamental Pear tree suitable for relocation if required.

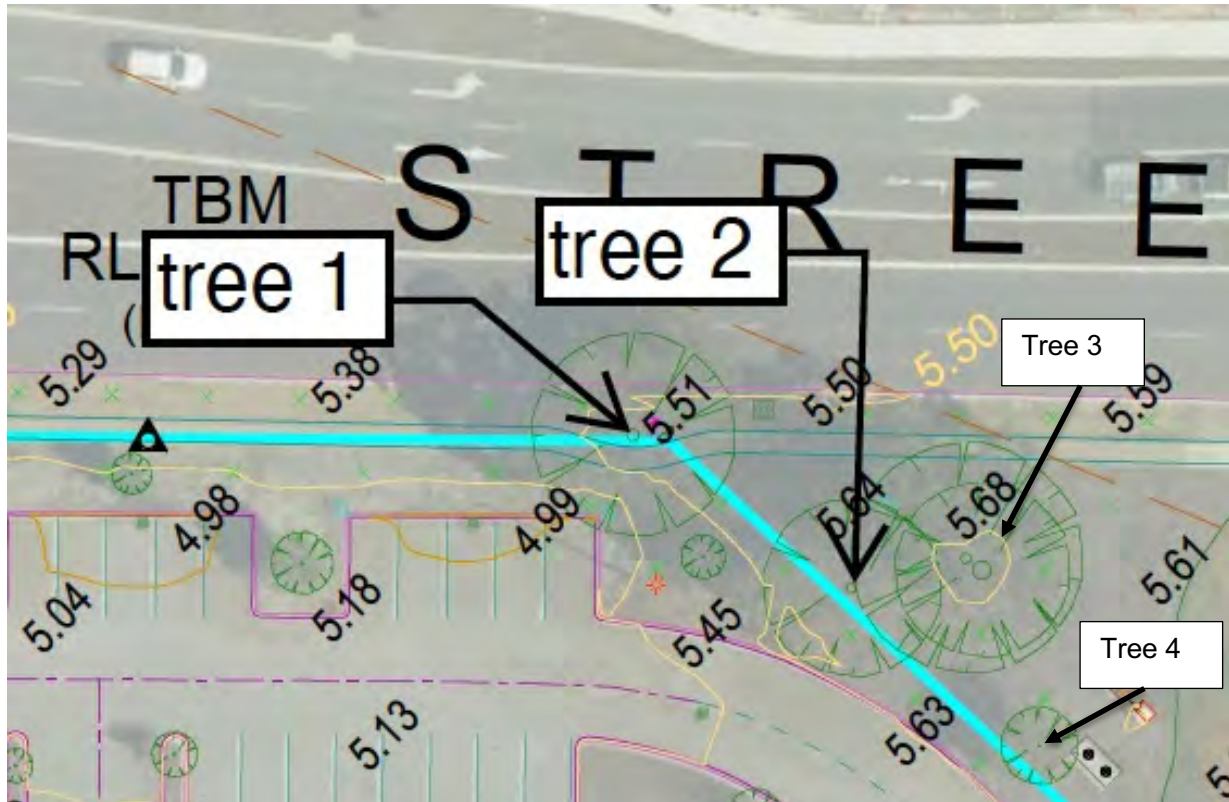


Photo 10. Supplied plan excerpt showing tree reference locations and proposed building interface.

Photo 11. Supplied survey indicating trees in relationship to road intersection.

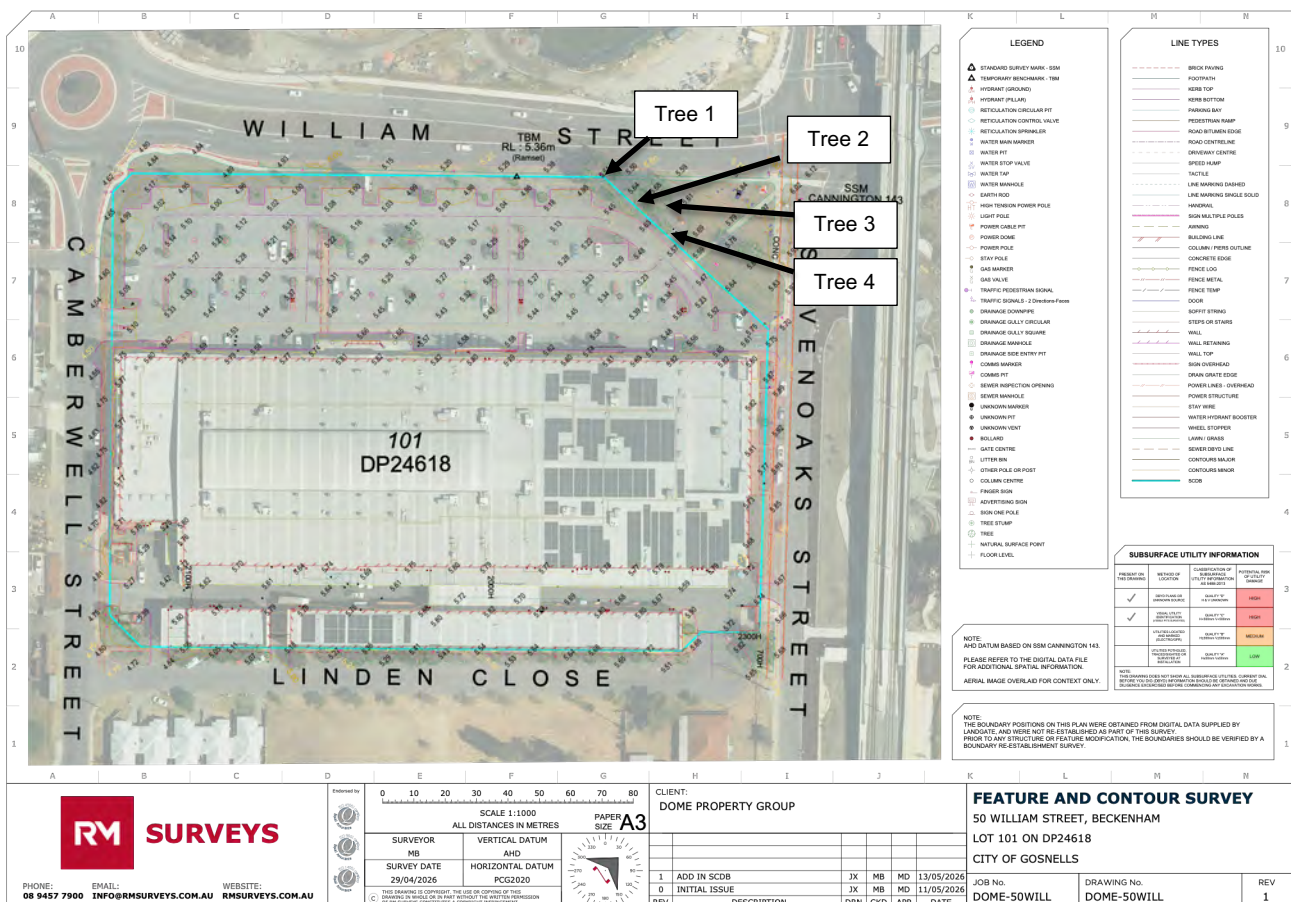


Photo 12. Supplied design proposal.

