



Reference Number:
ATS7209-42-46UnIRdDIR-ADD

Thursday, 17 April 2025

Otello
Attn: Tiana Della Putta
Email: tiana@otello.com.au

Dear Tiana

Re: 42-46 Unley Road, Unley – Addendum to report ATS7209-42-46UnIRdDIR

Arborman Tree Solutions was engaged by Otello to assess the construction methodology and amended plans for a redevelopment proposal at 42-46 Unley Road, Unley.

The proposed development includes the demolition of the existing site construction of new car parks, building and associated infrastructure.

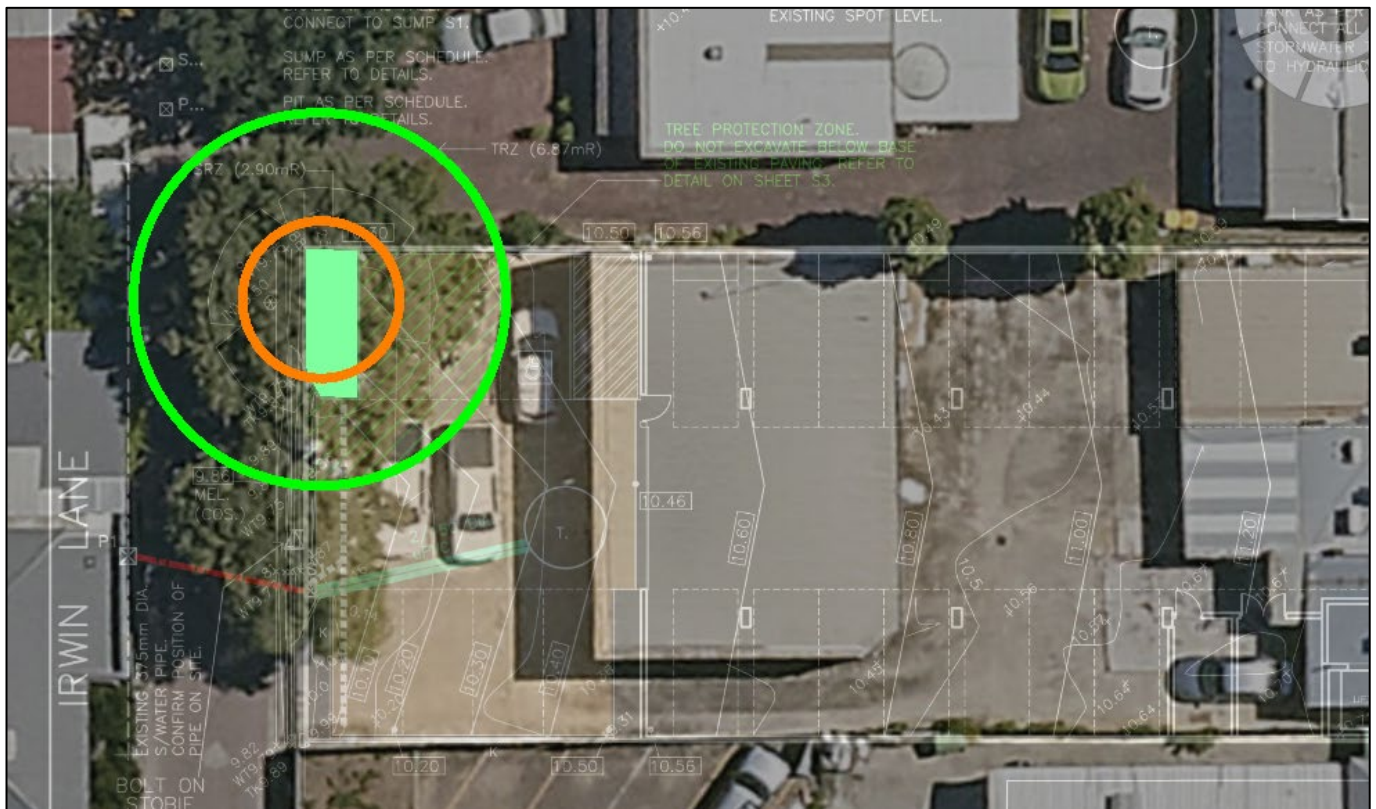
This amendment to the plans includes the retention of Tree 1 a Significant *Callistemon viminalis* (Weeping Bottle Brush).




The new plans improve the immediate area around the main trunk by removing existing encroachment and the construction works state that no excavation is to occur below the existing paving. This would have minimal impact on the tree and in the case where the encroachment is removed will effectively improve the root zone. This tree can be therefore successfully retained under this proposal.

Construction works recommendation

1. Roots discovered that are observed during the works that cannot be avoided, shall be assessed for removal by the Project Arborist where they exceed 50 millimetres in diameter.
2. The loss of overall Root Mass shall be calculated using the Root Allometry to determine if it is within an acceptable threshold to allow for tree retention.
3. They shall be pruned in accordance with section 4.5.4 AS4970-2009 *Protection of trees on development sites* – Pruning shall be made with a sharp tool and the final cut made to undamaged wood.
4. Pruned roots shall be recorded and assigned to the appropriate tree recorded.
5. Where machinery is required, the existing encroachment/hard sanding should remain in place within the TPZ until the last phase of construction, where it can be removed, where machinery can work from outside the TPZ or where not possible, a non-destructive method may be used inside the TPZ; not exceeding the depth of the current paving as stated in the design plan.

Figure 1: Showing the location of Tree 1



	Tree protection Zone
	Structural Root Zone
	Improvement / reclaimed area of TPZ/SRZ

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

Yours sincerely,



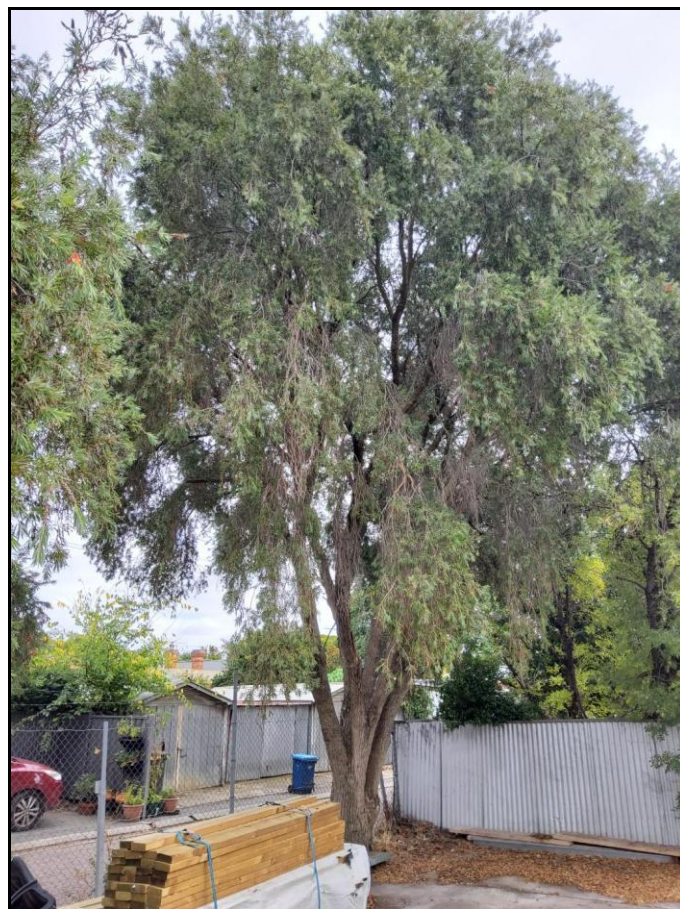
TOM RICHARDSON
Consulting Arborist
Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist
ISA – Tree Risk Assessment Qualification

Weeping Bottlebrush

Inspected:	13 April 2023
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	6.87 metres
Structural Root Zone:	2.90 metres

Observations

This tree is in good health, however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and is typical of the species.



Legislative Status	Significant
This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.	
Development Impact	Low
The identified encroachment is greater than 10% of the Tree Protection Zone area however the existing or past structures in the root zone would minimise root activity in this area.	
Action	Specialised Construction
Low impact construction methods have been recommended and incorporated into the design to minimise any impact on the tree.	