

TREE PROTECTION MANAGEMENT PLAN

467-473 NEERIM ROAD, MURRUMBEENA

ADVERTISED PLAN

PREPARED BY:

Simon Howe

Consultant Arborist

B.AppSci (Hort), G.Dip Plan. Des. (L.Arch)

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ABN 33567299808
ADDRESS PO BOX 283 CLIFTON HILL VIC 3068
EMAIL MELBOURNE@TREEDEPARTMENT.COM.AU
WEB WWW.TREEDEPARTMENT.COM.AU

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1.0 INTRODUCTION

1.1 BACKGROUND

1.1.1 This Tree Protection Management Plan (TPMP) has been prepared in response to condition 22 of the planning permit issued for 467-473 Neerim Road, Murrumbeena. This report has been prepared in accordance with AS4970-2009 *Protection of trees on development sites*.

1.1.2 This TPMP details measures to protect and ensure the viability of trees located adjacent to the site during development works. All trees subject to protection are located in the Neerim Road road reserve or on public land to the west of the subject site.

1.2 DOCUMENTATION

1.2.1 This TPMP is based on the following documents:

- Tree Distance Markup SK-007 4.1 19/09/2025
- Basement 1 Floor Plan TP2101 Rev E 5/02/2026
- Ground Floorplan TP2102 Rev E 5/02/2026


467-473 Neerim Road, Murrumbeena


Prepared by Fieldwork Projects Pty Ltd


1.2.2 Numbering for trees is derived from *Arboricultural Impact Assessment Allotment 2012, Neerim Road Murrumbeena* prepared by Tree Department Pty Ltd, September 2024. Trees were re-assessed on 29th September, 2025.


1.3 SUBJECT TREES


1.3.1 The following trees are subject to this TPMP:


	TREE: 1	<i>Quercus canariensis x Quercus robur</i> , Hybrid Oak			
	ORIGIN:	HEALTH:	STRUCTURE:	FORM:	ULE:
	Exotic	Fair-good	Fair-good	Symmetrical	20+years
	AGE:	HEIGHT (m):	WIDTH (m):	DBH (cm):	TPZ (m):
	Mature	16	15	117	14.1
			DAB (cm):	SRZ (m):	
			121	3.6	
NOTES Crown extends 7.5 metres to east Signiifcant tree in Glen Eira			ARBORICULTURAL RATING: Very High		


	TREE: 2	<i>Ficus microcarpa var. hillii</i> , Hill's Weeping Fig			
	ORIGIN:	HEALTH:	STRUCTURE:	FORM:	ULE:
	Australian Native	Fair-good	Fair-good	Trained	20+years
	AGE:	HEIGHT (m):	WIDTH (m):	DBH (cm):	TPZ (m):
	Semi-mature	3	1	13	2.0
			DAB (cm):	SRZ (m):	
			15	1.5	
NOTES			ARBORICULTURAL RATING: Low		

	TREE: 3	<i>Ficus microcarpa var. hillii</i> , Hill's Weeping Fig			
	ORIGIN:	HEALTH:	STRUCTURE:	FORM:	ULE:
	Australian Native	Fair-good	Fair-good	Trained	20+years
	AGE:	HEIGHT (m):	WIDTH (m):	DBH (cm):	TPZ (m):
	Semi-mature	3	1	15	2.0
			DAB (cm):	SRZ (m):	
			17	1.6	
NOTES			ARBORICULTURAL RATING: Low		


	TREE: 4	<i>Ficus microcarpa var. hillii</i> , Hill's Weeping Fig			
	ORIGIN:	HEALTH:	STRUCTURE:	FORM:	ULE:
	Australian Native	Fair-good	Fair-good	Trained	20+years
	AGE:	HEIGHT (m):	WIDTH (m):	DBH (cm):	TPZ (m):
Semi-mature	3	1	13	2.0	
			DAB (cm):	SRZ (m):	
			15	1.5	
NOTES			ARBORICULTURAL RATING:		
			Low		

	TREE: 5	<i>Ficus microcarpa var. hillii</i> , Hill's Weeping Fig			
	ORIGIN:	HEALTH:	STRUCTURE:	FORM:	ULE:
	Australian Native	Fair-good	Fair-good	Trained	20+years
	AGE:	HEIGHT (m):	WIDTH (m):	DBH (cm):	TPZ (m):
Semi-mature	3	1	13	2.0	
			DAB (cm):	SRZ (m):	
			15	1.5	
NOTES			ARBORICULTURAL RATING:		
			Low		

	TREE: 6	<i>Lophostemon confertus</i> , Brush Box			
	ORIGIN:	HEALTH:	STRUCTURE:	FORM:	ULE:
	Australian Native	Fair-good	Fair	Symmetrical	20+years
	AGE:	HEIGHT (m):	WIDTH (m):	DBH (cm):	TPZ (m):
Semi-mature	5	2	12 12	2.1	
			DAB (cm):	SRZ (m):	
			17	1.6	
NOTES			ARBORICULTURAL RATING:		
			Low		

	TREE: 7	<i>Lophostemon confertus</i> , Brush Box			
	ORIGIN:	HEALTH:	STRUCTURE:	FORM:	ULE:
	Australian Native	Fair-good	Fair-good	Symmetrical	20+years
	AGE:	HEIGHT (m):	WIDTH (m):	DBH (cm):	TPZ (m):
Juvenile	4	1	9	2.0	
			DAB (cm):	SRZ (m):	
			11	1.5	
NOTES				ARBORICULTURAL RATING:	
				Low	

1.3.2 The following tree, located in the Neerim Road road reserve is proposed to be removed to facilitate development:

	TREE: 8	<i>Lophostemon confertus</i> , Brush Box			
	ORIGIN:	HEALTH:	STRUCTURE:	FORM:	ULE:
	Australian Native	Fair-good	Fair	Symmetrical	11-20 years
	AGE:	HEIGHT (m):	WIDTH (m):	DBH (cm):	TPZ (m):
Semi-mature	6	6	26	3.2	
			DAB (cm):	SRZ (m):	
			33	2.1	
NOTES Major trunk wounding				ARBORICULTURAL RATING:	
				Moderate	

1.3.3 This report details tree protection measures to be undertaken during development of the site, including pre-construction, construction and post-construction activities, in accordance with AS4970-2009 *Protection of trees on development sites*.

2.0 PROJECT ARBORIST

- 2.1.1 Prior to works commencing on site a project arborist is to be appointed to oversee implementation of this TPMP. The project arborist is to hold a minimum qualification of Certificate V (or equivalent) in Arboriculture.
- 2.1.2 The project arborist is to record and certify each of the tree protection measures outlined within this TPMP, record variations and non-compliance as required. Records should include notes and photographs.
- 2.1.3 The following provisional timetable outlines the project arborist’s supervision for this project. Each stage should be recorded for the purposes of certification.

TABLE 1 PROJECT ARBORIST SUPERVISION TIMETABLE

PRE-CONSTRUCTION	
1.	Meet with project manager / builder to discuss implementation of tree management plan.
2.	Certification of tree protection hoarding, tree protection signage.
3.	Liaise with Council for removal of Tree 8 and pruning of Tree 1 and Tree 6. Supervise tree pruning works.
CONSTRUCTION	
4.	Site establishment, including compliance with TPMP
5.	Periodic inspections – 4 monthly interval, minimum.
6.	Supervision of underground service installation within TPZs (if required)
7.	Supervision of subgrade preparation, western pedestrian plaza.
8.	Practical completion.
POST-CONSTRUCTION	
9.	Final certification, including tree condition assessment, certify completed works in compliance with approved plans and specifications for tree protection as well as details of deviations

from the approved tree protection measures and impacts to the trees.

3.0 TREE PROTECTION MEASURES - PRE-CONSTRUCTION

3.1 TREE PROTECTION HOARDING

- 3.1.1 Existing site hoarding is to be utilised for construction, which will maintain a physical barrier between Tree 1 to the west and the balance of construction activities (Figure 1).



FIGURE 1 EXISTING HOARDING TO BE MAINTAINED FOR THE DURATION OF WORKS ADJACENT TO TREE 1

- 3.1.2 The western extent of hoarding can be replaced by 1.8m high security panels on concrete blocks at the end of works to allow for construction of the western pedestrian plaza.
- 3.1.3 The footpath cutout of each street tree within Neerim Road (Trees 2-7) will need to be enclosed with plywood hoarding to a minimum height of 1.7 metres to provide protection to each tree during construction, as shown on the Tree Protection Plan at Section 6.0 and at Figure 3.



FIGURE 2 EXAMPLE TREE PROTECTION HOARDING

- 3.1.4 Tree Protection Zone signage as per Appendix C AS4970-2009 is to be installed to each side of the fenced enclosures (Figure 3).
- 3.1.5 Tree protection hoarding must be installed prior to works commencing on site.



FIGURE 3 TREE PROTECTION ZONE SIGNAGE

3.2 TREE REMOVAL AND PRUNING

- 3.2.1 Prior to tree removal and pruning, the project arborist is to liaise with the Responsible Authority to establish responsibilities for pruning and tree removal works to Council managed trees.
- 3.2.2 The following works will need to be undertaken:
1. Removal of Tree 8 in the road reserve.
 2. Clearance pruning by c.1.5 metres of Tree 1.
- 3.2.3 The north-eastern quadrant of the crown of Tree 1 extends approximately 7.5 metres to the west, close to the proposed line of piling and the first floor of the building (Figure 4). Reducing this quadrant of the crown by 1.5 metres will provide sufficient clearance to the piling rig, upper building levels and any required external scaffold (Figure 5).
- 3.2.4 These works can readily be accommodated within the guidelines of AS4373-2007 *Pruning of amenity trees*.

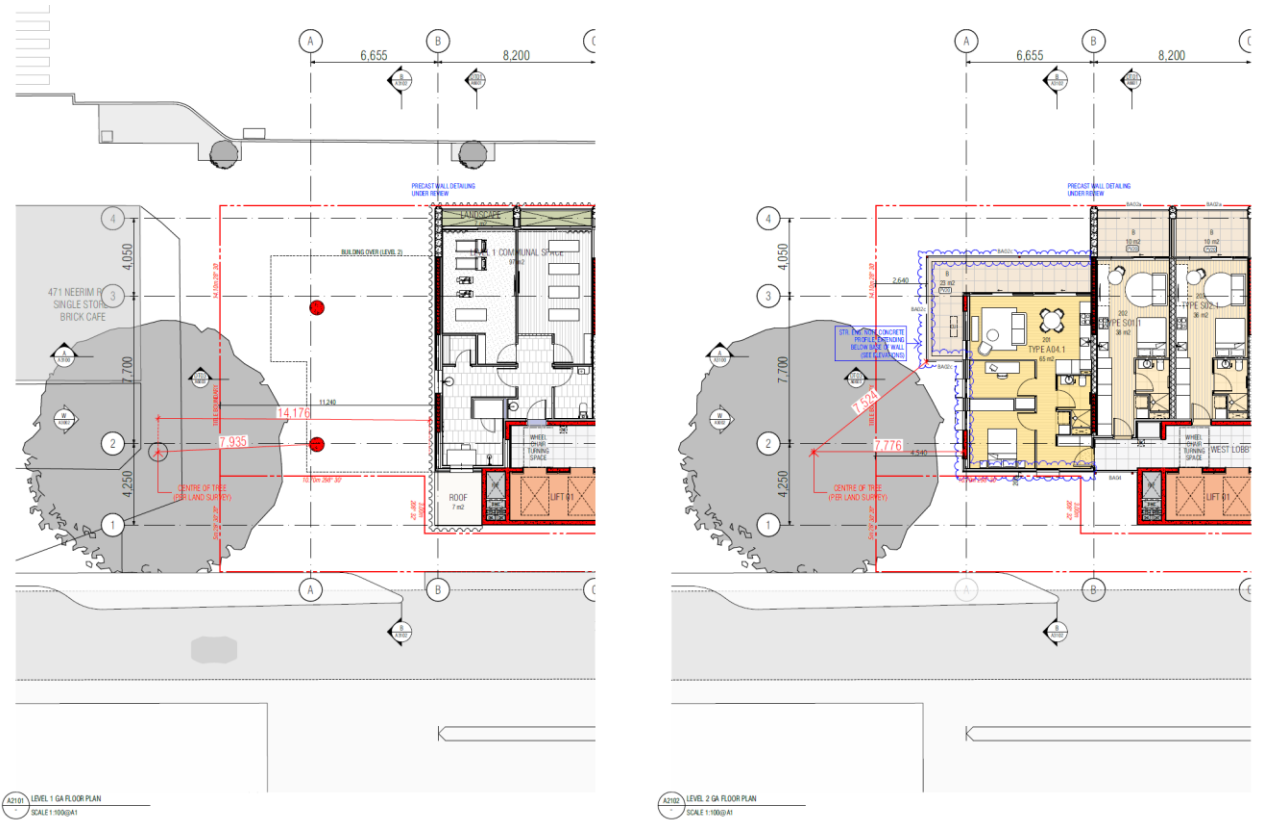


FIGURE 4 SKETCH SHOWING CLEARANCE OF TREE 1 TO BASEMENT PILES AND UPPER FLOOR



FIGURE 5 TERMINAL BRANCHES OF THE NORTHEASTERN QUADRANT OF TREE 1 REQUIRE CLEARANCE PRUNING

3. Minor clearance pruning to the title boundary of Tree 6.

- 3.2.5 Tree 6 in the Neerim Road road reserve requires minor pruning to the south side of the tree to provide clearance at the title boundary as shown at Figure 6.



FIGURE 6 MINOR CLEARANCE PRUNING TO THE SOUTH SIDE OF TREE 6

- 3.2.6 If inadvertent damage occurs to any tree during construction, ameliorative pruning must be undertaken in accordance with AS4373-2007 *Pruning of amenity trees* by a minimum AQF Level 3 practicing arborist, approved by the Responsible Authority. Pruning works must be recorded for the purposes of certification by the project arborist.
- 3.2.7 Any damage to the trees must be reported to the Responsible Authority.

4.0 TREE PROTECTION MEASURES - CONSTRUCTION

4.1 ACTIVITIES NOT PERMITTED WITHIN THE TPZ

4.1.1 The following activities are not permitted within the fenced or unfenced TPZs of the subject trees:

- Machine excavation including trenching, unless undertaken as part of approved works
- Excavation for silt fencing
- Cultivation
- Storage
- Preparation of chemicals, including preparation of cement products
- Parking of vehicles and plant
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Soil level changes, unless undertaken as part of approved works
- Excavation for sub-surface irrigation and lighting conduit
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree

4.1.2 If services are required within indicated TPZs they are to be horizontally bored at a minimum depth of 600mm or installed non-destructively, such as hydro-excavation.

4.1.3 Service installation within TPZs must be supervised by the Project Arborist.

4.2 PEDESTRIAN PLAZA SUB-GRADE

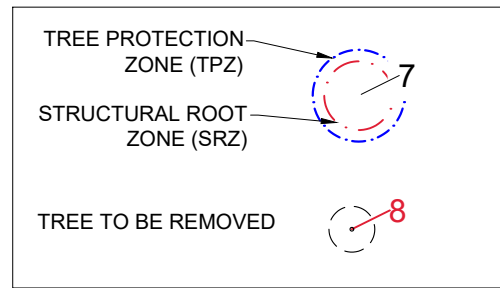
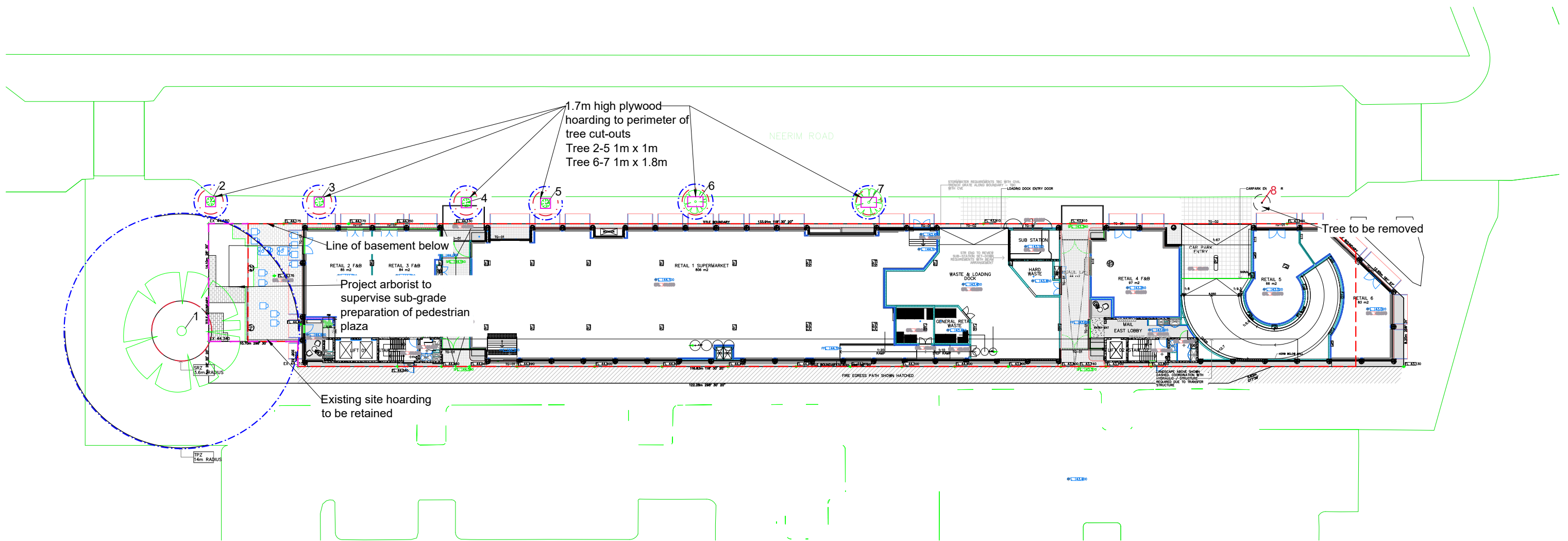
4.2.1 A pedestrian plaza is proposed on the west side of the development, tying in with the existing pedestrian zone.

4.2.2 If roots are exposed as a consequence of sub-grade preparation of the pedestrian plaza and excavation remains open for more than one day, temporary root protection should be installed to prevent roots drying out. This includes jute mesh or hessian sheeting covered with a 50-100mm layer of well composted wood chips.

5.0 TREE PROTECTION MEASURES – POST-CONSTRUCTION

- 5.1.1 At the completion of works, including soft landscaping, the Project Arborist is to undertake a final inspection to ensure works have been undertaken to specification and to provide a final assessment of the trees.
- 5.1.2 Tree protection hoarding can only then be dismantled under the direction of the project arborist.

6.0 TREE PROTECTION PLAN



SUBJECT TREES

ID	Taxon Common Name	SRZ (m)	TPZ (m)
1	<i>Quercus canariensis x Quercus robur</i> , Hybrid Oak	3.6	14.1
2	<i>Ficus microcarpa var. hillii</i> , Hill's Weeping Fig	1.5	2.0
3	<i>Ficus microcarpa var. hillii</i> , Hill's Weeping Fig	1.6	2.0
4	<i>Ficus microcarpa var. hillii</i> , Hill's Weeping Fig	1.5	2.0
5	<i>Ficus microcarpa var. hillii</i> , Hill's Weeping Fig	1.5	2.0
6	<i>Lophostemon confertus</i> , Brush Box	1.6	2.1
7	<i>Lophostemon confertus</i> , Brush Box	1.5	2.0

PROJECT ARBORIST SUPERVISION TIMETABLE

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POST-CONSTRUCTION	
9.	Final certification, including tree condition assessment, certify completed works in compliance with approved plans and specifications for tree protection as well as details of deviations from the approved tree protection measures and impacts to the trees.

467-473 NEERIM ROAD, MURRUMBEENA

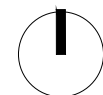
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7.0 DESCRIPTORS

Taxon: Botanical name of tree.

Common Name: Accepted common name of taxon

Sources for Taxon and Common Names:

Flora of Victoria online (<https://vicflora.rbg.vic.gov.au/>)

Horticultural Flora of South Eastern Australia (Vols. 1-5)

Origin:

Indigenous	Naturally occurring taxon within locale. Considered Native under planning scheme provisions
Victoria	Naturally occurring taxon within Victoria. Considered Native under planning scheme provisions
Australia	Australian native. Occurs naturally within Australia, but outside Victoria.
Exotic.	Introduced taxon to Australia.

DBH: Diameter at breast height (1.4m), in centimetres.

DAB: Diameter of trunk immediately above root buttress, in centimetres.

Height: Height of tree, in metres.

Width: Estimated width of tree, in metres.

TPZ: Tree Protection Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

SRZ: Structural Root Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

Form Shape of tree crown

Age

Juvenile: Young, recently planted tree.

Semi-mature: Tree is developing and established.

Mature: Specimen has reached expected size in current situation, limited extension growth.

Over-mature: Specimen entering stage of decline, declining health.

Senescent Tree is in advancing decline.

Health

Good: Optimal vigour for this taxon. Crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood and callus formation.

Fair: Tree is exhibiting one or more of the following:

Tree has <30% deadwood. Or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present, minor pathogen damage present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.

Poor: Tree has >30% deadwood. Canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.

Dead: Tree is dead.

Structure

Good: Optimal structure for this taxon. Sound branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots, good buttressing present. No obvious root pests or diseases.

Fair: Some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species.

Poor: Major structural defects and/or trunk damaged and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic.

Useful Life Expectancy (ULE)

The length of time a tree can be maintained as a useful amenity specimen. Contingent on a number of factors including expected life-span of the taxon, health and structure, pest and diseases, weed status.

Arboricultural Value

None A tree in irreversible decline.

Self-sown environmental weed. Declared noxious weed.

Low Small tree of little contribution to the landscape. Tree with limited useful life expectancy (< 10 years) due to compromised health and/or structure.

Moderate	<p>Developing tree yet to achieve fully mature proportions but contributes to the immediate landscape and with a long, potential useful life expectancy of more than 20 years.</p> <p>Mature and over-mature specimens with reduced health and/or structural ratings that limit the useful life expectancy to less than 20 years.</p>
High	<p>A well-established semi-mature, mature or over-mature tree with a strong contribution to the landscape, in overall fair-good condition, with a useful life expectancy of more than 20 years.</p>
Very High	<p>An individually significant tree when assessed against established criteria of cultural heritage significance, individually protected or worthy of protection under a planning scheme or significant tree register.</p>