

TREE PROTECTION MANAGEMENT PLAN

27 – 31 PLUNKETT STREET, BELLFIELD.

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1 INTRODUCTION

- 1.1 Ferencz Baranyay Architects have engaged John Patrick Landscape Architects – Arboricultural Consultants, to prepare a Tree Protection Management Plan (TPMP) for the subject site known as 27 – 31 Plunket St, Bellfield.
- 1.2 Their client is proposing to develop the site into affordable housing which consists of three stories and open carparking on the ground floor in the northern part of the building footprint, (Ferencz Baranyay, Project No. 23009, Rev-B, 09/05/2024).

2 OBJECTIVES

- 2.1 This TPMP has been prepared in accordance with AS-4970 Protection of Trees on Development Sites.
- 2.2 No formal RFI from the Responsible Authority, at the time of preparing this document, has conditional requirements for a Tree Protection Management Plan (TPMP) to be provided.
- 2.3 The initial Pre-Application lodgement response from the Responsible Authority did have concerns about the extent of encroachment into the TPZ of Tree 15 a *Quercus robur* - English Oak growing on the boundary in the rear yard of the neighbours to the north in 33 Plunket St.

Impact on Trees and Tree Removal	<ul style="list-style-type: none"> • Trees #5 (<i>Grevillea robusta</i>) and #8 (<i>Melaleuca styphelioidies</i>) are protected under the VPO5. The removal of these trees is acceptable given their low retention value. • There is major encroachment into neighbouring tree #15 (<i>Quercus robur</i>). Consider reducing this encroachment or increasing permeability within the TPZ to reduce development impacts. • Street trees #1-3 should be retained and protected.
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- 2.4 To address the Responsible Authorities concerns the car parking within the TPZ of tree 15 has increased the area of permeability and raised the FFL of parking so it can be installed at NGL to minimise excavation and the potential for root damage.

3 METHODOLOGY

- 3.1 This TPMP is based on the following documentation.
 - Proposed Plans: (Ferencz Baranyay, Project No. 23009, 02/02/2024).
 - Arboricultural Report: (Treemap, December 2023).
 - AS-4970 'Protection of Trees on Development Sites'.
 - AS-4373 'Pruning of Amenity Trees'.

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3.2 This TPMP deals with the application of Tree Protection and Management as they relate specifically to this project and the trees identified in Table 1 below and on the Tree Protection Plan (TPP). All other trees are proposed to be removed.

Table 1: Trees to be Retained & Protected					
Tree No.	Botanic name	Size (m)	TPZ (m)	SRZ (m)	Comments
1	<i>Eucalyptus mannifera</i>	13 x 10	5.3	2.5	Street tree at front in nature strip.
2	<i>Eucalyptus mannifera</i>	15 x 13	6.5	2.7	Street tree at front in nature strip.
3	<i>Pistacia chinensis</i>	4 x 4	2.0	1.5	Street tree at front in nature strip.
11	<i>Hymenosporum flavum</i>	5 x 3	2.0	1.5	On boundary in 10 McGrath St at rear.
12	<i>Hymenosporum flavum</i>	5 x 4	2.0	1.5	On boundary in 10 McGrath St at rear.
13	<i>Hymenosporum flavum</i>	5 x 4	2.0	1.5	On boundary in 10 McGrath St at rear.
14	<i>Hymenosporum flavum</i>	3 x 2	2.0	1.5	On boundary in 10 McGrath St at rear.
15	<i>Quercus robur</i>	13 x 12	6.5	2.7	On boundary in 33 Plunket St to north.

3.3 The endorsed TPMP must not be amended without the written approval of the Responsible Authority.

3.4 If the Project Arborist or Responsible Authority deems that any proposed design changes pose an unacceptable risk to a tree, they are to recommend modifications to the proposed design to alleviate this risk, subject to Responsible Authority approval. In certain situations, proposed changes may not be able to proceed.

NOTE: Failure to abide by the endorsed TPMP could result in further enforcement action by the Responsible Authority.

Project Arborist

3.5 Prior to any works commencing on site, a Project Arborist must be appointed to oversee all works, especially excavations that may impact on the successful retention of those trees identified in Table 1 and on the TPP. This should include, but not be limited to the works prescribed in this TPMP.

3.6 Prior to works commencing on the site the Responsible Authority must be provided with evidence and the contact details of the Project Arborist engaged. Details are to be emailed along with the site address and Planning Permit number to enquiries@banyule.vic.gov.au.

3.7 The Project Arborist is to be appropriately experienced and with a minimum AQF Certificate 5 qualification (or equivalent) in Arboriculture to the satisfaction of the Responsible Authority.

3.8 The Project Arborist is to oversee all excavations within the TPZ of the trees to be retained, e.g. footings, paving.

3.9 The Project Arborist is to prepare an inspection report for each stage of the project as identified in the Project Arborist Inspection Schedule of this document, confirming they have monitored and directed works in accordance with the endorsed TPMP.

3.10 The designated builder/site manager is to email the Project Arborist Inspection Report to the Responsible Authority within 24 hours upon request from the Responsible Authority. Details are to be emailed along with site address and Planning Permit number to enquiries@banyule.vic.gov.au.

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Induction

- 3.11 Prior to the commencement of works on site, all workers are to be inducted into the necessity to protect those trees identified in Table 1 and on the TPP.
- 3.12 They must be made aware of the existence of the TPMP and sign off as having read and understood the document and their obligations to tree protection.

Supervision Timetable

- 3.13 The Project Arborist will observe and have input into the supervision of the following tasks and decisions as outlined in Table 2 below.
- 3.14 If the site manager believes any works are going to impact on any tree to be retained, they are to contact the Project Arborist to inspect and determine if their concerns are valid and where necessary provide recommendations to minimise any impacts on trees.

NOTE: It is the responsibility of the ‘Site Manager’ to contact the Project Arborist to inspect each stage of the works as identified in Table 2.

Table 2 – Project Arborist Inspection Schedule		
Task	Timing	Liaison
Confirm installation of tree protection in accordance with endorsed TPMP.	Pre-Construction	Site Manager / Project Arborist
Monitor installation of piers within TPZ of Tree 15.	Construction	Site Manager / Project Arborist
Monitor any preparation of paving within TPZ of Tree 2 and 15.	Construction	Site Manager / Project Arborist
Final Sign-off	Post construction	Site Manager / Project Arborist

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Certification

- 3.15 The Project Arborist is to maintain written and photographic records of all site inspections based on the Supervision Timetable and any variations, non-compliances that could detrimentally impact on the healthy retention of trees to be retained and protected. An example of a Project Arborist Certification Checklist is provided below.

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Project Arborist - Certification Checklist		
Project Permit No. and Address:		
Commencement Date:		
Project Arborist / Company Name / Qualification:		
Certification Item	Date / Signed	Comments
Confirm installation of tree protection in accordance with endorsed TPMP.		
Monitor installation of piers within TPZ of Tree 15.		
Monitor any preparation of paving within TPZ of Tree 2 and 15.		
Final Inspection and sign-off		

- 3.16 Tree protection measures must be installed in accordance with the endorsed TPMP prior to works commencing on site.
- 3.17 Only once building construction is complete and paving and landscape works are to take place can tree protection measures be removed with the approval of the Project Arborist.
- 3.18 Tree Protection Fencing (TPF) is to isolate Trees 1 – 3 in fenced enclosures to the length of their TPZ and the width of the nature strip.
- 3.19 TPF is to be constructed of temporary security fencing (or similar) minimum 1.8m high, securely fixed to concrete block bases or star pickets so not to be easily moved when inconvenient. It is to deter entry into the TPZ, (Image 1).

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Image 2: Example of TPF.

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- 3.20 TPF can only be realigned or temporarily removed with the approval of The Project Arborist who must monitor any works that occur within the TPF enclosure or under the GP.
- 3.21 At least one weatherproof sign must be attached to each side of the TPF enclosure, (Image 2):



Image 2: Example of TPF Signage.

- 3.22 TPF is not feasible to install on Trees 11 – 15 because access is required by trades persons around the boundary to allow for construction. However, it must be replaced with Ground Protection (GP) to protect roots and minimise soil compaction.
- 3.23 GP must be installed within the TPZs of Trees 1, 2 and 11 – 15 within the site in accordance with the endorsed TPMP.
- 3.24 GP is to consists of shade cloth lain on NGL and a 250mm layer of 50+mm aggregate free of fines e.g. Railway ballast, (Image 3)



Image 3: Examples of Ground Protection.

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Access to TPF Enclosure

- 3.25 The TPF enclosures are to be maintained as a 'No-Go Zone' throughout the development of the site.
- 3.26 No vehicle or pedestrian access is allowed within TPF enclosures without the approval and monitoring by the Project Arborist.
- 3.27 The TPF enclosures are not to be used for the disposal or storage of waste, materials or equipment.

Excavation in TPZ

- 3.28 No excavation or change in soil levels is permitted to occur within the TPF enclosure or under the GP unless approved by the Responsible Authority and shown on the endorsed plans.
- 3.29 All excavations, within the TPZ of the trees to be retained, identified on the TPP within this document must be under the supervision of the Project Arborist to ensure significant roots are not damaged e.g. paving.
- 3.30 If any roots must be cut as part of any permitted excavations within TPZs of trees to be retained, the roots must be cut cleanly by a sharp implement under the physical supervision of the Project Arborist.
- 3.31 Any decommissioned service lines within the TPZ of trees to be retained must be left in situ due to the potential for root damage by excavation or extraction by machinery, unless the Project Arborist is satisfied that removal within a TPZ will not result in root damage, for example use of hydro excavation to reveal underground service lines proximal to tree roots.
- 3.32 All boundary fences within TPZs must be of light weight construction supported on individual posts, located by hand digging to avoid significant roots, 40mm+ diameter.
- 3.33 Should roots within the TPZ become exposed they need to be quickly covered with soil or other material and kept damp. Dehydration of exposed roots can lead to decline in tree health.
- 3.34 Any installation repair or upgrade of services e.g., gas, water, drainage, sewerage or stormwater, must be provided for the site as shown on the TPP. In the event that excavations of existing services are required to occur, such excavation works must only be undertaken under the supervision of the Project arborist and utilise methods that minimise the potential for root damage e.g. boring, hydro excavation or hand digging.

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Pruning

- 3.35 It is anticipated no pruning of trees is required.
- 3.36 No pruning of street trees is to occur. If pruning of a street tree is required, the Responsible Authority must be contacted to approve and organise the pruning.
- 3.37 Any unexpected pruning must be undertaken by an experience and qualified arborist minimum AQF Level 3 or equivalent, in accordance with AS-4373 'Pruning of Amenity Trees' and retain the natural shape of the tree where possible.
- 3.38 Pruning canopies back to the boundary should not be expected if it is going to substantially destroy the structural integrity of any tree.

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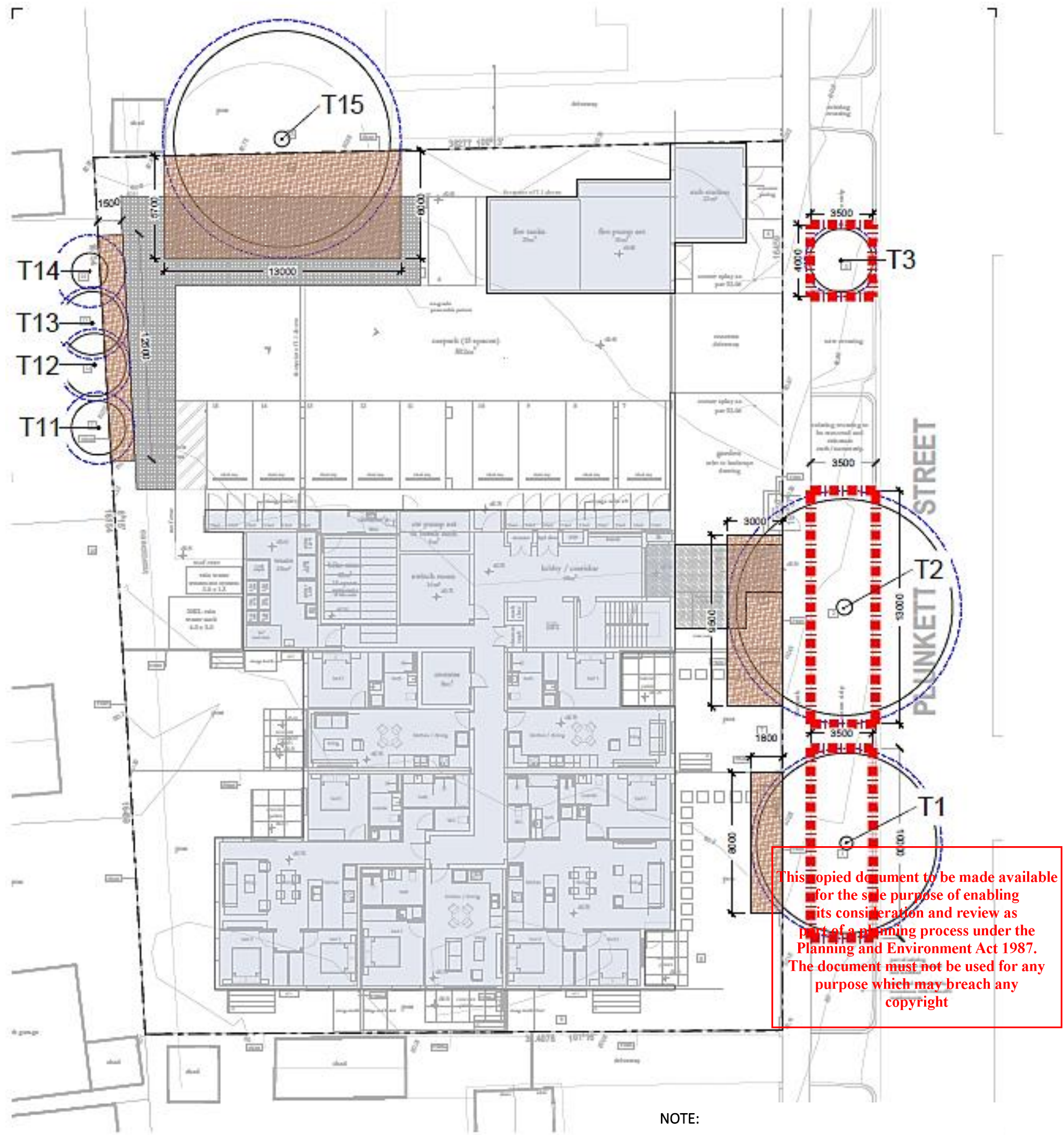
Post Construction

- 3.1 At the conclusion of site works the Project Arborist is to carry out a final assessment of the trees and provide remedial works, where necessary, to ensure the ongoing health of trees retained.
- 3.2 Any recommended remedial works by the Project Arborist e.g. pruning, soil amelioration etc are to be recorded for the purposes of certification by the Project Arborist. A final certification report can then be issued.

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4 TREE PROTECTION PLAN



LEGEND

	Existing Tree Blue denotes TPZ		Ground Protection 250mm Depth 50mm+ Ø Aggregate (e.g. Railway Ballast)		Tree Protection Fencing
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NOTE:

- Refer to Tree Protection Management Plan (JP Landscape Architects 09/05/2024) for detailed tree protection measures.
- No excavations are to be undertaken within TPZs unless monitored by the Project Arborist.
- All services including drainage are to be located outside TPZs where possible. Alternatively, they must be bored or hydro-excavated under the direction of the Project Arborist.
- The Project Arborist is to monitor the installation of piers and paving within the TPZs of Trees 2 and 15.

 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD 324 Victoria Street, Richmond, VIC 3121 T +61 3 9429 4888 F +61 3 9429 8211 www.johnpatrick.com.au	CLIENT Ferencz Baranyay Architects Pty Ltd <small>COPYRIGHT This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd Do not scale off drawings</small>	PROJECT RESIDENTIAL DEVELOPMENT ADDRESS 27-31 Plunkett Street, Bellfield	DRAWING Tree Protection Plan	SCALE 1:200 @A3 DATE MAY 2024 DRAWN MS CHECKED MR JOB NO 24-043-A-TPP DWG NO TPR01

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