



FAQ Sheet: Tree Protection Zone (TPZ)

OVERVIEW:

This information sheet is to answer many of the common questions posed to the Town with regards to building and Construction work and the Management of the Street Trees and the Tree Protection Zone (TPZ). The greatest benefit of trees is derived from healthy, structurally sound trees growing in locations that support their development. Damage to trees during construction activities is common and can lead to tree decline and death.

Who is responsible for the TPZ?

The Council retains the right to implement the Council's Street Tree Protection policy as it sees necessary to protect street tree assets.

Who constructs the fencing and why is it required?

The land owner/developer is to implement the following to protect the Councils street tree from any unnecessary damages occurring:

- Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the determining authority. The TPZ should be secured to restrict access.
- AS4687 specifies applicable fencing requirements. Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area.
- Fence post and supports should have a diameter greater than 20mm and located clear of roots.

The tree protection zone (TPZ) is the principle means of protecting trees on development sites. It is an area isolated from construction disturbance, so that the tree remains viable.

The following are not permitted within a tree protection zone:

- Mechanical excavation on the road, footpath or any public space
- Stockpiling of building materials, debris or soil
- Vehicular traffic except on existing paved surfaces
- Installation of service pits or hatches
- Vehicular crossings or parking
- Severing of tree roots with a diameter greater than 30mm
- Alteration of soil levels and structure

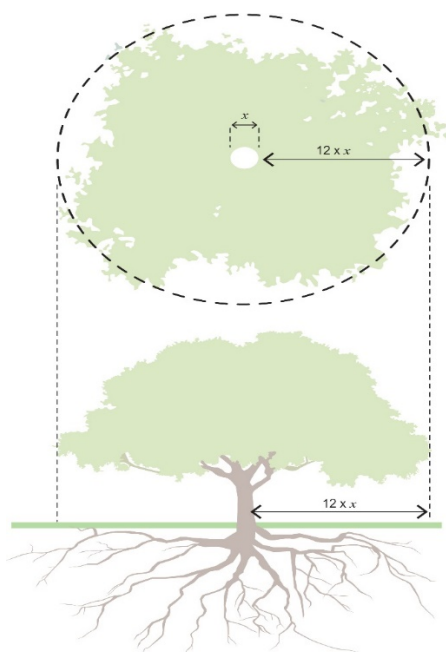


- A tree shall not be used to attach temporary service wires, nails, screws or any other fixing device or as a winch support or anchorage

What are the dimensions?

The Australian Standard says the **radius** of a TPZ should be twelve times the Diameter of the trunk at breast height (DBH). This tree** is about 200mm at breast height. Twelve times 200mm equals 2.4m. That means this TPZ should be **4.8m**... four times the size it actually is!

If you can't be bothered with all that, just think "TPZ should extend beyond the canopy".



Irrigation being removed?

In the event that current existing irrigation on the verge is to be removed or altered, a supplementary watering program may need to be implemented pending advice from a suitably qualified consulting Arborist.

Pruning?

No council tree may be pruned or branches removed by anyone other than those authorised by Council.

Pruning of roots and branches will be in accordance with AS 4373. Pruning of Amenity Trees or any more recent relevant Standard.



Bonds and Payments

Where development or other activities have the potential to impact on Town trees, a bond for the protection of the tree will be held by the Town prior to the commencement of development. A bond will be held for the duration of the works. Minimum bond amounts will be determined by Council's Fees and Charges.

Where a Town tree removal is approved by the Town in relation to a development, the associated contributory costs of the tree and its removal (or pruning) shall be paid by the property owner or representative prior to the removal and commencement of development.

The costs associated with removal, pruning and/or damage of a Town tree include the following three elements:

- A Removal costs – amounting to the fees incurred by the Town for physically removing the tree/ or part thereof;
- B Amenity Value – calculated in accordance to the Towns amenity tree calculation (currently the Helliwell method or other Town approved valuation system);
- C Reinstatement Tree Costs – calculated in accordance to the greening required to replace the loss incurred by the tree removal. The level of reinstatement required will be determined by Council (and listed in the Council's Fees and Charges) and will take into consideration the location, the significance, the biodiversity provision, and the amenity of the tree. Reinstatement tree costs will include costs for watering two subsequent summers.

The contributory costs for tree removal shall be 90% of the three cost elements above.

More Information?

If you would like further information, please contact the Town of Mosman Parks Technical Service Department on 9383 1633 or email admin@mosmanpark.wa.gov.au