VICTORIAN CIVIL & ADMINISTRATIVE TRIBUNAL
PLANNING and ENVIRONMENT LIST

P2171/2015

STATEMENT OF EVIDENCE
ON ARBORICULTURAL ISSUES

COMMISSIONED BY

SPIRE GROUP

in relation to

10 Alvina Street Oakleigh South

ROB GALBRAITH – GALBRAITH & ASSOCIATES

GALBRAITH & Associates

Tree Consultants & Contractors
Tel (03) 9888 5214

21/Aug/17

re: 10 Alvina Street, Oakleigh South

Introduction

A residential construction project is proposed for the above site. Galbraith and Associates originally provided a report on the trees in November 2014. At the request of the Spire Group, we re-visited the site in March of this year and re-assessed the trees, updating our 2014 report.

Each tree is numbered and located on the accompanying existing site conditions survey of the site on page 4. Each tree is numbered and described in the excel spreadsheet. Subsequent to this Rothelowman Architects have further refined the plans for the site. I have been requested by Minter Ellison Lawyers to examine the plans and comment as to the impact of the proposal on the trees.

The design drawings upon which I now base my assumptions are the VCAT Issue Masterplan, drawing No. TP1.10 and Proposed site plan, TP1.11 dated 24/07/17 by Rothelowman Architects plus the VCAT Issue Landscape drawing by John Patrick Landscape Architects.

Comments

Nothing has changed greatly since our 2014 assessment except for the increased sizes and hence tree protection zones of a number of the trees. The worthiness of retention values (WOR) of a few lower worth trees have gone up a point or less. A few condition ratings have been changed similarly, eg. F to F-G or vice-versa.

The Trees – General

Of the approximately 100 trees on the site, only one is possibly a remnant self-sown individual. This is the Drooping Sheoke (Allocasuarina verticillata) (tree 4), a small to medium old tree which is highly likely to have been well established before the end of its safe useful life expectancy with considerable decay in its trunk. A small Coastal Tea-tree, tree 36, is present which is probably self-sown however it is difficult to say whether this species would have occurred naturally in the area prior to European occupation or if it has only invaded recently, perhaps due to lack of fire.

The age of the trees mostly varies between about 25 years and 60 years. Mature, attractive large specimens of English Oak (Quercus robur), Lemon-scented Gum (Corymbia citriodora), Brush Cherry (Syzygium paniculatum), Red Iron bark (Eucalyptus sideroxylon) and Smooth barked Apple (Angophora costata), all Australian natives except the oak, are present.

Other Australian natives include more than 20 trees of Queensland Brush Box (Lophostemon confertus), some of which have moderate retention value. Of lower significance due to their small size and/or poorer condition are, for example, Willow Peppermints (Eucalyptus nicholii), Bushy Sugar Gums (Eucalyptus cladocalyx 'Nana'), Red-flowering Gums (Corymbia ficifolia), a Wallangarra White Gum (Eucalyptus scoparia), several melaleucas and most of the nine Willow Myrtles (Agonis flexuosa).

Trees of Victorian origin on the site are numerically dominated by the two weed species Sweet Pittosporum (Pittosporum undulatum) and Sallow Wattle (Acacia longifolia). One individual of Red Ironbark (Eucalyptus sideroxylon) is healthy but will need works if retained, whilst those of Lilly Pilly (Syzygium smithii), Yellow Gum (Eucalyptus leucoxylon) and Bracelet Honey-myrtle (Melaleuca armillaris) are over-mature and/or structurally poor.

Impact of the Proposal

Site Trees It is proposed to retain tree numbers 1, 2, 8, 11 and 71 within the site. The first four of these trees are the highest worth for retention trees on the property. Each is large with a long safe useful life expectancy. Tree 71 is a smaller tree but still has a long safe useful life expectancy and can be expected to grow larger. Adequate space has been provided around all the trees in order to be confident of their successful long term retention. Appropriate protection procedures will have to be drawn up and put into place before, during and after the construction period. These will include protective fencing, mulching and irrigation and the prevention of any excavation works within the TPZs or between the buildings and trees. Some pruning will be required but the amount necessary to be pruned off will have no impact on the long term safe useful life expectancies.

Neighbouring Trees None of the neighbouring trees are likely to be affected, particularly if protection procedures as previously described are put into place, with the exception of tree 5. I am informed however that the owner of the land on which this dangerous old over mature eucalypt is growing has no objection to its removal. I strongly recommend this tree be removed before construction begins.

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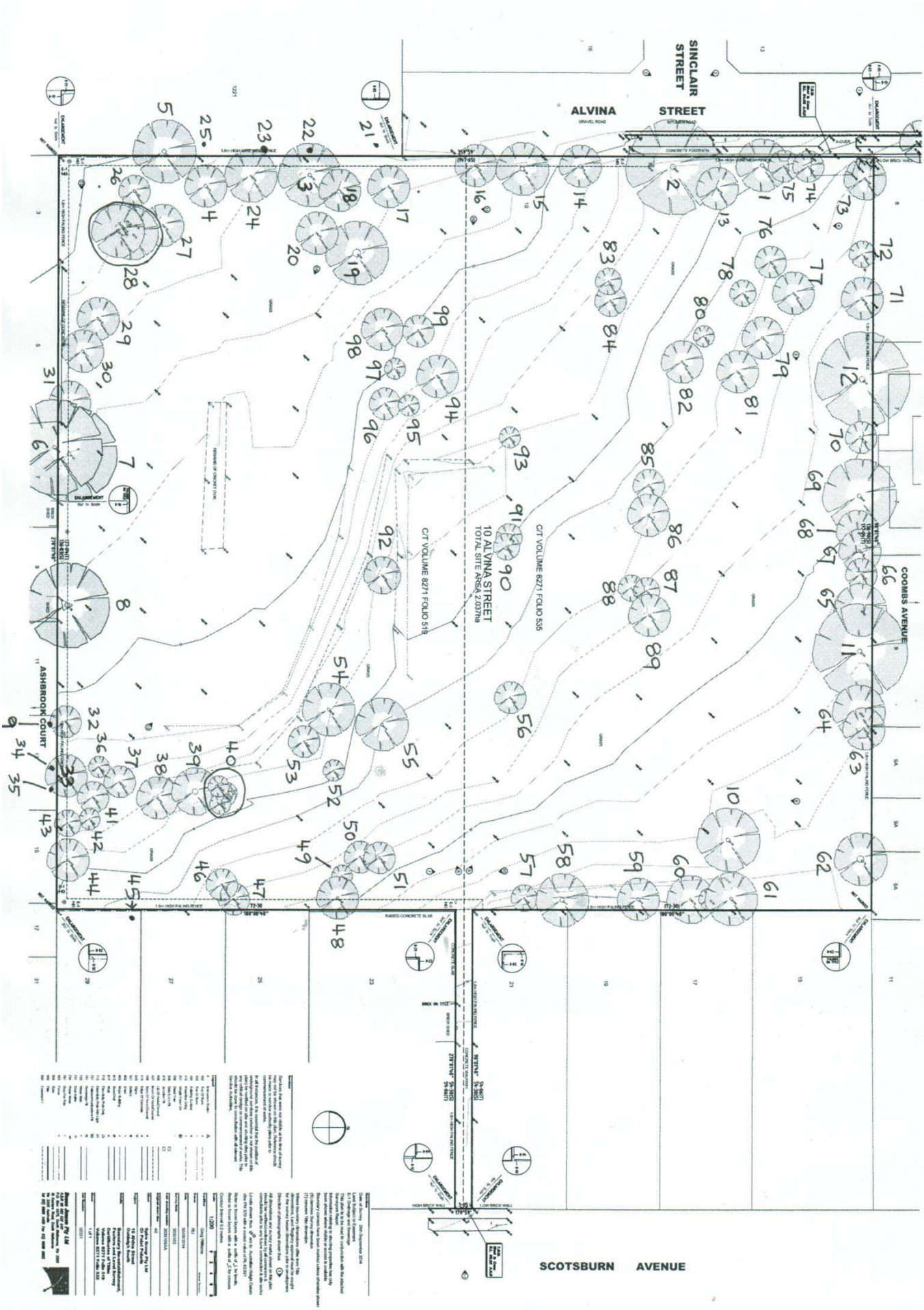
SINCLAIR STREET
ALVINA STREET
COOMBS AVENUE
ASHBROOK COURT
SCOTSBURN AVENUE
10 ALVINA STREET
TOTAL SITE AREA 2.037ha
C/T VOLUME 8271 FOLIO 519
C/T VOLUME 8271 FOLIO 535

General Tree Protection Recommendations
Care must be taken to avoid any excavation by more than 100mm depth or significant soil compaction or level changes within more than 10% of the TPZ areas of the trees to be retained, unless non root destructive exploratory trenching reveals, under arboricultural supervision, that these activities can be undertaken without adversely impacting on the safe useful life expectancies to do so.

Before construction commences, sturdy high visibility tree protection fencing at least 1.8m tall must be constructed around the site trees to be retained. The fences must be constructed to the TPZs or to as large an area as possible, yet which still allows construction to proceed in a safe and efficient manner whilst protecting the trees. The fences must not be moved during the construction period unless after discussion with the project arborist. Mulch must be laid to a depth of some 75mm within the fences.

Any necessary pruning ought to be undertaken some time before construction commences.

During construction, no fill nor rubbish can enter the fences, nor excavation for any purpose within them, (unless under arboricultural supervision and signed off by the project arborist as not being harmful to the SULE of the tree). Examples are avoiding any excavation for drains and services within more than 10% of the TPZ areas, unless by non-root destructive means such as horizontal boring at greater than 800mm depth or by pneumatic or hydraulic means under arboricultural supervision.

The soil around the retained site trees near the works must receive periodic irrigation over the summer and autumn periods of construction, such that the root zones are never allowed to dry out.

Notes on Terminology
In order to understand the column headings of the table of data, I have provided the following explanations:

DBH diameter of trunk over bark at breast height In a number of cases where the tree has forked into multiple trunks below breast height (1.3-1.5m) the diameter is measured below the fork and an estimate is made for the single trunk equivalent at breast height, or else figures for each of the individual stems can be given.

HxS This is the estimated height (H) of the tree and its average crown spread (S).

SULE Safe useful life expectancy in years. Taken in the context that the area is to be developed for residential use, and that sensible distances are maintained between the buildings and the trees, this is the estimate of time that the tree will continue to provide useful amenity without imposing an onerous financial burden in order to maintain relative safety, and avoid excessive nuisance.

Condition This descriptor can be encapsulated by three terms, namely **Health (H), Structure (S) and Form (F).**

Health is largely governed by the ease in which the metabolic functions are occurring throughout the tree. Symptoms of health include the amount, distribution, density, size and colour of the foliage.

Structure refers to the structural stability of the tree and its branches. A well structured tree is not likely to shed branches or stems, or snap in the trunk or blow over, whereas a poorly structured tree is more likely to.

Form basically refers to the symmetry of the tree. A tree with a straight trunk and symmetrical crown and evenly distributed branches is referred to as having good form, whilst a lopsided leaning tree may have fair – poor form.

Worthiness of Retention (WOR):
The worth for retention of a tree is based on the assumption that the site is to be re-developed, and that there is the opportunity for new tree planting. It is based on a number of factors. These factors are:

1. structure, health, form and safe useful life expectancy,
2. size, prominence in the landscape,
3. species rarity,
4. whether indigenous,
5. whether an environmental weed.
6. importance for habitat of native wildlife
7. whether of historical or cultural interest

Any tree with a WOR rating of 3 or less should be seriously considered for removal before development begins because it is dead, nearly dead or dangerous, a weed, is causing or is likely to cause a severe nuisance in the near future, or just of very little significance and readily replaceable with new plantings. Trees rated 4-6 are of some significance. Some of these trees may respond to treatments such as formative pruning, removal of dead wood, weight reduction pruning etc. Trees rated 7 or higher are of high significance (the higher the ranking the more so), primarily because of their good health, structure, form, prominence in the landscape and SULE, although all they still may need substantial works done on them as already detailed, if they are to be retained.

Tree Protection Zone (TPZ) According to the Australian Standard AS 4970-2009 'Protection of Trees on Building Sites', the TPZ is the principal means of protecting trees on development sites. It is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.' The radius of the TPZ is calculated by multiplying the DBH by 12. The radius is measured from the centre of the stem at ground level. An area of 10% of the TPZ is deemed acceptable to violate if 10% of the <u>area</u> of the TPZ is made up in other directions'. *Thus if encroachment is from one side only in a straight line, encroachment to as close as approximately 8 times the DBH (2/3 the listed TPZ radius) is approximately 10.7% of the TPZ area.*

The TPZs as calculated according to the AS 4970-2009 should only be construed as a rough guide. They are only used in this statement because various local authorities now demand it in their assessments of development applications. Many factors such as the type of encroachment on the TPZ, species tolerance, age, presence of spiral grain, soil type, soil depth, tree lean, the existence of onsite structures or root directional impediments, level of wind exposure, irrigation and ongoing tree care and maintenance are each highly influential on the size and success of the TPZ estimation, therefore the figures derived from the Standard and provided in this report must be treated as rough guides only.

Tree Origin Categories
Each tree has been classified as to whether it is indigenous (**I**), native to Victoria (**V**), native to Australia (**A**), exotic (**E**) or an environmental weed (**W**).

An indigenous species (**I**) is one that is known to grow naturally in the local area, even if the individual tree has been planted and is from a seed source or provenance foreign to the area.

A species classified **V** is one which has a part or all, even if very small, of its natural range within Victoria, although it may occur outside the state as well. It does not however occur naturally in the local area.

A species classified **A** is native elsewhere in Australia than Victoria. It does not occur naturally in the local area.

A species classified **E** has its natural range occurring outside Australia.

A species classified **W** is a seriously invasive environmental weed.

Conclusion

The development as proposed can be undertaken in a manner which allows the four highest worth trees on site to be retained, plus a fifth of moderate worth, so long as the recommendations as discussed in this statement are adhered to.

Declaration:

I hereby declare that I have made all the enquiries that I believe are desirable and appropriate, and no matters of significance which I regard as relevant have to my knowledge been withheld from the respected Tribunal.

GALBRAITH & ASSOCIATES

Rob Galbraith

1. Name and Professional Address of Expert

Robert Cameron Galbraith
Arboriculturist
40 Glyndon Road
Camberwell Vic 3124
Tel: 9888 5214 Fax: 9888 5063

2. Qualifications and Experience

1977 Attained Degree in Forest Science from Melbourne University

1978-81 Forest inventory work and road locating in Gippsland, Tasmania and Northern Territory

1982 Foreman of a contract re-vegetation crew at various MMBW parks

1982-83 Attained the National Certificate of Horticulture in Arboriculture at Merrist Wood College, England, with Distinctions

1983-85 Foreman of a large Melbourne tree surgery company

1986-88 Tree surgery sub-contractor

1988-90 Manager of the Arboricultural Services Division of Rivett Enterprises. Arboricultural Consultant for Rivett Enterprises.

1991- Principal, Galbraith & Associates - Arboricultural Consultants and Contractors.

Consultants to Royal Botanic Gardens Sydney, Major Projects Victoria, St Kilda Botanic Gardens, Melbourne Parks & Waterways, Vic Urban, Office of Housing Department of Human Services, legal firms, insurance companies, developers, town planning consultants, architects, landscape architects, local government (Cities of Albury, Bayside, Boroondara, Manningham, Moreland, Stonnington, Whitehorse). Contracting in arboricultural services for private, government and commercial clients.

VOLUNTARY ARBORICULTURAL INDUSTRY WORKS

Arboricultural Association of Australia (President, 1994, 95, 96)
Major contributor to the Australian Standard AS4373-1996 Pruning of Amenity Trees.

3. Area of Expertise

My area of expertise is in amenity tree management.

4. Expertise to Prepare this Report

My expertise is based on substantial experience in forestry and arboriculture, with many years directly working with thousands of different trees in differing situations. The tasks of climbing, dismantling, pruning and excavating near trees, particularly in Melbourne, is or has been, virtually a daily routine over many years. I keep well abreast of important and relevant research in arboriculture, reading widely and conferring regularly with colleagues in the arboricultural field.

5. Instructions Received in Relation to this Matter

I have received instructions from Minter Ellison Lawyers. The instructions have been to re-visit the site in March of this year to review the status of the trees, examine the VCAT plans as listed above, and provide a statement of evidence in relation to arboricultural matters.

6. Facts/Matters/Assumptions/Reference Documents used to prepare this Report

The design drawings upon which I base my assumptions are the VCAT Issue Masterplan, drawing No. TP1.10 and proposed site plan, TP1.11 dated 24/07/17 by Rothelowman Architects plus the VCAT Issue landscape drawing by John Patrick Landscape Architects.

Australian Standard 4970:2009 'Protection of trees on development sites'

7. Other Persons Relied Upon

Nil

8. Relationship with Permit Applicant

I have no relationship with the permit applicant other than a financial agreement to prepare this evidence statement

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition	W.O.R. 1 to 10	Comments and TPZ (m)
	I: Indigenous						
	V: Victorian Native						
	A: Australian Native						
	E: Exotic						
	W: Weed						
1	Syzygium paniculatum (Brush Cherry)	A	41, 44, 26	13x13	G	7	Healthy medium to large tree with a long safe useful life expectancy. TPZ 7.9
2	Angophora costata (Smooth bark Apple)	A	84	17x18	G	8	Large tree in good condition. TPZ 10.1
3	Eucalyptus sideroxylon (Red Iron bark)	V	70	17x15	G	5	Good health but has a structurally poor pressure fork at 7m. TPZ 8.4
4	Allocasuarina verticillata (Coast Sheoke)	I	58	9x9	F/P	4	Over mature remnant type tree with lower trunk decay. TPZ 7.1
5	Eucalyptus pryoriana	I	63, 48	19x15	P		Over mature neighbouring tree which leans north-east into the subject site. It poses a threat of shedding large limbs or even collapsing onto the subject site. TPZ 9.5
	(Gippsland Manna Gum)						
6	Gone						Neighbouring tree which has been removed
7	Angophora costata	A	66	13x16	F/P	4	Mature tree leaning heavily north - branch shedder. TPZ 7.9
8	Angophora costata	A	85	19x19	G	8	Mature tree in good condition. TPZ 10.2 Any buildings would have to be set back 11m from the fence opposite the tree
9	Fraxinus angustifolia (Desert Ash)	EW	52, 36, 26,	12x16	G		Healthy neighbouring weed tree centred a metre from the fence. TPZ 8.2
10	Corymbia citriodora (Lemon Scented Gum)	A	73	19x18	G	6	Large tree in good condition, but the species when mature tends to develop limb shed tendencies, hence its worth for retention is somewhat compromised. TPZ 8.8
11	Quercus robur (English Oak)	E	88	15x20	G	8	Large deciduous tree in good condition. TPZ 10.6
12	Angophora costata	A	91	19x18	F	4	Large good specimen but its WOR is average due to the potential liability it poses to the dwelling to the north only 5m from the trunk. Major boughs have recently been cut off on the north side so the tree is now heavily lopsided to the south. TPZ 10.9
13	Eucalyptus leucoxylon (Yellow Gum)	V	47 equiv	10x11	F	4	Patchy crown, deadwood.
14	Salix babylonica (Weeping Willow)	E	46,43 equiv approx	11x11	F/P	3	In decline.
15	Agonis flexuosa (Willow Myrtle)	A	30,23,20,19 ,13,22,16	7x11	F/P	3	Coppice stems from decayed base.
16	Agonis flexuosa (Willow Myrtle)	A	32,22	7x10	P	2	Decayed.
17	Lophostemon confertus (Queensland Brush Box)	A	28, 22	8x8	F	5	Basically OK, crown density is modest. TPZ 4.3.
18	Lophostemon confertus (Queensland Brush Box)	A	25	9x6	F/P	4	Partly suppressed. TPZ 3
19	Melaleuca armillaris (Bacelet Honey-Myrtle)	V	50,50,50,40 ,40 approx	8x14	P	3	Over-mature, decay.
20	Lophostemon confertus (Queensland Brush Box)	A	40 equiv	9x9	F/G	5	Mildly lopsided to east but generally OK. TPZ 4.8.
21	Eucalyptus viminalis (Manna Gum)	I	10,10	4x6	F		Not on plan. In adjacent property approx 4m from northern boundary and 2m west of fence. Young tree - may be E. pryoriana. TPZ 2
22	Eucalyptus viminalis (Manna Gum)	I	20	5x4	F		Not on plan. In adjacent property, centred 2.2m from fence. TPZ 2.4.
23	Eucalyptus pryoriana (Coast Manna Gum)	I	55 approx	11x7	Dead		Not on plan. In adjacent property approx 7m south of 22 and 0.8m from fence. Likely ID (tree is dead). A few dead branches overhang subject site. A tree of Acacia longifolia (a weed species) is located 3m to the south.
24	Corymbia citriodora (Lemon-Scented Gum)	A	38	15x11	F	5	Structure, health and form all are fair. TPZ 4.6.

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition	W.O.R. 1 to 10	Comments and TPZ (m)
25	Melaleuca armillaris (Bacelet Honey-Myrtle)	V	30,17,20,23 ,25 approx	5x8	F/P		Not on plan, located in adjacent property approx west of tree 4 and 1.6m from fence. Over-mature. TPZ 6.3.
26	Eucalyptus cladocalyx "Nana" (Bush Sugar Gum)	A	34	14x6	P	2	
27	Lophostemon confertus (Queensland Brush Box)	A	28,22	10x9	P	4	Bifurcated at base. TPZ 4.3
28	Eucalyptus nicholii (x6) (Willow Peppermint)	A	Mostly 37 to 52 (two trees are smaller)	Dom ht 16m	F/P	3 to 4	Close group. Structure fair to poor. Failures.
29	Pittosporum undulatum (Sweet Pittosporum)	VW	28,27	8x10	F	3	
30	Lophostemon confertus (Queensland Brush Box)	A	47 equiv	9x11	F	5	TPZ 5.6.
31	Syzygium smithii (Lilly Pilly)	V	28,26,25,16 ,15	9x8	F	5	Healthy but structure fair only. TPZ 6.1.
32	Pittosporum undulatum (Sweet Pittosporum)	VW	25	6x8	F	3	
33	Pittosporum undulatum (Sweet Pittosporum)	VW	22,18,13	9x9	F	3	
34	Fraxinus angustifolia subsp angustifolia (Desert Ash)	EW	25,25,20 approx	11x8	F		Not on plan. In adjacent property approx 2.5m SW of 33 and centred 1m from fence. TPZ 4.9.
35	Cupressus sempervirens (Italian Cypress)	E	34 approx	8x2.5	G		As above but approx 2.5m SE of 33. TPZ 4.1.
36	Leptospermum laevigatum (Coast Tea-tree)	I	14 equiv	3x4	F	3	
37	Fraxinus angustifolia subsp angustifolia (Desert Ash)	EW	28	9x8	F/G	3	
38	Lophostemon confertus (Queensland Brush Box)	A	33	10x8	F/G	5	Developing a tight crotch at 2m but generally good. Good form. TPZ 4.0.
39	Agonis flexuosa (Willow Myrtle)	A	85 approx	9x11	P	2	
40	Acacia longifolia (x6) (Sallow Wattle)	VW	10 to 24 equiv	dom ht 5m	F	2	Close, shrubby group.
41	Corymbia ficifolia (Red-flowering Gum)	A	36	8x9	F	5	Branch failure. TPZ 4.3
42	Prunus domestica (Plum)	E	25 equiv	4x6	F	3	
43	Lophostemon confertus (Queensland Brush Box)	A	19	7x6	F/P	3	Patchy crown.
44	Lophostemon confertus (Queensland Brush Box)	A	30,21	8x8	F/P	3	Borers in stem to north.
45	Prunus persica (Peach)	E	14 approx	4x4	F/G		Not on plan, in NW corner of 29 Scotsburn Ave. Approx 0.9m from fence. TPZ 2.0.
46	Lophostemon confertus (Queensland Brush Box)	A	30	7x8	F	5	Modest crown density. TPZ 3.6.
47	Pittosporum undulatum (Sweet Pittosporum)	VW	33 equiv	7x8	F	3	
48	Corymbia ficifolia (Red-flowering Gum)	A	28,23,22,24	9x11	F	5	Bifurcation developing between main stems. TPZ 5.8
49	Chamaecytisus palmensis (Tree Lucerne)	E	15 equiv	7x8	F	3	

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition	W.O.R. 1 to 10	Comments and TPZ (m)
50	Lophostemon confertus (Queensland Brush Box)	A	25,16,16,15	9x10	P	3	One stem has split away from base of tree.
51	Lophostemon confertus (Queensland Brush Box)	A	31,22,16	8x9	F	4	Fair in all regards. Lopsided to west TPZ 3.3
52	Melaleuca linariifolia (Snow in Summer)	A	22 equiv	4x3	F/P	3	Stump regrowth.
53	Lophostemon confertus (Queensland Brush Box)	A	25	6x6	F	4	
54	Eucalyptus sideroxylon (Red Ironbark)	V	65	13x13	F	5	Healthy but prone to further branch failures. TPZ 7.8
55	Casuarina cunninghamiana (River She-Oak)	A	55	13x12	F	5	Needs weight reduction pruning if retained. TPZ 6.6.
56	Photinia "Robusta" (Photinia)	E	25,20	6x6	P	2	In decline.
57	Agonis flexuosa (Willow Myrtle)	A	20 equiv	7x5	F/P	3	
58	Agonis flexuosa (Willow Myrtle)	A	68 equiv approx	13x12	P	2	Has fungal decay brackets (Phellinus) in one of its main stems.
59	Agonis flexuosa (Willow Myrtle)	A	50 equiv approx	5x10	F	4	Low-spreading crown.
60	Lophostemon confertus (Queensland Brush Box)	A	38	11x9	G	5 to 6	Attractive smaller tree, long useful life. TPZ 4.6
61	Melaleuca armillaris (Bacelet Honey-Myrtle)	V	43,39	9x12	P	2	Has split apart.
62	Agonis flexuosa (Willow Myrtle)	A	52,44,34	11x10	F/P	4	Substantial die-back with one dead co-dominant stem. TPZ 9.1.
63	Allocasuarina torulosa (Forest She-Oak)	A	50	13x13	F	4	Lopsided toward neighbouring house 5m away. TPZ 6.
64	Melaleuca armillaris (Bacelet Honey-Myrtle)	V	56 equiv approx	10x10	F/P	3	In decline.
65	Eucalyptus nicholii (Willow Peppermint)	A	67	13x10	F/P	4	TPZ 8. Die-back on the north side.
66	Agonis flexuosa (Willow Myrtle)	A	17,16,10	7x6	F/P	3	Stump regrowth.
67	Lophostemon confertus (Queensland Brush Box)	A	38	9x9	F/G	5	Sound, long useful life. TPZ 4.6.
68	Agonis flexuosa (Willow Myrtle)	A	36,29 equiv	7x7	F	4	TPZ 5.5.
69	Eucalyptus scoparia (Wallangarra White Gum)	A	51,42 equiv	12x11	F/P	2	Substantial die-back.
70	Corymbia ficifolia (Red-flowering Gum)	A	31,28,26	5x7	F/P	3	Dieback, V crotches.
71	Lophostemon confertus (Queensland Brush Box)	A	37 equiv	9x11	F/G	5	Leafy to ground level; lopsided and some lean to south. TPZ 4.4.
72	Eucalyptus leucoxylon	V	22	6x5	P	2	
73	Fraxinus angustifolia subsp angustifolia (Desert Ash)	EW	42 equiv	9x10	F	3	Pruned back to fence on north side.
74	Syzygium smithii (Lilly Pilly)	V	23,17,16,14,14	8x6	F/P	3	Stump regrowth stems.
75	Lophostemon confertus (Queensland Brush Box)	A	24,17	9x6	F	4	Partly suppressed. TPZ 3.5
76	Lophostemon confertus (Queensland Brush Box)	A	28 equiv	6x6	F/P	3	
77	Lophostemon confertus (Queensland Brush Box)	A	34,29 equiv	9x10	F/G	5	Bifurcated. Fair-good health. TPZ 5.4
78	Lophostemon confertus (Queensland Brush Box)	A	25, 19	8x9	F/G	5	TPZ 3.8

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition	W.O.R. 1 to 10	Comments and TPZ (m)
79	Lophostemon confertus (Queensland Brush Box)	A	25, 18	8x8	F/G	5	TPZ 3.7.
80	Pittosporum undulatum (Sweet Pittosporum)	VW	21 equiv	5x5	P	1	Dead
81	Lophostemon confertus (Queensland Brush Box)	A	41	10x10	F	5	Fair structure - V crotches at 2.5m. TPZ 4.9
82	Lophostemon confertus (Queensland Brush Box)	A	42	10x10	F	5	V crotch at 2m. TPZs 5
83,84	Hakea salicifolia (x2) (Willow-leaf Hakea)	A	35 each approx	dom ht 5m	P	2	Over-mature, in decline.
85	Melaleuca linariifolia (Snow in Summer)	A	36 equiv approx	6x6	P	2	
86	Corymbia ficifolia (Red-flowering Gum)	A	49 equiv	8x9	F	5	TPZ 5.9
87	Acacia saligna (Golden Wreath Wattle)	AW	13,12 equiv	5x4	P	2	
88	Acacia saligna (Golden Wreath Wattle)	AW	15,9	4x5	F	3	
89	Acer negundo (Box Elder)	E	35 equiv	8x8	P	2	Much of the crown is dead.
90	Acacia longifolia (Sallow Wattle)	VW	22 equiv	4x6	P	2	Splitting.
91	Pittosporum undulatum (Sweet Pittosporum)	VW	14,13	7x4	P	2	
92	Lophostemon confertus (Queensland Brush Box)	A	41	8x8	F/G	5	TPZ 4.9.
93	Metrosideros excelsa (NZ Christmas Tree)	E	25,23	6x3	P	2	Much of crown is dead.
94	Pittosporum undulatum (Sweet Pittosporum)	VW	37 equiv	8x11	F	3	
95	Prunus cerasifera "Nigra" (Purple-leaved Cherry-plum)	E	10 equiv	4x3	F	3	
96	Leptospermum petersonii (Lemon-scented Tea-tree)	A	27,21,16 equiv	5x8	P	2	In decline, splitting.
97	Callistemon rugulosus (Scarlet Bottlebrush)	V	16 equiv	4x4	F	3	Shrub species.
98	Eucalyptus cladocalyx "Nana" (Bush Sugar Gum)	A	36,29	10x11	P	2	Heavy-limbed, cankers.
99	Melaleuca styphelioides (Prickly Paperbark)	A	33 equiv	7x6	F/P	3	V crotches, lacking foliage in parts due to closeness of adjacent trees.