

VICTORIAN CIVIL & ADMINISTRATIVE TRIBUNAL  
PLANNING and ENVIRONMENT LIST

VCAT Ref: P1707/2019

*STATEMENT OF EVIDENCE*  
ON ARBORICULTURAL ISSUES

COMMISSIONED BY

Golf Road Project Pty. Ltd.

*in relation to*

52 Golf Road  
Oakleigh South

ROB GALBRAITH – GALBRAITH & ASSOCIATES



**Tree Consultants & Contractors**  
Tel (03) 9888 5214

13 Feb 2020

**re: 52 Golf Road, Oakleigh South**

**Introduction**

A multi residential project is proposed for the above property. Some 55 trees and tree clumps occur on and close to the site. These have been the subject of Arborist Reports in 2013 (Treelogic) and again in June 2019 but by the Landscape DEPT. Galbraith and Associates visited the site in April 2019 at the request of Tract Consultants to examine the trees and independently peer review the Arborist Report prepared by the Landscape DEPT. We provided our own Arborist Report dated the 24/May/2019.

In late September 2019, the City of Monash resolved not to approve the submitted Development Plan for 52 Golf Rd, one of the grounds being “The development plan does not provide for appropriate inclusion and retention of existing vegetation.”

Since then I have re-visited the site on three occasions, once in late November 2019 and again in mid January 2020 to update the observations of the trees. The latest site visit was on the 13/Feb/20. These observations are presented in the accompanying excel spreadsheet of data at the end of this statement.

The following statement discusses the trees, the likely impact of the proposal on them examines and evaluates the relevant section of Council’s assessment report dated 24/Sep/19, namely “Landscaping and Retention of Trees”.

Each tree is located and numbered on the accompanying copy of figure 60 of the set of development plans on page 4 and described in the accompanying excel table of tree data.

The design drawings upon which I base my assumptions are the Feb 2020 Rev 3 development plans with particular reference to figures 42, 60, 61 and 63.

### **The Trees – General**

The site is predominantly flat with the buildings and paving of the previous school having long been removed. The site consists predominantly of slashed grass, trees and fallen debris. With the exception of the odd self-sown clump of Sydney Blue Gum and Southern Mahogany gum, all the trees on the site have been planted. The plantings have occurred over different stages from approximately the early 1960s through to the mid 1990s, although several of the Southern Mahogany and Sydney Blue Gums are substantially older. With the exception of the Smooth leaved Elm (tree 3) near the east boundary, they are all Australian native trees.

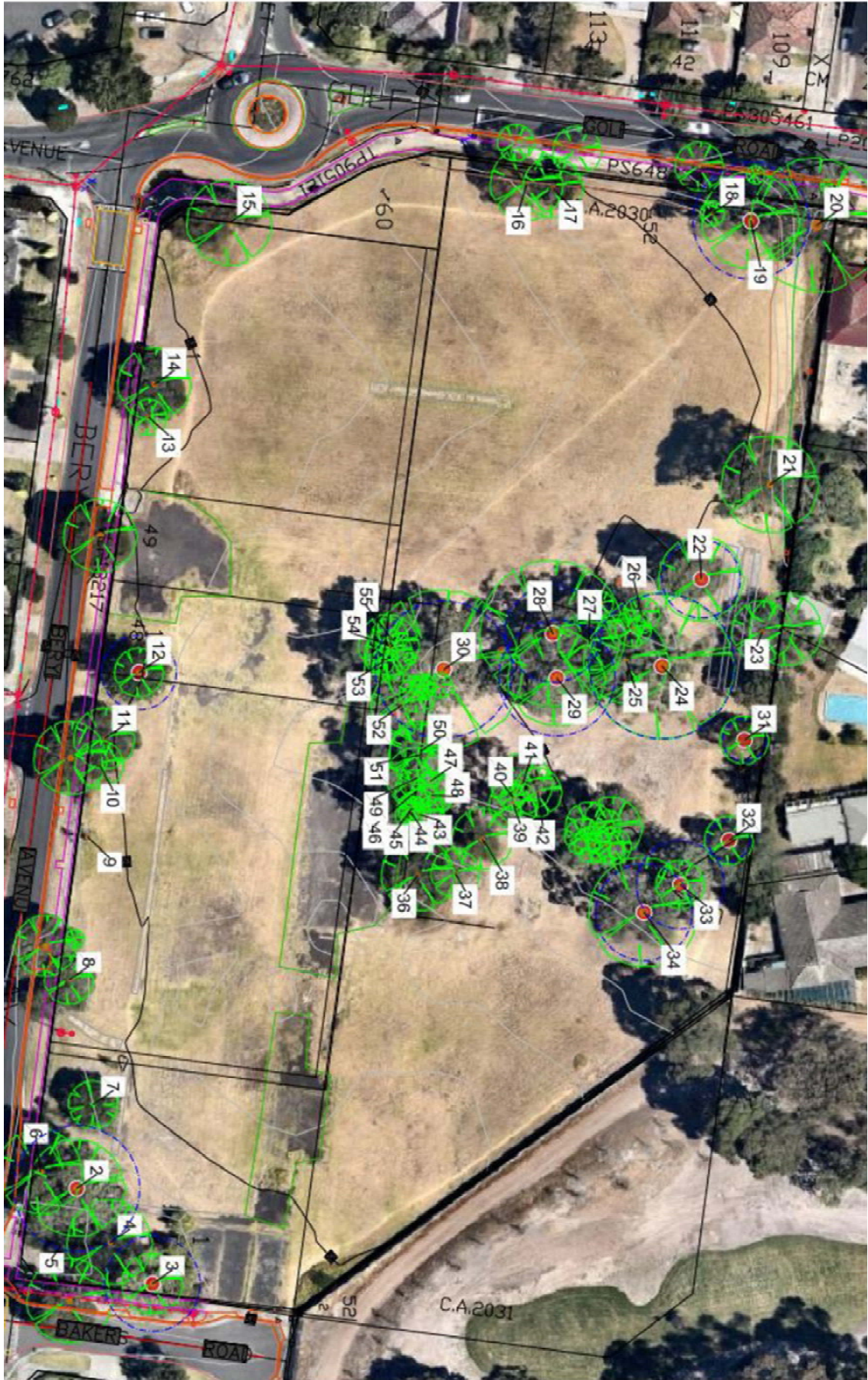
The species encountered at the site are in the main found commonly in the metropolitan area. Southern Mahogany Gum and Sydney Blue Gum are commonly occurring on the site. In general the larger specimens of these have limb shed histories, are difficult to manage safely and are of low worth for retention in any residential development. Some of these trees are 23m tall with substantial spread. Other specimens are stunted, suppressed or lopsided and in poor health – none have any high worth for retention.

Other large species encountered are Spotted Gums, Angophoras, Lemon Scented Gum, Brittle Gum, Queensland Silky Oak and Red Ironbark. These have moderate worth for retention at best, again due to limb shed propensity. One very large Spotted Gum of some 23m in height and spread is proposed to be retained near the centre of the site. Although hazard reduction works can produce some increase in safety, the residences have been designed to be well clear of the dripline of the tree.

There are a few smaller species of eucalypt present, along with sheokes, wattles and Queensland Brush Box. These are in variable condition, none of which are of high worth for retention.

There are representatives of several species whose natural distribution includes the vicinity of the subject site, namely tree 8 (Swamp Gum), trees 14, 17 and 18 (Blackwood) and tree 50 (Silver Wattle). In each case one can be very confident that the trees have been planted as is evident by the morphology of the provenance, which is not local. In each case the five trees are in poor condition. No permits are required under clause 52.17 of the planning scheme given their planted status.

Overall I do not believe there are any high worth trees for retention.



### **Impact of the Proposal**

It is proposed to remove all the trees on the site, with the exception of eleven trees, namely trees 3 (Smooth leaved Elm), 10 (River Yate), 11 (Wolgan Snow Gum), 12 (Queensland Silky Oak), 16 (Yellow Gum), 19 (Brittle Gum), 28 (Lemon Scented Gum), 29 (Prickly leaved Paper bark), 30 (Spotted Gum), 31 and 32 (Queensland Brush Boxes). With the exception of trees 10 and 11 which are in poor condition, the remaining nine trees are of moderate worth for retention and have been provided plenty enough space to be confident they can be successfully retained for the medium to long term under this proposal.

Of the nine trees of moderate worth to be retained, trees 30, 31 and 32 have in my opinion a WOR (worthiness of retention) rating of 4 out of 10, trees 16, 19 and 28 are of WOR 5 and trees 3, 12 and 29 have WOR 6. On the whole site it is of my view that 18 are of WOR 4-6, of which eight (2, 5, 21, 25, 30, 31, 32 and 42) are of WOR 4, six are (16, 19, 24, 28, 29 and 33) are WOR 5 and four (trees 3, 12, 22 and 34) are of WOR 6.

Trees 10 and 11 should seriously be considered for removal now to enable re-landscaping in my opinion, given their poor condition (WOR 2).

Trees 2, 22, 24, 33 and 34 are the only other trees on the site which could be considered as being of moderate worth for retention. Although they are not retained, I note there is to be considerable new tree establishment. Tree 2 has a WOR of 4, trees 24 and 33 have WORs of 5 and 22 and 34 are of WOR 6.

Tree 30 (WOR 4-5), the largest most impressive tree on the site is included to be retained. It has a limb shed habit, thus will have to be monitored. In this case, as is also the case for tree 28 which also poses a branch shed risk but less so, access will be available with a cherry picker to enable branch lightening procedures around the whole of their crowns. The proposed buildings are well outside the drip lines. I recommend however that facilities likely to be well used such as barbecues, play equipment and work-out stations be placed at the periphery or outside the drip lines of these trees.

Successful retention of all the trees proposed to be retained assumes general protection measures are undertaken during the construction period such as hazard reduction pruning where necessary, irrigation, tree protection fencing and protection of tree protection zones from excavation, fill and compaction and elm leaf beetle control in the case of the elm.

### **Tree Protection Zone Encroachments**

Tree Protection Zones (TPZs) as determined according to the relevant Australian Standard 4970:2009 'Protection of trees on development sites' have been calculated for each tree and provided on the plans. These zones, measured in radii from the trunk centres, are regarded as important to be maintained relatively free of disturbance to be confident that the health is not being compromised. Up to a 10% TPZ area incursion of these areas is deemed as minor and acceptable according to the Standard. As is apparent from figure 61, the trees to be retained, with one exception, do not have incursions from excavation within more than 10% of their TPZ areas. Tree 3 is the

only exception which has an 11% incursion, and this is for a driveway. The tree will readily cope with this as the roots of elms cope relatively well in low oxygenated environments and the excavation necessary for the driveway construction will be shallow and likely to be above most roots if present where the drive is proposed.

Footpaths meander through some of the TPZs however these will be harmless to the trees so long as they are constructed more or less on grade.

### **Comments on Council's Decision**

The "Landscaping and Retention of Trees" section of Council's report consists of three parts text on pages 21 and 22, the table on pages 22 and 23, and the text on page 23.

In addition to the eleven trees proposed for retention (trees 3, 10, 11, 12, 16, 19, 28, 29, 30, 31 and 32) in this current application, Council asserts that five to six additional trees should be retained (trees 2, 8, 21, 22 and 24, and subject to further information, tree 20).

Of the additional trees, two (trees 22 and 24) were rated WOR 6 and WOR 5 respectively by Galbraith and Associates, with the remaining four as WOR 4 (tree 2) and WOR 3 (trees 8, 20 and 21). I essentially agree with Council's assessment of trees 22 and 24, except that, importantly, I do not regard that these particular trees necessarily should have to be retained, particularly in light of the proposed landscaping and tree re-establishment, but rather they could be responsibly retained if desired. Even if it was decided by the applicant that additional trees will be retained, other trees could also be considered for this purpose, including, for example, trees 33 (WOR 6) and 34 (WOR 5), but which were not mentioned for retention by Council.

Any decision to retain trees 2, 8, 20 and 21 would have to be considered dubious at best unless perhaps the underlying motive was to reduce building coverage, remove the trees soon after the development is completed to avoid liability issues and re-plant.

#### Text on pages 21 and 22

##### *Paragraph on page 21*

In short, this paragraph outlines how a determination in a 2016 Supreme Court case is relevant to 52 Golf Rd. It appears to indicate that, a development plan for this site does not need to incorporate *all* trees rated as moderate or high in the 2013 Treelogic assessment.

##### *Paragraph 1, page 22:*

It is worthy to note that the comments by Council's arborist about previous assessment of the trees generally refers to the Tree Logic appraisals, which were written over 6½ years ago. It is unclear why Council does not instead refer to the considerably more up-to-date report by Landscape DEPT (written in 2019), which considered that thirteen (13) trees have moderate retention value. The review by Galbraith and Associates (2019) concluded that a total of 16 trees have WORs of 4-6, of which ten have WOR ratings of 5-6. Neither assessment accorded a retention value of high to any tree. Appendix 1 of this review contains more detailed analysis of

which trees have been rated as having comparatively higher retention worth by the consultants and by Council.

*Paragraph 2, page 22:*

Here, it is incorrectly stated that the Tree Logic 2013 assessment named 25 trees that have moderate retention value. The correct figure is nineteen (19), of which only 17 occur on the site nowadays.

*Paragraph 3, page 22:*

This paragraph repeats the error that there are currently 25 trees on the site which were rated by Tree Logic in 2013 as having moderate retention value. The correct number is 17 trees. As stated by council, eight are located near the site boundaries, including four (4) near either the Golf Rd frontage or Beryl Ave frontage. The other eight are located centrally in terms of their east-west position on the site (but not, in most cases, in terms of their north-south position on the site).

Table on pages 22 and 23

Tree 2, a large Southern Mahogany close to Beryl Ave, is considered by Council's arborist to have good structure ("overall structure 8/10") despite various large branch failures and the fact that its upper main stem has also failed (i.e. has fractured and fallen). I rate the retention value of this tree as 4/10. Council's arborist estimates the ULE (Useful Life Expectancy) of the tree to be > 10-15 years, which is relatively short. The tree is described by Council's arborist as being a "significant specimen in the landscape". Certainly the tree is large and in a prominent location, but an appraisal of overall significance must also take into account such parameters as structure, ULE/SULE (Safe Useful Life Expectancy) and health. In this case the tree has a prominent ongoing limb shed history, rendering it of relatively low worth for retention in any residential development of the site.

Tree 8, a small Swamp Gum, has been rated by all three consultants as having low retention value. The structure of the tree has been rated as 7/10 by Council's arborist, which in my opinion does not take into account, for example, the split-prone forking in the main stem (it has already started splitting at 2.5m above ground). I rate the structure of this tree as poor with an overall worth for retention as 3 out of 10.

Tree 12, a Silky Oak of moderate size is described by Council's arborist as being in good condition and having no significant defects. This is basically accurate in my opinion. Council's arborist regards the tree as being "worthy of retention". I consider the tree to have a moderate retention value. It is proposed to be retained.

Tree 20 is a large Sydney Blue Gum with various shortcomings; however Council's arborist states that its "retention is preferred" (subject to what hazard reduction works are required). All three consultants considered the tree to have low retention value. I regard the condition of the tree to be poor (see attached table of tree data). The Council arborist's opinion that the tree displays "good vigour (>90%)" suggests that the tree is growing strongly. I estimate that the tree is no longer growing in height or spread, although it is still growing in trunk and branch thickness.



Tree 21 is a large Southern Mahogany with a high crown which in part overhangs a nearby residential property. It was considered to have low retention value by all three consultants. Council's arborist regards the tree to be in "reasonable condition overall" and asserts that it should be retained. I regard the retention of the tree as optional (WOR 4), primarily because of its branch shedding history.

Tree 22, a Spotted Gum of moderate size, is described by Council's arborist as having "overall good health (and) structure and little to no major issues". I am basically in agreement with this view, having assigned it a WOR of 6, and differ only in that I do not consider that the tree should necessarily have to be retained.

Tree 24 is a large Southern Mahogany, which according to Council's arborist, should be retained provided that remedial pruning is completed. I regard the tree as having moderate retention value (WOR 5) and mainly differ in that I do not consider that the tree should necessarily be retained.

### **Conclusion**

Whereas Council's arborist has asserted that trees 2, 8, 12, 21, 22 and 24 (and possibly tree 20) "should be retained", I regard rather trees 8 and 20 as not suitable for retention and trees 2 and 21 as of low suitability in any re-development of the site. I also regard several other trees not listed by Council as being suitable for consideration.





Tree 20



Dangerous split prone pressure fork at 2m above ground. A canker rot is present in and around the fork. These serious problems were not mentioned in the previous two reports.



Tree 20 has numerous wounds left by failed branches. New canker rots are forming at other forks.





Recently blown out branches from tree 20 are arrowed. The tree should not be retained.

### **Summary**

Overall there are no trees of high worth for retention, no examples of self-sown indigenous trees and many trees of low worth in any re-development scenario. Only ten have worth for retention ratings of 5 or 6 out of ten in my opinion and none higher. The current proposal allows for the successful retention six of these, with another three of low to moderate worth and two of low worth. The two low worth trees are small to medium in size and should in my opinion be removed and replaced.

### **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

## Notes on terminology

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

### 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.

**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 *area* of the TPZ is made up in other directions. *Thus if encroachment is from one side only, encroachment to as close as approximately 8 times the DBH (2/3 the listed TPZ radius) is permissible according to the Standard.*

Where the tree has more than one trunk, the TPZ is deduced by taking the square root of the sum of the squares of each of the DBHs, and multiplying this figure by 12

The tree protection zones as calculated according to the AS 4970-2009 should 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, tree height, 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.

The following pages set out details of my qualifications and experience:

**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. They have been to:

- Update the previous May 2019 report in line with the current application

Comment on the relevant section of the report on the Council meeting dated 24/Sep/19, namely “Landscaping and Retention of Trees”.

- Investigate any other matters I deem relevant.

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

The Feb 2020 Rev 3 development plans

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

**7. Other Persons Relied Upon**

Nil

**8. Summary of my Opinions**

The current proposal is essentially of low impact. I do not see the current proposal as having any impact on any of the trees so long as the recommendations as provided in this witness statement are implemented.

I have not made provisional opinions that are not fully researched for any reason (including the reasons why such opinions have not been or cannot be fully researched);

There are no questions posed in the report falling outside my expertise;

I have no knowledge as to why the report could be considered as incomplete or inaccurate in any respect.

**9. Relationship with Permit Applicant**

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



**Appendix 1:** Trees which “should be retained”/ Trees proposed for Retention/Other trees assessed as having Moderate Retention Value

<b>Additional Trees which “should be retained” (City of Monash 2019)</b>			
Tree No.	<i>Galbraith 2020</i>	<i>L’scape DEPT 2018</i>	<i>Tree Logic 2013</i>
2	WOR 4	M	M(H)
8	WOR 3	L	L
20	WOR 3	L	L
21	WOR 4	L	L
22	WOR 6	M	M
24	WOR 5	M	M
<b>Trees proposed for Retention</b>			
Tree No.	<i>Galbraith 2020</i>	<i>L’scape DEPT 2018</i>	<i>Tree Logic 2013</i>
3	WOR 6	M	M
10	WOR 2	L	L
11	WOR 2	L	L
12	WOR 6	M	M
16	WOR 5	L	M
19	WOR 5	M	M
28	WOR 5	M	M
29	WOR 4	M	M
30	WOR 4	M	M
31	WOR 4	M	M
32	WOR 4	M	M
<b>Additional Medium Retention Value Trees (≥1 consultant) not proposed for retention by proponent or council</b>			
Tree No.	<i>Galbraith 2019</i>	<i>L’scape DEPT 2018</i>	<i>Tree Logic 2013</i>
25	WOR 4	L	M
33	WOR 5	M	M
34	WOR 6	M	M(H)
37	WOR 3	L	M
42	WOR 4	L	M

Legend: L: Low, M: Moderate, H: High

Note: Trees no longer present on the site are not included in the table.

Tree No.	Botanical name (Common Name)	Origin	DBH (cm)	HxS (m)	Form	Health	Structure	WOR	TPZ (m) radius	Comments
1	No tree									
2	Eucalyptus botryoides (Southern Mahogany)	V	85	22x17	F	F	F/P	4	10.2	Over-mature. Prominent branch failure history, top of main stem has blown out..
3	Ulmus minor (Smooth-leaved Elm)	E	63 equiv	15x15	G	F	F/G	6	7.6	Badly affected by elm leaf beetle (ELB). Needs ELB treatment, suckers removed.
4	Eucalyptus mannifera (Brittle Gum)	V	46,34	10x13	F	F/P	F/P	3	-	Fungal decay bracket (Phellinus) at 4m. Branch
5	Eucalyptus saligna (Sydney Blue Gum)	A	21,15,13,9	9x12	F	F/G	F	4	3.6	Wrong location shown on plan - is actually roughly halfway between tree 2 and tree 4. Partly suppressed, multiple low branches.
6	Melaleuca armillaris (Bracelet Honey-myrtle)	V	58,52 approx	10x15	P	F/P	P	1	-	Has split apart.
7	Melaleuca armillaris (Bracelet Honey-myrtle)	V	50 equiv	6x10	F	F	F/P	2	-	Stump regrowth.
8	Eucalyptus ovata (Swamp Gum)	I	48,30,25	12x12	F/G	G	P	3	-	Planted. Basal V-crotch, with south-east leaning stem separating and collapsing towards road. The largest stem has repeated split-prone forks.
9	Eucalypt species (Eucalypt)	I/V/A	55 at 1.3m	5x4	-	Dead	-	1	-	Presumed planted.
10	Eucalyptus macrandra (River Yate)	A	28	9x9	P	P	P	2	-	Half dead
11	Eucalyptus gregsoniana (Wolgan Snow Gum)	A	22,16,14,14,8	6x8	P	P	P	2	-	Fungal decay brackets (Phellinus) near base.
12	Grevillea robusta (Silky Oak)	A	53	13x12	F/G	F/G	F	6	6.4	Mild lean to north.
13	Eucalyptus sideroxylon (Red Ironbark)	V	39	9x7	P	P	P	2	-	Half dead.
14	Acacia melanoxylon (Blackwood)	I	50,52	13x14	F/P	G	P	2	-	Planted. Die-back and repeated split prone forking.
15	Eucalyptus sideroxylon (Red Ironbark)	V	53,52	13x14	F/P	G	P	3		Three massive co-dominant failures on both main stems have occurred recently. Could retain for short-medium term with crown reduction pruning.
16	Eucalyptus leucoxylon (Yellow Gum)	V	28,18	7x12	F	F/G	F	5	4	Tree is lopsided to south. Small-growing, low branching genotype. Avoid building within 6m of the trunk centre.
17	Acacia melanoxylon (Blackwood)	I	38 equiv	6x9	F	F/P	F/P	2		Planted. Borers, weak crotches.
18	Acacia melanoxylon (Blackwood)	I	28 (live)	6x8	P	P	P	1		Planted.
19	Eucalyptus mannifera (Brittle Gum)	V	78	13x15	F/G	F	F/P	5	9.4	Lopsided to south. Main stem pressure fork. Kino exudation from main fork at 3.5m. Avoid building within 5m of trunk centre.
20	Eucalyptus saligna (Sydney Blue Gum)	A		23x23	F	F	P	3	15	Over-mature tree with prominent branch failure history and past dieback. Extensive tree surgery works required if retained to keep for short-medium term, including over residential property to north. Canker rot present in the main fork at 1.5m and another at 7m. Three old thin cables approx 30 years old in crown - must be replaced with much stronger cabling and higher up. Avoid building within 10m of trunk centre. Overall this is a dangerous tree to retain.
21	Eucalyptus botryoides (Southern Mahogany)	V	72	19x16	F/G	F	F/P	4	8.6	Several large branch failures. High crown in part overhangs back yard of adjacent resident property. Leans north, branch shedder.
22	Corymbia maculata (Spotted Gum)	V	52	18x11	G	G	F	6	6.2	Some small branch failures but basically OK. Keep any building 5m north, 7m south, 6m east and 5m west of trunk centre if tree is retained.
23	Eucalyptus sideroxylon (Red Ironbark)	V	33	12x9	-	Dead	-	1		
24	Eucalyptus botryoides (Southern Mahogany)	V	99	23x19	F	F	F/P	5	11.9	Branch failure history. Scattered dieback, deadwood. Possible decay in main stem at 7m.
25	Eucalyptus botryoides (Southern Mahogany)	V	47	16x14	P	P	F	4	5.6	Whole tree leans to south, is partly suppressed by tree 24.
26	Eucalyptus botryoides (Southern Mahogany)	V	20,8	7x6	P	F/P	F/P	2	-	
27	Eucalyptus botryoides (Southern Mahogany)	V	26	10x9	P	F/P	F/P	2	-	
28	Corymbia ciriodora (Lemon-scented Gum)	A	64	17x18	F	F/G	F	five	7.7	Tree is lopsided to east.
29	Melaleuca styphelioides (Prickly-leaved Paperbark)	A	47,40,37,30	12x14	F	F	F	5	9.4	Mature stump regrowth stems.
30	Corymbia maculata (Spotted Gum)	V	78,50	23x23	F/G	F	F/P	4 to 5	11.1	Over-mature, heavy-branched tree with prominent branch shed history. Lesser stem leans heavily to SW. Tree surgery works are essential if retained. Avoid residential buildings within 14m south-west of centre, 12m west and 12m east.
31	Lophostemon confertus (Brush Box)	A	29	7x8	F/P	F/P	F	4	3.5	Low vigour, below-average specimen.
32	Lophostemon confertus (Brush Box)	A	30	8x6	F	F	F/P	4	3.6	Borer damage in the central stem of the three main stems.
33	Grevillea robusta (Silky Oak)	A	60	19x10	F	F/G	F	5	7,2	Lopsided, branch shed history. Beehive in base.
34	Angophora costata (Smooth-barked Apple)	A	65	19x16	F	F	F/G	6	7.8	Fair - good. Deadwooding required. Avoid building residences within 11m west of trunk centre, 8m south, 8m east and 9m north of trunk centre if retained. Has re-foliated after drought.
35	Eucalyptus viminalis (Manna Gum)	I	102 approx	17x19 approx	F	see comments	see comments	-	12.2 approx	In adjacent golf course between fence. Serious fungal decay of trunk previously reported by Tree Logic. Overhanging branches should be heavily pruned back.
36	Eucalyptus botryoides (Southern Mahogany)	V	33	13x11	F	F	F/P	3	-	
37	Casuarina cunninghamiana (River She-Oak)	A	38,23	13x8	F/P	F/P	F	3	-	Stressed tree - much of crown is sparse.

38	Eucalyptus globulus "Compacta" (Dwarf Blue Gum)	A	53 equiv	9x8	F/P	F/P	F/P	3	-	Die-back.
39	Casuarina cunninghamiana (River She-Oak)	A	30,15	8x9	P	F/P	F/P	2	-	
40	Eucalyptus botryoides (Southern Mahogany)	V	21	13x6	F	F	P	2	-	
41	Eucalyptus botryoides (Southern Mahogany)	V	27,17,12	11x6	F	F	P	2	-	
42	Casuarina cunninghamiana (River She-Oak)	A	30	10x7	F/P	F	F	4	-	Somewhat sparse. Has little crown spread to south.
43	Eucalyptus saligna (Sydney Blue Gum)	A	34,23	15x9	F/P	F	P	2	-	
44	Eucalyptus botryoides (Southern Mahogany)	V	20	11x5	P	F/P	F	2	-	
45	Eucalyptus botryoides (Southern Mahogany)	V	28	12x6	P	F	F	3	-	
46	Eucalyptus botryoides (Southern Mahogany)	V	27	-	P	F	P	1	-	Tree has fallen.
47	Eucalyptus saligna (Sydney Blue Gum)	A	30	17x8	F/P	F/G	F/P	3	-	
48	Eucalyptus saligna (Sydney Blue Gum)	A	23	12x5	F/P	F/G	F/P	3	-	
49	Eucalyptus botryoides (Southern Mahogany)	V	33	17x5	F/P	F/P	P	2	-	
50	Acacia dealbata (Silver Wattle)	I	35	14x11	F/P	F/P	P	2	-	
51	Eucalyptus botryoides (Southern Mahogany)	V	25	13x7	P	F/P	F	2	-	
52	Eucalyptus botryoides (Southern Mahogany)	V	31	14x7	F/P	F	F/P	2	-	
53	Eucalyptus botryoides (Southern Mahogany)	V	22	12x6	F/P	G	F/P	3	-	
54	Corymbia maculata (Spotted Gum)	V	28	9x6	P	F/G	F	2	-	
55	Eucalyptus botryoides (Southern Mahogany)	V	35	15x9	F/P	F/G	F/P	3	-	
56 Group	Eucalyptus saligna (Sydney Blue Gum) and Eucalyptus botryoides (Southern Mahogany) mixed trees (x7)	V	1 tree of 40cm equiv, all others of b/w 15&26cm	dom ht 7 to 17 approx	F	F/G	F/F-P	3 to 4 each	2 to 4.8	Are shown but not numbered on plan, are located between trees 33 and 42. Consists of 7 trees of DBH > 15cm plus a few smaller trees; all are self-sown saplings. Largest tree (40cm DBH equiv) has low WOR (is bifurcated at base).