

## **STATEMENT OF ENVIRONMENTAL EFFECTS - 14 ERNEST STREET, BALGOWLAH HEIGHTS**

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### **1. INTRODUCTION**

This statement has been prepared at the request of the land owner in support of a development application to Northern Beaches Council (the "Council") comprising the demolition of the existing dwelling and construction of new two storey dwelling at 14 Ernest Street, Balgowlah Heights NSW 2093.

The subject site is not a listed heritage item and is not located within a conservation area.

The proposal satisfies the relevant planning objectives and controls and is appropriate for the site given that the proposal:

- is compatible with the residential character of the area having regard to the surrounding built form and landscape setting
- reasonably preserves the residential amenity of adjoining residences and the locality.
- is contemporary in design and offers acceptable setbacks for development adjacent to the street and to the rear.
- offers materials and finishes which are neutral and compatible with the character of the area.
- places the main two storey element to the front (South) of the property to preserve the solar access of the two neighbouring properties.
- Preserves the existing trees on the site and encourages further native vegetation on the site.
- satisfies the zone objectives.
- satisfies the Manly LEP 2013 height controls.
- satisfies the FSR controls for each lot being a measure of the proposals bulk and scale.
- satisfies all development standards and relevant clauses of the Manly LEP 2013.
- satisfies the objectives of the Manly DCP.

The proposal represents Local development and is assessed under Part 4 of the Environmental Planning and Assessment Act, 1979 (EP and A Act 1979). This statement has been prepared pursuant to Section 4.12 (9) of the EP and A Act 1979, and cl 47 and Schedule 1, Part 1, Clause 2(c) of the Environmental Planning and Assessment Regulation 2000, and reviews the applicable environmental planning instruments and development control plans that apply to the subject property as well as the natural and built environmental impacts of the proposal with particular reference to the relevant heads of consideration listed under s4.15 of the EP and A Act 1979.

Therefore, it is with confidence and high expectation of support that the subject proposal is submitted to Council for approval.

## 2. DESCRIPTION OF SITE

### 2.1 Site Description

The subject site is legally described as Lot 15A in DP 31138 and is known as 14 Ernest Street, Balgowlah Heights. The site has an area of 875m<sup>2</sup> and is a regular shaped allotment with a front South facing boundary of 15.24m; rear North facing boundary of 15.24m; and ostensibly parallel side boundaries of 57.44m. The eastern side boundary is partially built to the site boundary by a garage. The site inclines downwards towards the northern back section of the property. The northern boundary is approximately 6m lower than the southern street boundary. The site contains 2 significant palm trees of 6m in height or greater. There is a large significant street tree adjacent to the existing driveway. There are large significant trees on the adjacent sites. There is an existing double storey brick dwelling on the site that is in a state of disrepair and is considered to likely contain asbestos.

Height of Building: 8.5m

Floor Space Ratio: 0.45 : 1



Figure 1 provides the location of the site in relation to surrounding properties.



## 2.2 Streetscape Assessment

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Figure 2 and 3 View of 14 Ernest Street from the east and west street view

The existing dwelling is a post World War 2 brick and tile house that is in a state of disrepair. The existing driveway crossing is in a state of disrepair as well.







Significant Street Tree - Care will be taken to protect this tree from damage during construction.

### 2.3 Particulars of the Surrounding Dwellings

The site is surrounded by land zoned R2 Low Density Residential. The buildings are of a varied architectural design and are generally single or two storeys in scale.



### 3. DESCRIPTION OF PROPOSAL

The following works are proposed under the subject application

- Demolition of the existing dwelling on the site
- Landscaping involving some cut and fill to level a backyard area
- Preservation of the 2 significant site palm trees
- Construction of a new pool and decking area
- Construction of a new two storey dwelling: Ground Floor - Double Garage, Living Room, Dining Room, Kitchen, Pantry, Laundry, Guest Bedroom, Guest Ensuite, Deck. First Floor -x3 bedrooms, x2 bathrooms x2 Balconies

The building, pool and landscaping has been specifically designed to cater for the falling topography of the site towards the rear of the property in that the second storey cascades down towards the pool. The lowest, northern section of the site will be landscaped with low water use / indigenous species of planting to give the dwelling a splendid natural setting.



#### 4. BUILDING AREAS

The gross building areas are set out below:

Existing Floor Area	143m <sup>2</sup>	Proposed Floor Area	368m <sup>2</sup>
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#### 5. FLOOR SPACE RATIO

Site Area	875m <sup>2</sup>
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Therefor existing FSR is	0.16 to 1	Therefor proposed FSR is	0.43 to 1
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Total Open Space 495.5m<sup>2</sup> = 57% of site  
Landscaped Area 325.4m<sup>2</sup> = 65% of TOS

#### FSR Calculation

Ground 208.8m<sup>2</sup> (Excl. Garage and shed) to outside face of external walls

First 164.2m<sup>2</sup> (Excl. stair void) to outside face of external walls



## 6. COMPLIANCE TABLE

### Manly Local Environmental Plan 2013

Control	Comments	Compliance
2.1 Land Use Zone	Zone R2 Low Density Residential	Yes
4.1 Size of Minimum size	Minimum size 500 sqm for new subdivision. Existing Site is 875 sqm	N/A
4.3 Height of Building	Max height from natural ground level to ridge is 8.5m	Yes
4.4 Floor Space Ratio	Max FSR is 0.45 : 1	Yes

### Manly Development Control Plan 2013

Control	Comments	Compliance
3.4.1 Overshadowing adjoining open space	Must not eliminate more than one third of the existing sunlight access	Yes
3.4.2 Privacy and Security	Use narrow, translucent or obscured glass windows to maximise privacy where necessary. Recessed design of balconies and terraces to limit overlooking and maintain privacy.	Yes
3.4.3 Maintenance of Views	the footprint and form of the roof is to minimise the loss of views from neighbouring and nearby dwellings	Yes
3.9 Mechanical Plant Equipment	External mechanical plant systems (pools, A/ C) must be acoustically enclosed and located centrally and away from neighbours living areas of neighbouring properties and side and rear boundaries.	Yes
4.1.4.1 Street Front setbacks	Shall be consistent with the prevailing setback along the street	Yes
4.1.4.2 Side setbacks	Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall.	Yes
4.1.4.4 Rear Setbacks	The distance between any part of a building and the rear boundary must not be less than 8m	Yes

Control	Comments	Compliance
4.1.5 Open Space and Landscaping	Total Open Space (TOS) Area OS3 at least 55% of site area / Landscaped Area at least 35% of open space	Yes
4.1.6.1 Parking Design and Location of Garages	Maximum width of any garage, carport or hardstand area is not to exceed a width equal to 50 percent of the <b>frontage</b> , up to a maximum width of 6.2m	Yes
4.1.8 Development on Sloping Sites	Building must step with the topography of the site and avoid large undercroft spaces and minimise supporting undercroft structures.	Yes
4.1.9 Swimming Pools and Spas	Swimming pools and spas must be built on or in the ground and not elevated more than 1m above natural ground level. The setback of the outer edge of the pool/spa concourse from the side and rear boundaries must be at least 1m, with the water line being at least 1.5m from the boundary. Swimming pools and associated concourse areas must not comprise more than 30 percent of the <b>total open space</b> .	Yes
4.1.10 Fencing	Fences between the front street boundary and the building are to be no more than 1m high above ground level	Yes



## CONCLUSION

The proposed development meets all controls and meets the objectives of the MLEP and MDCP in that it is entirely compatible with the character, amenity and potential of the area, it has no impact on existing surrounding dwellings from excessive overshadowing, from loss of privacy, from obstruction of views and from general visual impact.

Therefore, it is with confidence and high expectation of support that the subject proposal is submitted to Council for approval.

Kieran Burns  
3Dhabitat  
24 The Boulevard  
Lewisham NSW 2049

APPENDIX A: Property Report  
APPENDIX B: Pool Volume  
APPENDIX C: Sydney Water Plants Guide  
APPENDIX D: List of Indigenous Plants

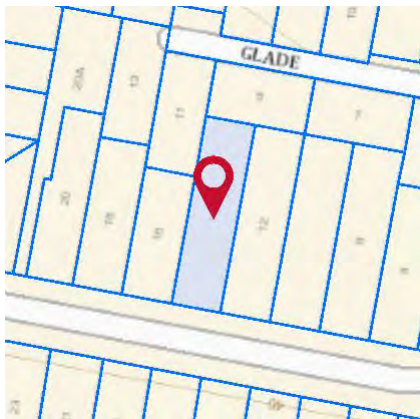
## APPENDIX A: Property Report





# Property Report

14 ERNEST STREET BALGOWLAH HEIGHTS 2093



## Property Details

Address: 14 ERNEST STREET BALGOWLAH HEIGHTS 2093  
 Lot/Section /Plan No: 15A/-/DP31138  
 Council: NORTHERN BEACHES COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Manly Local Environmental Plan 2013 (pub. 1-4-2016)
Land Zoning	R2 - Low Density Residential: (pub. 5-4-2013)
Height Of Building	8.5 m
Floor Space Ratio	0.45:1
Minimum Lot Size	500 m <sup>2</sup>
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 19—Bushland in Urban Areas: Land Application (pub. 24-10-1986)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 31-5-2002)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005: Land Application (pub. 28-6-2016)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



# *Property Report*

14 ERNEST STREET BALGOWLAH HEIGHTS 2093

## **Other matters affecting the property**

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Local Aboriginal Land Council	METROPOLITAN
Regional Plan Boundary	Greater Sydney

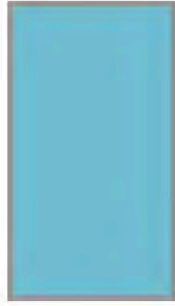
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## APPENDIX B: Pool Volume

## Volume Calculator

Pool Shape:



Rectangular



Oval



Kidney



Round

### Pool Measurements

Pool Length (A)

7.8m

Pool Width (B)

4.1m

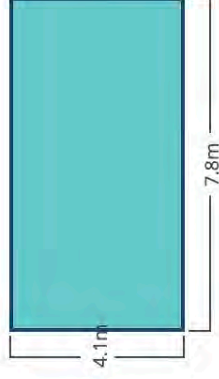
Deep End Depth

1.8m

Shallow End Depth

1.2m

☐ Does your pool have a side step?



Pool Volume:

47970 Liters

## APPENDIX C: Sydney Water Plants Guide



Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

Search

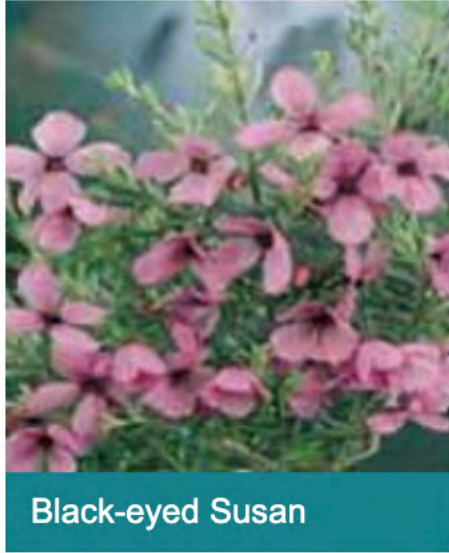
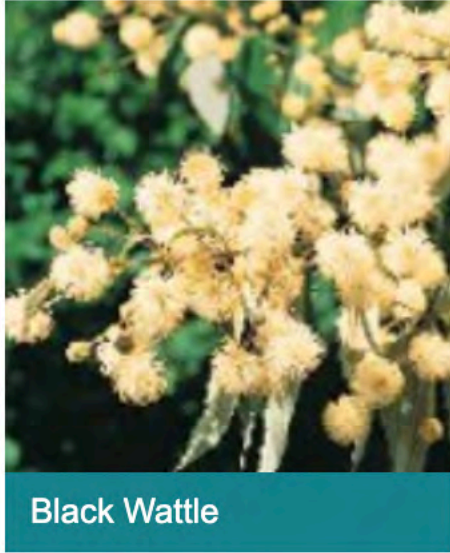
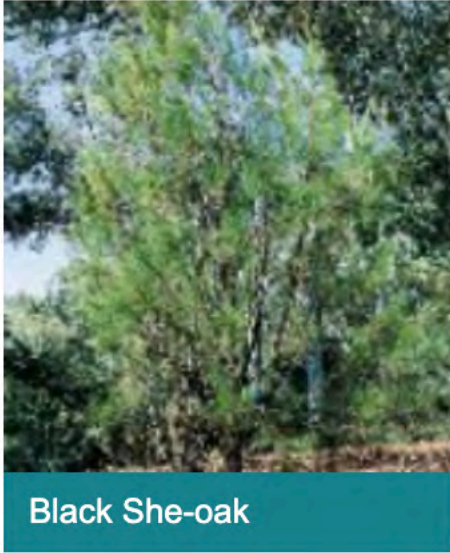
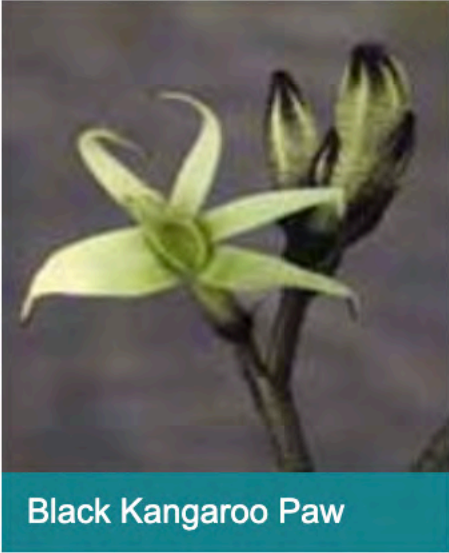
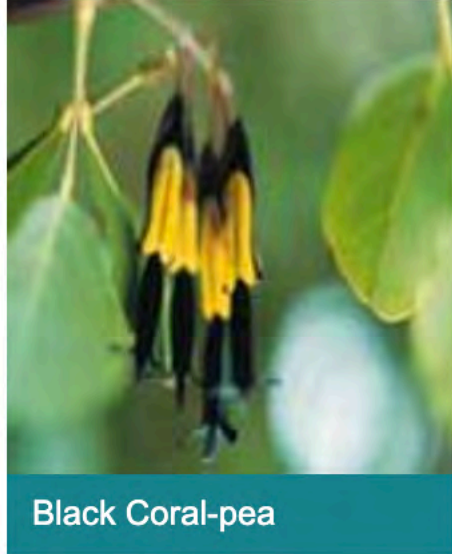
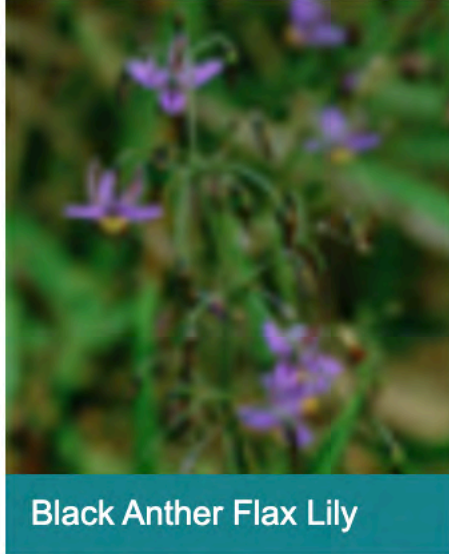
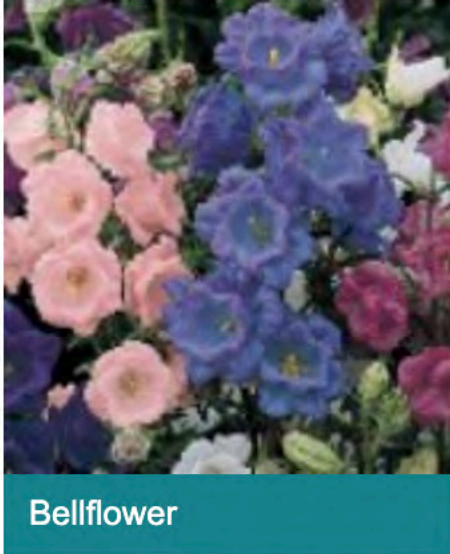
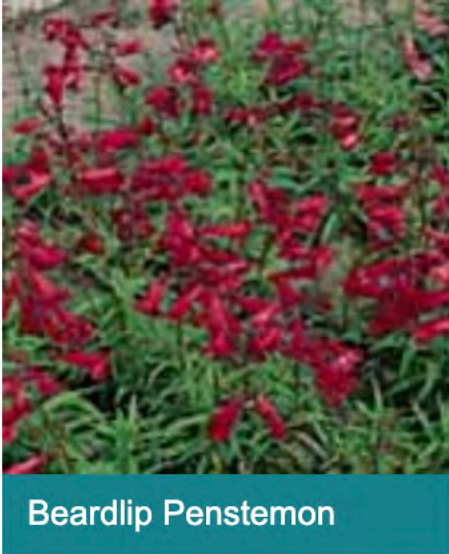
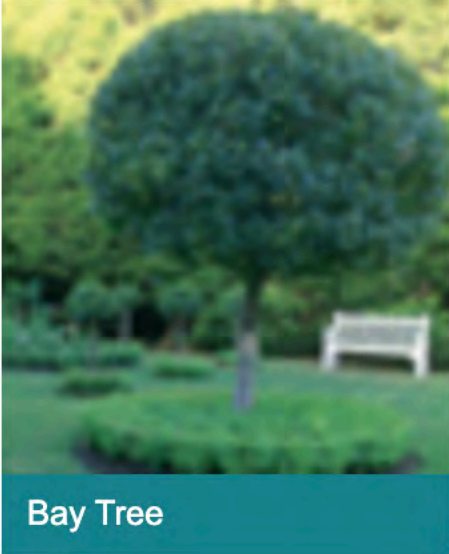
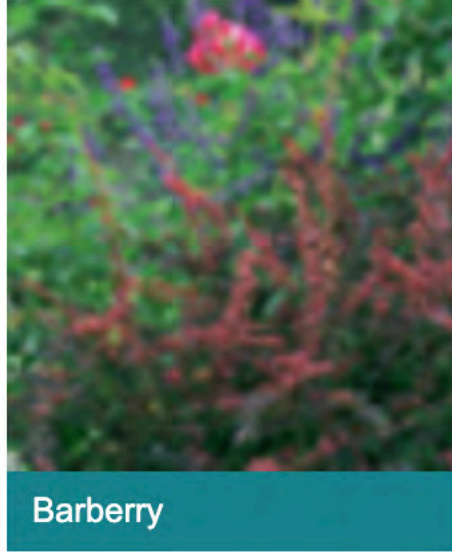
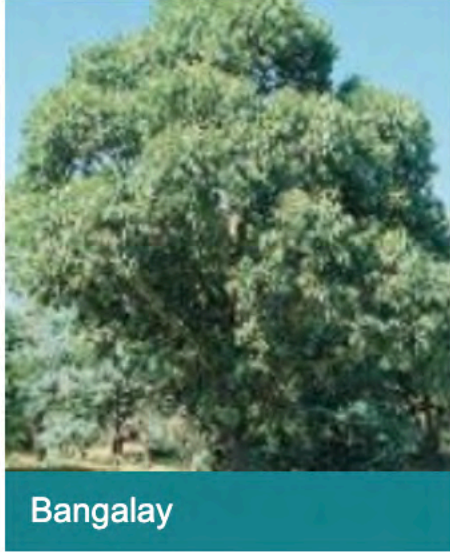
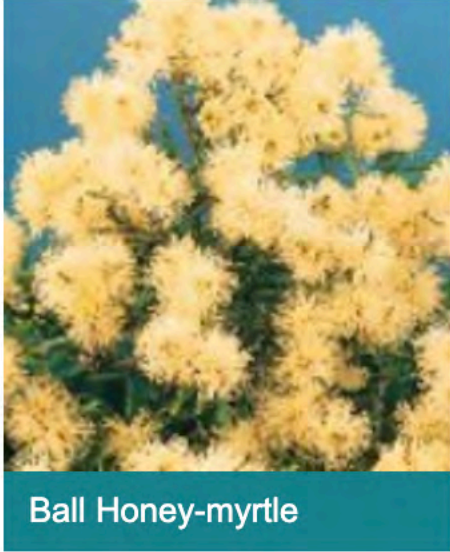
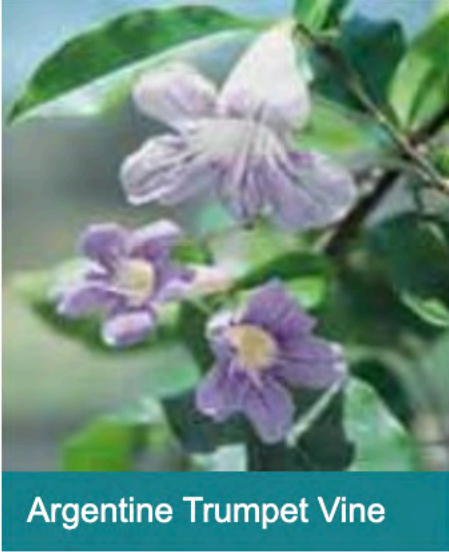
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Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

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Blanket Flower



Blue Arrow Juniper



Blue Coastal Tussock Grass



Blue Devil



Blue Echeveria



Blue Fescue



Blue Hibiscus



Blue Ice Arizona Cypress



Blue Lechenaultia



Blue Star Juniper



Bluebell Creeper



Blueberry Ash



Boobialla



Bower Wattle



Bracelot Honey Myrtle



Breyntia



Bridal Veil Orchid



Broad Leafed Hakea



Broad-leaf Geebung



Bronze Baby Flax



Bronze Rambler Grevillea



Brown Boronia



Brush Box



Burrawang



Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

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415 plant(s) found

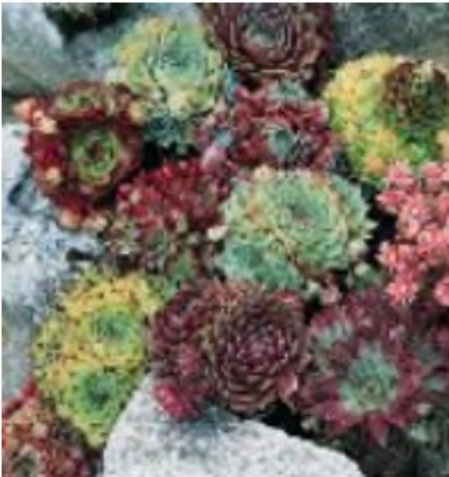
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Cobwob Houseleek



Common Correa



Common Myrtle



Common Thrift



Conesticks



Coral Heath



Creeping Boobialla



Creeping senecio



Crepe Myrtle



Crimson Bottlebrush



Crimson Pom Pom



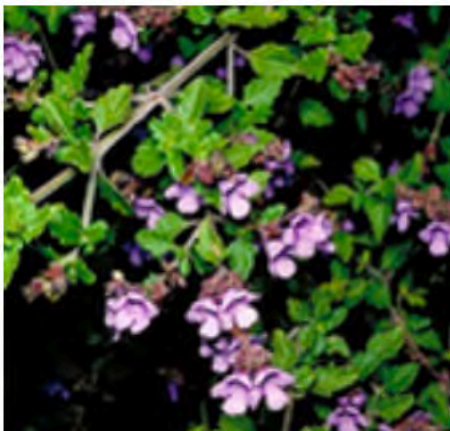
Crinkle Bush



Crosbie Morrison  
Grevillea



Cushion Bush



Cut-leaf Mintbush



Dagger Hakea



Dargon Hill Monarch  
Everlasting Daisy



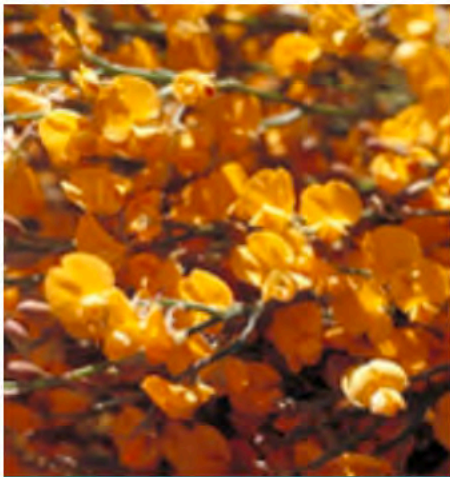
Diamond Head  
Everlasting Daisy



Diosma



Dog Rose



Dogwood



Downy Zieria



Drooping She-oak



Dropwort



Suburb

Riverview

Water requirement

Low

Plant common name

All

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Drumsticks



Drumsticks



Dune Fan Flower



Dusky Coral Pea



Dusty Miller



Dwarf Apple



Elephant's Ear  
Philodendron



Elkhorn



Emerald Green Hebe



Emu Bush



Endeavour Bottlebrush



English Lavender



Escallonia



Evening Glow Coprosma



False Chamomile



Fanflower



Feather Rush



Fern Leaf Spider Flower



Fern-leaved Banksia



Fishbone Water Fern



Five-corners



Five-leaf Akebia



Flaky barked Tea-Tree



Flannel Flower



Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

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415 plant(s) found

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Flax Lily



Flax-leafed Wattle



Flinders Ranges Wattle



Flowering Coleus



Flowering Quince



Forest Oak



Forest Phebalium



French Lavender



Fringe Myrtle



Fringed Wattle



Gaudichaudi Grevillea



Gay Feather



Geraldton Wax



Giant Maidenhair



Gingin Gem Grevillea



Gold Dewdrop



Golden Gem Melaleuca



Golden Glory Pea



Golden Marguerite



Golden Tip



Goodenia



Grass Tree



Grass Trigger Plant



Green Coastal Tussock Grass



Suburb

Riverview

Water requirement

Low

Plant common name

All

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Grevillea Royal Mantle



Grey Guinea Flower



Grey Gum



Grey Myrtle



Grey Spider Flower



Grey-leaf Euryops



Gristle Fern



Ground Morning Glory



Guinea Flower



Gungurru



Gynea Lily



Hairy Fanflower



Happy Wanderer Native Sarsparilla



Hare's Foot Fern



Harpin Banksia



Heath Banksia



Heath Myrtle



Hedge Saltbush



Hen and Chickens



Hickory Wattle



Honey Myrtle



Honey Myrtle



Hop Bush



Hop Wattle



Suburb

Riverview

Water requirement

Low

Plant common name

All

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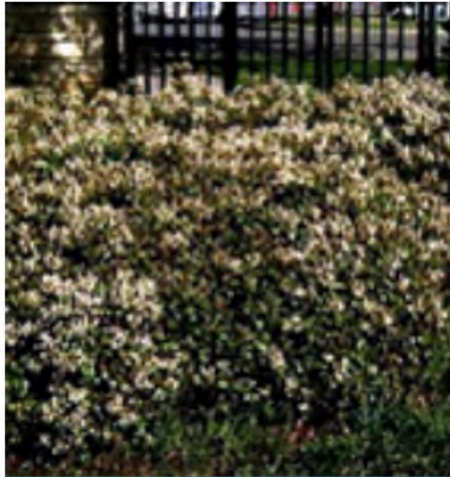
Hummingbird Plant



Ice Plant



Illawarra Flame Tree



Indian Hawthorn



Italian Cypress



Ivanhoe Grevillea



Jade Plant



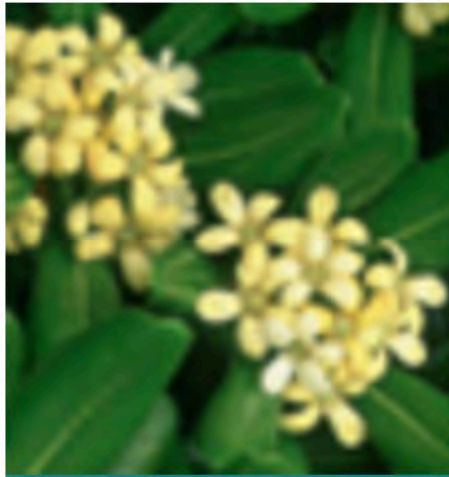
Japanese Black Pine



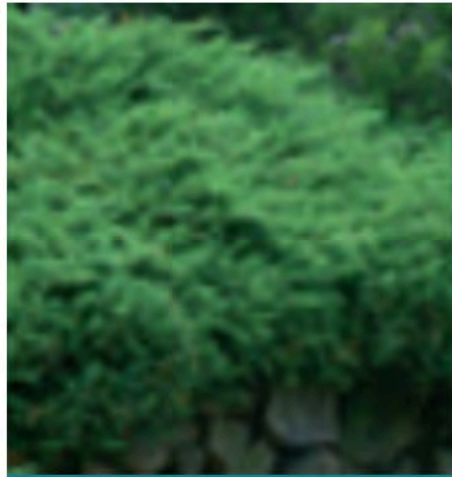
Japanese Garden Juniper



Japanese Hawthorn



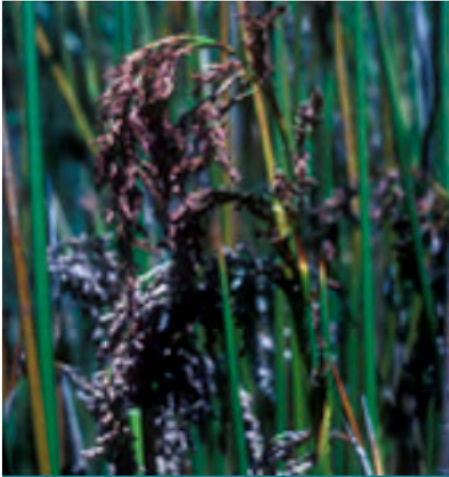
Japanese Pittosporum



Japanese Shore Juniper



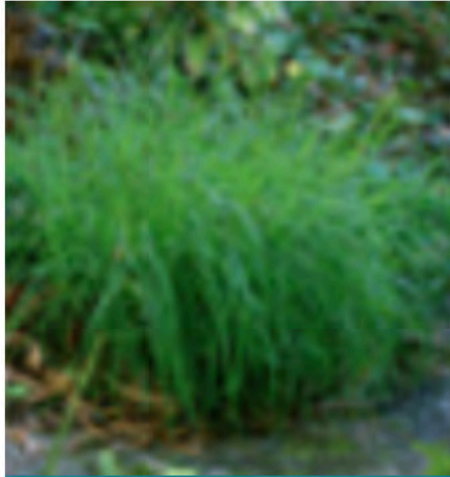
Jerusalem Sage



Jointed Twigrush



Judas Tree



Kangaroo Grass



Kangaroo Paw



King's Park Bottlebrush



Kirk's Coprosma



Knife Leaf Wattle



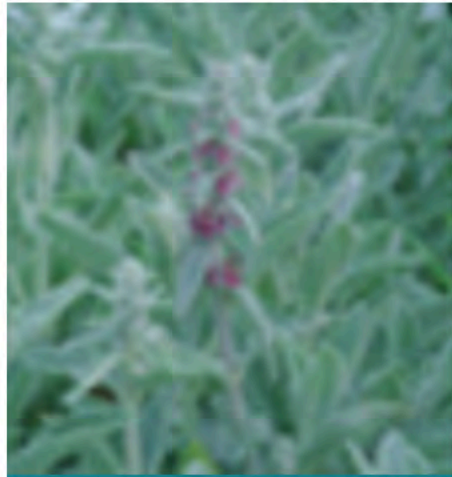
Knobbly Clubrush



Kunzea Badger Carpet



Lace Bark Tree



Lambs Ears





Suburb

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Water requirement

Low

Plant common name

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Laurestinus




Lavender Cotton




Lavender Grass




Lavender Grevillea




Lavender Lace Hebe



Leadwort



Lemon-scented Myrtle



Licorice Plant

415 plant(s) found





Suburb

Riverview

Water requirement

Low

Plant common name

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Mother in Law's Tongue



Mountain Devil



Mountain Grape



Mullein



Mullet Creek Grevillea



Myrtle Wattle



NSW Christmas Bush



NSW Rock Lily



Naked Lady



Narrow Leafed Apple



Narrow-leaf Geebung



Native Fuchsia



Native Iris



Native Rose



Native Rosemary



Native Violet



Necklace Fern



Needlebush



Nepean Cone Bush



New Zealand Rock Lily



Nodding Catchfly



Nodding Chocolate Lily



Old Man Banksia



Old Man's Beard



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Olive Tree



Ornamental Grape



Oval-leaf Mintbush



Ovens Wattle



Pacific Beauty



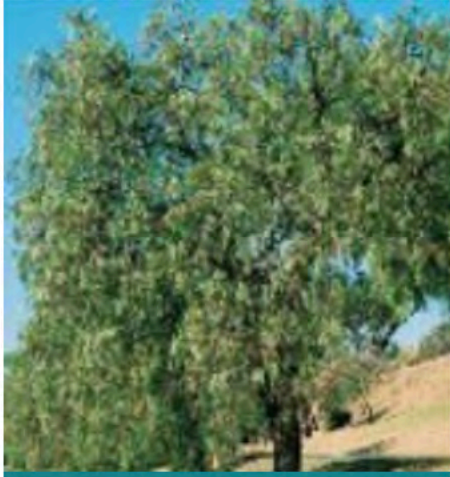
Pale Pink Boronia



Paroo Lily



Parramatta Green Wattle



Peppercorn Tree



Perennial Blue Flax



Perennial Statice



Photinia



Pig's Ear



Pigface



Pincushion Flower



Pine Heath



Pine-leaf Geebung



Pine-leaved Bottlebrush



Pink Indian Hawthorn



Pink Kunzea



Pink Rice Flower



Pink Spider Flower



Pink Tipped Bottlebrush



Pinnate Boronia



Suburb

Riverview

Water requirement

Low

Plant common name

All

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Search

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Plume Bush



Pony Tail



Poorinda Ecstasy Crowea



Port Jackson Mallee



Port Jackson Pine



Prickly Spider Flower



Prickly Tea-tree



Pride of Madiera



Punty Bush



Purple Dampiera



Purple Pea Bush



Purple Rock Rose



Queensland Laurel



Rasp Fern



Red Ash



Red Bauhinia



Red Bloodwood



Red Crassula



Red Five-corners



Red Honey Myrtle



Red Hooks Grevillea



Red Karo Coprosma



Red New Zealand Flax



Reeves Pink Bottlebrush



Suburb

Riverview

Water requirement

Low

Plant common name

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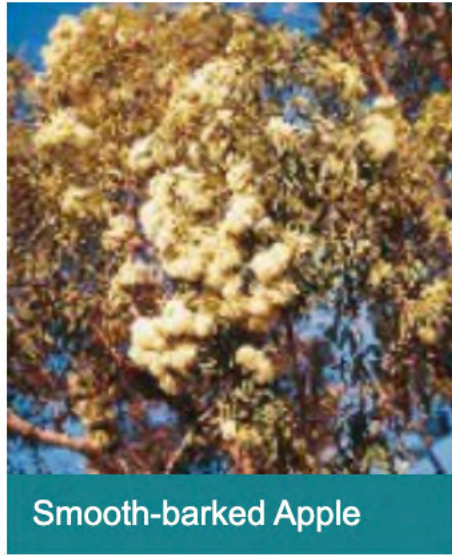
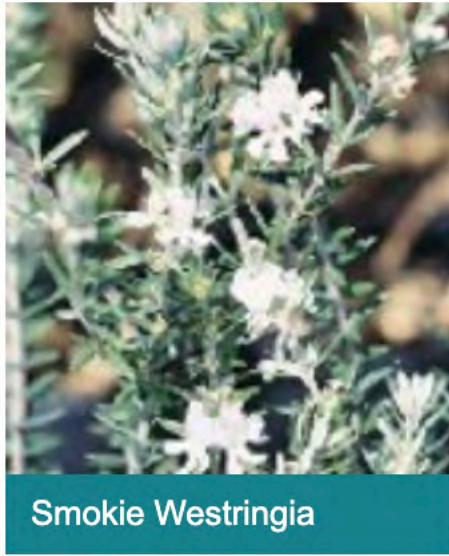
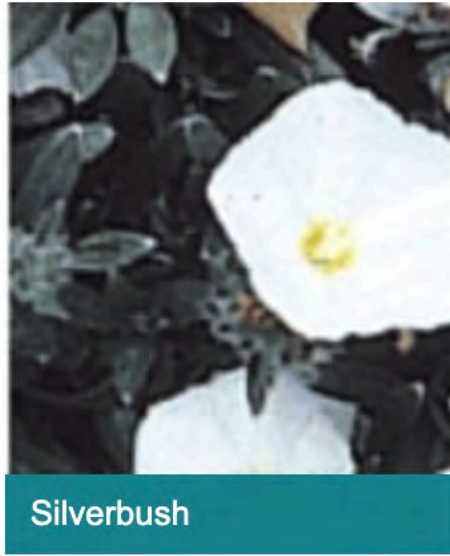
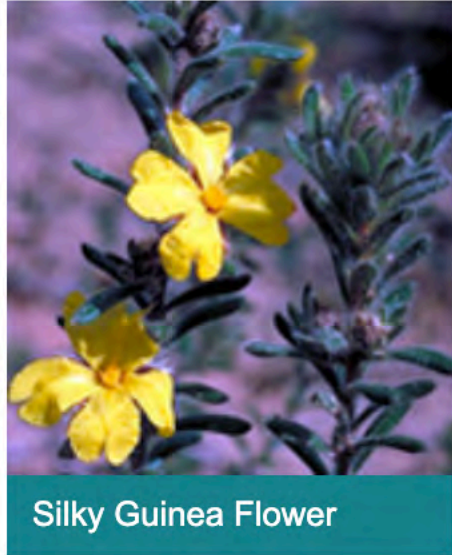
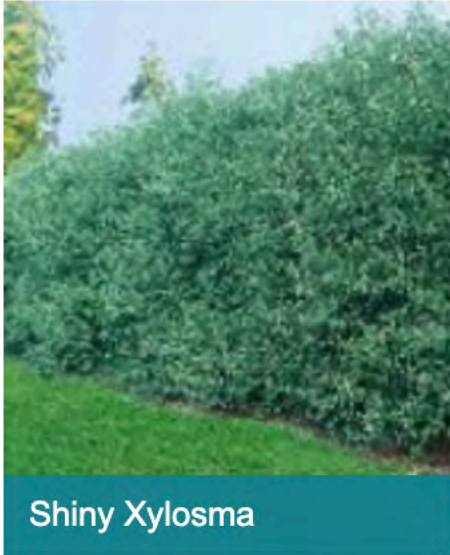
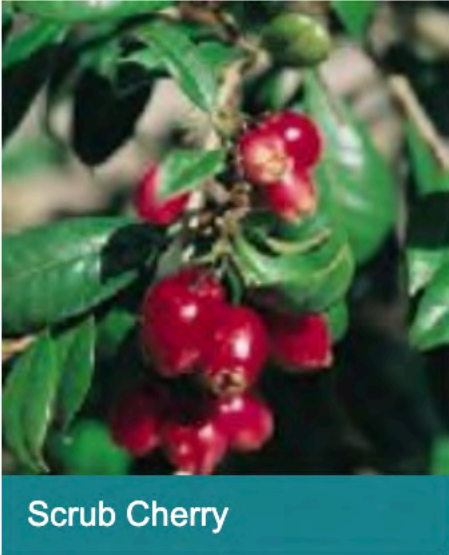
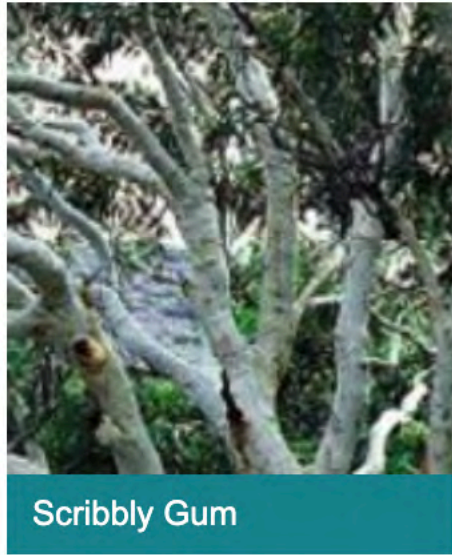
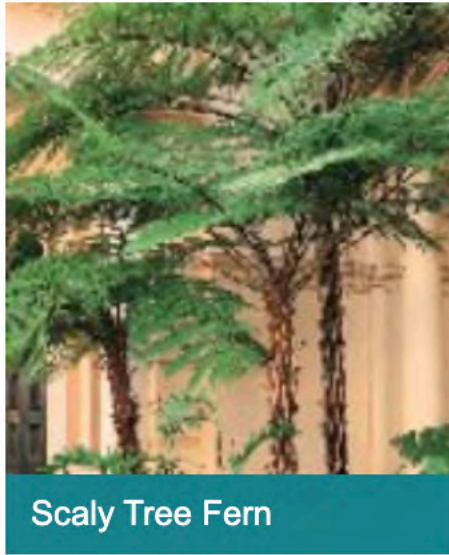
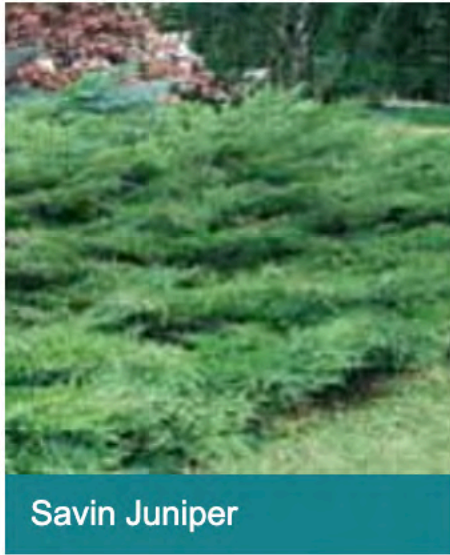
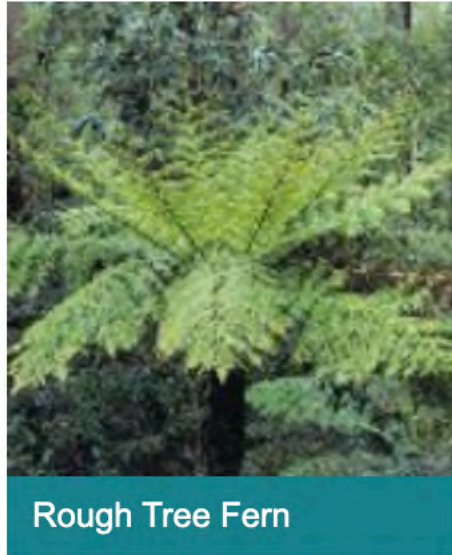
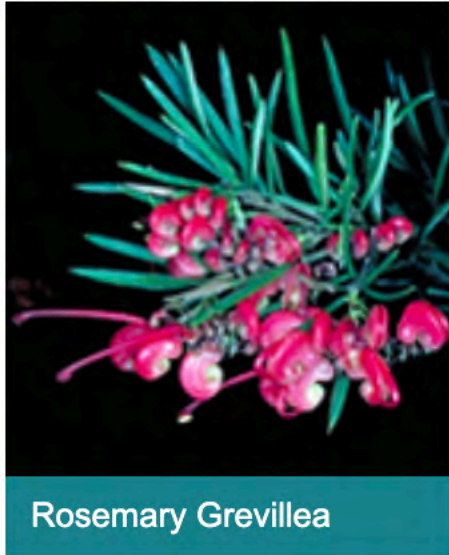
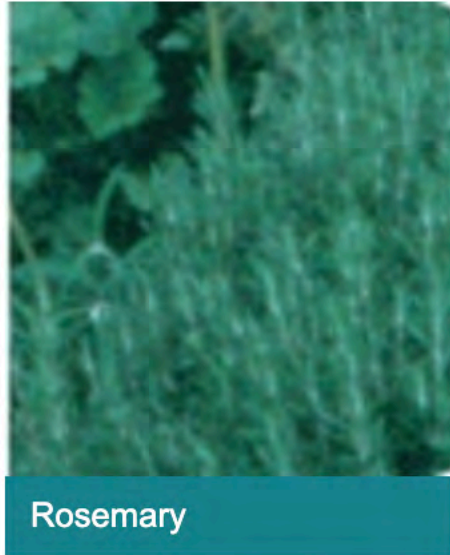
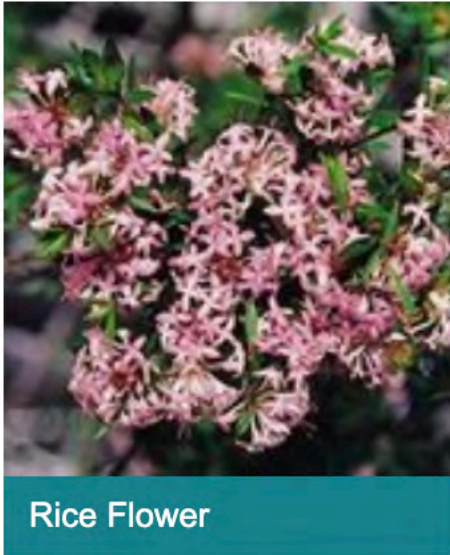
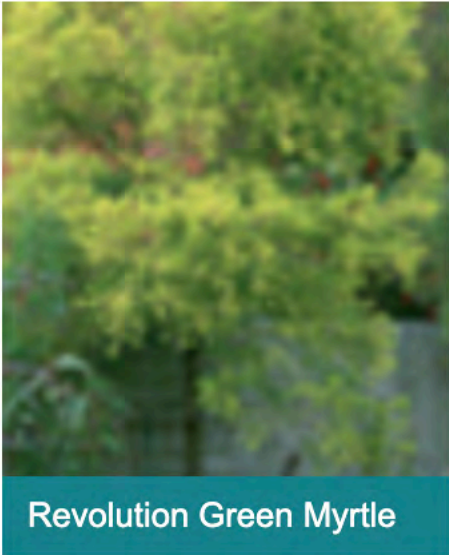
17

Sort by

Common name

Results per page

24





Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

Search

415 plant(s) found

Sort by

Common name

Results per page

24



Snake Vine



Sneezewort



Snow in Summer



Snow in Summer



Snowdrift Hebe



Spartan Juniper



Spindly Grevillea



Spiral Aloe



Spotted Gum



Spur Flower



Spurge



Statice



Sticky Wattle



Stone Pine



Strap Water Fern



Strawflower



Sugarbush



Sulphur Buckwheat



Sun Plant



Sunshine Wattle



Swamp Baeckea



Swamp Banksia



Swamp Honey Myrtle



Swamp Lily



Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

Search

415 plant(s) found

Sort by

Common name

Results per page

24



Swamp Mahogany



Swamp Oak



Sweet Alyssum



Sweet Scented Wattle



Sydney Blue Gum



Sydney Boronia



Sydney Golden Wattle



Tall Baeckea



Tender Brake



Thorny Olive



Threadleaf Coreopsis



Thryptomene



Thyme



Thyme Honey-myrtle



Tick bush



Tiny Spyridium



Tongue Orchid



Toothed Daisy Bush



Trailing Guinea Flower



Tree Bignonia



Tree Gardenia



Tuckeroo



Tussock Grass



Tussock Rush



Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

Search

415 plant(s) found

Sort by

Common name

Results per page

24



Tweedia



Twigrush



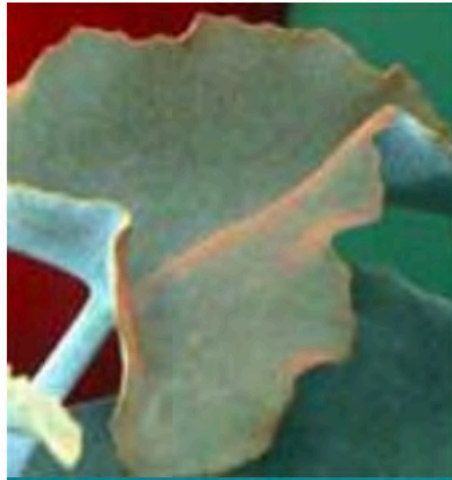
Umbrella Fern



Variegated Japanese Silver Grass



Velvet Mintbush



Velvetleaf



Veronica



Veronica Blue Gem



Veronica Inspiration



Violet-leaved Goodenia



WA Coral Pea



Water Gum



Wax Flower



Wedding Bells



Wedding Bush



West Wyalong Wattle



Western Glory Bottlebrush



White Anzac Bottlebrush



White Cedar



White Cedar



White Correa



White Escallonia



White Everlasting



White Sage



Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

Search

415 plant(s) found

Sort by

Common name

Results per page

24



White Spider Flower



White Starry Flowers



White doughwood



Wild Iris



Wilga



Willow Leaf Crowea



Willow Myrtle



Willow-leaf Hakea



Wonga Wonga Vine



Wrinkled Kerrawang



Yam Daisy



Yarrow



Yellow Bloodwood



Yellow Buttons



Yellow Jasmine



Yellow Lady Banks Rose



Yellow Locust



Yellow Star Jasmine



Zebra Grass



Grevillea oldei



Grevillea diffusa subsp. evansiana



Hebe Wiri Cloud



Hakea bakeriana



Grevillea arenaria





Suburb

Riverview

Water requirement

Low

Plant common name

All

Advanced search

Search

415 plant(s) found

«

14

15

16

17


18

Sort by


Common name

Results per page


24




Darwinia fascicularis




Hebe Wiri Image




Carex hattoriana




Leptospermum epacridoideum



Homoranthus darwinoides



Grevillea beadleana



Westringia longifolia

415 plant(s) found

«

14

15

16

17

18

## APPENDIX D: List of Indigenous Plants



## List of indigenous/low water use species

### LANE COVE CITY COUNCIL

		Soil Type					Landscape Use			Plant Characteristics				
		Sandstone	Clay	Riparian	Coastal & estuarine	Tertiary Alluvium	Shade tolerant	Screening	Bird attracting	Showy flowers	Interesting fruit/seed pods	Rare/uncommon	Height - metres	Width - metres
<b>Botanical Name</b>	<b>Common Name</b>													
<b>Trees</b>														
<i>Acmena smithii</i>	Lillypilly	*					*	*	*	*	*		3-8	3-5
<i>Allocasuarina littoralis</i>	Black She Oak	*	*			*		*	*		*		4-6	3
<i>Allocasuarina torulosa</i>	Forest Oak	*						*	*		*		5-8	2-3
<i>Angophora bakeri</i>	Narrow Leaved Apple	*				*		*		*			3-6	2-4
<i>Angophora costata</i>	Smooth Barked Apple	*							*	*			8-20	5-10
<i>Casuarina glauca</i>	Swamp Oak			*				*	*		*		4-8	3-4
<i>Corymbia gummifera</i>	Red Bloodwood	*							*	*	*		3-15	3-10
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	*					*	*	*	*	*		4-8	2-4
<i>Eucalyptus paniculata</i>	Grey Ironbark	*							*				15-30	8-15
<i>Eucalyptus pilularis</i>	Blackbutt	*							*				15-30	8-10
<i>Eucalyptus piperita</i>	Sydney Peppermint	*							*				15-25	8-12
<i>Eucalyptus resinifera</i>	Red Mahogany		*						*				6-25	4-10
<i>Eucalyptus saligna</i>	Sydney Blue Gum	*							*			*	15-30	5-12
<i>Eucalyptus haemastoma</i>	Scribbly Gum	*							*	*			4-12	4-8
<i>Ficus rubiginosa</i>	Port Jackson Fig, Rusty Fig	*		*			*		*		*		5-15	5-15
<i>Glochidion ferdinandi</i>	Cheese Tree	*		*			*				*		5-10	4-8
<i>Melaleuca lineariifolia</i>	Snow in Summer			*				*		*			4-8	2-4
<i>Syncarpia glomulifera</i>	Turpentine		*						*		*		15-25	5-8



[illegible]