

Ms Kate Goldby
Director
Goldby Architects
via email

8 April 2026

Dear Ms Goldby

RE: Assessment of trees and vegetation, 48 Howe Crescent, South Melbourne

I inspected the above site on 20 March 2026. The property is occupied by a single Victorian Terrace dwelling and is located on the west side of Howe Crescent at the southern end of *Hazelwood Terrace*. *Hazelwood Terrace* is included on the Victorian Heritage Register as VHR H0223 and includes 46, 47 and 48 Howe Crescent.

Site vegetation

The site inspection revealed there are no trees in the rear garden area nor trees with notional root zones (NRZs) in adjacent properties to the north or south that overlap site boundaries.

Site vegetation in the rear garden comprises modestly scaled shrubs including Callistemon (*Callistemon linearis*), Camellia (*Camellia sasanqua*) and Bay (*Laurus nobilis*), Figure 1.

A row of young Hills Weeping Figs (*Ficus microphylla* var *hilli*) is planted to the boundary of the southern courtyard/lightwell, with a Rhododendron (*Rhododendron* CV) located in the front garden.

None of the vegetation within the site triggers a permit for removal under the Port Phillip planning scheme nor Port Phillip's tree protection local law. All vegetation in the site appears to be of late 20th century/ 21st century origin and is not considered to contribute to the heritage values of the place as described in the Victorian Heritage Database citation for *Hazelwood Terrace*.



Figure 1 Typical site vegetation, clockwise from top-left Bay Laurel in rear garden, Camellia in rear garden, Rhododendron in front garden, row of Hills Weeping Figs in side courtyard

Neighbouring Vegetation – rear garden

Vegetation to the rear of the site in adjacent properties is generally similar in scale, comprised of modestly scaled shrubs, many of which are being heavily browsed by possums.

The most notable vegetative element is a mature Angel's Trumpet (*Brugmansia x candida*) located in the rear of 47 Howe Crescent close to the common boundary with the subject site, Figure 2. This is a large shrub less common in cultivation in recent times due to the hallucinogenic alkaloids contained in its flowers¹, making it undesirable in domestic gardens.



Figure 2 Mature Angel's Trumpet to the north of the subject site and retaining wall likely to be significantly limiting root growth from this shrub into the site

A low retaining wall within the subject site is likely to be significantly limiting root growth from this shrub into the site. Any excavation proposed for a rear extension to the dwelling or associated landscaping on the boundary would need to be preceded by root pruning to the boundary to limit the potential for tearing roots from this large shrub closer to its base.

This shrub can be readily pruned back to the boundary to accommodate any new built form.

¹ Spencer, R. (2002). Solanaceae. *Horticultural Flora of South-eastern Australia*. Volume 4. Flowering plants. Dicotyledons. Part 3. The identification of garden and cultivated plants. University of New South Wales Press.

Root and crown pruning must be undertaken in accordance with AS4373-2007 *Pruning of amenity trees* and undertaken proactively prior to any works undertaken on site to provide sufficient construction clearance.

None of the other shrubs located adjacent to the site require special management for any future construction activities within the subject site.

Neighbouring Vegetation – front garden

Trees were encountered in the road reserve outside the subject site and in the property to the immediate south at 49 Howe Crescent. These trees comprise:

- A pair of Golden Elms (*Ulmus glabra* 'Lutescens') in the road reserve outside adjacent properties to the north (Tree 4) and south (Tree 3).
- A row of Callery Pears planted on the northern boundary of 49 Howe Crescent close to the common boundary with the subject site (Tree 1).
- A modestly scaled Crepe Myrtle (*Lagerstroemia indica*) planted in the front garden of 49 Howe Crescent near common boundary with the subject site (Tree 2).

A schedule of the trees assessed is attached to this advice, with locations shown on the attached plan.

Unless infrastructure works are proposed in the road reserve for renewal of services, or underpinning of boundary walls are proposed, it is unlikely there would be any potential for impacts to these neighbouring trees.

I trust this advice is suitable for your needs.

Sincerely



Simon Howe

Principal, Tree Department Pty Ltd

ATTACHMENT: Tree Assessment Data and Tree Location Plan

TREE ASSESSMENT DATA



TREE: 1		Pyrus calleryana, Callery Pear		
ORIGIN: Exotic	HEALTH: Fair-good	STRUCTURE: Fair	FORM: Asymmetrical	ULE: 20+years
AGE: Mature	HEIGHT (m): 10	WIDTH (m): 4	DSH (cm): 25 DAB (cm): 28	NRZ (m): 3.0 SRZ (m): 2.0
NOTES Row of trees with asymmetrical growth form due to proximity to south side of subject house. Western trees lopped over adjacent site			ARBORICULTURAL RATING: Moderate	

	TREE: 2 <i>Lagerstroemia indica</i> , Crepe Myrtle				
	ORIGIN: Exotic	HEALTH: Fair	STRUCTURE: Fair-good	FORM: Symmetrical	ULE: 20+years
	AGE: Semi-mature	HEIGHT (m): 8	WIDTH (m): 6	DSH (cm): 9 9 7 DAB (cm): 16	NRZ (m): 2.0 SRZ (m): 1.6
	NOTES Slightly sparse			ARBORICULTURAL RATING: Low	

	TREE: 3 <i>Ulmus glabra 'Lutescens'</i> , Golden Wych Elm				
	ORIGIN: Exotic	HEALTH: Fair-good	STRUCTURE: Fair	FORM: Symmetrical	ULE: 11-20 years
	AGE: Semi-mature	HEIGHT (m): 7	WIDTH (m): 7	DSH (cm): 29	NRZ (m): 3.5
				DAB (cm): 32	SRZ (m): 2.1
	NOTES Trunk decay, borer damage			ARBORICULTURAL RATING: Moderate	

	TREE: 4	<i>Ulmus glabra 'Lutescens'</i> , Golden Wych Elm			
	ORIGIN: Exotic	HEALTH: Fair-good	STRUCTURE: Fair-good	FORM: Symmetrical	ULE: 20+years
	AGE: Mature	HEIGHT (m): 12	WIDTH (m): 14	DSH (cm): 51 DAB (cm): 65	NRZ (m): 6.2 SRZ (m): 2.8
	NOTES			ARBORICULTURAL RATING: Moderate	

DESCRIPTORS

Taxon: Botanical name of tree.

Common Name: Accepted common name of taxon

Sources for Taxon and Common Names:

Flora of Victoria online (<https://vicflora.rbg.vic.gov.au/>)

Horticultural Flora of South Eastern Australia (Vols. 1-5)

Origin:

Indigenous	Naturally occurring taxon within locale. Considered Native under planning scheme provisions
Victoria provisions	Naturally occurring taxon within Victoria. Considered Native under planning scheme
Australia	Australian native. Occurs naturally within Australia, but outside Victoria.
Exotic.	Introduced taxon to Australia.

DSH: Diameter at breast height (1.4m), in centimetres.

DAB: Diameter of trunk immediately above root buttress, in centimetres.

Height: Height of tree, in metres.

Width: Estimated width of tree, in metres.

NRZ: Notional Root Zone calculated in accordance with AS4970-2025 *Protection of Trees on Development Sites*.

SRZ: Structural Root Zone calculated in accordance with AS4970-2025 *Protection of Trees on Development Sites*.

Form Shape of tree crown

Age

Juvenile:	Young, recently planted tree.
Semi-mature:	Tree is developing and established.
Mature:	Specimen has reached expected size in current situation, limited extension growth.
Over-mature:	Specimen entering stage of decline, declining health.
Senescent	Tree is in advancing decline.

Health

Good: Optimal vigour for this taxon. Crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood and callus formation.

Fair: Tree is exhibiting one or more of the following:
Tree has <30% deadwood. Or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present, minor pathogen damage present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.

Poor: Tree has >30% deadwood. Canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.

Dead: Tree is dead.

Structure

Good: Optimal structure for this taxon. Sound branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots, good buttressing present. No obvious root pests or diseases.

Fair: Some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species.

Poor: Major structural defects and/or trunk damaged and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic.

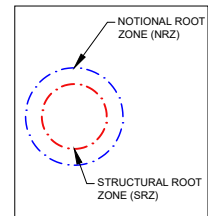
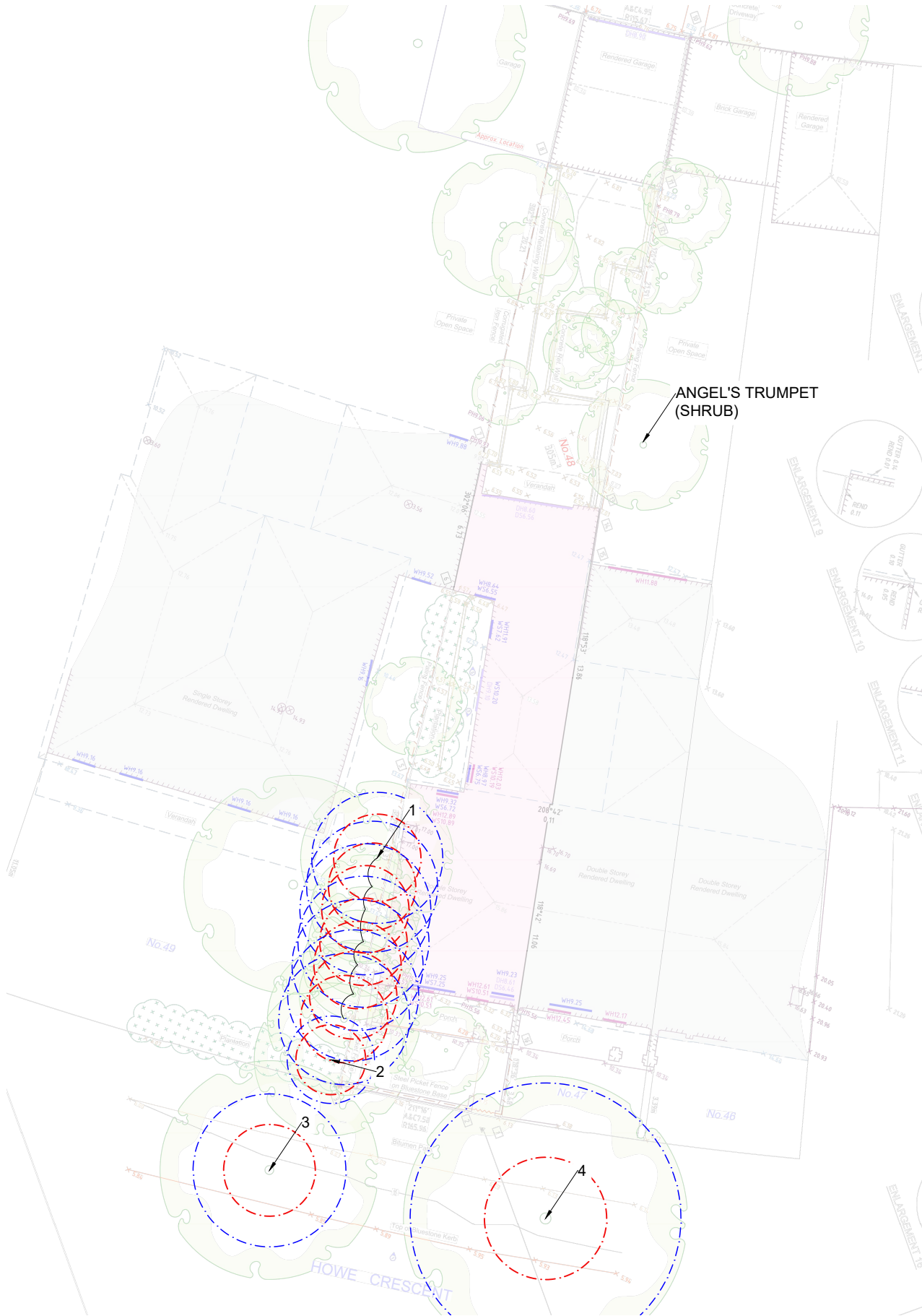
Useful Life Expectancy (ULE)

The length of time a tree can be maintained as a useful amenity specimen. Contingent on a number of factors including expected life-span of the taxon, health and structure, pest and diseases, weed status.

Arboricultural Value

None	A tree in irreversible decline. Self-sown environmental weed. Declared noxious weed.
Low	Small tree of little contribution to the landscape. Tree with limited useful life expectancy (< 10 years) due to compromised health and/or structure.
Moderate	Developing tree yet to achieve fully mature proportions but contributes to the immediate landscape and with a long, potential useful life expectancy of more than 20 years. Mature and over-mature specimens with reduced health and/or structural ratings that limit the useful life expectancy to less than 20 years.
High	A well-established semi-mature, mature or over-mature tree with a strong contribution to the landscape, in overall fair-good condition, with a useful life expectancy of more than 20 years.

TREE LOCATION PLAN



48 HOWE CRESCENT, SOUTH MELBOURNE

Address
TREE LOCATION PLAN
Drawing



MELBOURNE | CANBERRA

ABN 33 567 299 808 info@treedepartment.com.au P.O. BOX 283 CLIFTON HILL VIC 3068

26-04-03

Job N°.

08.04.2026

Date

1:250@A4

Scale

SH

Drawn



TPP 01
Drawing N°: Revision