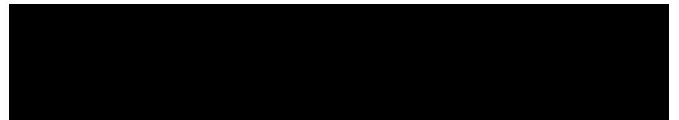




# Native Vegetation Clearing Permit Supporting Document

Lot 39 Stirling Crescent, Hazelmere

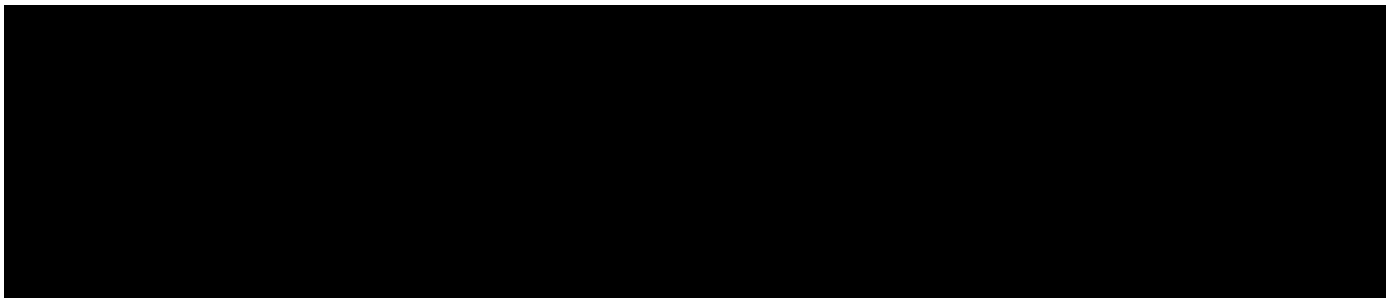
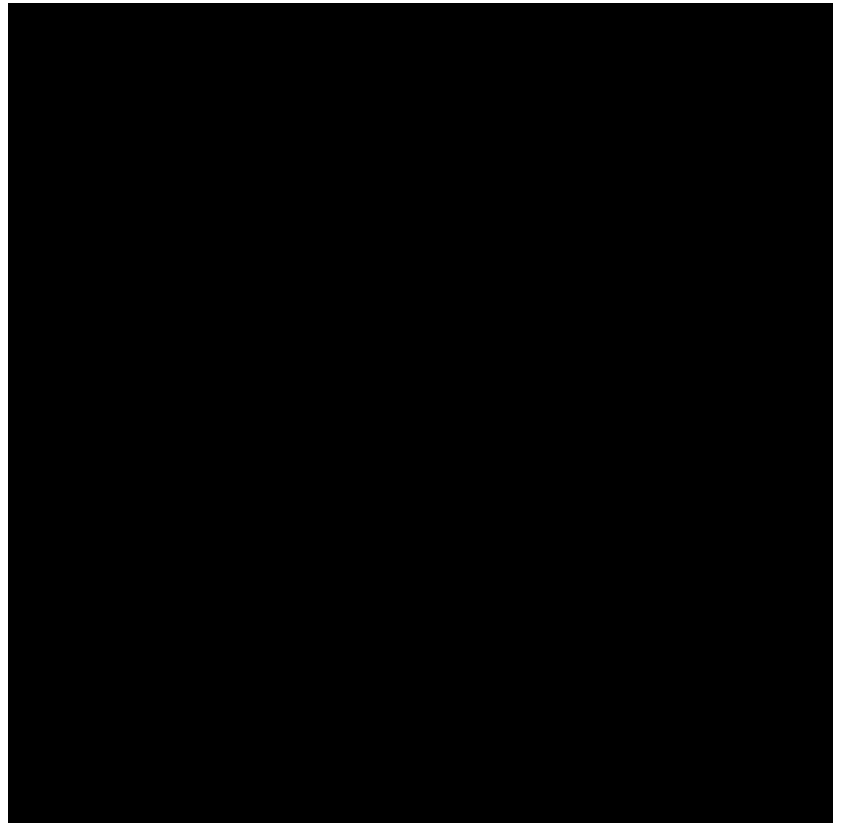
8 April 2026



Prepared by



# Native Vegetation Clearing Permit Supporting Document – Lots 39 Stirling Cres, Hazelmere



This report should be cited as 'Integrate Sustainability 2026'. "*Hazelmere Stirling Pty Ltd- Native vegetation Clearing Permit Supporting Information Document for Lot 39*". Report prepared for "Hazelmere Stirling Pty Ltd"

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This document has been prepared based on assumptions as reported throughout and upon information and data supplied by others or generated by Integrate Sustainability Pty Ltd (Integrate Sustainability). This document has been reviewed and revised by the Client and the Client's representative.



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## Executive summary

This document supports a Native Vegetation Clearing Permit (NVCP) application for Lot 39 Stirling Crescent, Hazelmere, owned by Hazelmere Stirling Pty Ltd. The application relates to the proposed clearing of three individual trees within a 5.50ha application area to facilitate the development of industrial land parcels. A desktop environmental assessment and targeted tree inspection were undertaken to identify environmental values and assess potential impacts associated with the proposed clearing.

Database searches identified no records of threatened or priority flora or fauna within the lot, and the inspected tree showed no evidence of Black Cockatoo nesting or of significant fauna habitat. The proposal has been designed to minimise clearing, limiting removal to a single tree. Assessment against the clearing principles indicates that the proposal is not at variance with the *Environmental Protection Act 1986* clearing principles, and that the clearing is unlikely to result in significant environmental impacts.



## 1 Introduction and background

Hazelmere Stirling Pty Ltd (Hazelmere Stirling) is the owner of Lot 39, located in eastern Perth, approximately 5-6km northeast of Perth Airport and around 14km east of the Perth CBD (Figure 1-1). Hazelmere Stirling intends to develop industrial parcels in Hazelmere across Lot 651 and the surrounding land parcels. Lot 39 is located south of the Helena River, north of Great Eastern Highway, and west of Roe Highway. Evidence of authority for Lot 39 is provided in [Appendix 1](#).

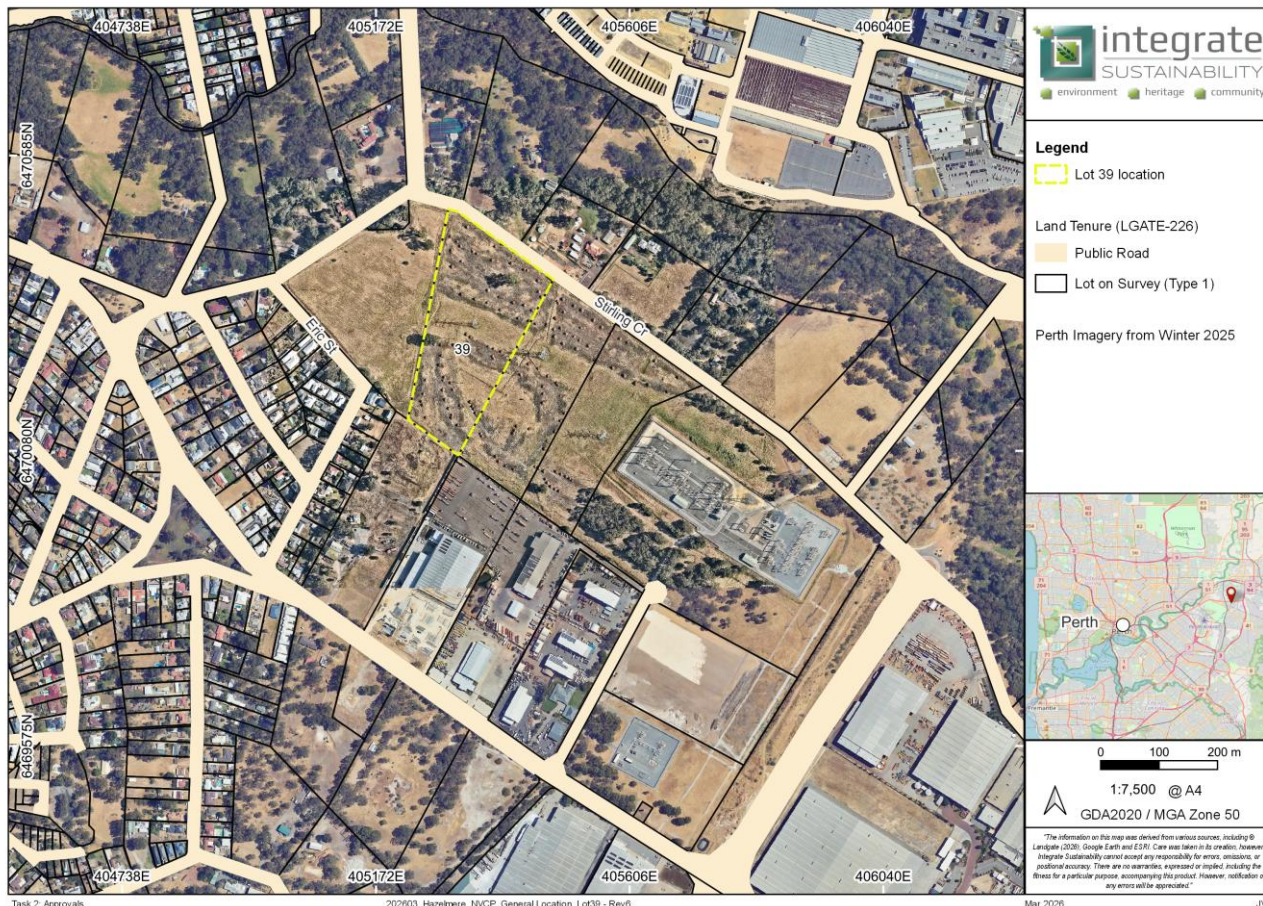


Figure 1-1 General location map of Lot 39.

## 2 Baseline Environmental Data

This section outlines the existing environmental data relevant to this application. The data has been used to define the environmental values and potential impacts, and to inform the impact assessment and management measures.

### 2.1 Climate

The climate of Perth falls within the Mediterranean climate zone according to the Bureau of Meteorology (BOM) classification based on temperature and humidity. The nearest official meteorological weather station is the Perth Airport (station number 009021), located approximately 3km from Hazelmere.

Mean annual minimum temperature at Perth Airport is 12.2°C, and mean annual maximum temperature is 24.7°C (BOM, 2026) (Figure 2-1). The coldest temperatures occur in July and August (mean minimum temperature 8.1°C), and the hottest temperatures occur in February (mean maximum temperature 32.1°C) (BOM, 2026).

The annual average rainfall at Perth Airport is 754.9mm (BOM, 2026). Average rainfall varies across the months, with larger rainfall events falling between June and August, and the least rainfall received between December and January (Figure 2-1). The lot location receives an average of 75-100 rainfall days per year (Figure 2-2). Potential evaporation totals 1800 mm/year and exceeds rainfall in all months (BOM, 2006) (Figure 2-3).

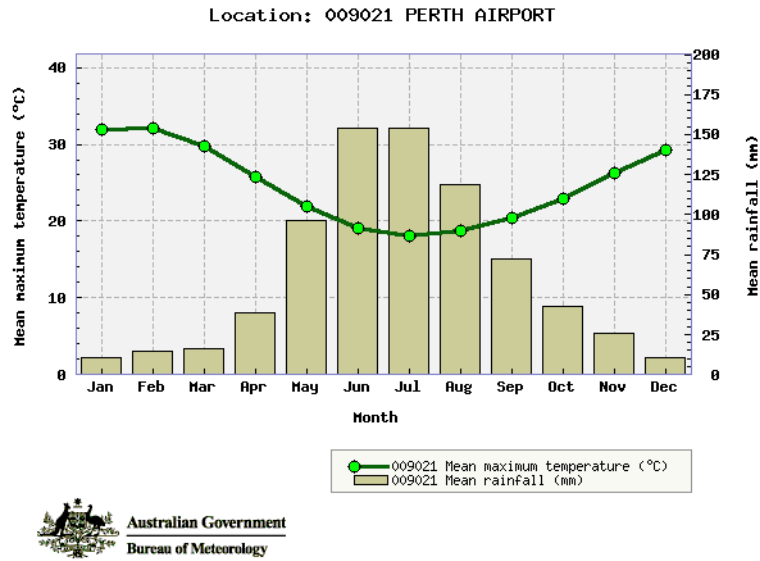


Figure 2-1 Mean temperature and rainfall for Perth airport meteorological station (BOM, 2026).

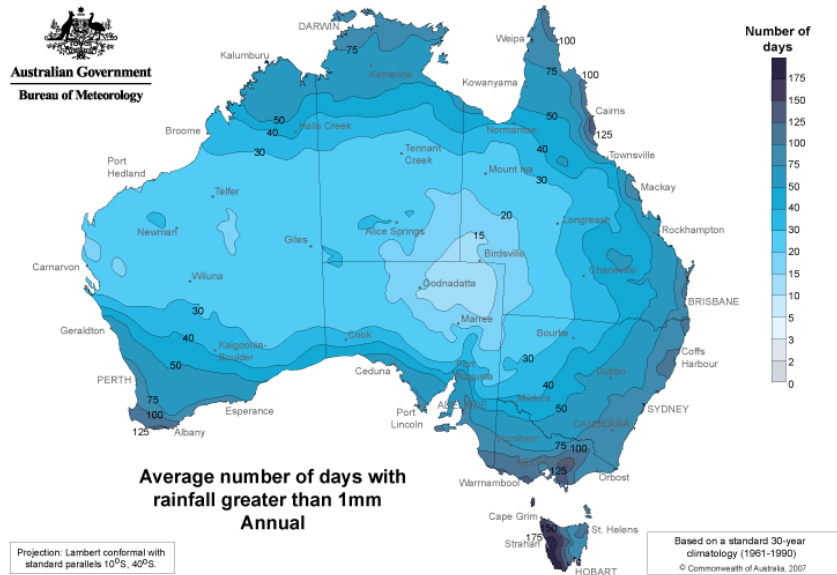


Figure 2-2 Average number of rainfall days >1mm (BOM, 2007).

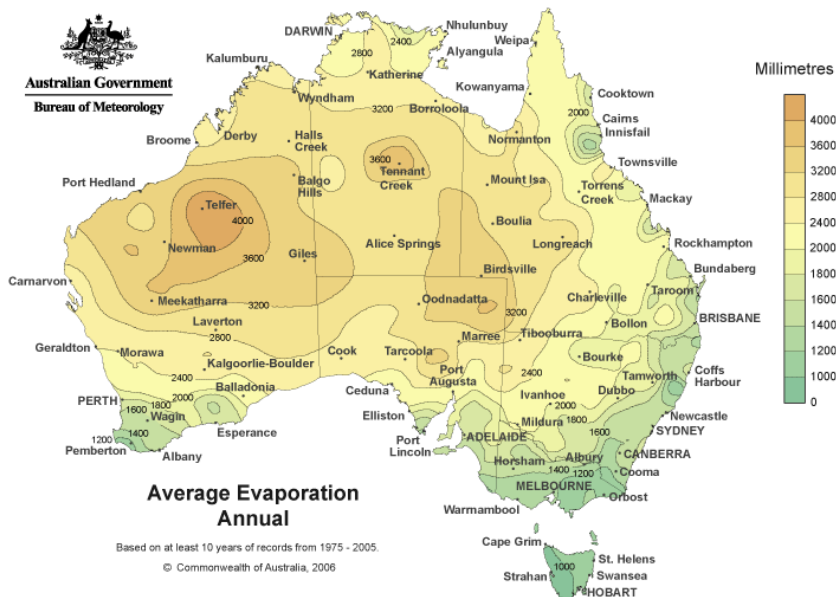


Figure 2-3 Annual average pan evaporation map (BOM, 2006).



## 2.2 Regional Environment

Lot 39 is located within the Perth IBRA subregion (SWA02; Figure 2-4), part of the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA). The Perth subregion is characterised by a low-lying coastal plain with a warm Mediterranean climate and marked seasonal variation. The landscape comprises primarily sandy colluvial and aeolian soils, riverine alluvial plains and coastal limestone. Historically, dominant vegetation included Banksia and Tuart woodlands on sandy soils, Jarrah-Banksia communities on Quaternary coastal dunes and Marri on colluvial and alluvial soils, with Melaleuca species in wetter areas. The subregion also contains a complex system of seasonal wetlands, including nearby coastal islands. Much of the original extent has been modified by agriculture, urban development, pastures, and plantations, leaving discontinuous remnants of native vegetation of high conservation value (Mitchell, et al., 2002).

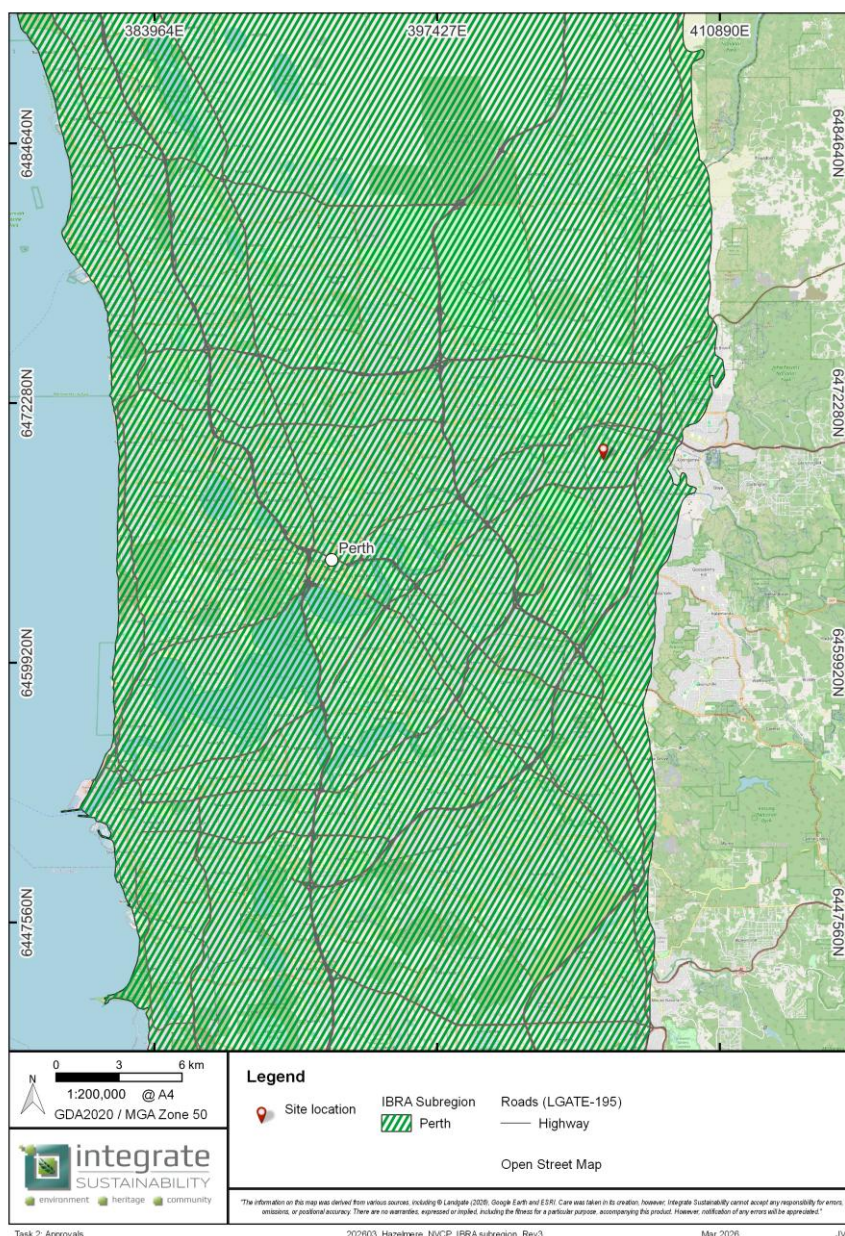


Figure 2-4 IBRA region and subregion within the Lot 39.

## 2.3 Soils and landscape system

Lot 39 is located in the Swan Province and is situated entirely within the Agricultural area, which consists of coastal plains and sandy duplexes. The lot, located between Eric Street and Stirling Crescent, is mapped as Grey Deep Sandy Duplex soils (DPIRD, 2026) (Figure 2-5). These are characterised by a deep sandy surface horizon overlaying a clayey subsoil. These soils typically have low nutrient status, moderate to low water-holding capacity in the sandy layer, and may become seasonally waterlogged where the clay subsoil restricts drainage (Tille, 2006).

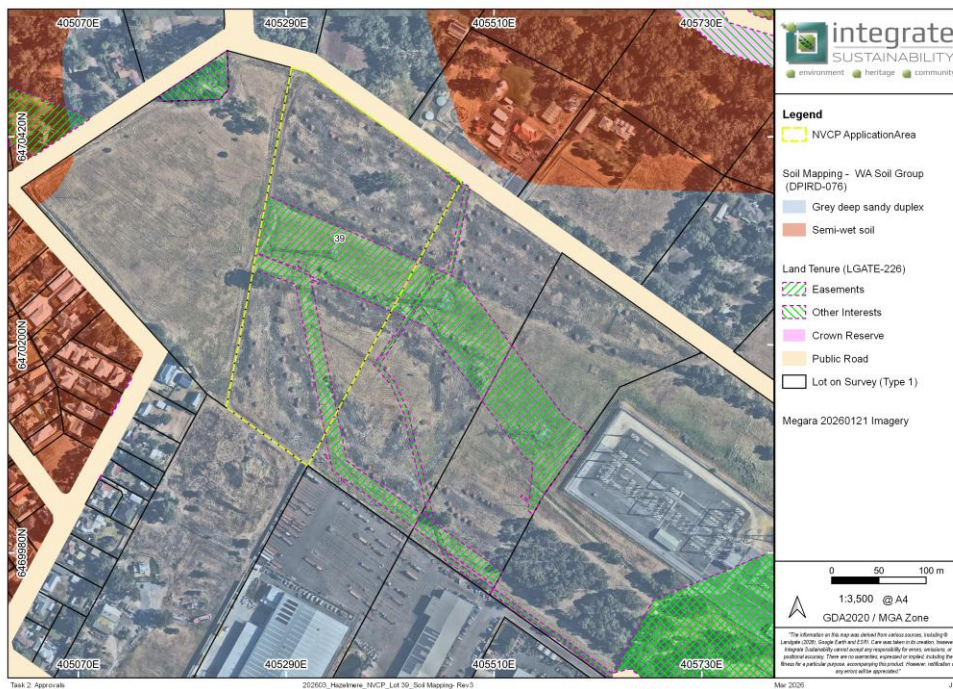


Figure 2-5 WA Soil Groups within Lot 39.

## 2.4 Hydrology

The surface water bodies in proximity to the lot are primarily the ephemeral Helena River, which forms the lot's northern boundary (Figure 2-6). The Helena River originates in the Darling Scarp and flows westward across the Swan Coastal Plain before discharging into the upper Swan River System estuary at Guildford. The river system is characterised by seasonal or ephemeral flows, with discharge largely associated with winter rainfall events typical of the Mediterranean climate of the region (DWER, 2016).

The lot 39 lies within the Swan-Canning catchment, where numerous tributaries and drainage lines contribute surface and groundwater to the Swan River system. Within the Swan Coastal Plain, surface hydrology is strongly influenced by sandy, highly permeable soils and low-lying topography, resulting in seasonal drainage lines, localised wetlands, and reduced surface runoff compared with more elevated areas such as the Darling Scarp (DWER, 2010).



Figure 2-6 Hydrology within Lot 39.



## 2.5 Flora and Vegetation

Desktop assessment determined that no Threatened or Priority Flora occur on Lot 39 (DBCA, 2026a).

## 2.6 Fauna

Desktop assessment determined that no Threatened or Priority Fauna occur within Lot 39 (DBCA, 2026b). However, a potential Carnaby's Cockatoo feeding habitat occurs within approximately 200m of the Stirling Crescent end of Lot 39 (Figure 2-7).



Figure 2-7 Potential Carnaby Cockatoo feeding habitat.

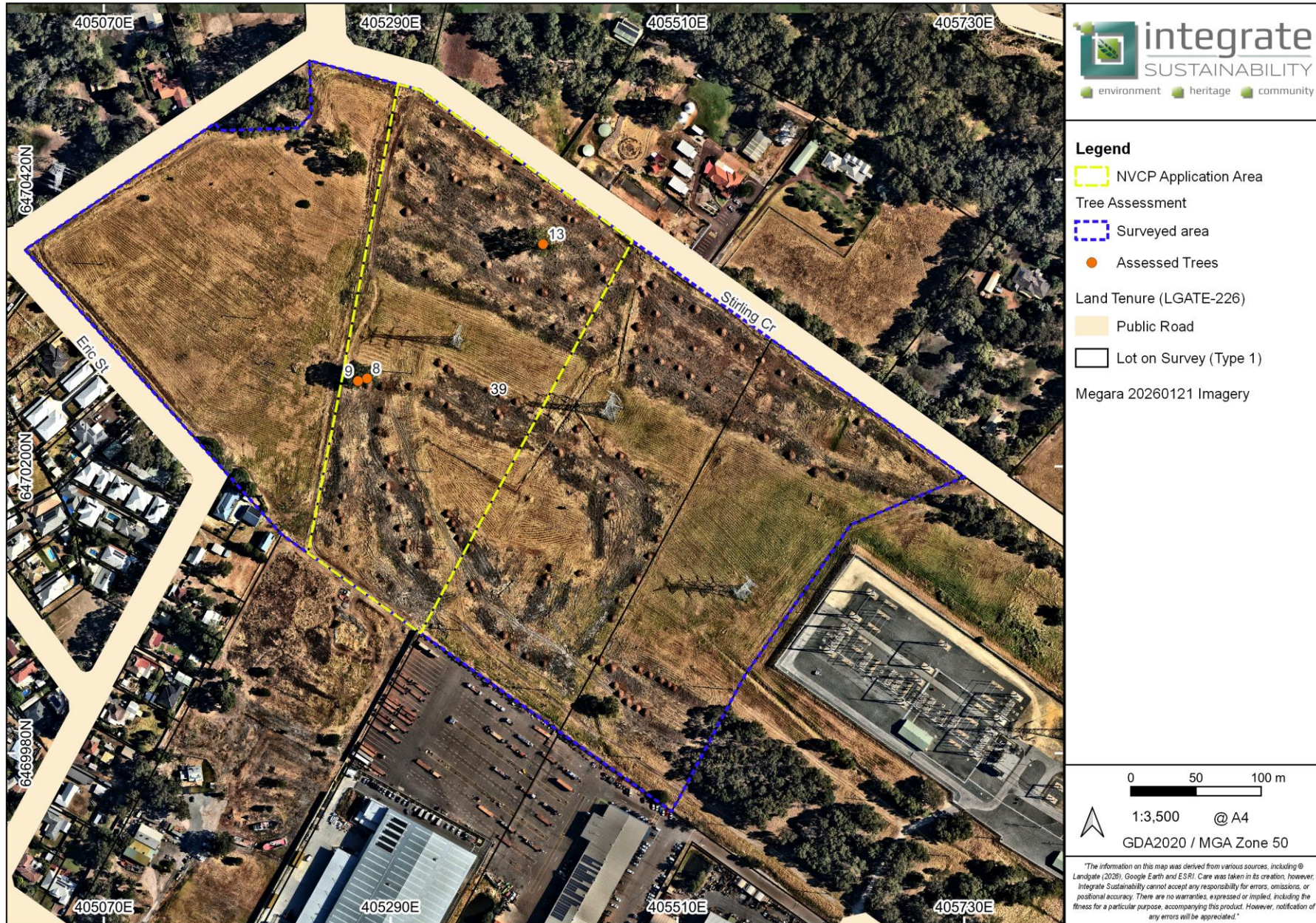
### 2.6.1 Tree Assessment

On 18 December 2025, Terrestrial Ecosystems undertook a tree inspection within Lot 39, Stirling Crescent, Hazelmere (Terrestrial Ecosystems, 2026) ([Appendix 2](#)). Three trees (8, 9, and 13) were assessed, comprising two *Jarrah* individuals and one *Tuart* (Figure 2-9). These trees are mature specimens with trunk diameters ranging from approximately 1,075mm to 1,385mm DBH and heights of 15m. All trees were recorded as being in healthy condition at the time of the inspection and exhibited typical structural characteristics, including forking below or above 1.3m.

Tree No. 3 contains a large stick nest likely constructed by Australian Ravens or a small raptor species; however, the nest was not active at the time of the inspection (Figure 2-8). No evidence of Black Cockatoo nesting or foraging activity was recorded during the assessment (Terrestrial Ecosystems, 2026).



Figure 2-8 Nest in tree No. 13 (Terrestrial Ecosystems, 2026).



Task 2: Approvals

202603\_Hazelmere\_NVCP\_Lot 39\_Tree Assessment- Rev1

Mar 2026

JV

Figure 2-9 Assessed trees within Lot 39.



### 3 Proposed clearing

The native vegetation clearing application area is 5.50ha, within which three individual trees are proposed for removal. Clearing will be undertaken using mechanical methods to facilitate the development of the Hazelmere Industrial Park.

**Table 3-1 Proposal Summary**

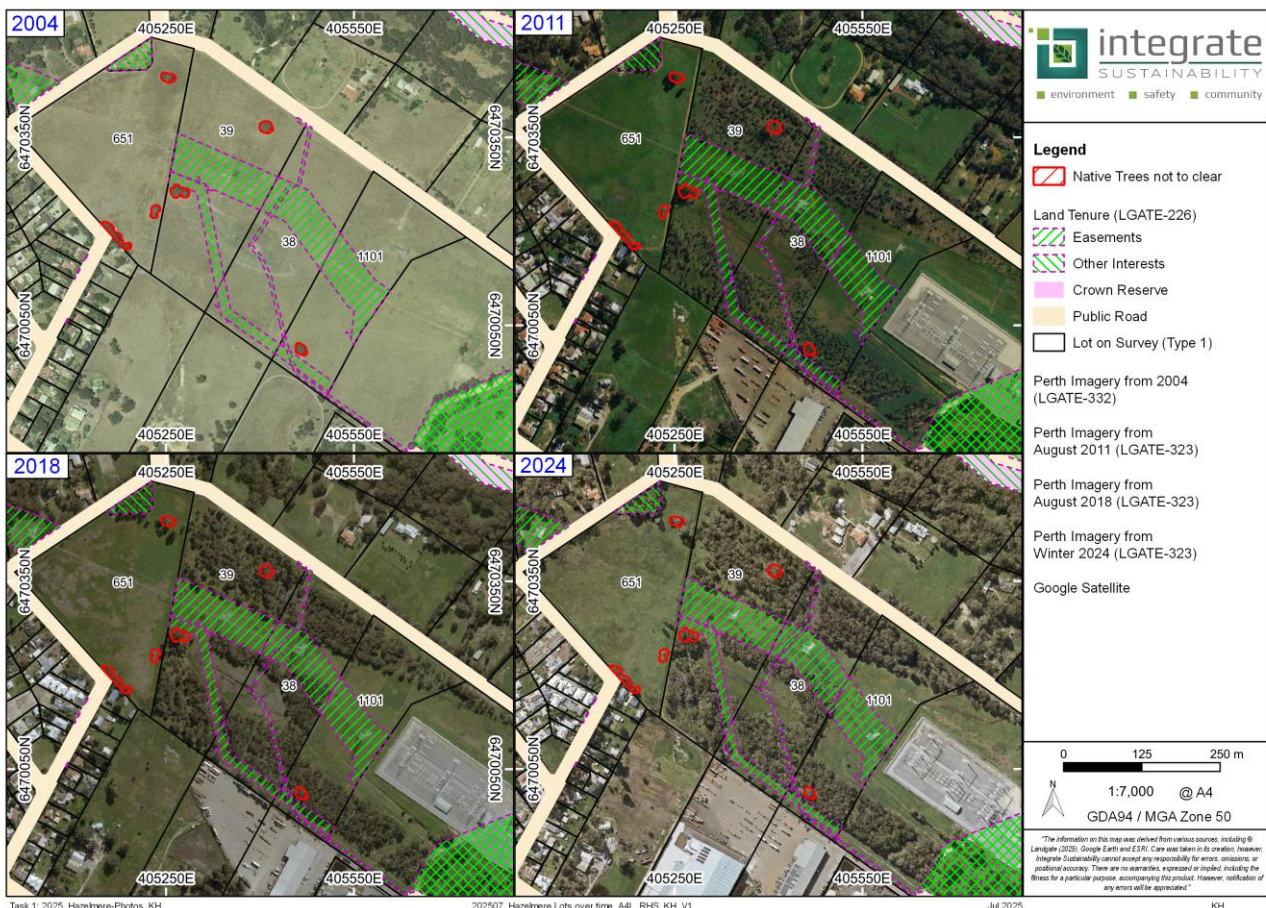
Site Details	
Project Name	Industrial development Lot 39, Hazelmere
Description of Activity	Tree removal
Commencement Date	01/06/2026
Clearing details	
Total NVCP Application Area	5.50ha
Clearing Method	Mechanical
Number of trees	three
Proponent Details	
Company	Hazelmere Stirling Pty Ltd
ABN	695 400 063
Address	315 West Coast Drive, Trigg, WA, 6029
Postal Address	315 West Coast Drive, Trigg, WA, 6029
Key Contact	Chad Scott

#### 3.1 Schedule

Clearing is proposed to occur between June 2026 and May 2029, subject to the granting of the clearing permit.

#### 3.2 Tree Clearing

A review of historical aerial imagery from Landgate indicates that much of the vegetation currently present was established after 2004 and appears to have been intentionally planted for screening purposes. The images show that lots were mainly clear in 2004, and the other vegetation appeared in later years (2011, 2018, and 2024) (Figure 3-1).



**Figure 3-1 Aerial Image of Lots in Stirling Crescent Street in Hazelmere between 2004 and 2024.**



A small number of remnant trees were present in the earlier imagery and are considered native vegetation. The tree assessment determined that the trees proposed for clearing do not provide evidence of black cockatoo nesting or significant foraging habitat. The trees proposed to be cleared are shown in Figure 3-2 to Figure 3-4.



**Figure 3-2 Lot 39 - Tree 8**



**Figure 3-3 Lot 39 - Tree 9**



**Figure 3-4 Lot 39 - Tree 13**



## 4 Avoidance and Mitigation

Historical imagery indicates that while much of the vegetation across the lot appears to have been established after 2004 for screening purposes, a small number of remnant trees were present in earlier imagery. These remnant trees are considered native vegetation and are therefore included in the proposed NVCP. Based on the tree assessment undertaken for the site, the trees proposed to be removed from lot 39 (trees 8, 9 and 13) do not provide evidence of significant fauna habitat and no active nests or fauna use were recorded.

Avoidance and mitigation measures incorporated into the proposal include limiting clearing within lot 39 to the minimum number of trees required for the proposed works (three trees only). Surrounding vegetation outside the NVCP application area will be retained where practicable. The trees approved for removal will be clearly identified prior to clearing to prevent unintended removal of other vegetation, and a visual inspection for active bird nests will be conducted if work occurs during the breeding season.

## 5 Assessment of Clearing Principles against proposed works

An assessment of the proposed native vegetation clearing against the ten clearing principles outlined in Schedule 5 of the EP Act is provided in Table 5-1. This assessment was undertaken based on the publicly available information and data, and the tree assessment attached to this application.

The assessment shows that the proposed tree clearing does not conflict with any of the ten principles, and, where necessary, management measures will be implemented to minimise any potential unacceptable environmental impacts.

**Table 5-1 Assessment against clearing principles**

Clearing Principle	At variance?	Comment
(a) Native vegetation should not be cleared if it comprises a high level of biological diversity	No	The proposed clearing involves three individual trees within the NVCP application area. The vegetation does not represent an area of high biological diversity and forms part of a modified landscape with scattered planted or remnant trees.
(b) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia	No	The tree assessment identified no evidence of Black Cockatoo nesting or foraging activity. One inactive stick nest was recorded in tree No 13; however, no active fauna use was observed. The removal of three trees is unlikely to significantly affect fauna habitat.
(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.	No	Database searches and site inspection did not identify any threatened or rare flora within the proposed clearing footprint.
(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community	No	The trees proposed for removal occur as isolated individuals and are not associated with the threatened Ecological Community.
(e) Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared	No	The vegetation consists of scattered individual trees within a disturbed area and does not represent a significant remnant of native vegetation.
(f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland	No	The trees proposed for removal are not located within, or directly associated with, a watercourse or wetland environment.
(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation	No	The removal of three trees is unlikely to result in appreciable land degradation due to the small scale of the clearing and the site's disturbed nature.
(h) Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.	No	The proposed clearing is small in scale and located within an industrial area, therefore it is unlikely to impact environmental values or nearby conservation areas.



Clearing Principle	At variance?	Comment
(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water	No	The limited removal of three trees is unlikely to affect surface or groundwater quality.
(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence of flooding.	No	The small scale of clearing and retention of surrounding vegetation means the proposal is unlikely to influence local hydrology or increase flooding risk.

## References

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- Tille, P. J., 2006. *Soil-landscapes of Western Australia's rangelands and arid interior*, Perth: Department of Primary Industries and Regional Development.



## Appendices



## Appendix 1 – Evidence of Authority

















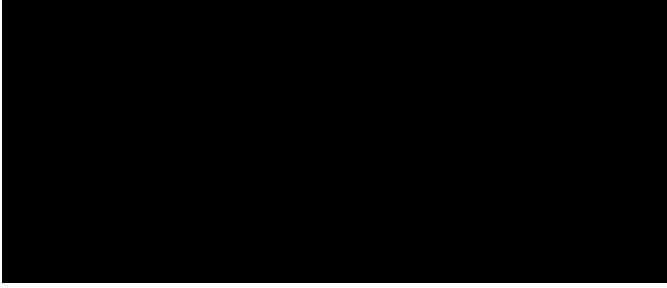








## Appendix 2 – Tree Assessment



**Re: Lots 651, 38, 39 and 1101 Stirling Cres, Hazelmere tree assessment**

██████████

Terrestrial Ecosystems is pleased to provide a report on the tree assessment for Lots 651, 38, 39 and 1101 Stirling Cres, Hazelmere, WA.

On 18 December 2025, ██████████ a Terrestrial Ecosystems zoologist, undertook a tree inspection. The results are provided in Table 1, the images of the trees are provided in Appendix A, and the location of the trees is provided in Figure 1.

Tree #11 has a bark scar that may lead to a hollow (Plate 1). There was no evidence around the scar to indicate that it supported an active nest (e.g. chewing or wear marks). Tree #13 contains a large stick nest that possibly belongs to Australian Ravens or one of the small birds of prey (Plate 2). The nest was not active during the site inspection.

There was no evidence of Black Cockatoos nesting or foraging in the area.

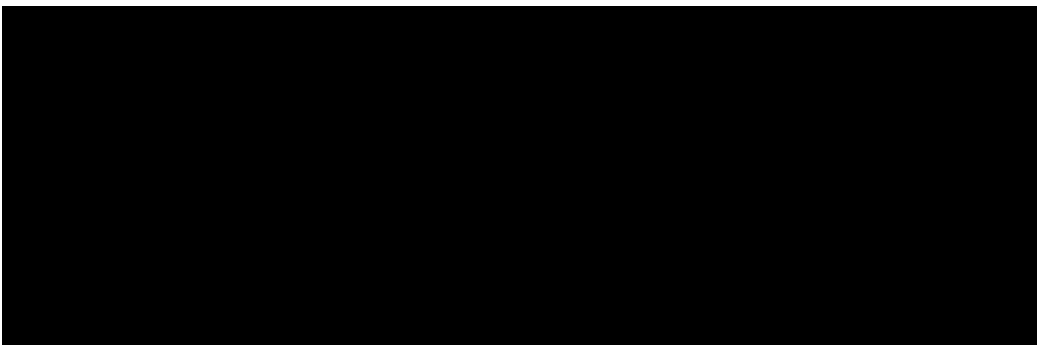


**Plate 1. Bark scar and possible hollow entrance  
in tree #11**



**Plate 2. Nest in tree #13.**

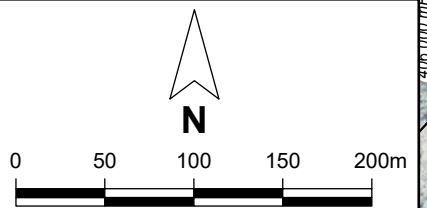
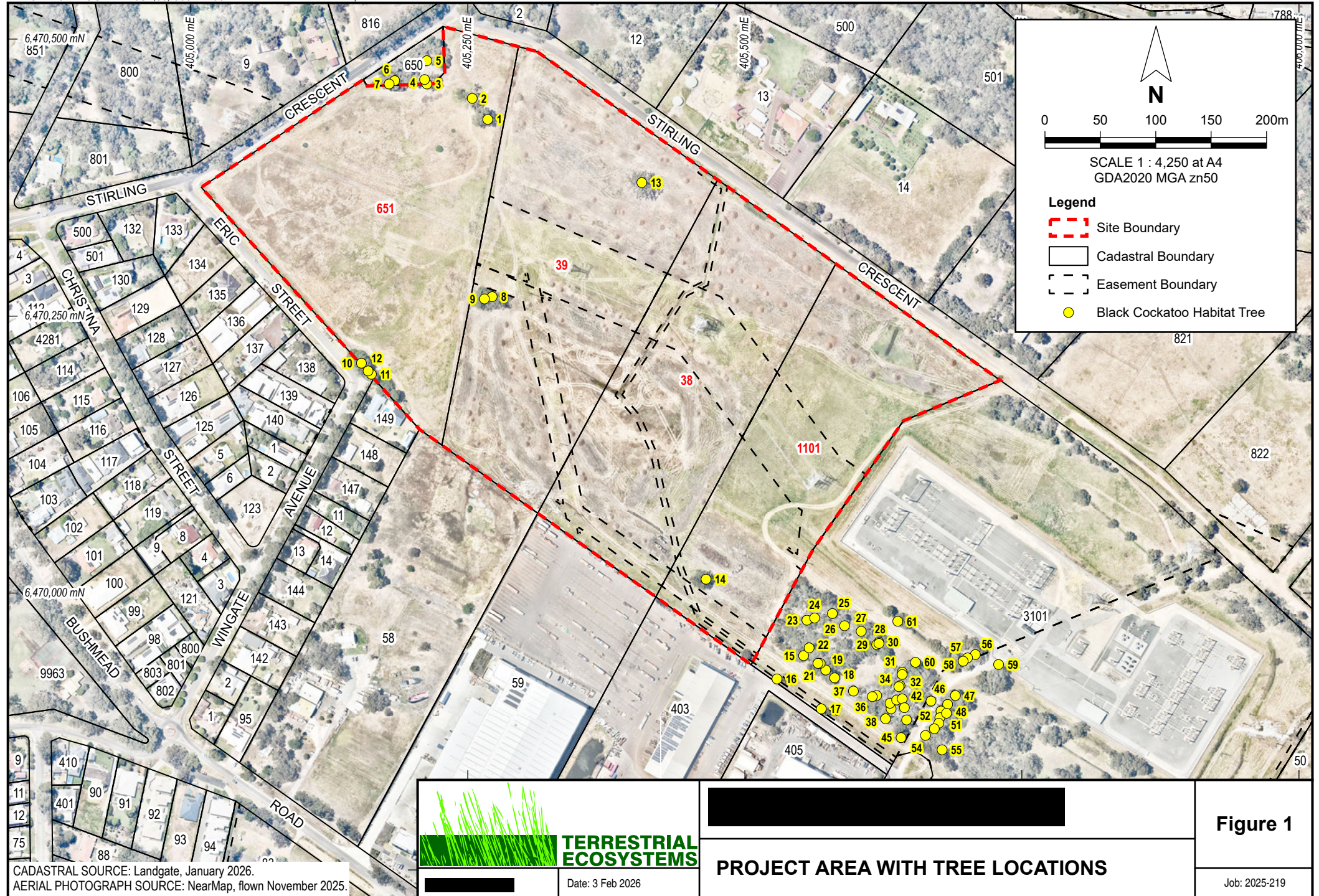
Please do not hesitate to contact the undersigned on 0407 385 239 should you have any queries.



**Table 1. Tree data**

Tree #	Zone	Easting	Northing	Species	Type	DBH (mm)	Height(m)	Health	Hollow				Comment
									Entr size (cm)	Orientation	Height (m)	Type	
1	50	405267	6470426	Spotted gum	Forked below 1.3m	1130	14	Healthy					
2	50	405253	6470445	Spotted gum	Forked between 1.3-3m	1075	14	Healthy					
3	50	405212	6470458	Spotted gum	Forked above 3m	455	15	Healthy					
4	50	405210	6470462	Spotted gum	Forked above 3m	470	10	Healthy					
5	50	405212	6470479	Spotted gum	Forked between 1.3-3m	445	10	Healthy					
6	50	405183	6470461	Spotted gum	Straight	440	10	Healthy					
7	50	405178	6470458	Spotted gum	Forked below 1.3m	490	10	Healthy					
8	50	405271	6470266	Jarrah	Forked between 1.3-3m	1075	15	Healthy					
9	50	405264	6470264	Jarrah	Forked below 1.3m	1260	15	Healthy					
10	50	405153	6470206	Flooded gum	Forked below 1.3m	1200	13	Healthy					
11	50	405162	6470196	Spotted gum	Forked above 3m	700	15	Healthy	30	South-west	6	Trunk	
12	50	405159	6470199	Flooded gum	Leaning	400	12	Healthy					
13	50	405406	6470369	Tuart	Forked above 3m	1385	15	Healthy					Nest
14	50	405464	6470011	Flooded gum	Forked below 1.3m	1110	12	Healthy					
15	50	405552	6469942	Spotted gum	Forked between 1.3-3m	550	10	Healthy					
16	50	405528	6469921	Spotted gum	Forked above 3m	630	10	Healthy					
17	50	405568	6469894	Flooded gum	Forked between 1.3-3m	800	8	Healthy					
18	50	405580	6469922	Flooded gum	Forked between 1.3-3m	720	12	Healthy					
19	50	405572	6469929	Spotted gum	Forked above 3m	420	14	Healthy					
20	50	405567	6469935	Spotted gum	Straight	350	14	Healthy					
21	50	405565	6469935	Spotted gum	Forked above 3m	320	8	Healthy					
22	50	405557	6469949	Spotted gum	Straight	315	12	Healthy					
23	50	405555	6469974	Spotted gum	Straight	380	12	Healthy					
24	50	405562	6469976	Spotted gum	Forked above 3m	400	12	Healthy					
25	50	405578	6469980	Spotted gum	Straight	390	12	Healthy					
26	50	405589	6469969	Spotted gum	Straight	315	10	Healthy					
27	50	405604	6469964	Spotted gum	Straight	360	10	Healthy					
28	50	405620	6469954	Spotted gum	Straight	430	12	Healthy					
29	50	405618	6469952	Spotted gum	Forked below 1.3m	340	10	Healthy					
30	50	405620	6469953	Spotted gum	Forked above 3m	430	10	Healthy					
31	50	405641	6469927	Spotted gum	Leaning	390	10	Healthy					
32	50	405641	6469925	Spotted gum	Leaning	350	12	Healthy					
33	50	405639	6469915	Spotted gum	Straight	320	10	Healthy					
34	50	405638	6469914	Spotted gum	Forked above 3m	370	12	Healthy					
35	50	405618	6469906	Spotted gum	Straight	355	10	Healthy					
36	50	405614	6469905	Spotted gum	Forked below 1.3m	440	12	Healthy					
37	50	405597	6469910	Spotted gum	Straight	540	12	Healthy					
38	50	405626	6469885	Spotted gum	Leaning	420	8	Healthy					
39	50	405631	6469894	Spotted gum	Straight	370	12	Healthy					
40	50	405630	6469899	Spotted gum	Forked above 3m	450	12	Healthy					

Tree #	Zone	Easting	Northing	Species	Type	DBH (mm)	Height(m)	Health	Hollow			Comment
41	50	405636	6469902	Spotted gum	Straight	320	12	Healthy				
42	50	405641	6469903	Spotted gum	Straight	340	12	Healthy				
43	50	405643	6469895	Spotted gum	Leaning	360	10	Healthy				
44	50	405645	6469884	Spotted gum	Straight	358	12	Healthy				
45	50	405640	6469868	Spotted gum	Forked below 1.3m	320	10	Healthy				
46	50	405667	6469901	Flooded gum	Forked between 1.3-3m	770	12	Healthy				
47	50	405689	6469906	Marri	Forked above 3m	640	10	Healthy				
48	50	405682	6469898	Tuart	Forked below 1.3m	1800	15	Healthy				
49	50	405676	6469892	Dead	Forked above 3m	870	12	Dead				
50	50	405675	6469886	Marri	Forked above 3m	605	12	Healthy				
51	50	405681	6469890	Marri	Forked above 3m	535	12	Healthy				
52	50	405674	6469881	Marri	Forked between 1.3-3m	510	12	Healthy				
53	50	405670	6469876	Marri	Straight	615	12	Healthy				
54	50	405662	6469870	Marri	Forked above 3m	595	10	Healthy				
55	50	405677	6469857	Tuart	Forked below 1.3m	1400	10	Healthy				
56	50	405707	6469943	Flooded gum	Forked above 3m	840	15	Healthy				
57	50	405700	6469940	Dead	Leaning	650	8	Half dead				
58	50	405696	6469937	Spotted gum	Forked between 1.3-3m	760	12	Healthy				
59	50	405728	6469934	Marri	Forked above 3m	640	15	Healthy				
60	50	405653	6469936	Jarrah	Forked below 1.3m	505	14	Healthy				
61	50	405637	6469973	Spotted gum	Forked between 1.3-3m	460	14	Healthy				



SCALE 1 : 4,250 at A4  
GDA2020 MGA zn50

- Legend**
- Site Boundary
  - Cadastral Boundary
  - Easement Boundary
  - Black Cockatoo Habitat Tree

CADASTRAL SOURCE: Landgate, January 2026.  
AERIAL PHOTOGRAPH SOURCE: NearMap, flown November 2025.

**TERRESTRIAL ECOSYSTEMS**  
Date: 3 Feb 2026

**PROJECT AREA WITH TREE LOCATIONS**

**Figure 1**  
Job: 2025-219



**Tree 1.**



**Tree 2.**



**Tree 3.**



**Tree 4.**



**Tree 5.**



**Tree 6.**



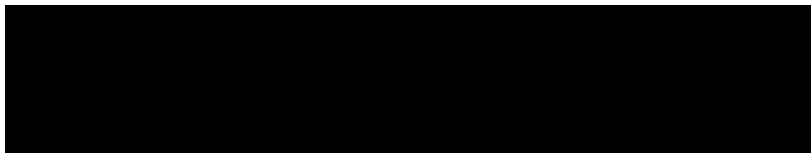
**Tree 7.**



**Tree 8.**



**Tree 9.**

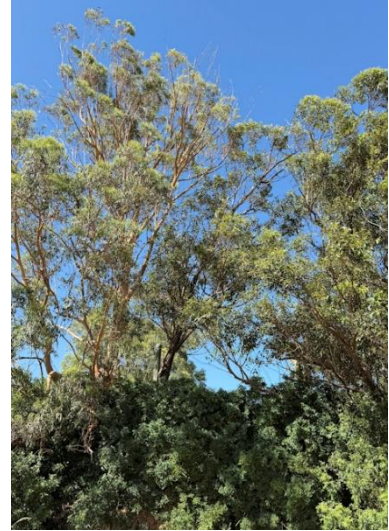




**Tree 10.**



**Tree 11.**



**Tree 12.**



**Tree 13.**



**Tree 14.**



**Tree 15.**



**Tree 16.**



**Tree 17.**



**Tree 19.**



**Tree 20.**



**Tree 21.**



**Tree 22.**



**Tree 23.**



**Tree 24.**



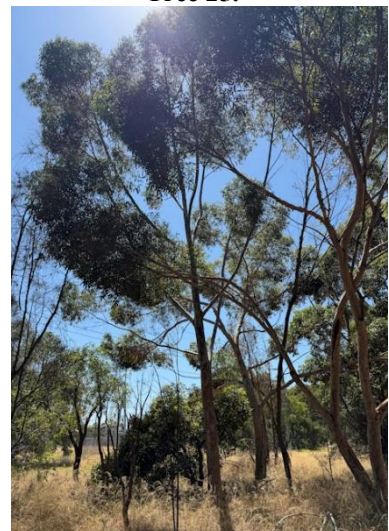
**Tree 25.**



**Tree 26.**



**Tree 27.**



**Tree 28.**



**Tree 29.**



**Tree 30.**



**Tree 31.**



**Tree 32.**



**Tree 33.**



**Tree 34.**



**Tree 35.**



**Tree 36.**



**Tree 37.**



**Tree 38.**



**Tree 39.**



**Tree 40.**



**Tree 41.**



**Tree 42.**



**Tree 43.**



**Tree 44.**



**Tree 45.**



**Tree 46.**



**Tree 47.**



**Tree 48.**



**Tree 49.**



**Tree 50.**



**Tree 51.**



**Tree 52.**



**Tree 53.**



**Tree 54.**



**Tree 55.**



**Tree 56.**



**Tree 57.**



**Tree 58.**



**Tree 59.**



**Tree 60.**



**Tree 61.**

**Disclaimer**

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## Appendix 3 – ISA Proof of Lodgement



