



**WESTERN**  
ENVIRONMENTAL

**Hillside Garden Village - Lot 2 (270)  
South Western Highway, Mount  
Richon**

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Native Vegetation Clearing Referral  
Supporting Documentation

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ENVIRONMENTAL

# Hillside Garden Village - Lot 2 (270) South Western Highway, Mount Richon

## Native Vegetation Clearing Report

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Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. To the maximum extent permitted by law, no other warranty, express or implied, is made.

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WEPL will not be liable to update or revise this report to take into account any events or circumstances or facts becoming apparent after the date of this report.

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# Introduction

## 1.1 Background

Eureka Hillside proposes to expand the Hillside Garden Village (the Site) with the development of 19 new residential lots, located at 270 (Lot 2) South Western Highway, Mount Richon (Figure 1).

The Site is located within the City of Armadale (CoA), zoned 'Urban' under the Metropolitan region Scheme (MRS), and 'Residential', 'R5 (Armadale)', and 'Restricted and Additional Use - A23 (Armadale)', under the Local Planning Scheme CoA No. 4 (LPS).

### 1.1.1 Clearing Overview

The project will result in clearing of up to ten native trees consisting of seven *Eucalyptus accedens* (powderbark), two *Eucalyptus patens* (black butt) and one *Eucalyptus rudis* (flooded gum) within the Development Envelope (the proposed clearance area) (Figure 2). Only two of these individuals (one powderbark and one black butt) are of a mature age class.

Through avoidance and minimisation, predicted impact on native vegetation has been reduced as far as practicable for the safety and viability of the project. A desktop assessment and arborist assessment has identified native vegetation clearance extent of 0.075 ha.

### 1.1.2 Purpose

The project requires a Native Vegetation Clearing Referral (NVCR) to be submitted as per *Criterion 1 – Thresholds and criteria used to determine if a permit is required, Guideline: Native vegetation clearing referrals* (DWER, 2021). This document provides the supporting documentation to facilitate the NVCR application under Part V of the *Environmental Protection Act 1986* (EP Act).

Native Vegetation Clearing Referral Supporting Document includes:

- An overview of the existing physical environmental conditions of the site.
- An evaluation of the environmental impacts associated with the Project.
- Evidence of avoidance of clearing through site selection and design, reduction of impacts to better quality vegetation or larger populations of Priority flora, and mitigation of impacts during clearing and construction through application of management plans.
- An assessment against the 10 Clearing Principles for proposed clearing within the Site.



**Figure 1: Site Location**

		<b>Legend</b> Site Boundary Cadastre (No Attributes) (LGATE-001)		<table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>SC</td> <td>MB</td> <td>30/4/2026</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Description	Drawn	Approved	Date	A	Original issue	SC	MB	30/4/2026															
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PROJECT/REPORT NAME Native Vegetation Clearing Referral 270 South Western Highway, Mount Richon, WA, 6112		CLIENT Planning Solutions		<b>WESTERN ENVIRONMENTAL</b> Western Environmental Pty Ltd 08 6344 2310   enquiries@western.com.au Level 3/25 Prowe St, West Perth WA 6005 western.com.au																									
SCALE 1:2,200	SHEET SIZE A3 COLOUR	PROJECT NUMBER A25.343	VERSION 0																										
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		DRAWN BY / REVIEWED BY SC/MB	DATE 30/4/2026																										



**Figure 2: Proposed Clearing Area**

 SCALE 1:500	SHEET SIZE A3 COLOUR	PROJECT/REPORT NAME Native Vegetation Clearing Referral 270 South Western Highway, Mount Richon, WA, 6112	<b>Legend</b> Site Clearing Area Lot Road Reserve Trees to be Removed Trees to be Retained	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>SC</td> <td>MB</td> <td>1/5/2026</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> NOTES: Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.	No	Description	Drawn	Approved	Date	A	Original issue	SC	MB	1/5/2026															
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COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50	DATA SOURCE NEARMAPS	 <b>WESTERN ENVIRONMENTAL</b> Western Environmental Pty Ltd 08 6244 2310   enquiries@westenv.com.au Level 3/25 Prowse St, West Perth WA 6005 westenv.com.au																											

## 1.2 Project Location and Ownership

Eureka Hillside Pty. Ltd. is currently developing a portion of Hillside Garden Village located at 270 (Lot 2) South Western Highway, Mount Richon within the City of Armadale, approximately 28 km southeast of the Perth CBD for a residential subdivision.

The proposed clearing area (Figure 2) is located in the southern end of this Lot and is comprised of 14 native trees ranging in average to good condition. Following project amendments for impact avoidance, within this area, four native trees will be retained, and ten are proposed to be removed.

A Certificate of Title for Lot 2 South Western Highway, Mount Richon is presented in Appendix A.

**Table 1: Site Identification**

Content	Details
Reference/Site Name	Hillside Garden Village
Address	270 (Lot 2) South Western Highway
Certificate of Title	(T Q621769) REGISTERED 16/10/2025
Local Government Authority	City of Armadale
Coordinates	-32.16831357 / 116.016959
Total Clearing Area	0.075 ha

## 1.3 Project Justification

The expansion of Hillside Garden Village will create 19 new long-term residential lots (Appendix B). There is a need for alternative forms of residential development in the current housing climate.

### *Alternative Project Options*

Alternative lot arrangements were considered within the Site; however, these were amended to reduce the number of trees required to be removed.

No further alternative options for the residential lots are considered as the concept plan presented is the best option for providing sufficient site expansion without impacting the BAL and increasing the bushfire risk, and for retaining as many native trees as possible.

## 2. Clearing of Native Vegetation

### 2.1 Proposed Clearing Extent

The Project will result in the clearing of ten native trees consisting of seven *Eucalyptus accedens* (powderbark), two *Eucalyptus patens* (black butt) and one *Eucalyptus rudis* (flooded gum). Only two of these individuals (one powderbark and one black butt) are of a mature age class. The locations of the trees are shown in Figure 2.

An arborist assessment was undertaken by Arborite in 2025 and assessed the condition of the trees as ranging from Average to Good condition of health, and the Useful Life Expectancy (ULE) between five and 40 years (Table 2). None of these trees were valued as Highly recommended for retention (Arborite, 2025). Of the native trees to be removed, the retention values were medium and low, based primarily on the health condition, ULE and amenity value. Definitions of retention values as defined in the Arborist Assessment are available in Appendix C Section 8.

**Table 2: Condition of Trees to be Removed**

Tree Number	Species	Condition	ULE (years)	DBH (m)	Age Class	Retention Value
247	<i>Eucalyptus patens</i>	Good	15 - 40	0.7	Mature	Medium
249	<i>Eucalyptus accedens</i>	Average	5 - 15	0.65	Mature	Medium
251	<i>Eucalyptus accedens</i>	Average to Good	15 - 40	0.3	Juvenile	Low
253	<i>Eucalyptus accedens</i>	Average to Good	15 - 40	0.5	Semi-mature	Medium
254	<i>Eucalyptus rudis</i>	Average to Good	40+	0.35	Juvenile	Low
255	<i>Eucalyptus accedens</i>	Good	15 - 40	0.4	Semi-mature	Low
256	<i>Eucalyptus patens</i>	Average	5 - 15	0.2	Semi-mature	Low
257	<i>Eucalyptus accedens</i>	Average	5 - 15	0.25	Juvenile	Low
258	<i>Eucalyptus accedens</i>	Average to Good	15 - 40	0.3	Juvenile	Low
259	<i>Eucalyptus accedens</i>	Average to Good	5 - 15	0.25	Juvenile	Low

The proposed alignment for the additional lots and associated road reserves runs within the Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) for all trees listed in Table 2.

Tree 247 is within Lot 11 and significantly impacts the size of the residence which would otherwise be capable of development, as well as restricting access for the construction works and future land use. Trees numbered

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249 to 259 are a part of a stand of trees mixed with non-native species which intersect the alignments of Lot 17 and 18, and the road reserve which also serves as a required separation distance from retained vegetation as part of the BAL rating.

## 2.2 Measures to Avoid and Minimise Clearing

In accordance with the Clearing Permit referral to the Department of Water and Environmental Regulation (DWER) and the 10 Clearing Principles, measures to avoid and minimise clearing to facilitate the proposed activity have been considered. The following actions will be implemented to ensure compliance with environmental regulations and to mitigate adverse impacts:

- **Minimising Impacts to Retained Vegetation:** The trees allocated for retention will be included in a Tree Protection Plan prior to clearing works commencing, as per the recommendations within the *Tree Survey Report* (Arborite, 2025).
- **Minimising Impact to Adjacent Vegetation:** Temporary construction fencing will be erected along the perimeter of the Clearance Area and the retained and adjacent vegetation to minimise the potential of mechanical injury to vegetation. Jute mesh will be attached to the fencing as a measure to minimise the spread of dust from the proposed works.

By incorporating these measures, the proposed clearing will align with DWER's requirements under the Clearing Permit process and ensure that environmental impacts are minimised, with appropriate steps.

### 2.2.1 Impact avoidance through alternative project options

There are no alternative project options.

### 2.2.2 Avoidance through design

The design of the expansion was carefully planned to minimise environmental impact, with a focus on identifying the trees of greatest environmental significance and adjusting the size and geometry of lots to accommodate their retention.

A superseded alternative design proposed 25 residential lots. Following an arborist assessment (Appendix C), the calculated native vegetation to be impacted was 0.105 ha consisting of 14 native trees. Amendments to the plan were undertaken to reduce these numbers as much as practicable, with due consideration for the need for housing. The amendments were as follows:

- Reduction of lots from 25 to 19
- Alternative lot arrangement to allow space for tree retention on verges.
- Adjustment to the road reserve directions to move around existing trees.

### **2.2.3 Impact avoidance through environmental management**

Methods that will be used during construction to minimise impacts on surrounding vegetation include:

- Utilisation of existing cleared land for the storage of materials.
- Using existing track and road systems for access.
- Fencing off retention trees to avoid impact from the proposed clearing.

## 3. Existing Environment

### 3.1 Biographic and Regional Setting

The Site is located within the Swan Coastal Plain and experiences a Mediterranean climate with hot dry summers and mild wet winters.

### 3.2 Geology Landform and Soils

Elevation across the Site has a gradual incline from the western boundary adjacent the Southwestern Highway, to the eastern boundary. The lowest elevation is roughly 76 m Australian Height Datum (AHD), and the greatest is 88 m AHD (DPIRD-072).

The Site is within the Forrestfield System (213Fo) and Murray Valley System (255Mv) according to the systems soil landscape mapping (DPIRD-064).

The area of clearance is mapped only within the Forrestfield system. The Best-Available mapping (DPIRD-027) indicates this area is within the Forrestfield (D Range) F2 Phase (213Fo), which is described as Foot and low slopes < 10%. Well drained gravelly yellow or brown duplex soils with sandy topsoil. Woodland of *Eucalyptus marginata* (jarrah), *Corymbia calophylla* (marri) and some *Banksia grandis* (bull banksia).

### 3.3 Hydrology

#### 3.3.1 Groundwater

The Site is located within the unproclaimed Karri Groundwater Subarea (DWER-085) and not mapped within an area protected under the *Rights in Water and Irrigation Act 1914* (RIWI Act) (DWER-034).

The nearest Public Drinking Water Source Area is approximately 5 km to the east (DWER-033).

#### 3.3.2 Surface water

The Site is located within the Swan Avon Canning River catchment (DWER-028). An insignificant tributary runs longitudinally in the southern portion of the Site, outside the proposed clearing area, mapped between 6.3 m and 17 m from the southern boundary (DWER-031).

### 3.4 Pre-European Vegetation

Pre-European vegetation mapping shows that the Site is associated with the Pinjarra System (3) and West Darling System (4) (DPIRD-006). The proposed clearing area is mapped only within the Pinjarra System which is described as Mainly jarrah and marri.

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### 3.5 Environmentally Sensitive Areas

The Site does not fall within an Environmentally Sensitive Area (ESA) (DWER-046). The closest ESA to the Site is located 370 m to the south, Conservation Category Wetland (CCW) Fletcher Park (UFI: 15,470) an associated Resource Enhancement Wetland (REW) (UFI: 15,118 and 15,117), and an adjoining Multiple Use Wetland (UFI: 12,143) (DBCA-019).

### 3.6 Areas of Conservation Significance

There are no areas of conservation significance mapped within the Site. Adjacent the eastern boundary is Wungong Regional Park (DBCA-026) protected under the State Planning Policy 2.8 - Bushland policy for the Perth Metropolitan Region (DPLH-054).

### 3.7 Flora and Vegetation

The Site is mapped within the Forrestfield Complex (29) described to have vegetation ranges from open forest of marri - *Eucalyptus wandoo* (wandoo) - jarrah to open forest of jarrah - marri - *Allocasuarina fraseriana* (sheoak) - Banksia species. Fringing woodland of *Eucalyptus rudis* (flooded gum) in the gullies that dissect this landform. (DBCA-046).

The Site is mapped to have a small portion of remnant native vegetation adjoining a larger polygon of native vegetation associated with Wungong Regional park (DWER-141). The mapped vegetation is approximately 15 m east of the proposed clearance area.

The clearance area was assessed by an Arborist (Aborite, 2025), who identified four trees marked for clearance to be of an endemic species, three *Eucalyptus marginata* (jarrah) and one *Eucalyptus rudis* (flooded gum). A WEPL consultant undertook a Site walkover in 2026 and identified the four trees, as well as an additional nine misidentified trees found to be of an endemic species, *Eucalyptus accedens* (powderbark) and *Eucalyptus patens* (blackbutt).

Publicly available historical aerial imagery shows the three jarrah trees have been present *in situ* since at least 1961. The other ten trees were planted in the mid-1990s.

### 3.8 Threatened Ecological Communities

A search of the Protected Matters Search Tool (DCCEEW, 2026) showed three Threatened Ecological Communities (TEC) to have the potential to occur within the Site:

- *Corymbia calophylla* - *Kingia australis* woodlands on heavy clay soils of the Swan Coastal Plain (SCP3a) - Endangered
- Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain Ecological Community (Tuart woodlands) - Critically Endangered

- Banksia Woodlands of the Swan Coastal Plain (Banksia woodlands) - Endangered

The site walkover undertaken by WEPL did not identify vegetation structure, nor species diversity and composition representative of any TEC.

### **3.9 DBCA Managed Lands**

The nearest DBCA managed reserve to the Site is located immediately adjacent the northeast boundary - Wungong Regional park LR2579/489 (DBCA-011). This reserve is approximately 0.11 km from the nearest point of the clearance area.

### **3.10 Contaminated Sites**

There are no contaminated sites within the Site. The closest record of a contaminated site is located 0.6 km north of the Site and is classified as 'Contaminated - remediation required' (DWER-059).

### **3.11 Acid Sulfate Soils**

The DWER Acid Sulfate Soil (ASS) mapping tool (DWER-055) indicates that the Site is not within a mapped ASS risk area. The nearest ASS area is 0.74 km west of the Site and is mapped as having moderate to low acid sulfate risk within 3 m of natural soil surface.

#### 4. Images of trees to be removed (Arborite, 2025)



Tree 247 - *Eucalyptus pattens*



Tree 249 - *Eucalyptus accedens*



Tree 251 - *Eucalyptus accedens*



Tree 253 - *Eucalyptus accedens*



Tree 254 - *Eucalyptus rudis*



Tree 255 - *Eucalyptus accedens*



Tree 256 - *Eucalyptus pattens*



Tree 257 - *Eucalyptus accedens*



Tree 258 - *Eucalyptus accedens*



Tree 259 - *Eucalyptus accedens*

## 5. Assessment Against Ten Clearing Principles

**Table 3: Assessment Against Ten Clearing Principles**

Assessment Results	Data Source/Tools for Assessment	Conclusion
<p><b>Principle (a) - Native vegetation should not be cleared if it comprises high level of biological diversity</b></p>		
<p>The Site does not support any threatened flora species. The arborists report and desktop review indicates that no significant flora will be impacted.</p> <p>The vegetation present is comprised of native, historically disturbed isolated trees and planted native tree species.</p> <p>Three Threatened Ecological Communities (TEC) were identified as potentially occurring within the Site based on a desktop assessment completed using the Commonwealth Protected Matters Search Tool (PMST) search, likely due to the adjacent Regional Park.</p> <p>No species of Tuart (<i>Eucalyptus gomphocephala</i>) Woodlands and Forests of the Swan Coastal Plain, nor Banksia Woodlands of the Swan Coastal Plain were identified within the Site. One Species of SCP3a was identified within the Site, two individuals of <i>Corymbia calophylla</i> (marri) which will both retained. No other species of this community was identified, and the surrounding area is not reflective of the structure nor composition of the SPC3a TEC.</p> <p>Therefore, the proposed clearing is not at variance to this principle.</p>	<ul style="list-style-type: none"> <li>• Protected Matters Search Tool (DCCEEW, 2026)</li> <li>• Threatened Ecological Communities (DBCA-038)</li> <li>• Threatened and Priority Flora (DBCA-036)</li> </ul>	<p>Not at variance</p>
<p><b>Principle (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</b></p>		

Assessment Results	Data Source/Tools for Assessment	Conclusion
<p>The ten trees within the Site are isolated and considered to be in Average to Good condition of health ranging in ULE between 5 - 15 years and 40+ years. Two trees are of a mature age class, three are semi-mature and the remainder are juvenile. The trees may provide low value opportunistic foraging habitat for the three black cockatoo species.</p> <p>Therefore, the proposed clearing is unlikely to be at variance to this principle.</p>	<ul style="list-style-type: none"> <li>Threatened and Priority Fauna List (DBCA,2023b)</li> <li>Protected Matters Search tool (DCCEEW, 2026)</li> </ul>	<p>Unlikely to be at variance</p>
<p><b>Principle (c) - Native vegetation should not be cleared if it includes or is necessary for the continued existence of rare flora.</b></p>		
<p>The ten trees within the Site have been identified native species which are not listed on federal nor state conservation flora lists. No significant flora has been identified on Site.</p> <p>Therefore, the proposed clearing is not at variance to this principle.</p>	<ul style="list-style-type: none"> <li>Protected Matters Search tool (DCCEEW, 2026)</li> <li>Threatened and Priority Flora (DBCA-036)</li> <li>DBCA Flora Database Search (2025)</li> <li>DCCEEW Species profile and Threats Database (DCCEEW, 2026).</li> </ul>	<p>Not at variance</p>
<p><b>Principle (d) - Native vegetation should not be cleared if it comprises the whole, or part of, or is necessary for the maintenance of a Threatened Ecological Community</b></p>		
<p>The native vegetation present within the Site does not comprise whole or part of, nor is it likely to be necessary for the maintenance of a TEC.</p> <p>Three Threatened Ecological Communities (TEC) were identified as potentially occurring within the Site based on a desktop assessment completed using the Commonwealth Protected Matters Search Tool (PMST) search, likely due to the adjacent Regional Park.</p> <p>No species of Tuart (<i>Eucalyptus gomphocephala</i>) Woodlands and Forests of the Swan Coastal Plain, nor Banksia Woodlands of the Swan Coastal Plain were identified within the Site. One Species of SCP3a was identified within the Site, two individuals of <i>Corymbia calophylla</i> (marri) which will both retained. No other species of this community was identified, and the surrounding area is not reflective of the structure nor composition of the SPC3a TEC.</p> <p>Consequently, the proposed clearing is not likely to be at variance with this principle.</p>	<ul style="list-style-type: none"> <li>Threatened Ecological Communities (DBCA-038)</li> <li>Protected Matters Search tool (DCCEEW, 2026)</li> </ul>	<p>Unlikely to be at variance</p>
<p><b>Principle (e) - Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been significantly cleared</b></p>		

Assessment Results	Data Source/Tools for Assessment	Conclusion
<p>The trees within the Site are not mapped as remnant vegetation - the trees are isolated vegetation within an area that has been historically predominantly cleared.</p> <p>Some trees are visible in historical aerial imagery to have been planted between 1994 and 2000 Others are of a semi-mature or juvenile age class, indicating growth after clearing and development of the Site.</p> <p>Therefore, the proposed clearing is not at variance to this principle.</p>	<ul style="list-style-type: none"> <li>• Pre-European Vegetation dataset (DPIRD-006).</li> <li>• Statewide vegetation statistics (DBCA, 2018)</li> </ul>	<p>Not at variance</p>
<p><b>Principle (f) - Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or a wetland</b></p>		
<p>The vegetation present is not associated with a water course or waterbody.</p> <p>The closest surface water feature is located adjacent in the southern portion of the Site, outside the clearance area - Wungong Brook.</p> <p>Therefore, the proposed clearing unlikely to be at variance to this principle.</p>	<ul style="list-style-type: none"> <li>• Protected Matters Search Tool (DCCEEW, 2026).</li> <li>• Hydrography (DWER-031)</li> </ul>	<p>Unlikely to be at variance</p>
<p><b>Principle (g) - Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation</b></p>		
<p>The Site has been historically cleared and used for storage, vehicle parking and private recreational activity within the Site. The removal of the ten trees is not considered to contribute to on-site/off-site run-off.</p> <p>The Site is not mapped as having an Acid Sulfate Soils (ASS) risk. Localised soil acidity is unlikely to occur as a result of exposure of pyritic material to air and rainfall as a result of clearing.</p> <p>Infrastructure will be installed post clearing to support drainage within the area.</p>	<ul style="list-style-type: none"> <li>• Landgate (2001)</li> <li>• Acid Sulfate Soil Risk Map 100K (DWER-059)</li> </ul>	<p>Not at variance</p>
<p><b>Principle (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.</b></p>		

Assessment Results	Data Source/Tools for Assessment	Conclusion
<p>The Site does not fall within Environmentally Sensitive Area (ESA) according to the Department of Water and Environmental Regulation (DWER-046). The closest environmentally sensitive area to the Survey Area is located southwest 0.37 km and is separated by roads and residential lots</p> <p>The separation to the ESA suggests the proposed clearing is unlikely to be at variance to this principle.</p>	<ul style="list-style-type: none"> <li>• Environmentally Sensitive Areas dataset (DWER-046)</li> <li>• Aerial photographs.</li> </ul>	<p>Unlikely to be at variance</p>
<p><b>Principle (i) - Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration of in the quality of surface or underground water</b></p>		
<p>The Wungong Brook runs through the south of the Site, outside the clearance area, there are no surface water features or vegetation associated with watercourses noted within the Site.</p> <p>The additional clearing is unlikely to result in significant changes to the water table and there for the Project is unlikely to be at variance with this principle.</p>	<p>Hydrography (DWER-031)</p>	<p>Unlikely to be at variance</p>
<p><b>Principle (j) - Native vegetation should not be cleared if the clearing of the vegetation is likely to cause or exacerbate the incidence or intensity of flooding</b></p>		
<p>The Site is not mapped within a floodplain Area.</p> <p>The Department of Environment and Regulation's document "a guide to the assessment of applications to clear native vegetation" states the following for Principle (j): "Consideration of this principle may require extensive modelling of the whole catchment and should only be considered for large clearing projects. For smaller applications, clearing should not cause waterlogging (localised flooding)."</p> <p>Given the clearing will be isolated to ten trees; five of which are juvenile and three are semi-mature, it is unlikely to increase or exacerbate the incidence of waterlogging or localised flooding.</p> <p>The proposed clearing is therefore unlikely to be at variance with this principle.</p>	<ul style="list-style-type: none"> <li>• FPM Floodplain Area (DWER-020)</li> <li>• A guide to the assessment of applications to clear native vegetation (DWER,2014).</li> <li>• Protected Matters Search Tool (DCCEEW, 2026).</li> </ul>	<p>Unlikely to be at variance</p>

## 6. Other Approvals

### 6.1 Environmental Impact Assessment (Part IV of the EP Act)

This project is not considered a 'significant proposal' action under the *Environmental Protection Act 1986* (EP Act) and will not be referred to the Environmental Protection Authority.

### 6.2 Pre-Application Meeting

A pre application meeting was not sought with DWER.

### 6.3 Other Approvals

An application for Development Approval (DA) was submitted to the City of Armadale on the 16th of January 2026 and was approved, with the subdivision and landscape plan (Appendix B), subject to conditions, on the 1 May 2026 (Ref: PR2369; 10.2026.5.1) (Appendix D).

In relation to vegetation, Condition 3 prescribes the requirement of replacement planting all trees removed at a 1:1 ratio.

Condition 3 reads as follows:

*"A final landscape plan shall be submitted to and approved by the Executive Director Development Services. The landscape plan shall include:*

- a. Plant species (predominantly West Australian natives);*
- b. Numbers, location, container size;*
- c. Method of irrigation of the landscaped areas;*
- d. Retention of existing trees as identified on the landscape plan dated 6 April 2026;*
- e. Management of trees in accordance with the Tree Survey Report undertaken by Arborite Tree Management Solutions and dated 28 November 2025, and*
- f. Replacement of removed trees to a 1:1 ratio.*

*All landscaping shall be installed prior to occupancy of the development and maintained as per the approved plan thereafter to the satisfaction of the Executive Director Development Services."*

- City of Armadale (DA No. 10.2026.5.1)

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# Appendix A

## Certificate of Land Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2114 494**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 2 ON DIAGRAM 91097

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

EUREKA HILLSIDE PTY LTD OF LEVEL 5 120 EDWARD STREET BRISBANE CITY QLD 4000  
(T Q621769 ) REGISTERED 16/10/2025

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2114-494 (2/D91097)  
PREVIOUS TITLE: 1795-324, 2076-604  
PROPERTY STREET ADDRESS: 270 SOUTH WESTERN HWY, MOUNT RICHON.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ARMADALE

Application G584885

WESTERN



AUSTRALIA

REGISTER BOOK VOL. FOL.

Volume Folio  
1795 324  
2076 604

CT 2114 494



# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 16th September, 1997

*John Hutton*  
REGISTRAR OF TITLES



### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Canning Location 31 and being Lot 2 the subject of Diagram 91097, delineated on the map in the Third Schedule hereto.

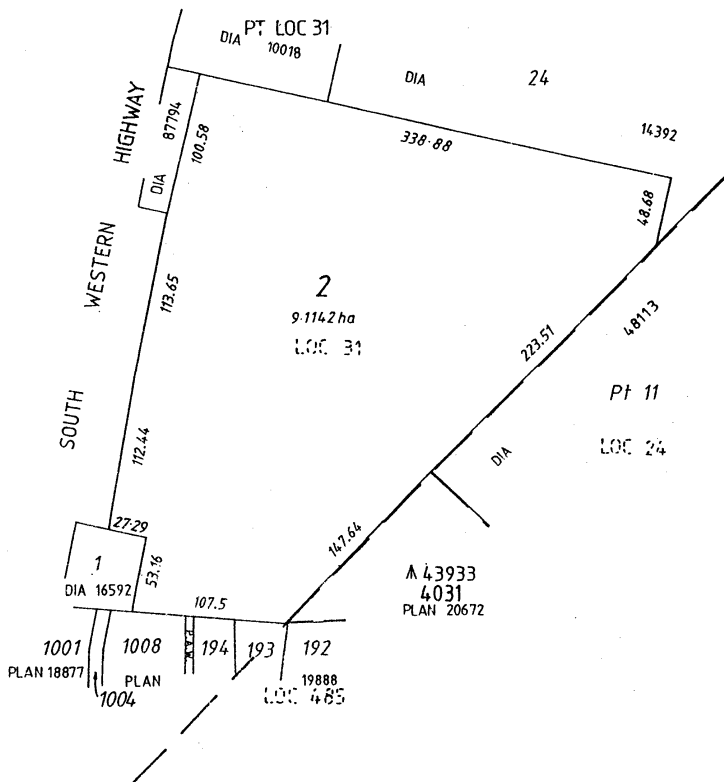
#### FIRST SCHEDULE (continued overleaf)

Satrico Nominees Pty. Ltd. of Shop 28, Bassendean Square Shopping Centre, West Road, Bassendean and Epping Forest Pty. Ltd. of Lot 1 Arthur Street, Caversham, as tenants in common in equal shares.

#### SECOND SCHEDULE (continued overleaf)

Nil

#### THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 2114 494  
VOL. FOL.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS								
INSTRUMENT NATURE	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER

CERTIFICATE OF TITLE VOL. 2114 FOL. 494

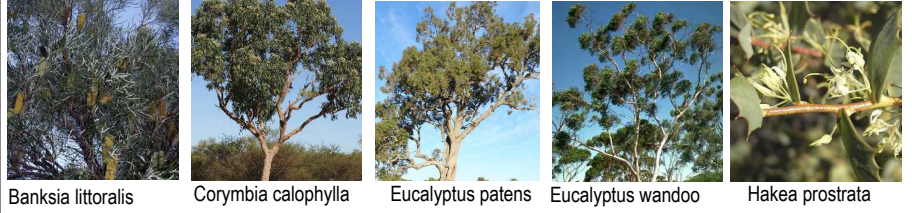


# Appendix B

## Landscape Site Plan

NEW TREE SCHEDULE					
Code on plan	Symbol	Botanic Name	Mature height x width	Minimum installation size	Number
TREES (20)					
Bl		Banksia littoralis	10m x 5m	90 Litre	6
Cc		Corymbia calophylla	15m x 8m	90 Litre	5
Ep		Eucalyptus patens	10-20m x 8m	90 Litre	2
Ew		Eucalyptus wandoo	10m x 5m	90 Litre	3
Hp		Hakea prostrata	4m x 2m	90 Litre	4
<b>TOTAL TREES</b>					<b>20</b>

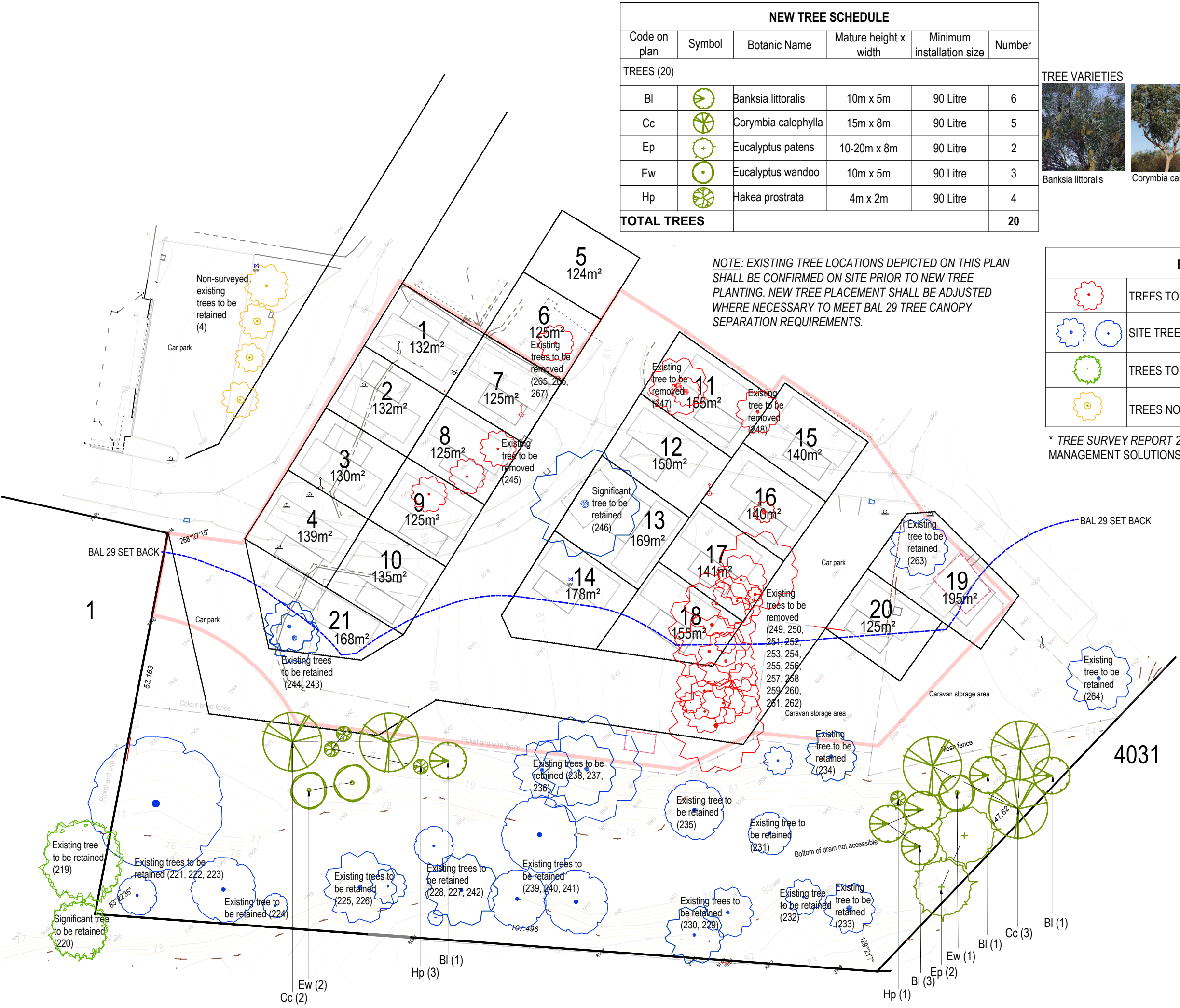
TREE VARIETIES



NOTE: EXISTING TREE LOCATIONS DEPICTED ON THIS PLAN SHALL BE CONFIRMED ON SITE PRIOR TO NEW TREE PLANTING. NEW TREE PLACEMENT SHALL BE ADJUSTED WHERE NECESSARY TO MEET BAL 29 TREE CANOPY SEPARATION REQUIREMENTS.

EXISTING TREES SURVEYED (49)*	
	TREES TO BE REMOVED (20)
	SITE TREES TO BE RETAINED (27)
	TREES TO BE RETAINED LOCATED OUTSIDE SITE BOUNDARY (2)
	TREES NOT SURVEYED TO BE RETAINED (4)

\* TREE SURVEY REPORT 28 NOVEMBER 2025, DAVID CUDDIHY, ARBORITE TREE MANAGEMENT SOLUTIONS



NOTE: A MINIMUM 5M CANOPY SEPARATION BETWEEN NEW AND EXISTING TREES AT MATURE DIMENSIONS SHALL BE PROVIDED AS PER BAL 29 REQUIREMENTS.



D	DEVELOPMENT APPROVAL	AC	06.04.2026
C	DEVELOPMENT APPROVAL	AC	18.12.2025
B	DEVELOPMENT APPROVAL	AC	16.12.2025
A	DEVELOPMENT APPROVAL	AC	10.12.2025
issue	description	drawn	date
project	PARK HOME PARK EXPANSION		
location	LOT 2 (270) SOUTH WESTERN HWY, MOUNT RICHON		
URBAN RETREAT GARDEN DESIGN		scale	project no
COMMERCIAL AND RESIDENTIAL	www.urbanretreatgardens.com.au	1:500	25360
LANDSCAPE DESIGN SERVICES	E.amelia@urbanretreatgardens.com.au	rev	01-01
	M.0438 926 313	@ A3	2

# Appendix C

## Tree Survey Report (Arborite, 2025)



28 November 2025

# Tree Survey Report



**Hillside Garden Village,**  
270 South Western Highway  
Mount Richon WA 6112

## Consulting Arborist

David Cuddihy  
Graduate Certificate Arboriculture (AQF 8)  
[www.treemanagement.com.au](http://www.treemanagement.com.au)  
[info@treemanagement.com.au](mailto:info@treemanagement.com.au)  
**#0456 152 142**

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*"In nature, nothing is perfect and everything is perfect. Trees can be contorted, bent in weird ways, and they're still beautiful."*

**- Alice Walker**

## 1. Client

---

Eureka Group Holdings Limited  
ABN 86 690 896 229  
GPO Box 2245  
Brisbane QLD 4001  
C/- Planning solutions

## 2. Introduction

---

The purpose of this report is to provide an independent Arboricultural assessment of a tree set located at Hillside Garden Village, 270 South Western Highway Mount Richon WA 6112 (Fig. 2). Arborite Tree Management Solutions has been employed to establish; tree details, health & condition and Useful Life Expectancy (ULE) to assist with tree retention priorities. A risk assessment will be conducted on the subject trees and recommendations to mitigate associated risks will be provided where necessary.

## 3. Key objectives

---

- Retain the subject trees through appropriate management
- Perform Visual Tree Assessment (VTA) on the subject trees to determine health and structure
- Identify scientific and common names
- Determine the subject trees height, width, trunk diameter, Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)
- Establish tree retention values

## 4. Methodology

---

- The site was assessed from observations made from ground level on the 25<sup>th</sup> November 2025
- Field notes were taken and the information documented was an accurate account of the subject trees on the above specified date
- Australian Standards 4970-2009 – Protection of trees on development sites has been used as a reference for this Tree Protection Plan (TPP)
- A tape measure was used to determine relevant trees Diameter at Breast Height (DBH)
- Trees with a DBH of less than 100mm have not been surveyed
- The height and spread of the trees were estimated
- A walk by assessment (ISA Level 2 risk assessment) was performed on all trees on site and the Qualified Tree Risk Assessment (QTRA) model was applied to determine levels of risk.
- A Samsung tablet and Geographic Information System (GIS) have been used to capture the tree and its location imposed on Google satellite imagery
- All trees on site have been assessed for risk and trees that require attention have been recorded with unique tag numbers (Fig. 1). Where possible, tags will be affixed on the southern side of the tree at eye level.



Fig. 1 - An example of a unique tag attached to the tree

## 5. Limitations

---

Information contained in this report pertains only to the trees examined on the above specified date of inspection. The tree assessment was performed by a suitably qualified arborist (AQF 8) using a recognised model (VTA) that aligns with the International Society of Arboriculture (ISA). The assessment was limited to a ground based VTA that did not extend to aerial inspections, nor below ground evaluations. The documented, observations, results, recommendations and conclusions given may vary after the site visit due to environmental conditions or variances in site conditions. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future.

## 6. Site details

---

### 6.1 Site Map

The tree locations (Fig. 2) have been plotted using GIS software and are only accurate to that of standard GPS (4-8m). The points have been manually adjusted using aerial imagery to improve accuracy however, there is a margin of error and some points may not be in their correct (accurate) location. It is advised to cross reference these tree IDs with the feature survey to achieve their accurate locations.

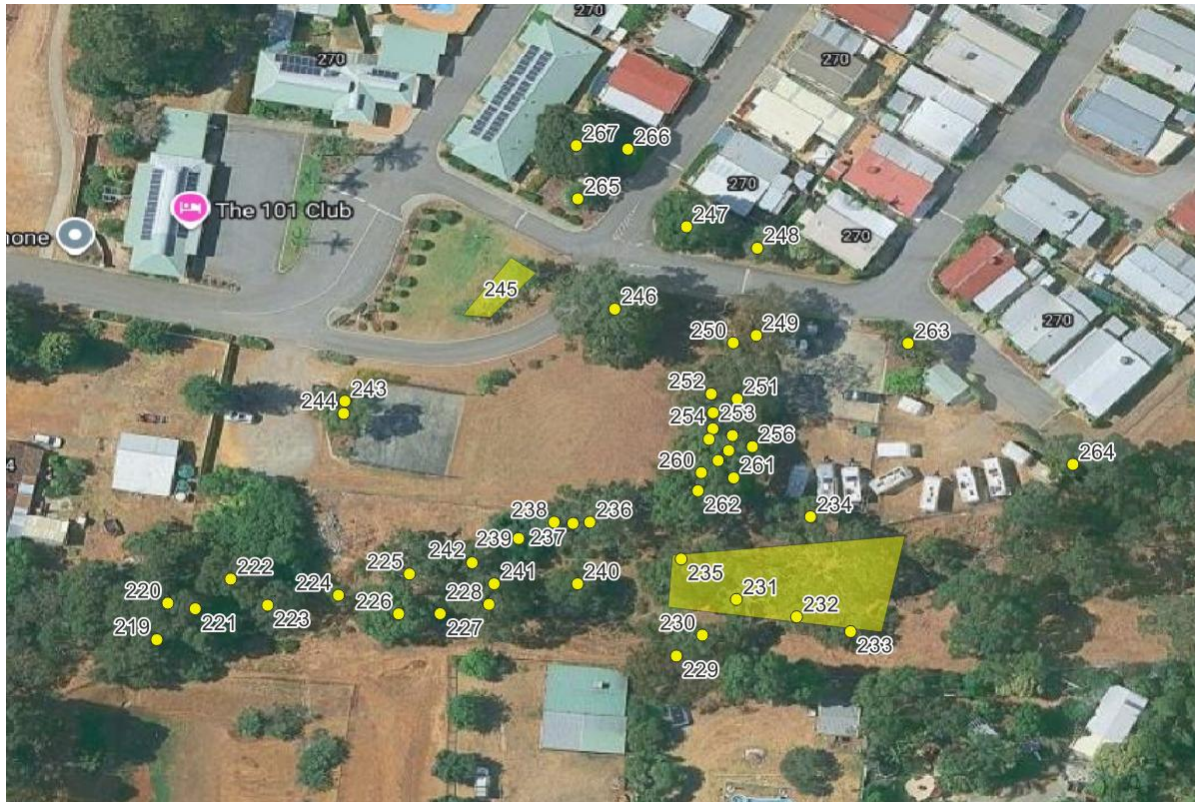


Fig. 2 - Indicating subject trees at Hillside Garden Village (Google map)

### 6.2 Feature survey

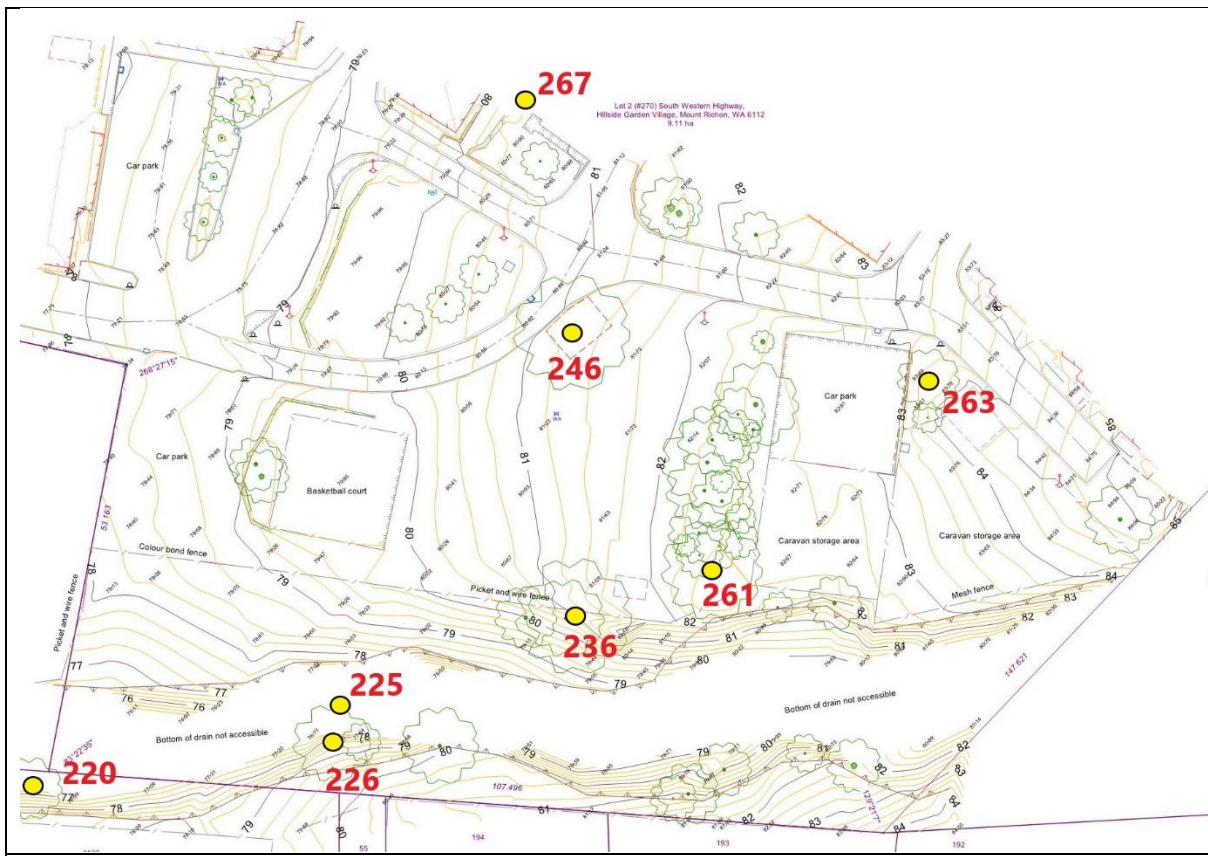


Fig. 3 – Feature survey denoting high retention value trees

## 7. Tree details

### 7.1 Tree survey

Tag no.	Species	Height (m)	Width (m)	DBH (m)	Health	Structure	Age class	ULE	Retention value	Works priority
219	<i>Corymbia calophylla</i>	10	12	0.45	6	4	Semi-mature	15-40	Medium	
220	<i>Corymbia calophylla</i>	19	18	0.9	8	7	Mature	40+	High	
221	<i>Corymbia calophylla</i>	7	5	0.15	6	7	Juvenile	15-40	Low	
222	<i>Corymbia calophylla</i>	15	12	0.45	7	9	Semi-mature	40+	Medium	
223	<i>Corymbia calophylla</i>	14	9	0.35	7	8	Semi-mature	40+	Medium	
224	<i>Corymbia calophylla</i>	8	3	0.25	6	7	Juvenile	15-40	Low	
225	<i>Corymbia calophylla</i>	16	13	0.7	7	9	Mature	40+	High	Low
226	<i>Corymbia calophylla</i>	14	11	0.5	8	9	Semi-mature	40+	High	
227	<i>Corymbia calophylla</i>	8	2	0.15	7	8	Juvenile	15-40	Low	
228	<i>Corymbia calophylla</i>	14	10	0.5	4	9	Semi-mature	5-15	Medium	
229	<i>Corymbia calophylla</i>	10	4	0.25	5	8	Juvenile	5-15	Low	
230	<i>Corymbia calophylla</i>	9	7	0.3	5	6	Juvenile	5-15	Low	
231	<i>Olea europa</i>	9	6	0.3	8	7	Mature	40+	Low	
232	<i>Corymbia calophylla</i>	9	5	0.2	6	7	Juvenile	5-15	Low	
233	<i>Nuytsia floribunda</i>	6	4	0.65	7	4	Mature	15-40	Medium	
234	<i>Eucalyptus lane-pooleii</i>	10	8	0.45	5	6	Mature	15-40	Medium	
235	<i>Corymbia calophylla</i>	11	7	0.35	5	5	Semi-mature	5-15	Low	
236	<i>Corymbia calophylla</i>	13	13	0.55	8	8	Semi-mature	40+	High	Low
237	<i>Corymbia calophylla</i>	8	3	0.2	6	7	Juvenile	15-40	Low	
238	<i>Corymbia calophylla</i>	9	5	0.3	7	6	Juvenile	15-40	Low	
239	<i>Olea europa</i>	9	10	0.35	8	6	Mature	40+	Low	
240	<i>Corymbia calophylla</i>	12	8	0.4	5	6	Semi-mature	5-15	Low	
241	<i>Corymbia calophylla</i>	10	8	0.4	6	7	Semi-mature	15-40	Medium	
242	<i>Corymbia calophylla</i>	12	5	0.35	7	7	Semi-mature	15-40	Medium	
243	<i>Eucalyptus marginata</i>	8	6	0.4	6	6	Semi-mature	15-40	Medium	
244	<i>Eucalyptus marginata</i>	8	7	0.45	7	6	Semi-mature	15-40	Medium	Medium

Tag no.	Species	Height (m)	Width (m)	DBH (m)	Health	Structure	Age class	ULE	Retention value	Works priority
245	<i>Jacaranda mimosifolia</i> x 3	7	3	.15	7	7	Semi-mature	15-40	Low	
246	<i>Corymbia calophylla</i>	17	14	1.5	8	8	Mature	40+	High	Medium
247	<i>Eucalyptus sp.</i>	9	6	0.7	8	5	Mature	15-40	Medium	
248	<i>Melaleuca lanceolata</i>	8	7	0.3	7	7	Mature	15-40	Medium	
249	<i>Eucalyptus camaldulensis</i>	17	9	0.65	5	5	Mature	5-15	Medium	
250	<i>Eucalyptus camaldulensis</i>	7	7	0.25	7	5	Juvenile	15-40	Low	
251	<i>Eucalyptus camaldulensis</i>	11	4	0.3	7	6	Juvenile	15-40	Low	
252	<i>Eucalyptus sideroxylon</i>	9	7	0.4	7	5	Semi-mature	15-40	Low	
253	<i>Eucalyptus cladocalyx</i>	11	8	0.5	7	7	Semi-mature	15-40	Medium	
254	<i>Eucalyptus rudis</i>	17	7	0.35	7	7	Juvenile	40+	Low	
255	<i>Eucalyptus cladocalyx</i>	9	7	0.4	8	6	Semi-mature	15-40	Low	
256	<i>Eucalyptus sp.</i>	6	6	0.2	5	6	Semi-mature	5-15	Low	
257	<i>Eucalyptus cladocalyx</i>	8	7	0.25	6	5	Juvenile	5-15	Low	
258	<i>Eucalyptus cladocalyx</i>	7	6	0.3	7	6	Juvenile	15-40	Low	
259	<i>Eucalyptus cladocalyx</i>	6	7	0.25	7	4	Juvenile	5-15	Low	
260	<i>Eucalyptus sideroxylon</i>	8	6	0.2	7	4	Juvenile	5-15	Low	
261	<i>Corymbia maculata</i>	19	10	0.5	9	9	Mature	40+	High	
262	<i>Corymbia maculata</i>	16	9	0.5	7	7	Mature	15-40	Medium	
263	<i>Eucalyptus marginata</i>	9	9	0.71	7	7	Mature	40+	High	Low
264	<i>Angophora costata</i>	13	8	0.4	6	7	Mature	15-40	Medium	Low
265	<i>Sapium sebiferum</i>	7	5	0.15	8	8	Semi-mature	15-40	Low	
266	<i>Sapium sebiferum</i>	7	6	0.2	8	8	Semi-mature	40+	Low	
267	<i>Eucalyptus nicholii</i>	17	12	1.25	8	6	Mature	40+	High	

Table 1: Tree survey

## 7.2 Trees not surveyed

Trees not surveyed are those that are or may include trees;

1. Not within the scope of this report
2. With a DBH of less than 100mm
3. That have a low retention value/not significant

## 7.3 Significant trees

Trees 220, 246 & 267 are regarded as being significant trees and their retention should be a high priority

## 7.4 Polygon 1

This map reference (Fig. 4) indicates an area within the natural swale that has been subject to recent (relative) large tree loss and is visually different from the most recent aerial image (google maps). Dead trees in this area have not been surveyed.



Fig. 4 – Indicating area within the swale with recent large tree loss



Fig. 5 – Indicating a high portion of dead trees within the swale

## 8. Retention values

### 8.1 Tree retention

There is always a compromise between retaining trees on a development site and the economic imperatives of land development. Retaining trees on development sites is a fine balance between sustaining that amenity and the economic development of the land. Establishing priorities for the retention of trees is an important part of the planning process if amenity is to be sustained in the long term. If the trees are found to have high significance plans may be altered or construction methods changed to accommodate tree retention. Excavation within the TPZ can be conducted in a non-intrusive manner that can dramatically reduce disturbance to the trees' roots.

### 8.2 High retention value trees

8 trees have been classified as having high retention values (Fig. 6). Typically trees in this category are of high quality with an estimated remaining life expectancy of at least 25 years, have high amenity value and may make significant environmental contributions. High retention value is also awarded to council verge trees.



Fig. 6 - Indicating high retention value trees at Hillside Garden Village (Count 8)

### 8.3 Medium retention value trees

16 trees were categorized as having a medium retention value (Fig. 7). Typically trees in this category are of average quality with an estimated remaining life expectancy of 15–40 years. They have moderate amenity value and make low/moderate environmental contributions. Trees with this retention value warrant minor design consideration in an attempt to allow for their retention or a suitable replanting scheme.



Fig. 7 - Indicating medium retention value trees at Hillside Garden Village (Count 7)

## 8.4 Low retention value trees

24 trees were categorized as having a low retention value (Fig. 8). Trees in this category are typically of low health and condition with an estimated remaining life expectancy of 5–15 years or; young trees that are easily replaceable, trees of poor health and structure or undesirable species. Low retention value trees do not warrant design consideration.



Fig. 8 - Indicating low priority trees at site 45 Kenmure Ave, Bayswater (Count 12)

## 8.5 Small trees

With present day abilities to easily move small trees or replace them with virtually identical semi-matures, it is inappropriate that they should dictate the long-term layout of a new construction site. For the purpose of this report, trees/shrubs with a DBH of <100mm have not been regarded.

# 9. Risk Assessment (QTRA)

## 9.1 QTRA overview

The QTRA system applies established and accepted risk management principles to tree safety management. The system moves the management of tree safety away from labelling trees as either 'safe' or 'unsafe' and thereby away from requiring definitive judgements from either tree assessors or tree managers. Instead, QTRA quantifies the risk of significant harm from tree failure in a way that enables tree managers to balance safety with tree values and operate to pre-determined limits of tolerable or acceptable risk.

Tree safety management should not seek to minimise the risk of falling trees, but should balance the benefits of risk reduction with the associated costs in terms of both lost tree value and financial expenditure and maintain risks and benefits at a reasonable level.

The QTRA method provides a framework for the assessment of the three primary components of tree failure risk. The input values for these components are set out in broad ranges of Target, Size, and Probability of Failure. The QTRA User estimates values for the three components and inputs them to either the QTRA manual calculator or software application to calculate the Risk of Harm.

## 9.2 Tree risk management

The risks from tree failure are generally very low and high risks will usually be encountered only in areas with either high levels of human occupation or where valuable property can be affected by the structural failure of trees. Where human occupation and the value of property are sufficiently low, we may be able to identify that the risk is 'broadly acceptable'.

## 9.3 Tree risk management vs. cost

Risk minimisation is often cited as an objective when managing risks from trees. This is not a reasonable aim because it does not take account of the cost of risk reduction. If reasonable management decisions are to be made, the benefits of controlling a risk must be balanced with its costs, and those costs are not just financial. The tree-related benefits that are lost to risk control are often a substantial cost of managing risks from falling trees.

When considering risks from falling trees, the cost of risk control will usually be too high when it is clearly 'disproportionate' to the reduction in risk. The issue of 'gross disproportion'<sup>5</sup>, where decisions are heavily biased in favour of safety, is likely to be considered only where there are annualised risks greater than 1/10, 000.

## 9.4 Weather affected targets

Often the nature of a structural weakness in a tree is such that the probability of failure is greatest during windy weather, while the probability of the site being occupied by people during those weather conditions is often low. As wind speeds increase to 60-70 knots the failure of branches will increase both in size and number and the population is put on notice that catastrophic tree failure is increasingly likely. In most recreational areas, including the streets of our towns and cities, pedestrian access reduces with inclement weather.

## 9.5 Land use

The risk assessment has been conducted based on the anticipation of property development. This may include site works, further inspections, contractors entering site etc. It is recommended to conduct a further risk assessment once development has been complete and before opening to the general public.

## 9.6 QTRA result &amp; recommendations

Tag no.	Species	Tree defect 1	Tree defect 2	Tree defect 3	Risk rating	Works Rec.	Management recommendations	Residual risk
219	<i>Corymbia calophylla</i>	Suppressed canopy	Canopy imbalance		Low	No		Low
220	<i>Corymbia calophylla</i>	Co-dominant stems	Major deadwood		Medium	Yes		Low
221	<i>Corymbia calophylla</i>				Low	No		Low
222	<i>Corymbia calophylla</i>				Low	No		Low
223	<i>Corymbia calophylla</i>				Low	No		Low
224	<i>Corymbia calophylla</i>				Low	No		Low
225	<i>Corymbia calophylla</i>	Major deadwood			Low	Yes	1. Major deadwood removal	Low
226	<i>Corymbia calophylla</i>				Low	No		Low
227	<i>Corymbia calophylla</i>				Low	No		Low
228	<i>Corymbia calophylla</i>	Reduced vitality	Thinning canopy		Low	No		Low
229	<i>Corymbia calophylla</i>	Thinning canopy			Low	No		Low
230	<i>Corymbia calophylla</i>	Major deadwood	Thinning canopy		Low	No		Low
231	<i>Olea europa</i>				Low	No		Low
232	<i>Corymbia calophylla</i>	Reduced vitality			Low	No		Low
233	<i>Nuytsia floribunda</i>	History of large limb failure			Low	No		Low
234	<i>Eucalyptus lane-pooleii</i>	Thinning canopy			Low	No		Low
235	<i>Corymbia calophylla</i>	Reduced vitality	Thinning canopy	Leaning habit	Low	No		Low
236	<i>Corymbia calophylla</i>	Major deadwood			Low	Yes	1. Major deadwood removal	Low
237	<i>Corymbia calophylla</i>	Suppressed canopy			Low	No		Low
238	<i>Corymbia calophylla</i>	Major deadwood	Previously lopped		Low	No		Low
239	<i>Olea europa</i>				Low	No		Low

Tag no.	Species	Tree defect 1	Tree defect 2	Tree defect 3	Risk rating	Works Rec.	Management recommendations	Residual risk
240	<i>Corymbia calophylla</i>	Reduced vitality	Thinning canopy		Low	No		Low
241	<i>Corymbia calophylla</i>	Reduced vitality			Low	No		Low
242	<i>Corymbia calophylla</i>				Low	No		Low
243	<i>Eucalyptus marginata</i>				Low	No		Low
244	<i>Eucalyptus marginata</i>	Major deadwood			Low	Yes	1. Major deadwood removal	Low
246	<i>Corymbia calophylla</i>	Parrot browsing	Suspended limb		Medium	Yes	1. Remove suspended limb	Low
247	<i>Eucalyptus sp.</i>	Previously lopped	Epicormic growth		Low	No		Low
248	<i>Melaleuca lanceolata</i>				Low	No		Low
249	<i>Eucalyptus camaldulensis</i>	Reduced vitality	Thinning canopy	Co-dominant stems (included bark)	Low	No		Low
250	<i>Eucalyptus camaldulensis</i>	Suppressed canopy and imbalance			Low	No		Low
251	<i>Eucalyptus camaldulensis</i>				Low	No		Low
252	<i>Eucalyptus sideroxylon</i>	Suppressed canopy and imbalance	Major deadwood		Low	No		Low
253	<i>Eucalyptus cladocalyx</i>				Low	No		Low
254	<i>Eucalyptus rudis</i>				Low	No		Low
255	<i>Eucalyptus cladocalyx</i>				Low	No		Low
256	<i>Eucalyptus sp.</i>	Thinning canopy			Low	No		Low
257	<i>Eucalyptus cladocalyx</i>	Suppressed canopy and imbalance			Low	No		Low
258	<i>Eucalyptus cladocalyx</i>	Suppressed canopy and imbalance	Multi-stemmed habit		Low	No		Low

Tag no.	Species	Tree defect 1	Tree defect 2	Tree defect 3	Risk rating	Works Rec.	Management recommendations	Residual risk
259	<i>Eucalyptus cladocalyx</i>	Suppressed canopy and imbalance	Leaning against adjacent tree		Low	No		Low
260	<i>Eucalyptus sideroxylon</i>	Leaning habit			Low	No		Low
261	<i>Corymbia maculata</i>				Low	No		Low
262	<i>Corymbia maculata</i>	Reduced vitality			Low	No		Low
263	<i>Eucalyptus marginata</i>	Co-dominant stems	Major deadwood	Minor canopy dieback	Low	Yes	1. Deadwood removal	Low
264	<i>Angophora costata</i>	Suspended limbs	Minor canopy dieback		Low	Yes	1. Remove suspended limbs	Low
265	<i>Sapium sebiferum</i>				Low	No		Low
266	<i>Sapium sebiferum</i>				Low	No		Low
267	<i>Eucalyptus nicholii</i>	Previously lopped			Low	No		Low

Table 2: QTRA result and risk mitigation recommendations

NOTE: Pruning recommendations and comments made are irrespective of the decision to remove or retain the tree.

## 10. Tree Protection Zone (TPZ)

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### 10.1 TPZ

Tree protection zones (TPZ) are the principal means of protecting trees on development sites and are defined by AS 4970-2009 Protection of Trees on Development Sites (Standards Australia 2009). The TPZ is a combination of the root area and crown area requiring protection. It is an area that is required to be isolated from construction disturbance to ensure continued viability of the tree.

The TPZ for an individual tree is determined as follows (Standards Australia 2009):

TPZ = Diameter at Breast Height (DBH) × 12

That is, the radius of the TPZ = 12 X the DBH measured at 1.4 metres (m).

A TPZ should not be less than 2 m nor greater than 15 m except where crown protection is required.

The TPZ incorporates the structural root zone (SRZ).

### 10.2 SRZ

The structural root zone (SRZ) is the minimum volume of roots required by the tree to remain stable in the ground (Standards Australia 2009). If the SRZ is breached the chances of windthrow are significantly increased, especially if roots are cut on the same side as prevailing winds. Windthrow is an event where the entire tree fails/falls over. Often, the tree is completely uprooted with devastating results.

It is important to note that the SRZ is not related to tree health. It refers to the physical volume of roots required for the tree to remain stable in the ground. It is in no way related to the physiological requirements of the tree but is the minimum volume of roots required for the tree to remain standing.

## 11. Preliminary Impact assessment

### 11.1 TPZ summary

The table below is a summary of the trees TPZ.

Tag no.	Species	DBH (m)	TPZ (m radius)	SRZ (m radius)	TPZ area (m <sup>2</sup> )
219	<i>Corymbia calophylla</i>	0.45	5.40	1.62	91.61
220	<i>Corymbia calophylla</i>	0.9	10.80	3.24	366.44
221	<i>Corymbia calophylla</i>	0.15	2.00	1.50	12.57
222	<i>Corymbia calophylla</i>	0.45	5.40	1.62	91.61
223	<i>Corymbia calophylla</i>	0.35	4.20	1.50	55.42
224	<i>Corymbia calophylla</i>	0.25	3.00	1.50	28.27
225	<i>Corymbia calophylla</i>	0.7	8.40	2.52	221.67
226	<i>Corymbia calophylla</i>	0.5	6.00	1.80	113.10
227	<i>Corymbia calophylla</i>	0.15	2.00	1.50	12.57
228	<i>Corymbia calophylla</i>	0.5	6.00	1.80	113.10
229	<i>Corymbia calophylla</i>	0.25	3.00	1.50	28.27
230	<i>Corymbia calophylla</i>	0.3	3.60	1.50	40.72
231	<i>Olea europa</i>	0.3	3.60	1.50	40.72
232	<i>Corymbia calophylla</i>	0.2	2.40	1.50	18.10
233	<i>Nuytsia floribunda</i>	0.65	7.80	2.34	191.13
234	<i>Eucalyptus lane-pooleii</i>	0.45	5.40	1.62	91.61
235	<i>Corymbia calophylla</i>	0.35	4.20	1.50	55.42
236	<i>Corymbia calophylla</i>	0.55	6.60	1.98	136.85
237	<i>Corymbia calophylla</i>	0.2	2.40	1.50	18.10
238	<i>Corymbia calophylla</i>	0.3	3.60	1.50	40.72
239	<i>Olea europa</i>	0.35	4.20	1.50	55.42
240	<i>Corymbia calophylla</i>	0.4	4.80	1.50	72.38
241	<i>Corymbia calophylla</i>	0.4	4.80	1.50	72.38
242	<i>Corymbia calophylla</i>	0.35	4.20	1.50	55.42
243	<i>Eucalyptus marginata</i>	0.4	4.80	1.50	72.38
244	<i>Eucalyptus marginata</i>	0.45	5.40	1.62	91.61
246	<i>Corymbia calophylla</i>	1.5	15.00	4.50	706.86
247	<i>Eucalyptus sp.</i>	0.7	8.40	2.52	221.67
248	<i>Melaleuca lanceolata</i>	0.3	3.60	1.50	40.72
249	<i>Eucalyptus camaldulensis</i>	0.65	7.80	2.34	191.13
250	<i>Eucalyptus camaldulensis</i>	0.25	3.00	1.50	28.27
251	<i>Eucalyptus camaldulensis</i>	0.3	3.60	1.50	40.72
252	<i>Eucalyptus sideroxylon</i>	0.4	4.80	1.50	72.38
253	<i>Eucalyptus cladocalyx</i>	0.5	6.00	1.80	113.10
254	<i>Eucalyptus rudis</i>	0.35	4.20	1.50	55.42
255	<i>Eucalyptus cladocalyx</i>	0.4	4.80	1.50	72.38
256	<i>Eucalyptus sp.</i>	0.2	2.40	1.50	18.10
257	<i>Eucalyptus cladocalyx</i>	0.25	3.00	1.50	28.27
258	<i>Eucalyptus cladocalyx</i>	0.3	3.60	1.50	40.72
259	<i>Eucalyptus cladocalyx</i>	0.25	3.00	1.50	28.27
260	<i>Eucalyptus sideroxylon</i>	0.2	2.40	1.50	18.10
261	<i>Corymbia maculata</i>	0.5	6.00	1.80	113.10
262	<i>Corymbia maculata</i>	0.5	6.00	1.80	113.10

Tag no.	Species	DBH (m)	TPZ (m radius)	SRZ (m radius)	TPZ area (m <sup>2</sup> )
263	<i>Eucalyptus marginata</i>	0.71	8.52	2.56	228.05
264	<i>Angophora costata</i>	0.4	4.80	1.50	72.38
265	<i>Sapium sebiferum</i>	0.15	2.00	1.50	12.57
266	<i>Sapium sebiferum</i>	0.2	2.40	1.50	18.10
267	<i>Eucalyptus nicholii</i>	1.25	15.00	4.50	706.86

Table 3: TPZ summary

## 11.2 Calculating incursions

Using the above table (0), the relative TPZ values can be added to the feature survey and overlaid with concept/development plans to gain a more accurate TPZ incursion figure (Fig. 9). As a general rule;

1. Trees with a TPZ incursion of <10% can be retained and will not require additional arboricultural input
2. Trees with a TPZ incursion of 10-25% can typically be retained with minimal intervention
3. Trees with a TPZ incursion of 25-50% may have retention viability with additional arboricultural input (i.e., design review & root mapping)
4. Trees with a TPZ incursion of >50% or with an SRZ breach will typically require removal. For trees in this category that have HIGH retention values, an additional viability assessment is recommended.

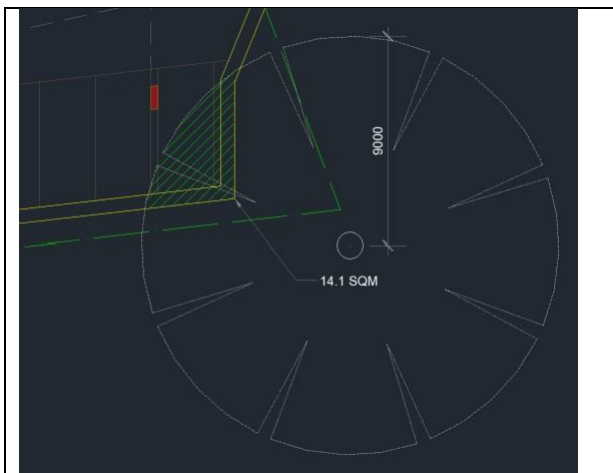


Fig. 9 - An example of TPZ incursion using CAD

## 12. Discussion

### 12.1 TPZ Incursion:

It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching. Encroachment can be classified as minor or major encroachment.

Minor: If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ.

Major: If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ.

## 12.2 Root damage

Root damage is the most common cause of damage to trees on construction sites. Mechanical damage reduces the root:shoot ratio and subsequently inhibits the trees' ability to uptake water resulting in symptoms synonymous to drought and can be fatal.

## 12.3 Root mapping

Root mapping is the process of investigating the presence of subsurface tree roots in a specific location. This can be achieved by vacuum excavation, Ground Penetrating Radar or more commonly hand excavation. Roots are mapped down to a specified depth, usually the depth of the proposed development. Root mapping is used prior to development to locate structural woody roots so that the extent of root loss can be determined and minimised.

## 12.4 Clean cutting roots

Damaged roots are very susceptible to pathogen infection so it is important to sterilize equipment before cutting each root, using sharp loppers or hand saws to encourage faster healing and good wound compartmentalisation. Aim to cut at root junctions where possible and after each cut has been made, remove the cutting and fill in soil around the remaining root. When the clean cutting has been completed, water the tree well.

## 12.5 Excavation

Traditional excavation (levelling) can be very impactful to a tree's root system and typically results in shredding or tearing of the tree's roots. A torn or shredded root is much harder for the tree to compartmentalise and exposes the root to harmful pathogens for a longer period of time. Shredded roots should be 'clean cut' to minimise the risk of infection and facilitate healing. **Excavation close to or within the trees SRZ can be hazardous.** Anchorage roots destroyed in the process can render the tree unstable resulting in an elevated risk of whole tree failure. Backfilling will mask the trees hazardous state and whole tree failure may occur years after the root severance has occurred.

## 12.6 Manual excavation

Where excavation, demolition or the removal of material is necessary in the TPZ; this should be done manually without the use of heavy machinery to prevent damage to the tree and should be supervised by a suitably qualified arborist (AQF 5 or equiv.)

## 12.7 Sandy soils

In urban settings, the trees' roots are not often where they are expected and can also be influenced by soil type and tree species. A majority of Perth's suburbs are situated on sandy soils that typically have low compaction rates and high filtration that can result in tree roots growing downwards as opposed to the more conventional lateral growth. As a result, it may be possible in certain circumstances to make significant encroachments into the TPZ and often the structural root zone.

## 12.8 Root pruning

Most trees will tolerate root pruning up to 25% total mass and some species endure considerably more. Given they have space to do so, roots will regenerate in time to compensate for the loss and re-align the root:shoot ratio.

### 12.9 Tree health amendment prior to construction

Construction works often compromises the growing environment of nearby trees and may place them in a state of stress which may lead to decline or tree mortality. How a tree responds to various stresses will depend largely on their current health. To greatly increase tree viability on construction sites it is recommended to develop a Tree Health Amendment Strategy. This may be as simple as supplying supplementary irrigation and can extend to mulching, soil amendments and nutrient injections etc. This is particularly important where the tree is currently showing signs of stress or reduced vitality, or if the tree is predisposed to decline following changes in its environment.

### 12.10 Mulch

Mulching is a very effective technology for conservation of soil moisture as a combatant to drought stress in trees.

Mulch acts as a protective barrier, reducing water evaporation from the soil surface by heat and wind. By retaining moisture, it helps shield plants by ensuring a consistent and healthy water supply and is particularly crucial during hot summer months or in regions with limited rainfall.

**Enviro mulch:** Is effectively shredded trees that contain both wood chip and leaf litter. This combination allows the mulch to break down timelier than pine bark mulch which results in organic material being added thus improving the soil profile. It is usually screened to produce a somewhat uniform size that facilitates water filtration. Enviro mulch will need to be re-applied more often than pine bark mulch however, this indicates that organic matter is being added and rapidly improving the soil.

## 13. Recommendations

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### 13.1 Recommendations

- Overlay TPZ to determine which trees will require removal
- Use the TPZ to determine approximate incursion levels to identify trees that will require further arboricultural input where retention is a priority
- Establish a Tree Retention Proposal (TRP)
- Once plans (Conceptual, sub-division or ground floor) have been finalised, conduct an impact assessment and draft a tree protection plan detailing measures to protect trees marked for retention throughout the entire construction process.
- Revise TRP
- Prune trees prior to the commencement of work, making sure to disinfect tools between each tree to prevent the spread of Marri Canker
- Prior to construction, perform tree health amendments on trees with reduced vitality and ULE marked for retention

Conduct a further risk assessment prior to handover and/or opening to the general public for access

## 14. Disclaimer

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The conclusions and recommendations contained in this report refer to the trees' condition on the day of inspection only. The report should be read and considered in its entirety. All care has been taken using the most up to date arboricultural information in the preparation of this report. The report is based on visual inspection only. No guarantee can be given nor can it be predicted that branch failure

or uprooting (windthrow) would not occur as a result of high winds and /or excessive rainfall and other unpredictable events. Tree health and environmental conditions can change at any time due to unforeseen circumstances.

## 15. Appendices

### 15.1 Tree photos



Tree 219



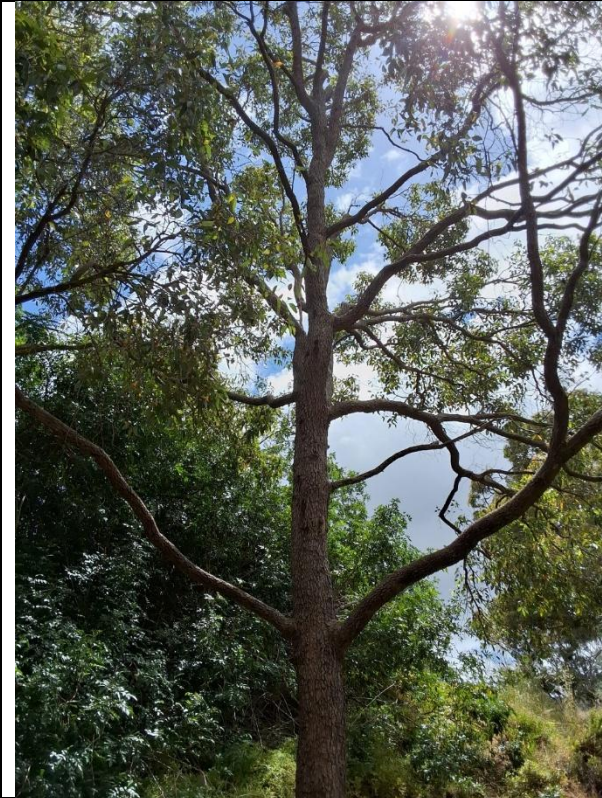
Tree 220



Tree 221



Tree 222



Tree 223



Tree 224



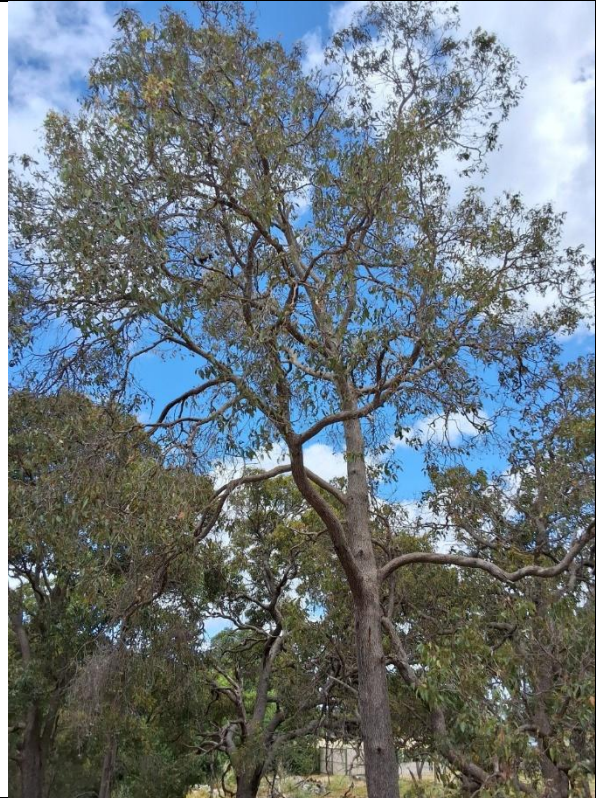
Tree 225



Tree 226



Tree 227



Tree 228



Tree 229



Tree 230



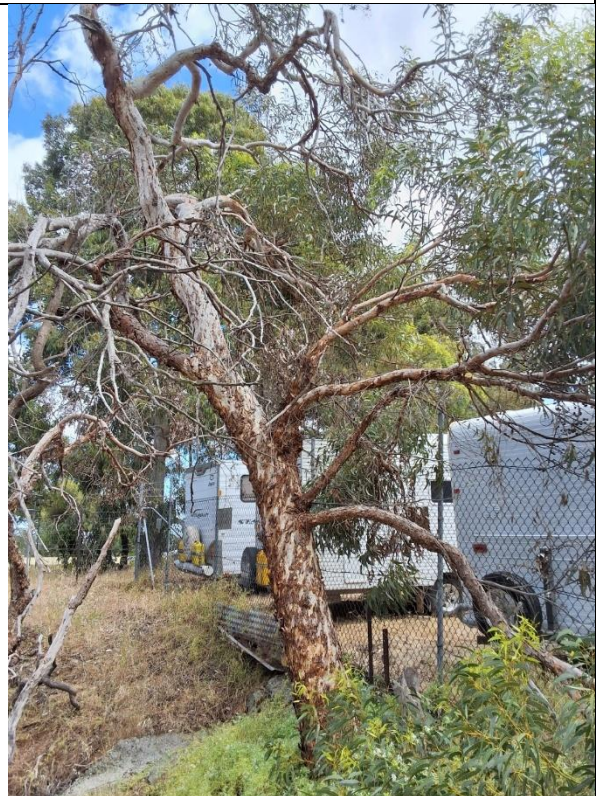
Tree 231



Tree 232



Tree 233



Tree 234



Tree 235



Tree 236



Tree 237



Tree 238



Tree 239



Tree 240



Tree 241



Tree 242



Tree 243



Tree 244



Tree 245

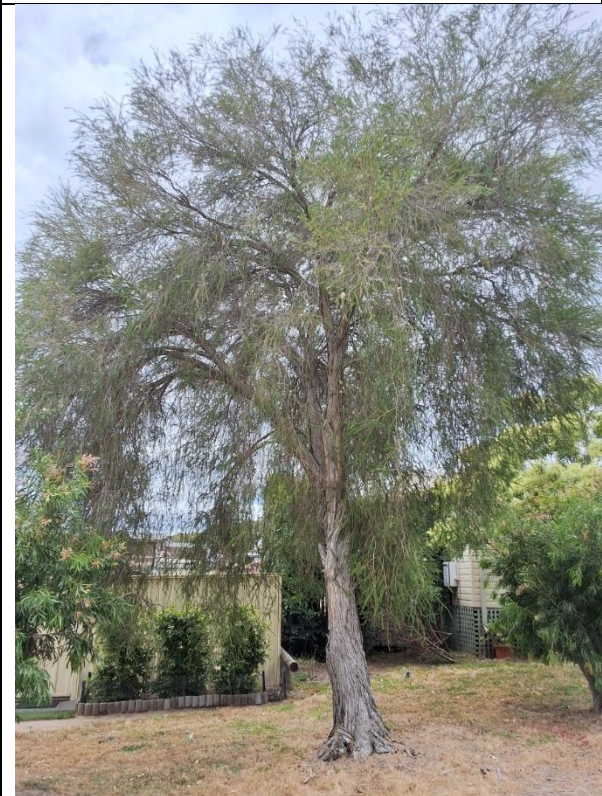




Tree 246



Tree 247



Tree 248



Tree 249



Tree 250



Tree 251



Tree 252



Tree 253



Tree 254



Tree 255



Tree 256



Tree 257



Tree 258



Tree 259



Tree 260



Tree 261



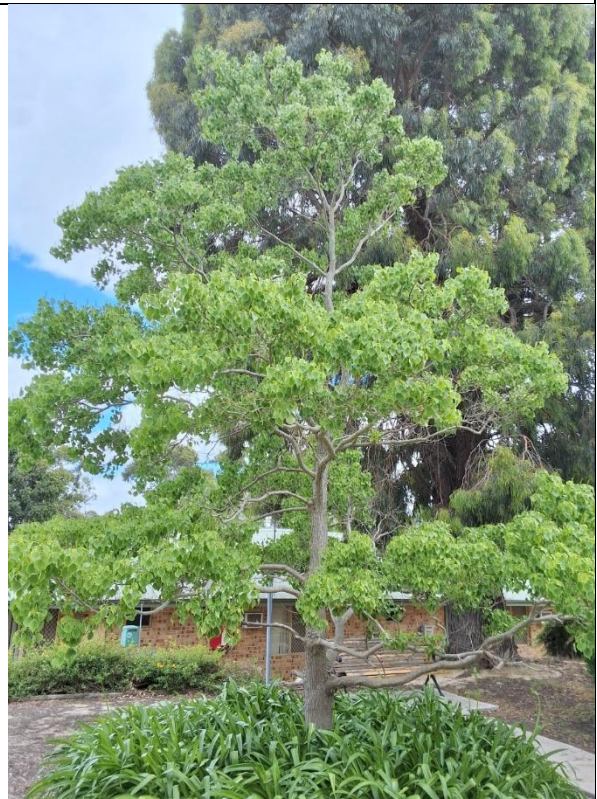
Tree 262



Tree 263



Tree 264



Tree 265



Tree 266



Tree 267

## 15.2 Health rating

Assessed trees are given a numerical value to signify their overall health. Several factors and/or symptoms are taken into consideration when assessing the health of a tree. It's vigour and seasonal extension growth, symptoms of decline like deadwood and/or dieback, foliage density, colour, size and intactness as well as signs of pests and/or disease are all appraised.

Rating	Health
10	Exceptional
9	
8	Good
7	
6	Average
5	
4	
3	Poor
2	
1	Dead

Classification	Description
Exceptional	Canopy is full with dense foliage coverage throughout, leaves are entire and are of an excellent size and colour for the species with no visible pathogen damage. Excellent growth indicators, e.g. seasonal extension growth.
Good	Canopy is full with minor variations in foliage density throughout, leaves are entire and are of good size and colour for the species with minimal or no visible pathogen damage. Some minor dead wood and epicormic growth. Good growth indicators.
Average	Canopy has moderate variations in foliage density throughout, leaves not entire with reduced size and/or atypical in colour, moderate pathogen damage. Reduced growth indicators, visible amounts of minor and major deadwood/dieback, and epicormic growth.
Poor	Canopy density significantly reduced throughout, leaves are not entire, are significantly reduced in size and/or are discoloured, significant pathogen damage. Significant amounts of deadwood and/or epicormic growth, noticeable dieback of branch tips, possibly extensive.
Dead	Dead. No live plant material observed throughout the canopy, bark may be visibly delaminating

### 15.3 Structure rating

Assessed trees are given a numerical rating to signify their overall structure. Several factors and/or conditions are taken into consideration when assessing a tree’s structure. It’s form, branching habit, trunk and lower stem are all appraised.

Rating	Structure
10	Exceptional
9	
8	Good
7	
6	
5	Average
4	
3	Unacceptable
2	
1	

Classification	Description
Exceptional	Good form and branching habit typical of the species. Structural defects are insignificant or undetected. All major unions appear well attached and devoid of anything that could be considered a weakness. All aspects of the tree exhibit no evidence of pathogens. No obvious damage to the trunk and roots.
Good	Canopy devoid of major defects but may exhibit minor damage, disease or decay in the crown, trunk and roots. Branching habit is well formed, spaced and tapered. May contain small amounts of deadwood or have evidence of previous limb failure.
Average	Moderate structural defects, damage, disease or decay that impact longevity. Defects may not reflect an imminent threat
Unacceptable	Serious structural defects that could cause failure within 12 months i.e., active splits, unstable/loose in ground, excessive branch end-weight. Immediate arboricultural intervention recommended to minimise risk.

## 16. Glossary of terms

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ULE – Useful Life expectancy

DBH – Diameter at breast height

TPZ – Tree protection Zone

SRZ – Structural root zone

VTA - Visual tree assessment

QTRA – Quantified tree risk assessment

DTW – Distance to works

TPP – Tree Protection Plan

# Appendix D

## Development Application Approval

Our Ref : PR2369; 10.2026.5.1  
Enquiries : Karen Colli

1 May 2026

Planning Solutions

Attn: Aoise Noone

Via email: [aoise.noone@planningsolutions.com.au](mailto:aoise.noone@planningsolutions.com.au)

Dear Aoise,

***APPLICATION FOR DEVELOPMENT APPROVAL –  
PARK HOME PARK EXPANSION (19 NEW SITES)  
LOT: 2 D/P: 91097, NO. 270 SOUTH WESTERN HIGHWAY MOUNT RICHON***

Your application received on 14 January 2026 for the above has been approved, subject to the conditions as contained on the enclosed Notice of Determination.

In addition to this approval, a Building Permit Application must be submitted to and approved by the City's Building Services prior to the erection or alteration or fit out of any structure on the property. Please note Building Permit plans must reflect the conditions and approved plans of this Notice of Determination. Any subsequent proposed revisions to this approval will require the submission of a Revised or new Planning Application to the City's Planning Services for determination.

The applicant and landowner are advised that it is a statutory requirement to comply with all conditions of this approval, and that not complying with any condition is therefore illegal. Failure to comply with any condition of this approval or the approved plans constitutes an offence under the *Planning and Development Act 2005*. The City can issue a Planning Infringement Notice of \$500 (without notice) and/or commence legal action with higher penalties up to \$200,000 for each offence and a daily penalty of \$25,000 per day for the continuation of that offence. It is the responsibility of the applicant and/or landowner to inform Council in writing when they consider the development to be complete and all conditions of this approval have been satisfied.

Should you have any queries regarding this application, please contact Karen Colli from the City's Planning Services Department on 9394 5808 or via [kcolli@armadale.wa.gov.au](mailto:kcolli@armadale.wa.gov.au).

Yours sincerely,



A VANDERPLAS  
MANAGER STATUTORY PLANNING

Enc. Notice of Determination

7 Orchard Avenue Armadale  
Western Australia 6112  
Locked Bag 2 Armadale  
Western Australia 6992

T: (08) 9394 5000  
F: (08) 9394 5184

[info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)  
[www.armadale.wa.gov.au](http://www.armadale.wa.gov.au)

ABN: 798 6326 9538

Development Application No: 10.2026.5.1

## Notice of Determination on Application for Development Approval

*Planning and Development Act 2005*

*City of Armadale Town Planning Scheme No. 4*

### DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Location: 270 South Western Highway MOUNT RICHON 6112

Lot:	2	D/P:	91097
Vol No:	2114	Folio No:	494
Application Date:	14 January 2026	Received on:	14 January 2026

Description of proposed development: Park Home Park Expansion  
(19 New Sites)

The application for development approval is **GRANTED** as per the attached plans and subject to the following conditions:

#### CONDITIONS:

1. The development approval is to be implemented and the site managed in-accordance with the requirements set out in the Bushfire Management Plan by Western Environmental (Revision 2 dated 30 March 2026), including site preparation and establishment of any Asset Protection Zone (APZ) prior to occupation of the approved sites.
2. Prior to construction works a Construction Environmental Management Plan is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan.
3. A final landscape plan shall be submitted to and approved by the Executive Director Development Services. The landscape plan shall include:
  - a) Plant species (predominantly West Australian natives);
  - b) Numbers, location, container size;
  - c) Method of irrigation of the landscaped areas;
  - d) Retention of existing trees as identified on the landscape plan dated 6 April 2026;
  - e) Management of trees in accordance with the Tree Survey Report undertaken by Arborite Tree Management Solutions and dated 28 November 2025, and
  - f) Replacement of removed trees to a 1:1 ratio.

All landscaping shall be installed prior to occupancy of the development and maintained as per the approved plan thereafter to the satisfaction of the Executive Director Development Services.

4. To meet drainage requirements, prior to occupation of the development the developer/owner shall, to the specifications and satisfaction of the Executive Director Technical Services:
  - a) Submit a stormwater management plan incorporating water sensitive design principles for approval and implement the approved plan;
  - b) Show any drainage easements as may be required on the Certificate of Title in favour of the City, and
  - c) Relocate, remove or upgrade any drainage infrastructure on the lot or within the adjoining road reserve that is impacted by the proposed development.
5. Driveways shall be brick paved or other high quality finish to the specifications and satisfaction of the Executive Director Technical Services. Untreated concrete and black asphalt finishes are not permitted.
6. Bin storage areas shall be conveniently located and screened from view to the satisfaction of the Executive Director Development Services.
7. The area(s) identified as “proposed caravan storage area” on the site plan is to be maintained in a tidy condition at all times, to the satisfaction of the Executive Director Development Services.
8. All conditions are to be complied with prior to exercising the right of this approval, to the satisfaction of the Executive Director Development Services.

ADVICE TO APPLICANTS:

- A. With regard to Condition 1, the City notes that the establishment of an APZ does not require wholesale clearing. Please refer to the Western Australian Planning Commission’s Guidelines for Planning in Bushfire Prone Areas – Schedule 1 Standards for Asset Protection Zones: <https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas>

Additionally, it is highly recommended that ember protection screens be installed to any evaporative air conditioning units. Further information can be obtained at: [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)

- B. With regard to the Condition on construction of vehicle manoeuvring spaces, the City’s Technical Services Directorate should be contacted in order that the appropriate crossover application may be made if/where alterations to crossovers are required.
- C. Lighting shall comply with Australian Standard 4282-1997 “*Control of the obtrusive effects of outdoor lighting*” or its equivalent and the *City’s Environment, Animals and Nuisance Local Laws 2002*.
- D. It is recommended that security cameras and CCTV be installed in internal and external areas of the premises, including car parking areas to manage and deter criminal and anti-social behaviour.

- E. The applicant/landowner is advised that Park Home Park internal and boundary fencing is to comply with the applicable standards of the City's *Fencing Local Law 2011* and the *Caravan Parks and Camping Grounds Act 1995* (including its subsidiary legislation).
- F. With regard to the Condition requiring a Landscape Plan, please refer to the City's Landscaping Guidelines –Screening, Landscaping Guidelines – Plants to Avoid, the City's Urban Forestry Strategy and Landscape Factsheet - Trees for Confined Spaces to assist you to formulate a satisfactory landscaping proposal. Copies of these documents are available on the City's website at:  
<https://my.armadale.wa.gov.au/service/planning-and-building/planning/planning-information-sheets-forms-and-fees/>
- The City's Tree Retention and Protection Information Sheet is available on the City's website at:  
<https://my.armadale.wa.gov.au/service/environment-and-sustainability/environment-and-natural-resources-policies-and-strategies/>
- G. Existing trees are to be managed and protected during construction works in accordance with AS 4970 – 2009 *Protection of Trees on Development Sites*.
- H. Non-native species do not require a clearing permit under the *Environmental Protection Act 1986*. However, under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) referral guidelines for Matters of National Environmental Significance, any potential nesting habitat tree (whether native or exotic) with a DBH >500mm may require a referral to the Minister. As previously advised, a development approval does not provide an exemption under the EPBC Act.
- I. *Eucalyptus nicholii* can develop hollows as they mature. Whether these hollows are suitable for black cockatoo species would need to be determined with a black cockatoo habitat assessment. It is the landowner/developers responsibility to determine whether referral under the EPBC Act is required.
- J. Developments are to be connected to reticulated sewer, to the satisfaction of the Water Corporation.
- K. The applicant and/or landowner is advised to inform itself of the requirements of the *Caravan Parks and Camping Grounds Act 1995* and *Caravan Parks and Camping Grounds Regulations 1997*, including:
- Park Homes and incidental structures to meet all requirements including setback distances, required by the *Caravan Parks and Camping Grounds Regulations 1997*.
  - Under the *Caravan Parks and Camping Grounds Regulations 1997* a Form 1 – Application for Grant or Renewal of Licence is required to be submitted to the City's Health Services. This to amend the number of authorised sites on the Park Home Park Licence.

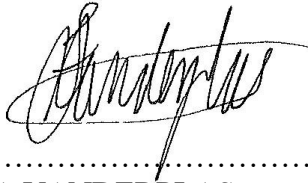
- L. All air conditioner unit(s)/plant machinery should be suitably located so as to minimise the transmission of noise/vibration to adjoining dwelling/properties and installed so not to cause a nuisance. All equipment noise must comply with the *Environmental Protection (Noise) Regulations 1997*.
- M. Applicant must comply with City's *Environment, Animals and Nuisance Local Laws 2002* in relation to potential dust generation at the site.
- N. The applicant and/or landowner will be required to submit an Effluent Treatment System Application to the City's Health Service. This is available on the City's website: [www.armadale.wa.gov.au/sewage-and-effluent-disposal](http://www.armadale.wa.gov.au/sewage-and-effluent-disposal)
- O. With regards to Condition 8, the owner and/or applicant is encouraged to provide written evidence to the City to demonstrate compliance of the conditions noted above. For further information please refer to Planning Information Sheet "Development Application Condition Clearance" available at <https://www.armadale.wa.gov.au/information-sheets-forms-and-fees-building-planning>
- P. The applicant and landowner are advised that it is a statutory requirement to comply with all conditions of this approval, and that not complying with any condition is therefore illegal. Failure to comply with any condition of this approval or the approved plans constitutes an offence under the *Planning and Development Act 2005*. The City can issue a Planning Infringement Notice of \$500 (without notice) and/or commence legal action with higher penalties up to \$200,000 for each offence and a daily penalty of \$25,000 per day for the continuation of that offence. It is the responsibility of the applicant and/or landowner to inform Council in writing when they consider the development to be complete, and all conditions of this approval have been satisfied.
- Q. Compliance with the Building Code of Australia is required. In this regard, a Building Permit application is to be submitted to the City's Building Department and approved prior to the erection of any structure on the subject site.
- R. The developer is reminded of the requirement under the provisions of the *Environmental Protection Act 1986* that all construction work (which includes earthworks and similar) be managed with due regard for noise control. Works generating noise and rock breaking in particular, are not permitted:
- Outside the hours of 7:00am to 7:00pm; or
  - On a Sunday or Public Holiday
- S. If the applicant is aggrieved by a Refusal to Approve his/her application, or, where Approved, is aggrieved by any Condition imposed in that Approval he/she may apply for a Review to the State Administrative Tribunal pursuant to the provisions of Part 14 of the *Planning and Development Act 2005* against such refusal or imposition of such aggrieved Condition.

Such application for Review must be made not more than twenty eight (28) days after the date of Council's decision via the form available from the State Administrative Tribunal (copies available from the State Administrative Tribunal, Level 6, State Administrative

Tribunal Building, 565 Hay Street, Perth, WA, 6000 or GPO Box U1991, Perth, WA, 6845, or [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au) or from Council's offices), and should be accompanied by the relevant fee detailed in Schedule 18 of the *State Administrative Tribunal Regulations 2004*).

T. If the development the subject of this approval is not substantially commenced within a period of 24 months from the date of this letter, the approval shall lapse and be of no further effect.

U. Where the approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.



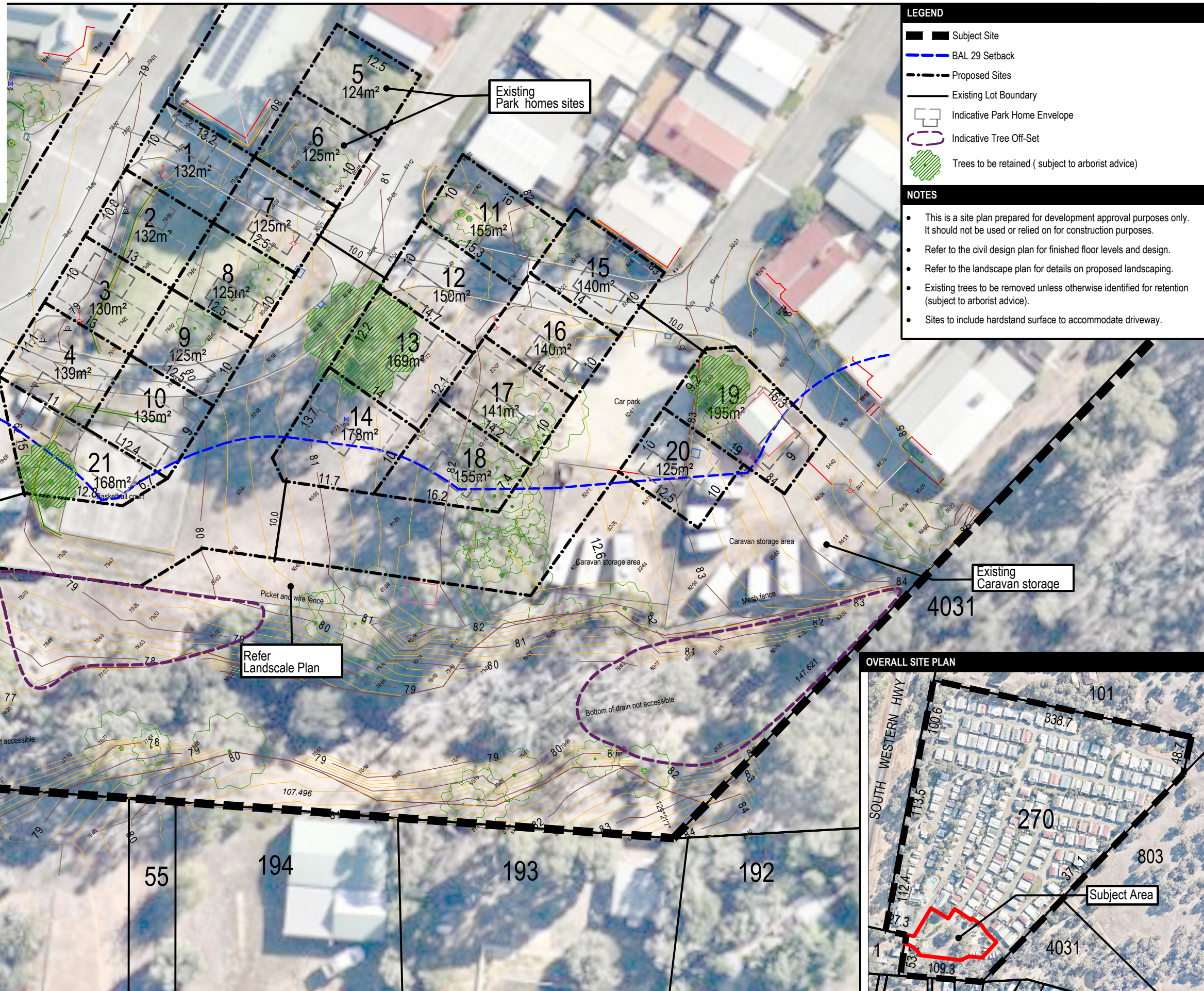
.....  
A VANDERPLAS  
MANAGER STATUTORY PLANNING

1 May 2026

APPROVAL DATE: 1/5/2026

APPLICATION No: 10.2026.5.1

This approved plan is to be read in conjunction with the Notice of Determination of the same date.

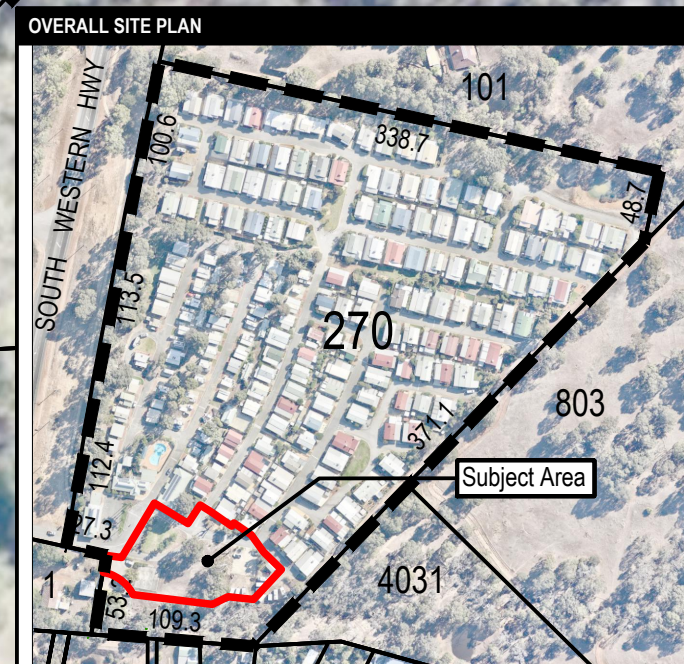


**LEGEND**

- Subject Site
- BAL 29 Setback
- Proposed Sites
- Existing Lot Boundary
- Indicative Park Home Envelope
- Indicative Tree Off-Set
- Trees to be retained ( subject to arborist advice)

**NOTES**

- This is a site plan prepared for development approval purposes only. It should not be used or relied on for construction purposes.
- Refer to the civil design plan for finished floor levels and design.
- Refer to the landscape plan for details on proposed landscaping.
- Existing trees to be removed unless otherwise identified for retention (subject to arborist advice).
- Sites to include hardstand surface to accommodate driveway.



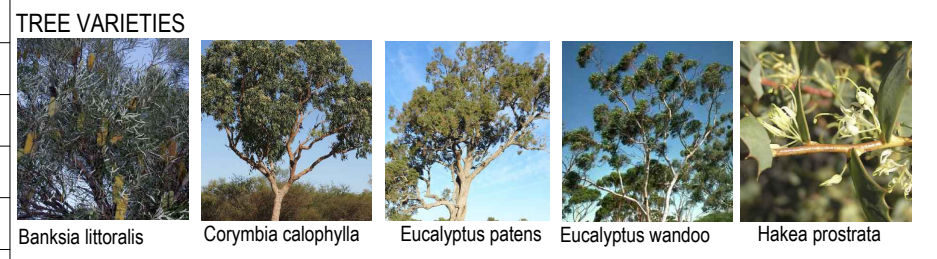
**CITY OF Armadale**  
**PLANNING SERVICES**  
**CONDITIONALLY APPROVED PLAN**

**APPROVAL DATE:** 1/5/2026

**APPLICATION No:** 10.2026.5.1

This approved plan is to be read in conjunction with the Notice of Determination of the same date.

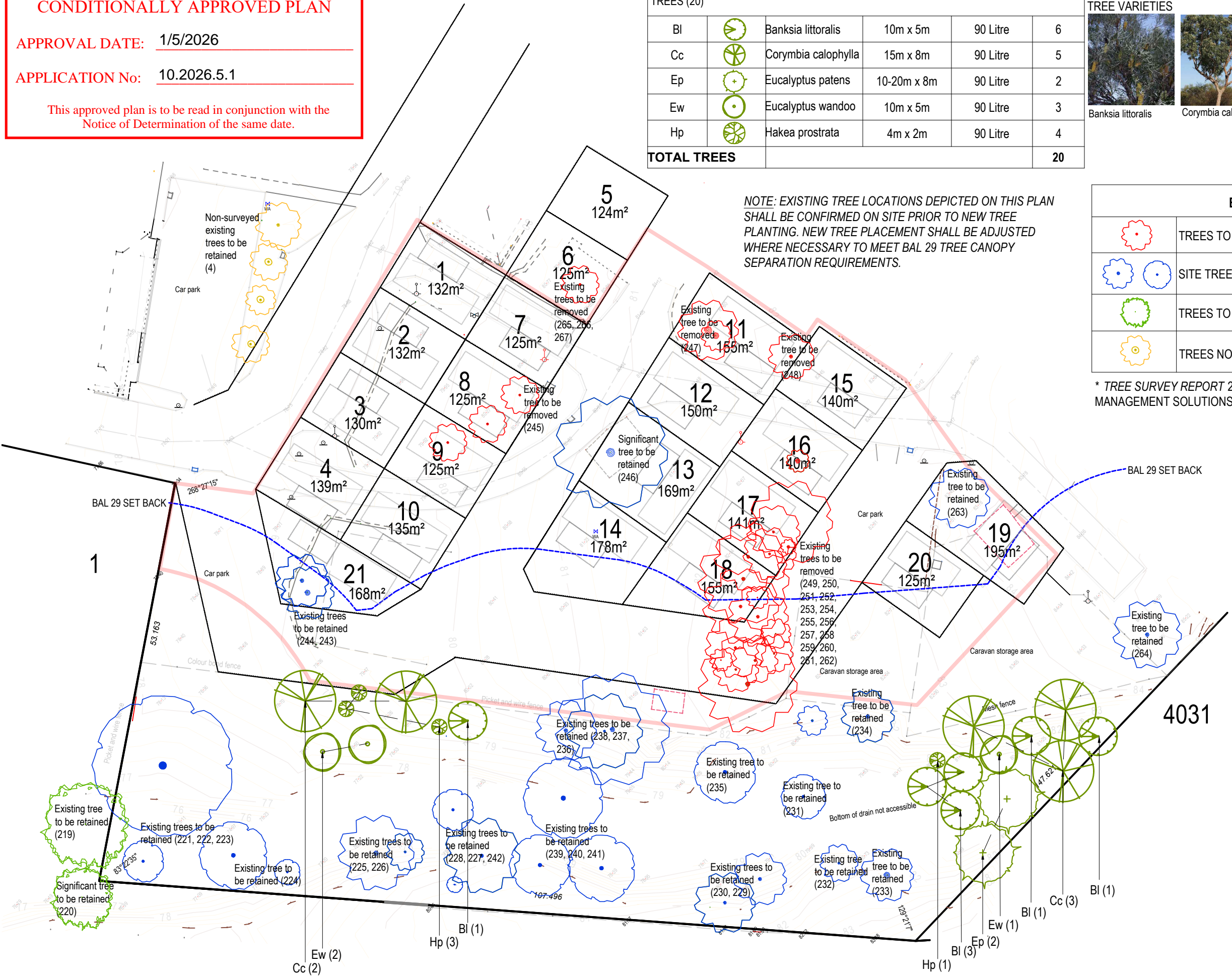
NEW TREE SCHEDULE					
Code on plan	Symbol	Botanic Name	Mature height x width	Minimum installation size	Number
TREES (20)					
Bl		Banksia littoralis	10m x 5m	90 Litre	6
Cc		Corymbia calophylla	15m x 8m	90 Litre	5
Ep		Eucalyptus patens	10-20m x 8m	90 Litre	2
Ew		Eucalyptus wandoo	10m x 5m	90 Litre	3
Hp		Hakea prostrata	4m x 2m	90 Litre	4
<b>TOTAL TREES</b>					<b>20</b>



NOTE: EXISTING TREE LOCATIONS DEPICTED ON THIS PLAN SHALL BE CONFIRMED ON SITE PRIOR TO NEW TREE PLANTING. NEW TREE PLACEMENT SHALL BE ADJUSTED WHERE NECESSARY TO MEET BAL 29 TREE CANOPY SEPARATION REQUIREMENTS.

EXISTING TREES SURVEYED (49)*	
	TREES TO BE REMOVED (20)
	SITE TREES TO BE RETAINED (27)
	TREES TO BE RETAINED LOCATED OUTSIDE SITE BOUNDARY (2)
	TREES NOT SURVEYED TO BE RETAINED (4)

\* TREE SURVEY REPORT 28 NOVEMBER 2025, DAVID CUDDIHY, ARBORITE TREE MANAGEMENT SOLUTIONS



NOTE: A MINIMUM 5M CANOPY SEPARATION BETWEEN NEW AND EXISTING TREES AT MATURE DIMENSIONS SHALL BE PROVIDED AS PER BAL 29 REQUIREMENTS.



D	DEVELOPMENT APPROVAL	AC	06.04.2026
C	DEVELOPMENT APPROVAL	AC	18.12.2025
B	DEVELOPMENT APPROVAL	AC	16.12.2025
A	DEVELOPMENT APPROVAL	AC	10.12.2025
issue	description	drawn	date
project	PARK HOME PARK EXPANSION	drawn	date
location	LOT 2 (270) SOUTH WESTERN HWY, MOUNT RICHON	drawn	date
URBAN RETREAT GARDEN DESIGN		scale	1:500
COMMERCIAL AND RESIDENTIAL LANDSCAPE DESIGN SERVICES		project no	25360
		sheet no	01-01
		total sheets	2
		date	2

