Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11541/1
Permit type:	Area permit
Applicant name:	Hazelmere Stirling Pty Ltd
Application received:	8 April 2026
Application area:	Two (2) native trees and three (3) non-native trees
Purpose of clearing:	Industrial development
Method of clearing:	Mechanical clearing
Property:	Lot 651 on Deposited Plan 64462
Location (LGA area/s):	City of Swan
Localities (suburb/s):	Hazelmere

1.2. Description of clearing activities

Hazelmere Stirling Pty Ltd is proposing to clear two (2) *Eucalyptus rudis* (Flooded gum) trees and three (3) *Corymbia maculata* (spotted gum) within Lot 651 on deposited plan 64462 for industrial development (see Figure 1, Section 1.5).

1.3. Decision on application

Decision:	Granted
Decision date:	21 September 2026
Decision area:	Two (2) native trees and Three (3) non-native trees as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and no public submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix BB), relevant datasets (see Appendix H.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix CC), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The assessment identified that the proposed clearing would result in:

- The loss of five (5) trees that may provide foraging, roosting and breeding habitat to *Zanda latirostris* (Carnaby's cockatoo), *Zanda baudinii* (Baudin's cockatoo) and *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo); and
- The potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined that the impacts of the proposed clearing, including the impacts to fauna present at the time of clearing and the potential spread of weeds and dieback, can be minimised and managed to be unlikely to lead to an unacceptable risk to environmental values through appropriate conditions on the clearing permit.

The Delegated Officer decided to grant a clearing permit subject to conditions to:

- avoid, minimise to reduce the impacts and extent of clearing.
- take hygiene steps to minimise the risk of the introduction and spread of weeds.

1.5. Site map

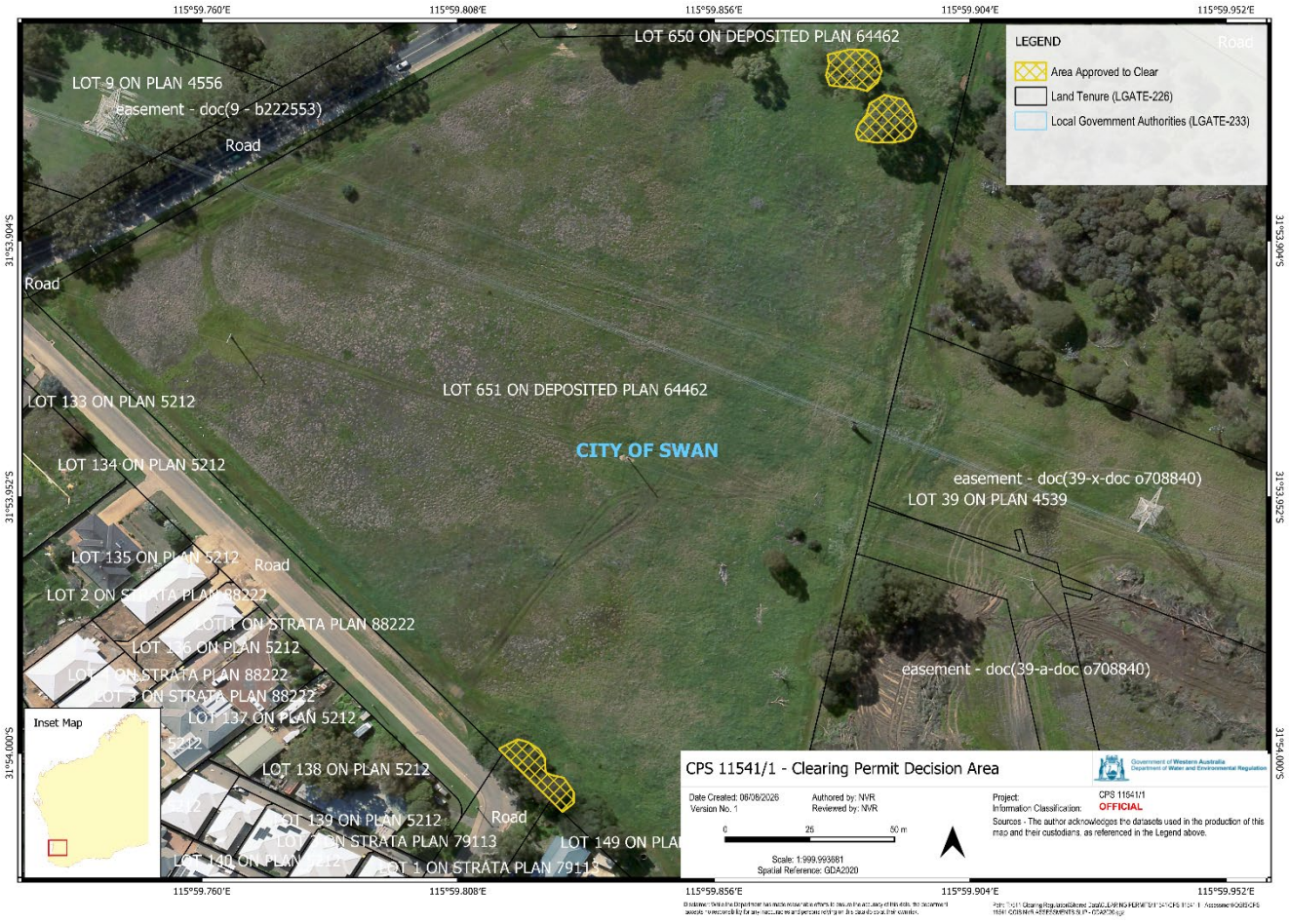


Figure 1 Map of the application area

The areas crosshatched yellow indicates the areas authorised to be cleared under the granted clearing permit.

2 Legislative context

The clearing of native vegetation in Western Australia is regulated under the EP Act and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations).

In addition to the matters considered in accordance with section 51O of the EP Act (see Section 1.4), the Delegated Officer has also had regard to the objects and principles under section 4A of the EP Act, particularly:

- the precautionary principle
- the principle of intergenerational equity
- the principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

- *Planning and Development Act 2005* (WA) (P&D Act)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant has advised that following avoidance, minimisation and mitigation measures will be undertaken (Hazelmere Stirling Pty Ltd., 2026):

- clearing will be kept to only five (5) trees, two (2) *Eucalyptus rudis* (flooded gum) and three (3) *Corymbia maculata* (spotted gum).
- surrounding vegetation outside the application area will be retained where practicable.
- the tree approved for removal will be clearly identified before clearing to prevent unintended removal of other vegetation,
- visual inspection for active bird nests will be conducted if work occurs during the breeding season.

The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix B) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see **Appendix C**) identified that the impacts of the proposed clearing may present a risk to biological values and land and water resources. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.2 Biological values (Fauna) – Clearing Principle (b)

Assessment

The application area is located within the Swan Coastal Plain IBRA bioregion. According to available databases, a total of 52 conservation significant fauna species has been recorded within the local area (10-kilometre radius of the application area). Of the conservation significant fauna species recorded within the local area, the application area may provide habitat for the following three species:

- *Zanda latirostris* (Carnaby's cockatoo) EN
- *Zanda baudinii* (Baudin's cockatoo) EN
- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) VU

This assumption is based on habitat requirements, distribution and mapped vegetation type and the condition of the vegetation. Photographs provided by the applicant indicate that the vegetation within the application area consists of two (2) *E rudis* (flooded gum) and three (3) *C maculata* (spotted gum) trees.

Black cockatoos

Collectively known as black cockatoo species, the Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black cockatoo have habitat requirements that can be categorised as breeding habitat, foraging habitat and night roosting habitat.

Black cockatoo breeding habitat includes live and dead trees, including marri (*Corymbia calophylla)*, jarrah (*Eucalyptus marginata*), karri (*Eucalyptus diversicolor*), wandoo (*Eucalyptus wandoo*), tuart (*Eucalyptus gomphocephala*), flooded gum (*Eucalyptus rudis*), and other *Eucalyptus* spp. that are of a suitable diameter at breast height (DBH) of 500 mm or 300 mm (for wandoo and salmon gum) and have a suitable breeding hollow (DAWE 2022). Photographs of the vegetation within the application area indicate no suitable breeding hollows occur within the application area (Terrestrial Ecosystem, 2026).

Black cockatoo forage within 12 kilometres of their nest, and 6 kilometres from night roosting habitat (can forage up to 20 km in some instances) (DAWE, 2022). Black cockatoos typically forage in native shrubland, kwongan heathland and Eucalyptus (Marri and Jarrah) woodland on seeds, flowers and nectar of native proteaceous plant species, Callistemon spp. and marri (DAWE, 2022) but have also been known to forage on less preferable foraging species such as Allocasuarina spp., wandoo, and salmon gums (Groom, 2011). The application area contains two *Eucalyptus rudi*s and three *Corymbia maculata* which is not considered a preferred foraging species for black cockatoos. Given this the proposed clearing will not significantly impact black cockatoo foraging habitat.

Black cockatoos typically roost in tall trees (particularly flat-topped Yate, salmon gum, wandoo, marri, karri, blackbutt, tuart, introduced eucalyptus and introduced pines) located in or near riparian environments or natural and artificial permanent water sources (DAWE, 2022). The large *E. rudis* and *C. maculata* within the application area may provide suitable roosting habitat for black cockatoos; however, no evidence of roosting was observed within the application area (Terrestrial Ecosystem, 2026). Given this, it is considered unlikely that black cockatoos would use the vegetation under application as roosting habitat.

Given the above, the proposed clearing is considered unlikely to have a significant impact on black cockatoo habitat.

Conclusion
Based on the above assessment, the proposed clearing is unlikely to significantly impact habitat for black cockatoos and is unlikely to significantly impact other conservation significant fauna species.

Conditions
Nil

3.2.1. Land and water resources – Clearing Principle (f)

Assessment
The application area is mapped as occurring within the Helena River Floodplain wetland which is mapped Multiple Use wetland. Multiple use wetlands are wetland that have few remaining important attributes and functions remaining (EPA, 2008) Overtime this area has undergone extensive modification due to agricultural activities, urban development and industrial activities, whereby, ecological connectivity and functional values of the mapped riparian vegetation have already been substantially diminished (DBCA, 2026)

The proposed clearing of two (2) riparian tree (*E. rudis*) and three (3) *C. maculata* (not riparian tree) is unlikely to materially increase the existing level of disturbance or result in significant impact that which has previously occurred.

Conclusion
Based on the above assessment, the proposed clearing is unlikely to result in significant long-term impact to the wetland values within the application area. However, there is potential of for the spread and introduction of weeds and dieback into nearby vegetation.

Conditions
To manage the above impacts, the clearing permit includes conditions requiring the permit holder to:

- undertake avoid and minimise measures to reduce the impacts and extent of clearing;
- implement hygiene measures to minimise the risk of introduction and spread of weeds and dieback.

3.3. Relevant planning instruments and other matters

The application was advertised on DWER's website for 21 days on 25 May 2026 and no public submissions were received.

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, City of Swan granted planning approval on 4 March 2026, subject to the following:

- This approval is for a hardstand ('Storage' and 'carpark') as defined in the City of Swan Local Planning Scheme No.17 and the subject land may not be used for any other use without the prior approval of the City.
- Prior to the occupation or use of the site, a detailed landscaping plan for the subject site and/or the road verge(s) must be submitted to and approved by the City of Swan, which includes trees and vegetation planting, retaining existing landscape areas and verge treatment.
- An Operation Management Plan must also be provided to the City of Swan prior to occupation of the site.
- Dust control measures

According to available databases, one Aboriginal Site of Significance (HELENA RIVER) has been mapped within the application area. It is the permit holder's responsibility to comply with the Aboriginal Heritage Act 1972 (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
The applicant was advised to submit the Developmental Approval for the application area issued by the City of Swan on 27/07/2026	Refer to section 3.3

Appendix B. Site characteristics

B.1. Site characteristics

The information provided below describes the key characteristics of the application area and is based on the best information available to DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix C

Characteristic	Details
Local context	The application area consists of five (5) trees, three (3) *Corymbia maculata* (spotted gum), and two (2) *Eucalyptus rudis* (flooded gum) in the intensive land use zone of Western Australia. It is surrounded by industrial lots and dense residential area located at about 6-8 kilometres north-east from Midland town centre. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 28.34 per cent of the original native vegetation cover.
Ecological linkage	The application area does not intersect any formally mapped ecological linkages. It is located approximately 0.23 kilometres from the Perth Regional Ecological Linkage (Link Id: 134).
Conservation areas	The application area is not mapped within a conservation area. The closest conservation area is DBCA covenant and Bush Forever area (site no: 481), located approximately 2 kilometres away from the application area.
Vegetation description	Photographs supplied by the applicant and vegetation survey (Terrestrial Ecosystem, 2025) indicate the vegetation within the proposed clearing area consists of two *E. rudis* and three *C. maculata* over grassy weeds. Representative photos are available in Appendix EE. Given the degraded condition of the vegetation, it is no longer considered to be consistent with the mapped vegetation type: • Guildford complex, which is described as a mixture of open forest to tall openforest of *Corymbia calophylla* (Marri) - *Eucalyptus wandoo* (Wandoo) - *Eucalyptus marginata* (Jarrah) and woodland of *Eucalyptus wandoo* (Wandoo)(with rare occurrences of Eucalyptus lane-poolei (Salmon White Gum)). Minorcomponents include *Eucalyptus rudis* (Flooded Gum) - *Melaleuca rhaphiophylla*(Swamp Paperbark), (Desktop assessment, 2026) The mapped vegetation type retains approximately 5.09 per cent of the original extent (Government of Western Australia, 2019
Vegetation condition	Photographs supplied by the applicant and Vegetation survey (Hazelmere Stirling Pty Ltd, 2026) indicate the vegetation within the proposed clearing area is in Completely Degraded. (Keighery, 1994) condition. The full Keighery (1914) condition rating scale is provided in Appendix D.

Characteristic	Details
	Representative photos and the full survey descriptions and mapping are available in E.
Climate and landform	The application area experiences a Mediterranean climate characterised by hot, dry summers and cool, wet winters. Mean annual rainfall is approximately 690 mm (Bureau of Meteorology).
Soil description	The soil within the application area is mapped as: • Pinjarra, Phase Gf9 (213Pj), which is described as minor sandy rises (aeolian deposits) with moderately deep well drained sands overlying gravelly mottled clay.
Land degradation risk	The application area has no risk of water and wind erosion while water logging risk is very low (DPIRD, 2017).
Waterbodies	The desktop assessment and aerial imagery indicated that there are no water watercourses transecting the application area. The application area is mapped within Multiple Use Helena River Floodplain wetland.
Hydrogeography	The desktop assessment and aerial imagery indicated that the application area does not transect any water bodies. The application area is mapped within the Perth Ground Water Area proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). Groundwater salinity within the application area is mapped at 500-1000 milligrams per total dissolved solids.
Flora	There were 82 species of priority flora recorded 10 kilometres radius of the application area. However, considering that the application area consists of 5 trees over grassy weeds, suitable habitat for priority flora is unlikely to occur within the application area.
Ecological communities	No Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) have been mapped within the application area. The nearest TEC – Banksia Woodland of Swan Coastal Plain, has been mapped 700 metres away from the application area.
Fauna	A total of 52 conservation significant fauna species has been recorded within 10 kilometres radius of the application area. No threatened or priority fauna have been recorded in the application area. The closest occurrence of conservation significant fauna is Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black cockatoo, recorded approximately about 0.6 kilometres from the application area.

B.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Swan Coastal Plain	1501221.93	579813.47	38.62	222916.97	38.45
Vegetation complex					
Guildford complex	59032.86	3076.90	5.09	287.49	0.32
Local area					
10km radius	32645.63	9251.381	28.34	-	-

*Government of Western Australia (2019)

B.3. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Zanda latirostris	EN	Y	Y	0.91	759	N/A
Zanda baudinii	EN	Y	Y	2.45	64	N/A
Calyptorhynchus banksii naso	VU	Y	Y	0.63	107	N/A

Appendix C. Assessment against the clearing principles

The information provided below describes the key characteristics of the application area and is based on the best information available to DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in the Appendix C.

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The area proposed to be cleared does not contains locally / regionally significant flora, fauna, habitats, assemblages of plants and occurs in a degraded condition.	Not likely to be at variance	No
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."* Assessment: The area proposed to be cleared contains low quality foraging, and potential roosting and potential breeding habitat for conservation significant fauna. However, given that the application area consists of 5 isolated trees, which are separated from adjacent vegetation, it is unlikely that the application area provides significant fauna habitat.	Not likely to be at variance	Yes Refer section 3.2.1
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act given the vegetation consisting of five trees over grassy weeds and occurs in a completely degraded condition.	Not likely to be at variance	No
Principle (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."* Assessment:	Not at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
The area proposed to be cleared does not contain an assemblage of the plants that can indicate a threatened ecological community as the vegetation consists of 5 trees over grassy weeds.		
Environmental value: significant remnant vegetation and conservation areas		
Principle (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."* Assessment: The extent of the native vegetation in the local area is not consistent with the national objectives and targets for biodiversity conservation in Australia. However, the application area occurs within a constrained area in which targets for vegetation communities can be decreased to 10 percent. As there is 22 percent of vegetation extent remaining within the local area and the application area occurs within a constrained area, it is not considered for the application area to occur within an extensively cleared landscape. The vegetation under application area is mapped as occurring within the Guildford complex which has 5.0 per cent of its pre-European vegetation extent remaining. However, given that the application area consisted of three (3) *Corymbia maculata* and two (2) *Eucalyptus rudis* over grassy weeds, in a completely degraded condition, the vegetation is not considered to represent this highly cleared vegetation complex. Given the above, the proposed clearing is not considered likely to be at variance to this principle.	Not likely to be at variance	No
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."* Assessment: Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.	Not at variance	No
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given that the wetland is recorded within the application area, the proposed clearing may impact riparian native vegetation.	At variance	Yes Refer to section 3.2.1 above
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are moderately susceptible to wind and water erosion. Noting the location of the application area, and the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance	No
Principle (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."* Assessment:	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Although the wetland is recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.		
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."* Assessment: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Although wetland is recorded within the application area, the proposed clearing is not likely to contribute to waterlogging/flooding.	Not likely to be at variance	No

Appendix D. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Measuring vegetation condition for the Southwest and Interzone Botanical Province (Keighery, 1994)

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix E. Biological survey information excerpts and photographs of the vegetation (Hazelmere Stirling Pty Ltd, 2026)



Fig 1. Tree 1: Spotted gum (Terrestrial Ecosystem, 2026)



Fig 2: Tree 2, Spotted gum (Terrestrial Ecosystem, 2026)



Fig 3, Tree 10: Flooded gum (Terrestrial Ecosystem, 2026)



Fig 4. Tree 11: Spotted gum (Terrestrial Ecosystem, 2026)



Fig 5, Tree 12: Flooded gum
(Terrestrial Ecosystem, 2006)

Appendix F. Sources of information

H.1. GIS databases

Publicly available GIS Databases used (sourced from www.data.wa.gov.au):

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)

- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

H.2. References

Bureau of Meteorology. (n.d.). *Climate Data Online*. Australian Government. https://www.bom.gov.au/climate/data/

City of Swan, (2026) DAP Application – DA-1184/2025-Determination for CPS 11541/1, received on 28/07/2026 (DWER Ref: DWERVT1368734).

Commonwealth of Australia (2001) *National Objectives and Targets for Biodiversity Conservation 2001-2005*, Canberra.

Department of Biodiversity, Conservation and Attractions. (n.d.). *Wetland mapping datasets*. Government of Western Australia. Retrieved August 26, 2026, from https://www.dbca.wa.gov.au/management/wetlands/wetland-mapping-datasets, Accessed on 26/08/2026.

Department of Environment Regulation (DER) (2013). *A guide to the assessment of applications to clear native vegetation*. Perth. Available from: https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Guidelines/Guide2_assessment_native_veg.pdf.

Department of Water and Environmental Regulation (DWER) (2019). *Procedure: Native vegetation clearing permits*. Joondalup. Available from: https://dwer.wa.gov.au/sites/default/files/Procedure_Native_vegetation_clearing_permits_v1.PDF.

Environmental Protection Authority (EPA) (2016). *Technical Guidance - Flora and Vegetation Surveys for Environmental Impact Assessment*. Available from: http://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/EPA%20Technical%20Guidance%20-%20Flora%20and%20Vegetation%20survey_Dec13.pdf.

Environmental Protection Authority (EPA) (2016). *Technical Guidance – Terrestrial Fauna Surveys*. Available from: https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/Tech%20guidance-%20Terrestrial%20Fauna%20Surveys-Dec-2016.pdf.

Environmental Protection Authority. (2019). *Carnaby's cockatoo in environmental impact assessment in the Perth and Peel Region*. EPA, Western Australia. https://www.epa.wa.gov.au, Accessed on 28/08/2026.

Environmental Protection Authority. (2019). *Carnaby's cockatoo in environmental impact assessment in the Perth and Peel region*. Government of Western Australia. https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/Carnaby%27s%20cockatoo_new%20FINAL.pdf, Accessed on 26/08/2026.

Government of Western Australia (2019) *2018 South West Vegetation Complex Statistics. Current as of March 2019*. WA Department of Biodiversity, Conservation and Attractions, Perth, https://catalogue.data.wa.gov.au/dataset/dbca

Government of Western Australia. (2019) *2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of March 2019.* WA Department of Biodiversity, Conservation and Attractions. https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics

Hazelmere Stirling Pty Ltd (2026) *Clearing permit application CPS 11541/1*, received 04 April 2026 (DWER Ref: DWERVT22200).

Hazelmere Stirling Pty Ltd (2026) *Supporting information for clearing permit application CPS 11541/1, Development Approval,* received 29 July 2026 (DWER Ref: DWERDT1368750).

Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Mattiske, E.M. and Havel, J.J. (1998) *Vegetation Complexes of the South-west Forest Region of Western Australia.* Maps and report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment Australia.

Integrate Sustainability Pty. Ltd (2026) Clearing application COS 11541/1 Supporting Document (DWER Ref: DWERDT1306778).

Shah, B. (2006) *Conservation of Carnaby's Black-Cockatoo on the Swan Coastal Plain, Western Australia*. December 2006. Carnaby's Black-Cockatoo Recovery Project. Birds Australia, Western Australia.

Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) *Native Vegetation in Western Australia, Extent, Type and Status*. Resource Management Technical Report 249. Department of Agriculture, Western Australia.

Terrestrial Ecosystems (2026)- Tree Assessment Report– Supporting information for clearing application CPS 11541/1. (DWER ref DWERVT22198)'

Western Australian Herbarium (1998-). *FloraBase - the Western Australian Flora*. Department of Biodiversity, Conservation and Attractions, Western Australia. https://florabase.dpaw.wa.gov.au/ (Accessed 20 July 2026)