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 10951/1
Permit type:	Purpose permit
Applicant name:	Rottnest Island Authority
Application received:	14 February 2025
Application area:	0.989 hectares of native vegetation
Purpose of clearing:	Installation and maintenance of sewer infrastructure
Method of clearing:	Mechanical
Property:	Lot 10976 on Deposited Plan 216860 (Crown Reserve 16713)
Location (LGA area/s):	City of Cockburn
Localities (suburb/s):	Rottnest Island

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5).

The proposed clearing for the construction and maintenance of sewer infrastructure will support the construction of staff housing along Parker Point Road. Sewer infrastructure will include a pump station, a portion of a sewer main, portion of a pressure main, dewatering infiltration basin, emergency storage tanks, laydown area and an access road.

1.3. Decision on application

Decision:	Granted
Decision date:	25 November 2025
Decision area:	0.989 hectares of native vegetation, 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 one submission was received. Consideration of matters raised in the public submission is summarised in Appendix B.

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

The assessment identified that the proposed clearing will result in:

- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values and
- potential land degradation in the form of erosion.

- impacts to habitat for threatened and priority fauna species.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to lead to long-term adverse impacts on environmental values.

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;
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity;
- inspect application area prior to clearing for presence of conservation significant fauna and relocate any fauna found;
- sewer installation works to commence within three months after completion of the authorised clearing activities to reduce the potential for wind erosion; and
- revegetate the area(s) that are no longer required for purpose for which they were cleared under this permit.

1.5. Site map

Figure 1. Map of the application area. The area crosshatched yellow indicates the area 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:

- *Rottnest Island Authority Act 1987 (WA) (RIA 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)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Avoidance measures:

It is noted that the purpose of the construction of the pump station and related sewer infrastructure is to service sewer infrastructure for the new staff housing developments along the Parker Point Road. The applicant (Rottnest Island Authority (RIA), 2025a) advised that various sites in the visibility of the staff housing development were considered, however, due to constraints including aboriginal heritage sites and potential and confirmed areas of threatened ecological communities in the area, the proposed application area was the only one available with adequate proximity to the housing it will support. The applicant took into account that the application area contains vegetation in completely degraded to degraded condition, whereas other potential sites contained better quality vegetation.

Mitigation measures (RIA, 2025a):

- A visual inspection will be conducted daily of the area to detect fauna, including burrows, tracks and live animals before clearing commences.
- Work vehicles coming to the island are required to provide a weed and seed certificate and exercise site hygiene practices such as brushing down tyres before and after mobilising to site.
- There will be a single entry and exit point to the work site, via an established track.
- Spoil will be stockpiled at the eastern side of the excavation, away from Government House Lake.
- Works will cease in the event of rain or high winds, to prevent dust /sedimentation to Government House Lake and other nearby receptors.
- The clearing area will be flagged / marked out to avoid over clearing.
- Clearing will be undertaken in one direction only.
- No reuse of topsoil because it is weed infested
- Monitoring for weeds post-construction will occur to ensure that no new weed species become established and no new weed fronts are established.
- Replanting of disturbed areas will be undertaken post-construction with native vegetation. This will occur during the first winter post-construction. This will be enforced through a condition on the permit.

RIA has provided a Construction Environmental Management Plan (CEMP) which includes the following management measures (RIA, 2025b):

- Any pruning required for the works is to be undertaken by Rottnest Island Authority (RIA).
- Surface rock, mulch and topsoil removed from the easement shall be stockpiled separately and either re-spread, used for erosion control or disposed of by an approved method.
- Soil shall be stockpiled separately from other materials and should not be stockpiled where it has the potential to impede surface drainage or result in sedimentation of watercourses.

- Soil and surface stability shall be maintained at all times through appropriate shaping of any cut and fill excavations and installation of temporary erosion control berms, drains and sediment barriers where appropriate.
- Any unauthorised removal or damage to vegetated areas shall be reported to the Project Manager.
- The rehabilitation of disturbed areas will be undertaken on a progressive basis so that the extent of disturbance at any given time is minimised and the length of time for which topsoil and cleared vegetation are stored is minimised;
- Disturbed areas shall be re-contoured and severely compacted soils ripped to enhance rainwater infiltration and root penetration and to trap seed, thus providing suitable niches for regeneration.
- Sites of temporary disturbance (such as construction material storage areas, access tracks and vehicle parking areas) shall be cleaned-up and rehabilitated as soon as these areas are no longer required.
- Temporary stabilisation measures may be implemented, when necessary, particularly adjacent to waterways where direct silt export may occur.
- Cut-off drains are to be installed where necessary to divert stormwater away from disturbed areas into natural waterways.
- Where practical steep sections of the easement shall have erosion control measures implemented to limit subsurface flow velocities. Erosion control berms and drains will also be installed along roads, the backfilled trench and areas of high erosion risk.
- Permanent erosion control banks/drains will be constructed after final grading, where necessary to prevent erosion.
- To minimise the impact on fauna and habitats within the application area, If possible to do so, plates and ramps shall be placed at regular intervals along trenches which are left open overnight or for prolonged periods, to allow movement of fauna and facilitate the escape of fauna. Quokka Ramps to be installed in any open excavations overnight. Alternatively the excavation can be covered if quokka ramps are not suitable.
- Rehabilitation of disturbed areas shall be undertaken progressively to assist in reducing the spread of weeds.

Based on the information provided above, 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 C) 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 **Error! Reference source not found.**) identified that the impacts of the proposed clearing present a risk to 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.

3.2.1. Biological values (fauna) - Clearing Principles (a) and (b

Assessment

The following conservation significant fauna species may utilise vegetation within the application area as habitat:

- *Setonix brachyurus* (quokka) (Vulnerable)
- *Tiliqua rugosa konowi* (Rottnest Island bobtail) (Vulnerable)
- *Idiosoma sigillatum* (Swan Coastal Plain shield-backed trapdoor spider) (Priority 3)
- *Lerista lineata* (Perth slider, lined skink) (Priority 3)
- *Pseudonaja affinis exilis* (Rottnest Island dugite) (Priority 4)

Quokka: Rottnest Island supports the largest known population of this mammal. The species is a habitat specialist, preferring dense understory to meet dietary and refuge requirements. These covered/shady microhabitats may also be important during the hotter months, particularly on Rottnest Island, where animals converge in dense thickets of *Gahnia* spp. and *Acanthocarpus* spp. (DCCEEW 2023)

Despite the high level of disturbance on Rottnest Island, the species' population on the island is large compared to that on the mainland (estimated as between 8,000-12,000 individuals in 2012) and the island population is considered resilient to current levels of disturbance (DCCEEW, 2025.). As such, and also noting the vegetation within the application area is not particularly dense, it is considered that the proposed clearing is unlikely to result in impacts to the conservation status of quokka.

Although the vegetation within the application area is in degraded to completely degraded condition, it does have vegetation suitable for foraging (vegetation unit LpAp), therefore quokkas could be utilising the area proposed to be cleared. Impacts to individuals that may be utilising the habitat at the time of clearing will be mitigated through fauna management conditions on the permit.

Rottnest Island bobtail: this species prefers limestone heath, woodland and coastal habitats (360 Environmental, 2022). Application area does not comprise of the suitable habitat for bobtails, as such, it is unlikely that the application area represents critical habitat for this species. Given this, and noting Rottnest Island retains approximately 75 per cent remnant vegetation, it is considered that the proposed clearing is unlikely to result in impacts to the conservation status of Rottnest Island bobtail. Impacts to any individuals transiting through the application area will be mitigated through fauna management conditions on the permit.

Swan Coastal Plain shield-backed trapdoor spider: this species occurs from Dalyellup in the south to Gingin in the north and east to the Darling Scarp and includes Rottnest and Garden Islands. It is unlikely to occupy its full range due to urbanisation and habitat loss. Burrows usually occur in Banksia woodland and heathland on sandy soils (360 Environmental, 2022). As the proposed clearing area is on sandy soil, this species may occur in the application area. However noting the degraded vegetation and historical disturbance in the application area in the context of Rottnest Island, whichretains approximately 75 per cent remnant vegetation, it is considered that the proposed clearing is unlikely to result in significant impacts to the Swan Coastal Plain shield-backed trapdoor spider.

Perth Slider: The Perth Slider has rarely been observed on Rottnest Island and at one point was documented as 'possibly extinct' (Maryan et.al., 2015), It is usually found in sandy, coastal heath and shrubland (Wilson and Swan, 2010). While the application area may contain habitat for the Perth slider, given the degraded nature of the vegetation and historical disturbance within the application area it is unlikely that the application area represents significant habitat for this species. As Rottnest Island retains approximately 75 per cent remnant vegetation, it is considered that the proposed clearing is unlikely to result in significant impacts to habitat or the conservation status of Perth Slider. Impacts to any individuals transiting through the application area will be mitigated through fauna management conditions on the permit.

Rottnest Island dugite: Dugites live in abandoned burrows or hollow logs and prefer coastal habitat, limestone heath, woodland and the Settlement area of the Island (Wilson and Swan, 2010). It is unlikely that the application area represents critical habitat for this species. Noting Rottnest Island retains approximately 75 per cent remnant vegetation, it is considered that the proposed clearing is unlikely to result in impacts to the conservation status of Rottnest Island dugite or impact on significant habitat. Impacts to individuals will be mitigated through fauna management conditions on the permit. Impacts to any individuals transiting through the application area will be mitigated through fauna management conditions on the permit.

Conclusion

While the application area may contain habitat for quokka, Rottnest Island bobtail, Swan Coastal Plain shield-backed trapdoor spider, Perth slider and Rottnest Island dugite, the proposed clearing is unlikely to significantly impact habitat for these species, given the degraded nature of the vegetation in the application area and that most of Rottnest Island is vegetated and conserved as a Class A reserve. Impacts to individuals can be mitigated through conditions placed on the permit. It is also noted that revegetation of areas not required to remain cleared will occur as a condition of the permit, which will restore some habitat for the above species.

Conditions

To address the above impacts, the following management measures will be required as conditions on the clearing permit:

- Slow, directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity will minimise impact to individuals.
- Inspect application area prior to clearing for conservation significant fauna species and relocate any fauna individuals found.
- Revegetation of areas of temporary clearing.

3.2.2. Biological values (ecological communities) and land and water resources - Clearing Principles (a), (d), (f), (g) and (i)

Assessment

Although the vegetation within the application area is not representative of a conservation significant ecological community, the application area is within the close vicinity of mapped occurrences of two conservation significant ecological communities:

i. *Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands, Swan Coastal Plain (floristic community type 30a as originally described in Gibson et al. (1994))- SCP30a Threatened Ecological Community (SCP 30a TEC)

SCP 30a TEC is listed as Critically Endangered under the BC Act. It is believed to be at least partially groundwater dependent, with the large dominant trees in this community – *Callitris preissii* and *Melaleuca lanceolata* likely to access fresh groundwater (DBCA, 2025).

It is noted that the portion of the application area closest to this TEC (the northern portion) already contains very little vegetation. Noting this, and the condition of vegetation in the remainder of the application area, it is considered that the proposed clearing is unlikely to have signifciant impacts to the adjacent patches of this TEC. The clearing may have minor impacts through the spread of weeds and dieback. Weed and dieback conditions conditioned on the permit will minimise these impacts.

Impacts to this TEC from the proposed end land use of clearing are discussed in Section 3.3.

ii. *Hypersaline* microbial community 1 (Government House Lake, Rottnest), listed as a Priority 2 ecological community (PEC)

The proposed clearing area is located approximately 100 metres east of hypersaline microbial community 1 (Government House Lake, Rottnest), listed as a Priority 2 ecological community. DBCA (2025) advised that provided the potential risks from clearing such as erosion and sedimentation are managed appropriately, the impacts to water quality will be minimal, and the proposed clearing will be unlikely to significantly impact the PEC.

As such, impacts to the PEC are considered unlikely to be significant, noting that:

- the applicant's mitigation measures (see Section 3.1), including location of the spoil stockpile, dust/sedimentation prevention measures and revegetation of the disturbed areas post-construction (conditioned on the permit), can mitigate and manage the risks of erosion and sedimentation;
- the permit will also include a condition to commence installation of sewer infrastructure no later than three months after completion of the authorised clearing activities to reduce the potential for wind erosion;
- the vegetation within the application area is not representative of an ecological community of conservation-significance (FVC, 2024);
- vegetation within the application area does not include riparian vegetation associated with this PEC;
- the application area is separated from the PEC by a strip of cleared land (a road).

The clearing may have minor impacts to the PEC through the spread of weeds. Weed management conditions conditioned on the permit will minimise these impacts.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in significant impacts to the nearby TEC and PEC occurrences. Minor impacts from erosion and the potential spread of weeds and dieback can be managed through conditions on the permit.

Conditions

- Weed and dieback management
- Revegetation of the disturbed areas post-construction
- Commence installation of sewer infrastructure no later than three months after completion of the authorised clearing activities to reduce the potential for wind erosion.

3.2.3. Conservation areas - Clearing Principle (h)

Assessment

The application area is within Rottnest Island, a Class A reserve for the purpose of 'public recreation' as registered in 2003 under the *Land Administration Act 1997*. Under the provisions of the RIA Act, the control and management of the Island is vested in the RIA. The RIA Act also defines the 'settlement area', which includes areas zoned under the Rottnest Island Management Plan (RIMP) 2023-2028 as 'Infrastructure and support services', in which the application area is within, whereas conservation is a key function of the 'reserve' zoned portion of the island (RIA, 2023).

The purpose of 'Infrastructure and support services' zone is to provide for land for support services which support the island's primary function as a tourism destination and/or complements RIA's sustainability and conservation objectives including identifying and providing infrastructure (sewer, water, power, gas, telecommunications) corridors which allow the use and development of land.

DWER notes that the RIMP is a statutory document under the RIA Act. Hence, while RIA should still consider the environmental impacts of the proposed clearing, noting that conservation is not the primary purpose of the portion of the island encompassing the application area, the proposed clearing is not considered likely to significantly impact the values of the Rottnest Island reserve overall. Weed and dieback management conditions will mitigate impacts to adjacent vegetation within the reserve.

Conclusion

Based on the above assessment, while the proposed clearing will impact a conservation area, impacts are acceptable given the zoning of the application area in the Rottnest Island Management Plan (RIMP) and are not considered likely to impact the values of the Rottnest Island Reserve as a whole.

Conditions

- Weed and dieback management condition.

3.3. Relevant planning instruments and other matters

DWER (2025) advised that RIA have an existing licence to take groundwater GWL177495 for public water supply and other uses but that if the sewer installation works require dewatering of the site, and was not otherwise exempt, then further licence for this would be required.

The applicant subsequently obtained a obtained a groundwater licence for the proposed dewatering. Noting the proposed purpose of clearing involves dewatering, applicant provided a Dewatering Management Plan (DMP) to demonstrate the management of any potential impacts from the proposal on any hydrological changes and maintenance of wetland/watercourse hydrology (RIA, 2025a). DWER (2025) advised that the impacts of drawdown and water quality to the SCP30a TEC were assessed under this licence (groundwater) and will be managed by conditioning the licence to the DMP and adding monitoring conditions. DWER (2025) further advised that any temporary lowering of the water table from short-term pumping is expected to be minor and localised, therefore likely to have negligible impact on the surrounding vegetation. Daily groundwater field sampling and the addition of two monitoring wells has been requested which should satisfy monitoring between dewatering activities and the nearby TEC. The above measures will ensure the natural patterns of recharge and water quality are maintained.

An Aboriginal site of significance (ACH-00039697) has been mapped near 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

Information provided	Consideration of information
Dewatering Management Plan	See section 3.3
Construction Environmental Management Plan (CEMP)	See section 3.1

Appendix B. Details of public submissions

Summary of comments	Consideration of comment
The Proposal is part of a larger project and should be considered for cumulative impact alongside other clearing and development proposals	Cumulative impacts of clearing generally are considered through principle (e) (see Appendix D). Also noting the proposed end land use is consistent with the zoning of the island as established in the RIMP (see Section 3.2.3) it is considered that this a clearing permit assessment is appropriate for this proposed clearing.
Significant impact on the environment of a Class A Reserve noting that the proposal is to support an unsustainable increase in visitor numbers	Impacts to the reserve from the clearing are discussed in Section 3.2.3. Impacts from increased visitor numbers are an indirect impact of the proposed end land use and are beyond the scope of this clearing permit application.
Impact on the nearby Threatened Ecological Community	See Section 3.2.2
Impact on conservation significant fauna	See Section 3.2.1
Impact on the salt lakes ecosystem	See Section 3.2.2

Appendix C. Site characteristics

C.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is a 0.989-hectare isolated patch of native vegetation in the extensive land use zone of Western Australia. It is surrounded by a road and a lake to the west and native vegetation and a solar infrastructure to the east. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 76.6 per cent of the original native vegetation cover.
Ecological linkage	No formal ecological linkages have been identified within the application area.
Conservation areas	The application area is within Rottnest Island, a Class A reserve for the purpose of 'public recreation' as registered in 2003 under the *Land Administration Act* 1997. It is managed by the RIA under the provisions of the *Rottnest Island Authority Act* 1987.
Vegetation description	Focus Vision (2024) report the vegetation within the proposed clearing area to be more aligned with vegetation unit LpAp which is defined in the Focus Vision survey report (2022) as: "*Acanthocarpus preissii, Rhagodia baccata* and *Conostylis candicans* Low Open Shrubland over *Lepidosperma gladiatum* Open Sedgeland over **Trachyandra divaricata* Low Sparse Forbland". The application area supports mostly *Acanthocarpus preissii* and **Trachyandra divaricata*, with any tree or taller shrub layer absent (Focus Vision, 2024). Field

Characteristic	Details
	observations made by RIA personnel in 2025 also conclude that the area is dominated by *Guichenotia ledifolia* and *Conostylis candicans* (RIA, 2025). Representative photos and the survey descriptions and maps are available in Appendix FF. This is inconsistent with the mapped vegetation type: Quindalup Complex, which is described as "Coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of *Melaleuca lanceolata* (Rottnest Teatree) - *Callitris preissii* (Rottnest Island Pine), the closed scrub of *Acacia rostellifera* (Summer-scented Wattle) and the low closed *Agonis flexuosa* (Peppermint) forest of Geographe Bay. (Heddle et. al., 1980) The mapped vegetation type retains approximately 60 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Vegetation survey (Focus Vision, 2024) indicate the vegetation within the proposed clearing area is in in 'Completely Degraded – Degraded' condition, (Keighery, 1994) condition, described as: • Degraded: Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. • 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. The 'Degraded' to 'Completely degraded' condition of vegetation is a result of historic disturbance, possible clearing and the presence of weeds (Focus Vision, 2024). The full Keighery (1994) condition rating scale is provided in Appendix E. Representative photos and survey mapping are available in Appendix FF.
Climate and landform	Climate: The long-term mean minimum temperature for Rottnest Island from 12.4˚C (July and August) to 17.8˚C (July) (1983 to 2022) and the long-term mean maximum temperature ranges from 19.5˚C (February) to 27.2˚C (February). Topography: The topography of the site is relatively flat, and is five metres Australian Height Datum (AHD).
Soil description	The soil is mapped as Quindalup South System described as, coastal dunes, of the Swan Coastal Plain, with calcareous deep sands and yellow sands. Coastal scrub.
Land degradation risk	Soils within the application area have a moderate risk of wind erosion, water erosion, salinity and phosphorus export and a low risk of other land degradation impacts.
Waterbodies	A large perennial waterbody, the Government House Lake, is approximately 100 metres west of the application area. This is part of the Rottnest Island Lakes system mapped within the Directory of Important Wetlands in Australia. Hypersaline microbial community 1 (Government House Lake, Rottnest) associated with this lake is mapped as a Priority 2 ecological community
Hydrogeography	The application area falls within the Rottnest Island Groundwater Area, as proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). Groundwater salinity: 500-1000 mg/L TDS
Flora	There are records of four Priority flora species within the local area, with the closest to the application area being Priority 4 species *Lepidium puberulum*, approximately 0.6 kilometres from the application area. All four priority flora species are found in soil and vegetation types similar to that of the application area.

Characteristic	Details
Ecological communities	The *Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands, Swan Coastal Plain (floristic community type 30a as originally described in Gibson et al. (1994))-SCP30a Threatened Ecological Community (SCP 30a TEC) is mapped approximately 5 metres north and east of the application area. The Hypersaline microbial community 1 (Government House Lake, Rottnest) (Priority 2) ecological community is located 100 metres west of the application area. The vegetation within the application area is not representative of an ecological community of conservation-significance (Focus Vision, 2024).
Fauna	There are records of 43 fauna of conservation significance within the local area, the closest of which to the application area is of *Setonix brachyurua (*quokka).

Appendix D. Assessment against the clearing principles

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 contain locally significant flora, fauna, habitats, assemblages of plants.	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 does not contain significant habitat for conservation significant fauna.	May be at variance	Yes *See 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: No threatened flora are likely to be present within the area proposed to be cleared.	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: The area proposed to be cleared does not contain species that can indicate a threatened ecological community (FVC, 2024). The permit will be conditioned to mitigate impacts of the proposed clearing on a nearby occurrence of a TEC.	Not likely to be at variance	Yes *See Section 3.2.2*
Environmental value: significant remnant vegetation and conservation areas		

Assessment against the clearing principles	Variance level	Is further consideration required?
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 native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not 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: The proposed clearing will impact a conservation area (Rottnest Island Reserve), however impacts are considered to be acceptable given the zoning of the application area in the Rottnest Island Management Plan (RIMP) and the clearing is not considered likely to impact the values of the Rottnest Island Reserve as a whole.	At variance	Yes *See Section 3.2.3*
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: The application area does contain not wetlands or watercourses, does not contain riparian vegetation species and does not appear to be growing in association with nearby waterbodies.	Not likely to be at variance	Yes *See Section 3.3.2*
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 erosion, water erosion, salinity and phosphorus export. While some temporary minor erosion may occur, the mitigation measures proposed by the applicant (see Section 3.1) are likely to minimise any risks of land degradation. Erosion management and revegetation conditions on the permit will further minimise any impacts on land degradation.	May be at variance	Yes *See Section 3.3.2*
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: DBCA (2025) advised that provided the potential risks from clearing such as erosion and sedimentation are managed appropriately, the impacts to surface water quality in the nearby lake will be minimal. Erosion management and revegetation conditions on the permit will minimise any impacts to water quality from erosion. Noting the extent and condition of the vegetation to be cleared, the clearing is unlikely to impact groundwater quality.	Not likely to be at variance	Yes *See Section 3.3.2*
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	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Given the soil type and the extent of clearing, the proposed clearing is unlikely to contribute to waterlogging.		

Appendix E. 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).

Measuring vegetation condition for the South West 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 F. Photographs of the vegetation and Focus Vision (2024) survey excerpts

Figure 2: Vegetation condition within the application area (Focus Vision, 2024)

Figure 3: Vegetation unit LpAp

Figure 4a: Photographs of vegetation present within the application area

Figure 4b: Photographs of vegetation present within the application area

Appendix G. Sources of information

G.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

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)

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