



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

### PERMIT DETAILS

Area Permit Number: CPS 11490/1  
File Number: DWERVT21079  
Duration of Permit: From 12 June 2026 to 12 June 2028

### PERMIT HOLDER

Rottnest Island Authority

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 10976 on Deposited Plan 216860 (Crown Reserve 16713), Rottnest Island

### AUTHORISED ACTIVITY

The permit holder must not clear more than 0.1 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

### CONDITIONS

**1. Avoid, minimise, and reduce impacts and extent of clearing**

In determining the *native vegetation* authorised to be cleared under this permit, the permit holder must apply the following principles, set out in descending order of preference:

- (a) avoid the clearing of *native vegetation*;
- (b) minimise the amount of *native vegetation* to be cleared; and
- (c) reduce the impact of clearing on any environmental value.

## 2. Weed and dieback management

When undertaking any clearing authorised under this permit, the permit holder must take the following measures to minimise the risk of introduction and spread of *weeds* and *dieback*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

## 3. Protection of adjacent native vegetation

The permit holder must:

- (a) Prior to commencement of clearing, implement and maintain effective measures to prevent indirect impacts from the clearing activities on the adjacent threatened ecological community west of the area cross hatched yellow in Figure 1 of Schedule 1;
- (b) Ensure that the measures implemented under condition 3(a) are sufficient to:
  - (i) prevent physical disturbance, vehicle access, and unauthorised entry into the threatened ecological community; and
  - (ii) minimise the risk of degradation of the threatened ecological community through indirect impacts such as weed introduction, altered drainage, erosion, dust, or construction-related activities;
- (c) Prior to commencement of clearing, provide written notice to the CEO describing the measures implemented to achieve the outcome in condition 3(a); and
- (d) Maintain the measures implemented under condition 3(a) for the duration of the clearing activities, or for as long as indirect impacts from clearing may reasonably occur.

## 4. Fauna management

- (a) In relation to the area cross-hatched yellow in Figure 1 of Schedule 1, the permit holder must engage a *fauna specialist* to inspect that area immediately prior to, and for the duration of clearing activities, for the presence of any conservation significant fauna individual(s).
- (b) Clearing activities must cease in any area where conservation significant fauna referred to in condition 4(a) are identified until either:
  - (i) the fauna individual(s) have moved on from that area to adjoining *suitable habitat*; or
  - (ii) the fauna individual(s) have been removed by a *fauna specialist*.
- (c) Any conservation significant fauna individual(s) removed in accordance with condition 4(b)(ii) must be relocated by a *fauna specialist* to a *suitable habitat*.

- (d) Where conservation significant fauna individual(s) are identified under condition 4(a), the permit holder must within 14 calendar days provide the following records to the *CEO*:
- (i) the species and number of individuals identified;
  - (ii) the date each individual was identified;
  - (iii) the location where each individual was identified recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
  - (iv) the number of individuals removed and relocated;
  - (v) the relevant qualifications of the *fauna specialist* undertaking removal and relocation;
  - (vi) the date each individual was removed;
  - (vii) the method of removal;
  - (viii) the date each individual was relocated;
  - (ix) the location where each individual was relocated to, recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; and
  - (x) details pertaining to the circumstances of any death of, or injury sustained by, an individual.

## 5. Records that must be kept

The permit holder must maintain records relating to the listed relevant matters in accordance with the specifications detailed in Table 1.

**Table 1: Records that must be kept**

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	<ol style="list-style-type: none"> <li>(a) the species composition, structure, and density of the cleared area;</li> <li>(b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings;</li> <li>(c) the date that the area was cleared;</li> <li>(d) the size of the area cleared (in hectares);</li> <li>(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 1;</li> <li>(f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 2;</li> <li>(g) actions taken in accordance with condition 3; and</li> </ol>

No.	Relevant matter	Specifications
		(h) actions taken in accordance with condition 4.

## 6. Reporting

The permit holder must provide to the *CEO* the records required under condition 5 of this permit when requested by the *CEO*.

## DEFINITIONS

In this permit, the terms in Table have the meanings defined.

**Table 2: Definitions**

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the EP Act.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, or who is approved by the CEO as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the <i>Biodiversity Conservation Act 2016</i> .
fill	means material used to increase the ground level, or to fill a depression
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
suitable habitat	means habitat known to support a particular impacted conservation significant species within the known current distribution of the species.
weeds	means any plant –

Term	Definition
	<p>(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or</p> <p>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or</p> <p>(c) not indigenous to the area concerned.</p>

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**END OF CONDITIONS**



C Robertson  
19.05.2026  
11.56AM

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**Caron Robertson**  
**MANAGER**  
NATIVE VEGETATION REGULATION

*Officer delegated under Section 20  
of the Environmental Protection Act 1986*

19 May 2026





# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

Permit number:	CPS 11490/1
Permit type:	Area permit
Applicant name:	Rottnest Island Authority
Application received:	04 March 2026
Application area:	0.1 hectares of native vegetation
Purpose of clearing:	Asset protection zone of proposed staff housing
Method of clearing:	Cutting
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 is to establish and maintain an asset protection zone of approved staff housing (CPS 9883/1). The application is to clear 0.098 hectares of dead vegetation and fallen material and 0.003 hectares of living vegetation. The area proposed to be cleared is adjacent to clearing permit CPS 9883/1.

### 1.3. Decision on application

Decision:	Granted
Decision date:	19 May 2026
Decision area:	0.1 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 (the department) 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 findings of flora and vegetation surveys (see Appendix F), 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 Delegated Officer also took into consideration that the proposed clearing was not included in previous applications as the asset protection zone falls outside the development area and developable area was further reduced due to design changes required for sewer pump station and service easements due to identification of aboriginal heritage site.

The assessment identified that the proposed clearing may impact environmental values including;

- vegetation which may provide non-critical habitat for quokka, Rottnest Island bobtail, Swan Coastal Plain shield-backed trapdoor spider, Perth slider, Rottnest Island dugite and peregrine falcon; and
- up to 0.045 hectares of vegetation which is representative of *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 in completely degraded to very good (Keighery, 1994) condition.

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 impacts of the proposed clearing identified above can be minimised and managed through conditions on the permit, such that it is unlikely lead to an unacceptable risk to environmental values, and that the applicant has suitably demonstrated sufficient avoidance and minimisation measures.

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
- implement measures to prevent indirect impacts on adjacent threatened ecological community, and
- inspect application area prior to clearing for conservation significant fauna and relocate any fauna found to address impacts to any fauna using the application area.

## 1.5. Site map



**Figure 1 Map of the application area**

The area cross hatched 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:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *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

The applicant (RPS, 2026) provided the following information to demonstrate consideration of avoidance and mitigation measures for the proposed clearing:

- implementation of performance-based fuel management including pruning instead of vegetation clearance such that 0.09 hectares of native vegetation, corresponding to 47% of the Asset Protection Zone, would be retained and managed through pruning, and
- setback distance of minimum three metres was varied to minimise potential clearing of 0.01 hectares of native vegetation.

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 Appendix D) identified that the impacts of the proposed clearing may present a risk to biological values (fauna, flora and ecological community), 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

Suitable habitat for the following conservation significant fauna species occurs within the application area:

- *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)
- *Falco peregrinus* (peregrine falcon) (Other specially protected)

**Quokka** population in Rottnest Island is estimated to be 8000-12,000 individuals (DCCEEW, 2025). Habitat critical to quokkas includes areas with thick and complex understorey to provide dietary and refuge requirements (DEC,

2013). In Rottneest Island, degradation of woodland community from recreational disturbance may open up areas resulting in a higher incidence of weed and replacement of native forage, which would exacerbate quokka habitat disturbance (DEC, 2013).

Given the proximity of quokka records and vegetation in the application area, it is likely that suitable habitat is present within the application area. However, due to the lack of understorey in the application area, extent of clearing, proximity to approved clearing for staff housing, and the vegetation condition, the proposed clearing is unlikely to impact significant habitat for quokkas or result in impacts to the conservation status of this species.

**Rottneest Island bobtail** is likely to inhabit coastal habitat, limestone heath, and *Acanthocarpus preissii* – *Austrostipa flavescens* and *Acacia rostellifera* heath communities (RIA, 2014). The application area may contain habitat for this species however, it is unlikely to be a significant habitat noting the lack of understorey and the vegetation condition. In addition, given the extent of clearing, the presence of remnant vegetation towards west of the application area and 47 per cent of vegetation being pruned and retained within the asset protection zone, the proposed clearing is unlikely to result in significant impacts to the conservation status of this species.

**Swan Coastal Plain shield-backed trapdoor spider** occurs from Dalyellup to Ledge Point, including Rottneest and Garden Islands, and extends inland to the Darling Escarpment. This species prefers sandy soils within Banksia woodlands and heathlands, where it constructs characteristic twig-lined burrow entrances (Rix et al., 2018). It is possible this species may occur in the application area, however, given the extent of clearing and vegetation condition and type, the application area is not likely to represent a significant habitat for the species and the proposed clearing is unlikely to result in impacts to the conservation status of this species.

The **Perth Slider** is usually found in sandy coastal heath and shrubland (Wilson and Swan, 2010) and in Garden Island, this species is associated with Melaleuca habitats (Brooker et al., 1995). This species has rarely been observed on Rottneest Island and at one point was documented as 'possibly extinct' (Maryan et al., 2015). The application area may provide habitat for this species, however, noting the lack of understorey and vegetation condition in the application area, it is unlikely that the application area contains significant habitat for this species. In addition, given the extent of clearing and that Rottneest Island retains approximately 65 per cent remnant vegetation, the proposed clearing is unlikely to result in impacts to the conservation status of this species.

The **Rottneest Island dugite** inhabits coastal heath and sandy, limestone-rich environments, using shelter such as limestone rocks, dead vegetation, and human debris and occupy the Settlement areas of Rottneest Island (Maryan & Bush, 1996 and Wilson and Swan, 2010). It is likely that habitat for this species may occur within the application area. However, noting the extent of clearing, the application area is unlikely to contain significant habitat or result in impacts to the conservation status of Rottneest Island dugite.

The **peregrine falcon** occurs in a wide range of habitats, from rainforests to arid regions, and from coastal areas to alpine zones, provided there is ample prey and secure nesting sites such as cliffs, open woodlands near water, or tall urban buildings (Australian Museum, 2021). Taking into consideration that the peregrine falcon is a highly mobile species with a large home range that does not rely on specialist niche habitats, it is unlikely that the application area represents significant habitat for the species and the proposed clearing is unlikely to result in impacts to the conservation status of the species.

### Conclusion

Based on the above assessment, it is unlikely that the application area supports significant populations of conservation significant fauna and the proposed clearing is not considered likely to impact the overall conservation of any species or its persistence in the local area. Given the extent of clearing and vegetation condition, the proposed clearing is also considered unlikely to significantly contribute to cumulative impacts to the availability of fauna habitat within the local area, given most of Rottneest Island is vegetated and conserved as a Class A reserve.

For the reasons set out above, it is considered that the impacts of the proposed clearing on conservation significant fauna that may be utilising the application area at the time of clearing can be managed by fauna management conditions on the clearing permit.

### Conditions

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

- fauna management – inspection of the application area prior to clearing, for conservation significant fauna species, and allowing fauna to escape into adjacent habitat ahead of clearing activity or relocating any fauna individuals which cannot escape into adjacent native vegetation of their own accord.

### 3.2.2. Biological values (ecological community) - Clearing Principles (a) and (d)

The vegetation survey (Focused Vision Consulting, 2022) mapped 0.046 hectares as vegetation representative of the *Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands of the Swan Coastal Plain TEC (SCP30a) and RPS (2026) mapped 0.09 hectares of the SCP30a TEC in the application area. Both mapping included the dead and fallen material. Based on the department's desktop assessment, the application area contains 0.045 hectares of vegetation analogous with the SCP30a TEC, in Completely Degraded to Very Good (Keighery, 1994) condition (Focused Vision Consulting, 2022 and RPS, 2026).

SCP30a is a Critically Endangered TEC, which occurs in coastal areas between Trigg and Point Peron, around Swan River in Peppermint Grove, and on Garden and Rottnest Islands. Occurrences are threatened by vegetation clearing, weed invasion, altered fire regime, hydrological change, grazing, and diseases and parasites (Department of Parks and Wildlife, 2014). As per the available datasets, SCP30a is known from approximately 58 occurrences with a total area of 687.52 hectares in Western Australia. Rottnest Island patches make up approximately 11.72% of the total area known in WA, corresponding to 80.57 hectares.

The TEC occurrence within the application area constitutes 0.056 percent of the local extent. The proportion of mapped TEC proposed to be cleared and the condition of the surrounding area, including the existing degradation and proximity to previously approved clearing areas, is such that the proposed clearing is unlikely to significantly impact the TEC (DBCA, 2026). However, continued cumulative impacts over time would likely increase the level of risk to the TEC and its persistence on the island and to ensure long-term persistence of this TEC on the island, it is recommended that management actions be implemented to protect the remaining occurrences on the island, particularly within the settlement area (DBCA, 2026).

Noting expert advice, the scale of clearing, extent of TEC occurrence within the application area and vegetation condition, the impact to the TEC from proposed clearing and cumulative impacts, while present, are not likely to be significant or impactful to the persistence or conservation status of the TEC.

#### Conclusion

Based on the above assessment, the proposed clearing will result in the clearing of 0.045 hectares of area representative of SCP30a TEC in Completely Degraded to Very Good (Keighery, 1994) condition and result in fragmentation of the existing SCP30a TEC patch.

For the reasons set above, the indirect impacts to adjacent TEC will be managed by weed and dieback conditions and by conditioning implementation of measures to prevent indirect impacts from physical disturbance, vehicle access and unauthorised entry.

#### Conditions

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

- weed and dieback management condition, and
- protection of adjacent native vegetation condition.

### 3.2.3. Biological values (flora) - Clearing Principles (a)

#### Assessment

***Lepidium puberulum*** is an erect annual herb up to 35 centimetres high with white-green flowers from July to August or October to November. This flora is found within a range of vegetation types on sandy soils within Rottnest Island, Garden Island and along the coastline of WA (Western Australian Herbarium, 1998-). It is noted that flora surveys (Focused Vision Consulting, 2022 and 360 Environmental, 2022) did not occur at an appropriate time (i.e., late winter and spring) to detect this species. It is considered that the application area has the potential to support habitat for this species.

***Myosotis australis subsp. australis*** is a leafy annual herb up to 30 centimetres with white flowers and have been recorded to occur in sandy soils (Western Australian Herbarium, 1998-). There are three records within the local area with the closest record to application area identified 2.7 kilometres away. Given the soil and vegetation present in the application area, this species may occur in the application area.

DBCA (2026) advised that although the above species could potentially occur due to suitable habitat present within the application area, it is unlikely given the absence of understorey within the application area. If the species were to occur within the application area, the impacts may be considered significant at a local scale, given the limited number of records on the island although the impact would not be considered significant at the species level (DBCA, 2026).

Noting expert advice and the condition of vegetation within the application area, the risk that these two flora species occur within the application area is low.

#### Conclusion

Based on the above assessment, the risk of *Lepidium puberulum* and *Myosotis australis* subsp. *Australis* occurring within the application area is low and therefore management measures are not recommended to manage this risk.

### **3.2.4. Riparian vegetation - Clearing Principle (f)**

#### Assessment

Vegetation within the application area is not associated with Government House Lake and is separated from the wetland by a road and railway track.

Advice from DBCA (2026) also concurred that the vegetation within the application area does not meet the definition of riparian vegetation.

#### Conclusion

Based on the above assessment, the proposed clearing is unlikely to include vegetation associated with a wetland or watercourse.

### **3.3. Relevant planning instruments and other matters**

While the application area is within the boundaries of the City of Cockburn, the City of Cockburn has no involvement in or responsibility for any functions relating to the control and management of Rottnest Island. Development and Improvement Applications for works on Rottnest Island are required to be submitted to and determined by the Rottnest Island Authority (RIA) pursuant to the *Rottnest Island Authority Act 1987* and subsequent Regulations.

No aboriginal sites of significance have 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
Response to request for further information relating to avoidance, mitigation and necessity of clearing.	Information has been incorporated into the department's assessment under Section 3 and Section 1.4.

## Appendix B. Details of public submissions

Summary of comments	Consideration of comment
Cumulative impact from the proposed clearing and other clearing associated with staff housing (CPS 9883/1 and CPS 10450/1) on conservation significant fauna.	Impacts of the clearing to the conservation significant fauna have been considered in Section 3.2.1.
The DWER Decision Report for CPS 10450/1 establishes conditions to provide "slow, directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity [and this] will minimise impact to individuals", which fails to adequately consider the risk to Perth slider which is small, slow moving, and underground dwelling species.	Impacts to Perth Slider have been considered in Section 3.2.1. Fauna management conditions on the clearing permit will address the impacts to Perth Slider and other conservation significant fauna present on site at the time of clearing.
Wadjemup supports one species of bat, the <i>Austronomus australis</i> (white-striped free-tailed bat). Due to its isolation from mainland colonies, Rottneest provides habitat for the bat and its invertebrate food source. <i>A. australis</i> is, therefore, vulnerable to loss of tree hollows and feeding grounds.	Suitable significant habitat for <i>Austronomus australis</i> (white-striped free-tailed bat) is not present within the application area and has not been further considered in this assessment.
Cumulative impact to <i>Callitris preissii</i> and <i>Melaleuca lanceolata</i> TEC requires additional assessment	Impacts of the clearing to this TEC have been assessed in Section 3.2.2.
A more detailed evaluation of the proposal against the EP Act Schedule 5 – Principles for clearing native vegetation is necessary.	Assessment of the proposed clearing against clearing principles have been undertaken (see Appendix D).
DWER must factor in additional fire safety clearing in all of its future impact assessments to more accurately define offset measures.	<p>The department assesses applications to clear native vegetation based on the extent and nature of clearing as proposed by the applicant. Consideration of environmental offsets is undertaken only where the assessment determines that a significant residual impact is likely to result from the clearing activity.</p> <p>The assessment outcome is consistent regardless of whether the proposal would have been considered under the original application (CPS 9883/1) or the current application (CPS 11490/1), as the nature and scale of impacts remain unchanged.</p>
The assessment of clearing against the EP Act Schedule 5 clearing principles requires review, particularly where impact is measured against mainland criteria. For example, Principle (e) should not be measured against mainland Swan Coastal Plain or City of Cockburn land clearing objectives, but should consider the unique qualities and ecological characteristics of Wadjemup, in its own right.	The department considered the impacts of the proposal against the specific environmental context of Rottneest Island (see Section 3).
Removal of vegetation increases the risk to the ecosystems of the salt lakes (listed in the Directory of	Assessment of the proposed clearing against principle (f) have been considered (see section 3.2.4) and

Summary of comments	Consideration of comment
Important Wetlands in Australia). The buffer between the proposal area and Government House Lake is <50 metres. Buffer between any clearing for the proposal and the salt lakes should observe the WAPC Guideline for the Determination of Wetland Buffer Requirements. Assessment of clearing against Principle (f) does not acknowledge the interconnectedness of the proposal area to the salt lakes and incorrectly lists clearing area as being approximately 100m north-east of Government House Lake.	confirmed through expert advice received from the Department of Biodiversity, Conservation and Attractions (DBCA).
Proposed clearing could have been anticipated and factored into previous clearing applications for staff housing to allow for a more robust assessment of cumulative impacts.	Information provided by Rottnest Island Authority is considered in Section 1.4.  The assessment outcome is consistent regardless of whether the proposal would have been considered under the original application (CPS 9883/1) or the current application (CPS 11490/1), as the nature and scale of impacts remain unchanged.
Removal of vegetation allows for access to clearing areas by visitors to Wadjemup, increasing erosion and other disturbance impacts.	Impacts of the clearing to adjacent native vegetation have been considered in Section 3.2.2 and permit condition requires measures to protect adjacent native vegetation.
The proposal is to support additional visitors to Wadjemup and the DCCEEW assessment cited in the DWER Decision Report for CPS 10450/1, inadequately reflects on this and cannot be used to justify increased disturbance. Further, the DEC study cites 2012 population levels and should not have been used to speculate on risk for future visitor numbers	No evidence of an increase in public access to the application area has been provided to the department.  Information submitted by Rottnest Island Authority notes that an increase in public access through application area, TEC and adjacent wetlands is not likely to be greater than is currently being experienced. Further, RIA advise that no observable impacts to TEC vegetation, wetland vegetation or microbialites have been observed at this location, greater than any other area of the island where public access is restricted (i.e. staff areas).

## Appendix C. Site characteristics

### C.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is a 0.1-hectare isolated patch of native vegetation in the intensive land use zone of Western Australia on Rottnest Island. It is surrounded by a road and buildings to the north, native vegetation to the southeast and a road and Rottnest Island Lake to the southwest.  Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared excluding water bodies (>10 ha) retains approximately 65.07 per cent of the original native vegetation cover.
Ecological linkage	No formal ecological linkages have been identified within the application area. Vegetation within the application area forms part of a local ecological linkage between vegetation to the northwest and the southeast.
Conservation areas	The application area is within Rottnest Island, a Class A reserve managed by the Rottnest Island Authority.

Characteristic	Details
Vegetation description	<p>A vegetation survey (Focused Vision Consulting, 2022) indicates that the vegetation within the proposed clearing area consists of:</p> <ul style="list-style-type: none"> <li>• OaAp - <i>Olearia axillaris</i> tall sparse shrubland over <i>Acanthocarpus preissii</i> low open shrubland</li> <li>• CpMI – <i>Callitris priessi</i> and <i>Melaleuca lanceolata</i> tall shrubland</li> <li>• MIGI - <i>Melaleuca lanceolata</i> and <i>Callitris preissii</i> tall sparse shrubland over <i>Guichenotia ledifolia</i>, <i>Acanthocarpus preissii</i> and <i>Rhagodia baccata</i> shrubland over <i>Trachyandara divaricata</i> low sparse forbland.</li> </ul> <p>The vegetation survey by 360 Environmental (2022), includes 0.005 ha of the application area, which is mapped as vegetation unit Ap, described as <i>Acanthocarpus preissii</i>, <i>Guichenotia ledifolia</i>, <i>Conostylis candicans</i> subsp. <i>Calcicole</i> low open shrubland over <i>Poaceae</i> spp. and <i>Poa</i> sp. isolated tussock grasses over <i>*Trachyandra divaricata</i> and mixed weed spp.</p> <p>The survey maps and photographs are available in Appendix F.</p> <p>RPS (2026) undertook a site visit to ground truth previous vegetation surveys and amend the vegetation mapping, noting differences in the mapped vegetation type, condition, and boundary. The asset protection zone was mapped as:</p> <ul style="list-style-type: none"> <li>• CpMI described as <i>Callitris priessi</i> and <i>Melaleuca lanceolata</i> tall shrubland</li> <li>• OaAp - <i>Olearia axillaris</i> tall sparse shrubland over <i>Acanthocarpus preissii</i> low open shrubland</li> </ul> <p>This is consistent with spatial vegetation type mapping being:</p> <ul style="list-style-type: none"> <li>• Quindalup Complex (55), 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 <i>Melaleuca lanceolata</i> (Rottnest Teatree) - <i>Callitris preissii</i> (Rottnest Island Pine), the closed scrub of <i>Acacia rostellifera</i> (Summer-scented Wattle) and the low closed <i>Agonis flexuosa</i> (Peppermint) forest of Geographe Bay (Heddele et. al., 1980)</li> </ul> <p>The mapped vegetation type retains approximately 60.49 per cent of the original extent (Government of Western Australia, 2019).</p>
Vegetation condition	<p>A vegetation survey by Focused Vision Consulting (2022) described the vegetation within the application area was as being in Very Good to Completely Degraded-Degraded (Keighery, 1994) condition, described as:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Degraded: Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management.</li> <li>• 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.</li> </ul> <p>The vegetation condition in the mapped vegetation unit was described as Good by 360 Environmental (2022).</p> <p>RPS (2026) assessed the vegetation within the APZ as ranging from Good to Degraded.</p> <p>The full Keighery (1994) condition rating scale is provided in Appendix E. The survey maps and photographs are available in Appendix F.</p>
Climate and landform	<p>Rottnest Island has a temperate Mediterranean climate characterised by mild dry, warm summers and moderate seasonality with an average annual rainfall of 567.7 mm and</p>

Characteristic	Details
	<p>annual mean maximum temperatures ranging from 17.8°C in winter to 27.3°C in summer (Focused Vision Consulting, 2022).</p> <p>The topography of the asset protection zone is relatively flat at approximately 5 m Australian Height Datum (AHD) (RPS, 2026)</p>
Soil description	The soil is mapped as the Quindalup South System (211Qu), which is characterised by coastal dunes of the Swan Coastal Plain, with calcareous deep sands and yellow sands, and is represented by coastal scrub.
Land degradation risk	Soils within the application area have a high risk of water repellence, a moderate risk of wind erosion, water erosion, and phosphorus export and a low risk of other land degradation impacts.
Waterbodies	The desktop assessment and aerial imagery indicates that a large perennial waterbody (Rottnest Island Lake) is approximately 17.52 metres southwest of the application area.
Hydrogeography	<p>The application area falls within the Rottnest Island Groundwater Area, as proclaimed under the <i>Rights in Water and Irrigation Act 1914</i> (RIWI Act).</p> <p>Groundwater salinity: 500-1000 mg/L TDS</p>
Flora	<p>There are records of four priority flora species within the local area, with the closest to application area being Priority 1 species <i>Lachnagrostis nesomytica</i> subsp. <i>Pseudofiliformis</i>, approximately 0.8 kilometres from the application area. Of the conservation significant species with local records, two have been found in similar habitats to the application area.</p> <p>No threatened or priority flora were recorded within the application area during flora and vegetation survey (Focused Vision Consulting, 2022).</p>
Ecological communities	<p>The <i>Callitris preissii</i> (or <i>Melaleuca lanceolata</i>) forests and woodlands, Swan Coastal Plain (floristic community type 30a as originally described in Gibson et al. (1994) - SCP30a Threatened Ecological Community is mapped within the application area, comprising of 0.045 hectares.</p> <p>Focused Vision Consulting (2022) considered the vegetation units MIAP and CpMI to be consistent with <i>Callitris preissii</i> Threatened Ecological Community, of which vegetation unit CpMI is found within the application area. Site visit by RPS (2026) also confirmed presence of key overstorey species within the application area related to the TEC.</p> <p>There are also records seven Priority ecological communities within the local area with the closest being Hypersaline microbial community 1 (Government House Lake, Rottnest) (Priority 2) ecological community located 59 metres west of the application area. The survey did not consider microbial communities of conservation significance due to flora and vegetation values (Focused Vision Consulting, 2022).</p>
Fauna	There are records of 50 fauna of conservation significance within the local area, the closest of which to the application area is <i>Setonix brachyurua</i> (quokka), recorded approximately 20 metres from the application area. Six fauna species may use the application area as habitat, with the remaining species utilising wetland, coastal or marine habitats.

## C.2. Flora analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix G.1), and biological survey information, impacts to the following conservation significant flora required further consideration.

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil 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]
<i>Lepidium puberulum</i>	P4	Y	Y	Y	0.94	1	N

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil 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]
<i>Myosotis australis subsp. australis</i>	P4	Y	Y	Y	2.70	3	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

### C.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]
<i>Falco peregrinus</i> (peregrine falcon)	OS	Y	Y	1.51	4	N/A
<i>Lerista lineata</i> (Perth slider, lined skink)	P3	Y	Y	0.63	13	N/A
<i>Idiosoma sigillatum</i> (Swan Coastal Plain shield-backed trapdoor spider)	P3	Y	Y	0.91	8	N/A
<i>Pseudonaja affinis exilis</i> (Rottnest Island dugite)	P4	Y	Y	0.34	95	N/A
<i>Setonix brachyurus</i> (quokka)	VU	Y	Y	0.02	1081	N/A
<i>Tiliqua rugosa konowi</i> (Rottnest Island bobtail)	VU	Y	Y	0.75	114	N/A

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

### C.4. Ecological community analysis table

Community name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil 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]
<i>Callitris preissii</i> (or <i>Melaleuca lanceolata</i> ) forests and woodlands of the Swan Coastal Plain (floristic community type 30a as originally described in Gibson et al. 1994)	CR	Y	Y	Y	0 (Intersects application area)	12	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

## Appendix D. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
<b>Environmental value: biological values</b>		
<p><u>Principle (a):</u> <i>“Native vegetation should not be cleared if it comprises a high level of biodiversity.”</i></p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared contains a threatened ecological community and may provide habitat for conservation significant fauna and priority flora species.</p>	At variance	Yes <i>Refer to Section 3.2.1, 3.2.2, 3.2.3 above.</i>
<p><u>Principle (b):</u> <i>“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.”</i></p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared likely contains habitat for quokka and other conservation significant fauna species. However, in the context of the local area and extent of clearing, impacts to habitat values for these species are unlikely to be significant.</p>	May be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<p><u>Principle (c):</u> <i>“Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.”</i></p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared is unlikely to contain habitat for flora species listed under the <i>Biodiversity Conservation Act 2016</i>. The flora and vegetation survey (Focused Vision Consulting, 2022 and 360 Environmental, 2022) did not identify any threatened flora species.</p>	Not likely to be at variance	No
<p><u>Principle (d):</u> <i>“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.”</i></p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared contains several species that can indicate a threatened ecological community.</p>	At variance	Yes <i>Refer to Section 3.2.2, above.</i>
<b>Environmental value: significant remnant vegetation and conservation areas</b>		
<p><u>Principle (e):</u> <i>“Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.”</i></p> <p><u>Assessment:</u></p> <p>The extent of the mapped vegetation type and native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia.</p> <p>Although the application area may be part of an informal ecological linkage, given the extent of clearing and in the context of the local area, this linkage is not considered to be significant.</p>	Not likely to be at variance	No
<p><u>Principle (h):</u> <i>“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.”</i></p> <p><u>Assessment:</u></p>	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
<p>The proposed clearing is located within the Rottneest Island Class A reserve, however it is located within the 'mixed use' zone within the Settlement area, which is not actively managed for conservation (RIA, 2023).</p> <p>The purpose of the clearing is compatible with the zoning in this area of the island. A weed and dieback management condition has been imposed on the permit to ensure environmental values within other sections of the island which are zoned as 'reserve' and managed for conservation purposes are not impacted.</p>		
<b>Environmental value: land and water resources</b>		
<p><u>Principle (f):</u> <i>"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."</i></p> <p><u>Assessment:</u></p> <p>Vegetation within the application area is not growing in association with wetlands or watercourse including nearby Government House Lake.</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.4, above</i>
<p><u>Principle (g):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."</i></p> <p><u>Assessment:</u></p> <p>The mapped soils are highly susceptible to water repellence and moderately susceptible to wind and water erosion and phosphorus export. Given the extent of the application area and flat topography, the proposed clearing is not likely to have an appreciable impact on land degradation.</p> <p>There is no known risk of acid sulfate soils in the application area.</p>	Not likely to be at variance	No
<p><u>Principle (i):</u> <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."</i></p> <p><u>Assessment:</u></p> <p>Given the extent of clearing, the proposed clearing is unlikely to impact groundwater or surface water quality.</p>	Not likely to be at variance	No
<p><u>Principle (j):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."</i></p> <p><u>Assessment:</u></p> <p>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.</p>	Not likely to be at variance	No

## 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) *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 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. Biological survey information excerpts / photographs of the vegetation**



**Figure 2: Proposed clearing and vegetation maintenance area in the asset protection zone (RPS, 2026)**



Figure 3: Vegetation type in the asset protection zone (RPS, 2026)



Figure 4: Vegetation condition in the asset protection zone (RPS, 2026)

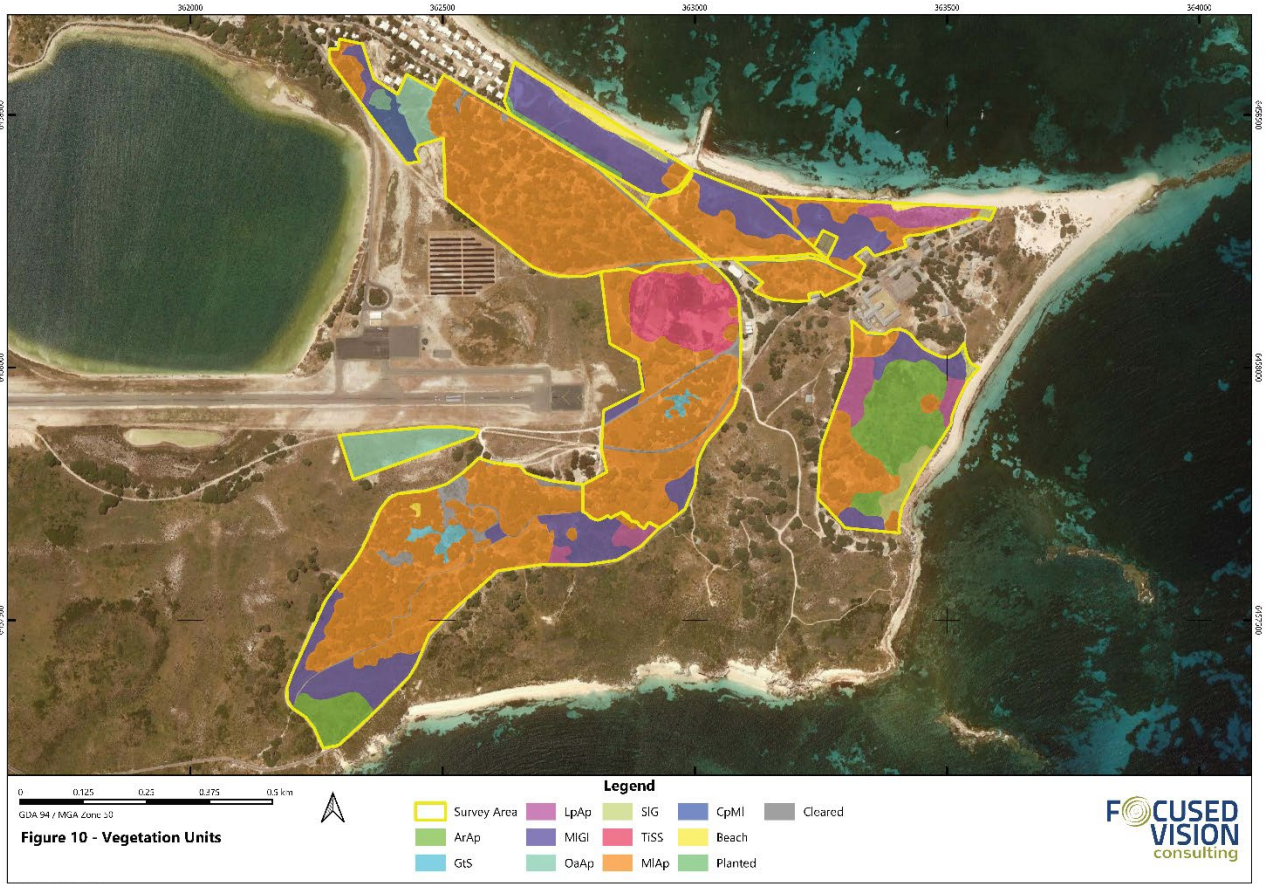


Figure 5: Vegetation unit (Focused Vision Consulting, 2022)

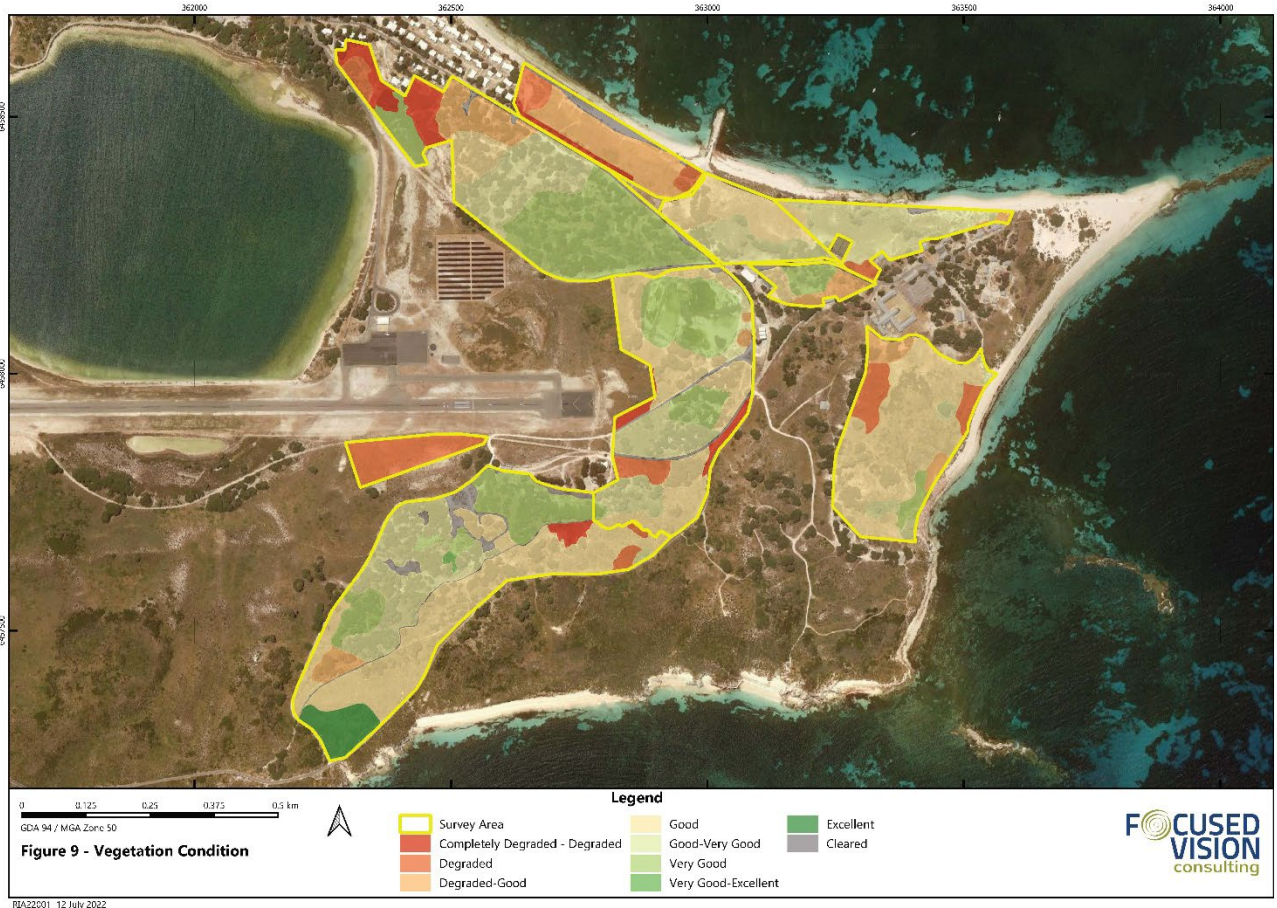


Figure 6: Vegetation condition (Focused Vision Consulting, 2022)

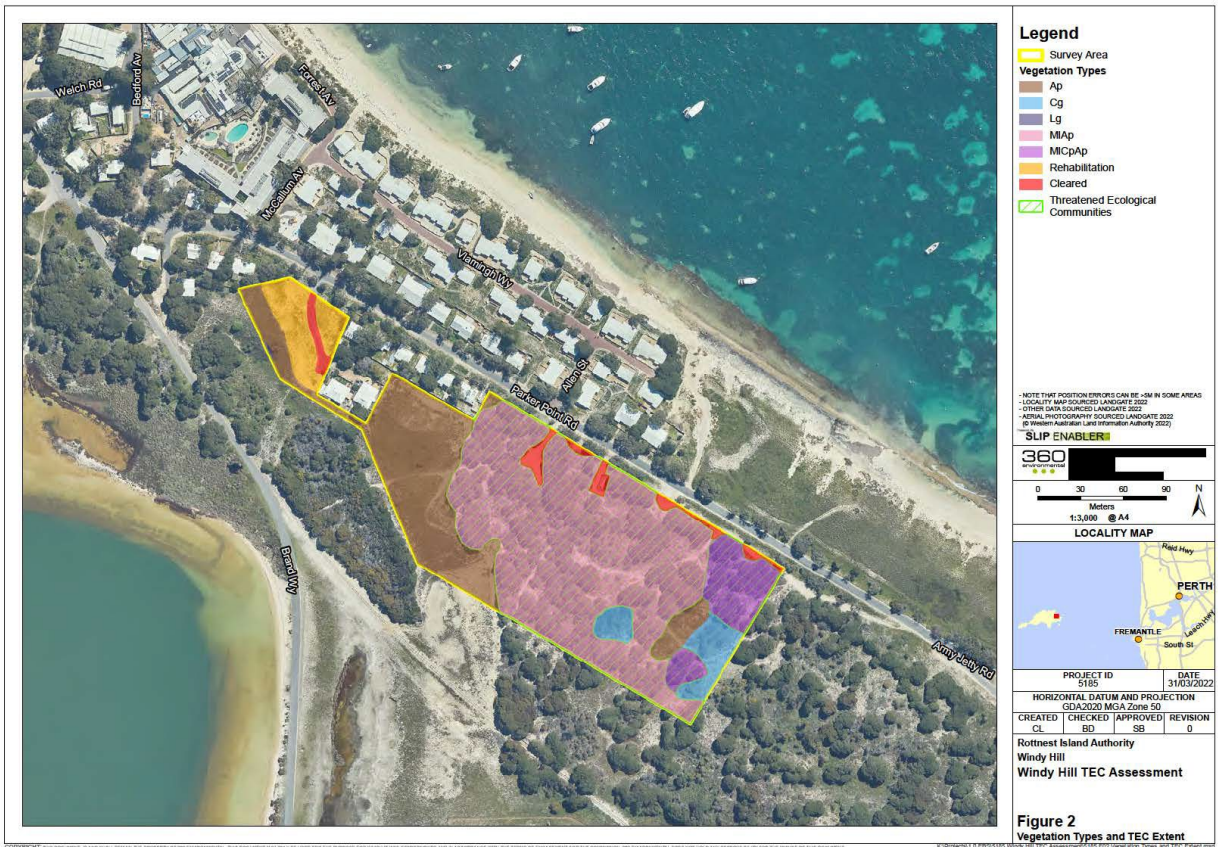


Figure 7: Vegetation type (360 Environmental, 2022)



Figure 8: Vegetation condition (360 Environmental, 2022)



**Figure 9a: Photographs of vegetation present within the application area (RPS, 2026)**



**Figure 9b: Photographs of vegetation present within the application area (RPS, 2026)**



**Figure 9c: Photographs of vegetation present within the application area (RPS, 2026)**

## **Appendix G. Sources of information**

### **G.1. GIS databases**

Publicly available GIS Databases used (sourced from [www.data.wa.gov.au](http://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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