



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 8135/1
<b>Permit Holder:</b>	Garrett Hospitality Pty Ltd
<b>Duration of Permit:</b>	27 December 2018 to 27 December 2023

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

### PART I – CLEARING AUTHORISED

**1. Purpose for which clearing may be done**

Clearing for the purpose of development expansion of Hotel Rottneest

**2. Land on which clearing is to be done**

Lot 10976 on Plan 216860 (Reserve 16713), Rottneest Island

**3. Area of Clearing**

The Permit Holder must not clear more than 23 native trees within the area cross-hatched yellow on attached Plan 8135/1.

**4. Application**

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

### PART II – MANAGEMENT CONDITIONS

**5. Avoid, minimise and reduce the impacts and extent of clearing**

In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in 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.

**6. Weed control**

When undertaking any clearing authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *weeds*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no *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.

### PART III – RECORD KEEPING AND REPORTING

#### 7. Record keeping

The Permit Holder must maintain the following records for activities done pursuant to this Permit:

- (a) In relation to the clearing of native vegetation authorised under this Permit:
- (i) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
  - (ii) the date(s) that the area was cleared;
  - (iii) the size of the area cleared (in hectares);
  - (iv) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 5 of this Permit; and
  - (v) actions taken to minimise the risk of the introduction and spread of *weeds* in accordance with condition 6 of this Permit.

#### 8. Reporting

The Permit Holder must produce the records required under condition 7 of this Permit when required by the *CEO*.

### DEFINITIONS

The following meanings are given to terms used in this Permit:


*CEO* means the Chief Executive Officer of the Department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*;

*fill* means material used to increase the ground level, or fill a hollow;

*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;

*weed/s* means any plant -

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

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Abbie Crawford  
MANAGER  
NATIVE VEGETATION REGULATION

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

27 November 2018

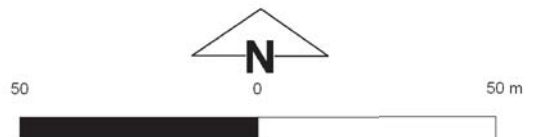


# Plan 8135/1



## Legend

-  CPS areas approved to clear
-  Local Government Authorities
-  Cadastre
-  Road Centrelines
- Image



MGA 94  
Geocentric Datum of Australia 1994

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Abbie Crawford  
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Officer with delegated authority under Section 20 of the  
Environmental Protection Act 1986



GOVERNMENT OF  
WESTERN AUSTRALIA





## 1. Application details

### 1.1. Permit application details

Permit application No.: 8135/1  
Permit type: Purpose Permit

### 1.2. Applicant details

Applicant's name: Garrett Hospitality Pty Ltd

### 1.3. Property details

Property: LOT 10976 ON PLAN 216860, ROTTNEST ISLAND  
Local Government Authority: City of Cockburn

Localities: ROTTNEST ISLAND

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
N/A	23	Mechanical Removal	Building or structure

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 27 November 2018  
Reasons for Decision: The clearing permit application was received on 7 May 2018 and has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986* (EP Act). It has been concluded that the proposed clearing not likely to be at variance to any of the clearing principles.

Given the above, the Delegated Officer decided to grant a clearing permit subject to avoid/minimise and weed management conditions.

In determining to grant a clearing permit subject to conditions, the Delegated Officer found that the proposed clearing is unlikely to lead to an unacceptable risk to the environment.

## 2. Background

**Clearing Description** The application is to clear 23 native trees within Lot 10976 on Plan 216860 (Reserve 16713), Rotttnest Island, for the purpose of development expansion of Hotel Rotttnest.

**Vegetation Description:** The application area is mapped as the Swan Coastal Plain Vegetation complex Quindalup Complex, which is described as coastal dune complex - low closed forest and closed scrub (Government of Western Australia, 2018).

The vegetation within the application area comprise mostly individual stands of planted non-endemic and endemic trees and some shrub species with little understorey or vegetation structure (360 Environmental, 2018).

**Vegetation Condition:** Completely degraded; the structure of the vegetation is no longer intact and the area is completely or almost completely without native species (Keighery, 1994).

The vegetation condition of the application area was determined based applicant's supporting information (360 Environmental, 2018).

**Soil and Landform Type:** Soils within the application area are mapped as Quindalup South System (Mapping unit: 211Qu), described as coastal dunes, of the Swan Coastal Plain, with calcareous deep sands and yellow sands. Coastal scrub (DPIRD, 2017).

**Comments:** The local area referred to in the assessment of this application is defined as a 10 kilometre radius measured from the perimeter of the application area. The local area contains approximately 85 per cent native vegetation cover.

Figure 1: Application area



### 3. Assessment of application against clearing principles

The application is to clear 23 native trees within Lot 10976 on Plan 216860 (Reserve 16713), Rotttnest Island, for the purpose of development expansion of Hotel Rotttnest (Figure 1).

The vegetation within the application area comprise mostly individual stands of planted non-endemic and endemic trees and some shrub species with little understorey or vegetation structure (360 Environmental, 2018). Noting this, the application area is unlikely to comprise any conservation significant flora species.

Eighteen threatened fauna species have been recorded within the local area (DBCA, 2007-) and includes Quokka (*Setonix brachyurus*) and Rotttnest island bobtail (*Tiliqua rugosa* subsp. *Konowi*), that may utilise the application area. Quokkas are found in varying densities across the entire Island, in all terrestrial habitat types, including disturbed, settlement areas (Rotttnest Island Authority, 2014). Quokka subpopulations on Rotttnest Island are considered to be stable (DoEE, 2018). Noting the altered vegetation structure and disturbed environment within the application area, the proposed clearing is not likely to have a significant impact on the Rotttnest island bobtail. Noting the above, the application area is unlikely to comprise significant habitat for indigenous fauna, including species of conservation significance.

There are seven priority ecological communities (PEC) and one threatened ecological community (TEC), recorded on Rotttnest Island. The closest ecological community is 'Callitris preissii (or *Melaleuca lanceolata*) forests and woodlands, Swan Coastal Plain' TEC, listed as 'vulnerable' by the Department of Biodiversity, Conservation and Attractions, and is located 50 metres southwest of the application area. The application area is not representative of this TEC. The application area is not likely to comprise the whole or part of, or be necessary for the maintenance of, a TEC.

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). The Swan Coastal Plain Interim Biogeographic Regionalisation of Australia bioregion retains approximately 1,501,222 hectares (39 per cent) of its pre-European extent of native vegetation, and the mapped Swan Coastal Plain Vegetation Complex, Quindalup complex retains approximately 54,574 hectares (60 per cent) of its pre-European extent respectively, within the Swan Coastal Plain IBRA Bioregion (Government of Western Australia, 2018). On this basis, and noting the extent of native vegetation within the local area, and that the application area is not likely to include flora or ecological communities of conservation significance or comprise significant habitat for indigenous fauna, the application area is unlikely to be significant as a remnant of native vegetation in an area that has been extensively cleared.

No wetlands or watercourses have been mapped within the application area and therefore is not likely to comprise riparian vegetation. Noting the condition of the vegetation within the application area, it is not likely that the proposed clearing will cause appreciable land degradation, impact water quality, or cause or exacerbate the intensity of flooding.

Rottnest Island is an 'A' Class Reserve which is protected for its high conservation and community value (Rottnest Island Authority, 2014). The application area is not likely to provide significant fauna habitat, impact on conservation significant flora, or impact or comprise of the significant ecological lake communities or TEC, therefore the proposed clearing is not likely to impact on Rottnest Island's conservation values.

The disturbance caused by the proposed clearing will increase the risk of weeds spreading into adjacent vegetation. Weed management practices will assist in mitigating this risk.

Given the above, the proposed clearing is not likely to be at variance to any of the clearing principles.

#### **Planning instruments and other relevant matters.**

Conditional Approval for the proposed development has been granted by the City of Cockburn on 9 March 2019 (Reference No: 17/259).

The Rottnest Island Authority administers the management of the Island under the provisions of *the Rottnest Island Authority Act 1987* and Rottnest Island Regulations.

There are several sites of Aboriginal significance within the application area. It is the applicant's responsibility to comply with the *Aboriginal Heritage Act 1972* and ensure that no Aboriginal sites of significance are damaged through the clearing process.

The clearing permit application was first advertised on 27 September 2018 with a 21 day submission period. No public submissions have been received in relation to this application.

#### **4. References**

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Department of Biodiversity, Conservation and Attractions (DBCA) (2007- ) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed November 2018.
- Department of Primary Industries and Regional Development (DPIRD) (2017). NRInfo Digital Mapping. Accessed at <https://maps.agric.wa.gov.au/nrm-info/> Accessed June 2018. Department of Primary Industries and Regional Development. Government of Western Australia.
- Department of the Environment and Energy (DotEE) (2018). *Setonix brachyurus* in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: <http://www.environment.gov.au/sprat>. Accessed 15 Nov 2018.
- Government of Western Australia (2018). 2017 SouthWest Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of December 2017. Department of Biodiversity, Conservation and Attractions, Western Australia.
- Keighery, B.J. (1994). Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Rottnest Island Authority (2014) Rottnest Island Terrestrial Management Strategy. November 2014.
- 360 Environmental (2018). Application for a Native Vegetation Clearing Permit – Purpose Permit. Prepared for Prendiville Group Pty Ltd in July 2018 by 360 Environmental Pty Ltd.

#### **5. GIS Datasets**

- Aboriginal Sites of Significance
- Clearing Regulations - Environmentally Sensitive Areas
- Carnaby's cockatoo: breeding, roosting, feeding
- Department of Biodiversity Conservation and Attractions, Tenure
- Geomorphic Wetlands, Swan Coastal Plain
- Hydrology, linear
- IBRA Australia
- Remnant vegetation
- SAC Biodatasets (accessed November 2018)
- Soils, statewide
- Swan Coastal Plain vegetation