# Wadjemup Worker Accommodation Proposal

# **Proposal Content Document**

#### Table 1: General proposal content description

Proposal title	Worker Accommodation Project		
Proponent name	Rottnest Island Authority		
Short description	The Rottnest Island Authority (RIA) Proposal is to redevelop an area of land located on Parker Point Road into a Worker Accommodation facility at Wadjemup / Rottnest Island ( <b>Figure 1</b> ).		
	<ul> <li>The Proposal includes:</li> <li>Clearing within the developable area of up to 3.29 ha of land</li> <li>Earthworks necessary to grade and shape the site.</li> <li>Construction of estimated 149 worker accommodation units.</li> <li>Construction of ancillary infrastructure including roads, footpaths, garden beds.</li> <li>Utility service connections (water, power, communications, drainage).</li> <li>Bushfire Protection Zones</li> <li>Landscaping</li> </ul>		
	The Proposal has a total development envelope of approximately 3.29 hectares (ha)(noting that it is not anticipated that all of this area will be cleared for construction). All works, including bushfire management, will occur within this footprint.		
The worker accommodation will be available to a limited numb specific workers who are required to reside on Rottnest Island purpose of delivering essential services to visitors and ensuring continued operations of the island.			
	The terrestrial elements of the Proposal are located within an area of vegetation analogous to TEC SCP30a. There are no marine elements.		
	The RIA applied to the Department of Water Environment Regulation (DWER) to clear Native Vegetation. This application has been processed and the draft permit is currently in Appeals. The permit application with all relevant information is provided in Attachment 1A and all responses to Request For Information is supplied in Attachment 1B.		
	It should be noted that the proposal area has previously been cleared in the late 1970s. There are no records of the purpose of clearing and no structures were constructed following. Records indicate that by 1984 vegetation was establishing on the site, with records being unclear if this is planted or regrowth. Onsite observations show there is evidence of some planting of both endemic and non-endemic tree species as well as a degree of natural regeneration of the area.		

Figure 1 - Workers Accommodation Village



#### 16/04/2025



Proposed Workers Accommodation Clearing Area



Table 2	2:	Proposal	content	elements
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Proposal element	Location / description	Maximum extent, capacity or range
Physical elements		
Accommodation precinct including sealed areas (roads, footpaths)	Figure 1	Development footprint up to 3.29 ha Noting that this is a maximum clearance only, and it is not anticipated that all areas will be required for construction and operations.
	Accommodation Units	Self-contained units which will be fabricated off Island, transported via open-water barge to site as either volumetric ("whole") or panelised ("flat-pack") construction method erected at site.
	Roads	Bitumen seal road which is 7.0m wide with 1.0m shoulders and 0.3m vegetation strip. Totalling 9.6m width of road-reserve.
	Paths	Constructed to meet accessibility standards and guidelines. Material considerations will be for either paths on ground or elevated to suit entrances to units at thresholds.
	Utilities	Utilities will be connected to both new and existing service lines.
		Power will be connected from Load Centres (LC) in units to Site Main Switch Board (SMSB) to High Voltage (HV) Kisok within site boundary and existing cleared area adjacent to Parker Point Road.
		Water to units will be supplied from the existing ring-main from Parker Point road., .
		Sewer will be connected from units via gravity feed lines to pump station to the north-west proposed to be installed in May/June 2025.
Bushfire management zone	Figure 1	All bushfire management zones will be managed within the 3.29 ha proposal footprint. All Accommodation Units will be designed and certified to achieve the required BAL rating in which they are sited. The highest level of BAL that the proposed accommodation units are required to achieve is BAL-19.

Construction elements		
Clearing of vegetation and earthworks	Figure 1	Indicative footprint of up to 3.29 ha. Clearing will be carried out as directional clearing. Mitigation hierarchy actions as outlined below will be implemented.
Temporary construction infrastructure	Where required within the terrestrial disturbance zone.	<ul> <li>During construction temporary facilities will be in place including:</li> <li>Demountable "caravans" consisting of: <ul> <li>Site Office (demountable) x 2</li> <li>Site Ablutions (demountable) x 2</li> </ul> </li> <li>Ablutions will be pumped out by a controlled waste carrier (Programmed Facility Manager) and disposed of at the Wadjemup Waste Water Treatment Plant.</li> </ul>
"Sure-foot" or "Eco- Anchor" building footing system	NA	Footings are proposed to be low impact "Sure- foot" or "Eco-Anchor" proprietary systems with approximately 1 footing per 1.5m <sup>2</sup> per accommodation floor area of the units.
Surface Water Management	Ongoing	Earth works will be carried out to ensure that there is no runoff of surface water from site. Civil engineering is targeting a balanced cut- and-fill ratio, with the creation of 'v-drains' and swales to channel and retain surface water on site.
Dust Management	As required	Dust management will be undertaken when visible dust is noted on site. The timing between clearing and construction activities will be limited to prevent erosion and dust.

Operational elements				
operational elements				
Ongoing maintenance	There may be	Undertaken as required.		
	requirements for	Bushfire management will be undertaken by a		
	maintenance for	qualified contractor to meet all guidelines. This		
	bushfire control/asset			
	management and	Commitment to weed management of adjacent areas will be undertaken to maintain the		
	during operations.	vegetation condition.		
<b>-</b>				
Proposal elements with	greenhouse gas emissio	ons		
Pleiades Consulting was contracted to undertake an initial estimate of the greenhouse gas emissions for the construction and operational phases of the project. This assessment was based on preliminary information with several assumptions. The estimates are outlined below and indicate that the project will fall below 100,000 tonnes CO2-e. The report is included in Attachment 2.				
Construction elements:				
Scope 1:	771 tonnes CO2-e			
Scope 2:	604 tonnes CO2-e			
Scope 3:	2,482 tonnes CO2-e			
Operation elements:				
Scope 1:	2 tonnes CO2-e			
Scope 2:	1,608 tonnes CO2-e	1,608 tonnes CO2-e		
Scope 3:	3,745 tonnes CO2-e			
Rehabilitation	Rehabilitation			
The impacts from clearing	g have been considered ur	nder CPS 10450/1, and as part of this referral RIA		
has proposed an offset fo	r rehabilitation (Figure 2),	, and developed a Revegetation Management		
Plan (Attachment 3). This Revegetation Management Plan will be implemented if the project is				
approved.				
Areas impacted during construction and not utilised for ongoing building or hardstand (paths) will				
be landscaped with native endemic species.				
Commissioning				
Clearing mitigation will include:				
- Demarcation of areas to reduce unauthorised clearing.				

- Weed management.
- clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared.

- ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared;
- restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- clearing activities will be conducted in a slow, progressive manner to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.
- Visible dust will be managed through appropriate dust suppression measures.
- Fauna management actions as outlined below.
- Undertake Offset in agreement with DWER.

Preparation of infrastructure services of power, water and sewer will be completed via common trenching constructed within the shoulder of the 11m road reserve.

Conduits will be feed to unit locations, and -pile ("Eco-Anchor/Sure-foot") footings installed for the units.

Construction of the units is proposed to be off-site prefabricated modular buildings, expected to be transported to site via open water barge, installed on footings and connected to services (water, sewer and power) that have been pre-laid.

Once the units are transported and installed, final finishing trades and services commissioning will be completed for hand-over to RIA.

#### Decommissioning

Where the RIA identifies that the accommodation is no longer required, the development will be decommissioned:

- All buildings will be dismantled and disposed of on mainland.
- All materials able to be recycled will be separated
- All footings, paths and roads will be broken up and disposed of accordingly
- The area will be reshaped and contoured to reduce erosion
- Replanted to meet SPC 30a

### Figure 2: Proposed Offset



#### 01/05/2025



1:12,000

Other elements which affect extent of effects on the environment			
Proposal time*	Maximum project life	Design life expected to be 50 years in accordance with AS4997-2005 Normal commercial structure.	
	Construction phase	Planned for construction taking place from late (July) 2026 to 2030, with the timeframe of on-site construction comprising a period of up to 54 months.	
	Operations phase	50 years	
	Decommissioning phase	Decommissioning will commence when accommodation is deemed to be either no longer required or at 'end-of-life' for usability of structures, this is estimated to be 2075.	
	Planning Approval	Pursuant to the <i>Rottnest Island Authority Act 1987</i> (RIA Act), Rottnest Island Authority (RIA) is responsible for the control and management of Rottnest Island, which includes facilitation and regulation of development and/or improvements on Rottnest Island.	
		Rottnest Island is not regulated for planning purposes by the <i>Planning and Development Act 2005</i> (PD Act). While Rottnest Island sits within the City of Cockburn local government area, it is not included in any planning scheme prepared under the PD Act.	
		The development and/or improvements control provisions of the RIA Act differ from those under the PD Act in that, as the reserve manager and with the mandate to provide the various facilities contemplated by sections 11 and 12 of the RIA Act, RIA's statutory role is in effect, to be the proponent for all development and/or improvements on Rottnest Island.	
		As part of the management and control of Rottnest Island, RIA ensures all development and/or improvements are undertaken on Rottnest Island in accordance with:	
		• relevant statutory requirements (in particular the RIA Act and <i>Rottnest Island Regulations 1988</i> );	
		<ul> <li>the Rottnest Island Management Plan (RIMP) and related policies;</li> </ul>	
		RIA policy criteria and relevant guidelines;	

		<ul> <li>the designation of Rottnest Island as a Class A reserve, with the objective of preserving and protecting the unique environment and cultural heritage of Rottnest Island for future generations; and</li> </ul>
		effective sustainability practices.
		Following consideration by RIA's governing body and satisfaction of all relevant statutory requirements, applications for Building Permits are submitted to and issued by the City of Cockburn.
Environmental Factors	Air Quality	The Proposal may cause potential impacts on air quality during construction development (dust) however these impacts are not expected to be significant and limited to the construction phase. Dust will be managed through a construction management mitigation measure. Operational phases are not expected to produce emissions which will impact air quality. The proposal is for housing only, with all utilities services managed off location. There are no industrial activities, processing nor bulk handling of materials.
	Benthic Communities Habitat	Not Applicable – not marine project
	Social Surrounding	<ul> <li>The project was subject to an activity notice under the RIA Noongar Standard Heritage Agreement.</li> <li>Studies: <ul> <li>The project was subject to an Activity Notice under the Noongar Standard Heritage Agreement (NSHA) which RIA was a signatory to in 2017.</li> <li>An Aboriginal heritage site identification and ethnographic survey with heritage service provider Dortch &amp; Cuthbert and seven Whadjuk Traditional Owners selected by the Whadjuk Cultural Advice Committee took place in 2022 and 2023. Subsequent archaeological test pitting investigations were undertaken to further investigate the area. Cultural heritage material was identified within the survey area and the identified</li> </ul> </li> </ul>

Aboriginal sites were lodged with the Department of Planning Lands & Heritage (DPLH), with subsequent test pitting identifying a number of lodged heritage sites in the vicinity.
• The proposed site design was developed to avoid heritage sites.
• The proposed clearing area is adjacent to a lodged Aboriginal site (Figure 3). All activities, including bushfire management, will be within the planned 3.29 ha proposed site.
Whadjuk Noongar monitors will be present during all ground disturbance works.
• A Cultural Heritage Management Plan will be developed as part of the project to ensure respect and care for the surrounding cultural landscape and Aboriginal sites protected under the <i>Aboriginal Heritage Act 1972</i> .
• RIA met with DWER Native Vegetation Assessment branch on several occasions during the application process, to discuss the project and offsets.
• The project has been advertised through the Department of Water and Environment Regulation clearing permit system, and additionally through the RIA Development Application Process .
• The RIA Worker Accommodation concept plan and supporting information for the Parker Point Road site was advertised for public comment on the RIA website for 21 days from 7 October 2024, with written comments invited by the closing date for submissions (28 October 2024).
Notification included:
<ul> <li>Installation of two signs fronting the site on Parker Point Road from 7 October 2024 to 28 October 2024.];</li> </ul>
<ul> <li>Publishing a notice on RIA's website on 7 October 2024;</li> </ul>
Correspondence issued to businesses and key stakeholders on 7 October 2024; and
<ul> <li>Publication of a notice in the West Australian on the first Saturday of the consultation period (12 October 2024).</li> </ul>

	<ul> <li>In addition, the Minister issued a media release on 7 October 2024, confirming public consultation</li> <li>A brief summary of responses: <ul> <li>The project received 42 submissions with 37 (88%) in support of the project.</li> <li>Of the 37 in support, 36 submitters made a number of recommended changes or comments for consideration as part of the next design stages.</li> <li>Of the 42 submissions received, 3 (7%) were neutral to the proposal.</li> <li>Of the 42 submissions received, 2 (5%) objected.</li> <li>A summary of public comments and responses is outlined in Attachment 4.</li> </ul> </li> </ul>
Human Health	The Proposal is not considered to cause significant impacts to human health. Studies: No studies have been completed as part of this proposal. Assessment: The proposal is designed to provide workers on Wadjemup with improved living conditions and suitable housing. Current accommodation for island business operator staff housing is aged, lacking in amenity and quantity. The State Government funded project is targeted to address the needs of island workers by providing modern accommodation units and allowing businesses to operate with flexibility and safety for their staff. The proposal seeks to integrate single, double and triple bedroom units into the Parker Point site, to provide a cross section of offerings for the island business to promote more diversity in accommodation. There are no aspects of the project which will generate radiation and as such there is no radiation risk.

Inland Waters	The proposal is not considered to cause significant impacts to inland waters.	
	Studies:	
	No studies have been completed as part of this proposal.	
	Assessment:	
	There are no wetlands within the site and vegetation present within the site does not reflect wetland characteristics and is more reflective of dune vegetation.	
	There are three wetlands on Rottnest Island which are classified as Environmentally Sensitive Areas and listed under the Directory of Nationally Important Wetlands (DCCEEW, 2023).	
	<ol> <li>Bickley Swamp - located adjacent (south) to the proposal. The ESA boundary around this wetland intersects the boundary of the proposed clearing area.</li> </ol>	
	2. Government House Lake – located 150m to the west of the proposal.	
	3. Unnamed Swamp – located 50m to the southwest.	
	Due to the distance from the site, Government House Lake and the unnamed wetland to the southwest are unlikely to be impacted by the proposed development.	
	Bickley Swamp is separated from the site by the rail line, which will minimise potential direct impacts from vegetation clearing and construction activities. Potential indirect impacts to the wetland will be managed through implementation of a Construction Environmental Management Plan.	
Marine Fauna	Not Applicable – not marine project	
Marine Environmental Quality	Not Applicable – not marine project	
Coastal Process	Not Applicable – project implementation will not impact coastal processes	

Terrestrial Fauna	The Proposal w conservation si	vill result in disturbance to native gnificant fauna.	fauna and habita	ts including habitat	for
	Studies:				
	A fauna assessr fauna assessme Documentatior	ment was conducted of the prop ent Parker Point Road Rottnest: M n.	osed area, Appen Native Vegetation	dix B of Attachment Clearing Permit: Suj	1 -: Flora and oporting
	Assessment:				
	A desktop revie significant faun species, identif study area, wei	ew of NatureMap and Protected a values by 360 Environmental ( ied in the desktop review but wh re excluded leaving a total of eig	Matters Search To 2022). Marine, we ich require specif nt taxa potentially	ool results was used etland dependent an ic habitat not record v occurring.	to identify d migratory led in the
	Taxon	Common name	Status (BC Act)	Status (EPBC Act)	likelihood of occurrence
		Birds	5		
	Zanda latirostis	Carnaby's Black-Cockatoo	EN	EN	Unlikely
	Falco peregrinus	Peregrine Falcon	OS		occasional visitors
		Invertebrate	5		
	Hesperocolletes douglasii	Douglas' Broad-headed Bee; Rottnest Bee	CR	CR	Unlikely
	ldiosoma siaillatum	Swan Coastal Plain shield- backed trapdoor spider			May Occur
	<u>g</u>	Mammals			
	Setonix brachyurus	Quokka	VU	VU	Likely
		Reptiles			
	Lerista lineata	Perth slider; Lined skink	P3		Possible
	Pseudonaja affinis exilis	Rottnest Island dugite	P4		Likely
	Tiliqua rugosa konowi	Rottnest Island bobtail; Rottnest Island shingleback	VU		Likely

	The flora and fauna assessment conducted by 360 Environmental (2022) recorded a total of 172 conservation significant fauna taxa, however an assessment of Likelihood of Occurrence identified only 4 likely to occur, and one as possible, as discussed below:
	• Quokka ( <i>Setonix brachyurus</i> ) (Vulnerable; EPBC Act and BC Act). The species maintains group territories that fluctuate with changes to shelter availability and foraging suitability. Quokkas were observed utilising the site during the RPS qualitative assessment. RIA have monitored quokka populations on Wadjemup for over 10 years, and the RIA have a good understanding of the density of quokkas for each of the island vegetation types. RIA have determined that woodlands have a density of 5.95 quokkas per hectare (RIA 2022 Quokka Survey – internal publication). Based on this the clearing for the project is likely to impact on 19 individuals or 0.2% of the total island population.
	• Rottnest Island dugite ( <i>Pseudonaja affinis exilis</i> ) (Priority 4). The dugite prefers coastal habitats, and is likely to use the site for hunting. The dugite has been observed at the site (R. Gabbitus, pers comm)
	• Rottnest Island bobtail ( <i>Teliqua rugosa konowni</i> ) (Vulnerable, BC Act). Prefers coastal habitats, likely uses the site for general habitat. The bobtail has been observed at the site (R. Gabbitus pers comm)
	• Perth Slider ( <i>Lerista lineata</i> ) (Priority 3). This species was last recorded on Rottnest in Acacia rostellifera scrub. As this flora taxon was observed in the proposed clearing area it is possible that it may occur in the proposed clearing area.
	The remaining conservation significant fauna species identified within the database searches are considered to have a low likelihood of occurrence within the site due to the lack of suitable habitat.
	Vegetation within the site is well represented on Rottnest Island. While it is in Good to Completely Degraded condition in the proposed clearing area, observations of conservation significant fauna have been made in the area and it can be assumed that it is used by other species including native birds. The clearing of potentially up to 3.29 hectares is unlikely to have a significant impact on these species.

Mitigation:
The mitigation hierarchy has been applied to avoid and minimise the potential impacts, including
- Fauna specialist being on site during clearing works
<ul> <li>Clearing activities must cease in any area where fauna referred to in condition 9(a) are identified until either:</li> </ul>
$\circ~$ the fauna individual has moved on from that area to adjoining suitable habitat; or
$\circ$ the fauna individual has been removed by a fauna specialist.
- Any fauna individual removed in accordance with condition 9(b)(ii) must be relocated by a <i>fauna specialist</i> to a <i>suitable habitat</i> .
- Where fauna is identified under condition 9(a), the permit holder must within 14 calendar days provide the following records to the <i>CEO</i> :
$\circ$ the number of individuals identified;
$\circ$ the date each individual was identified;
<ul> <li>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;</li> </ul>
<ul> <li>the number of individuals removed and relocated;</li> </ul>
<ul> <li>the relevant qualifications of the <i>fauna specialist</i> undertaking removal and relocation;</li> </ul>
$\circ$ the date each individual was removed;
$\circ$ the method of removal;
$\circ$ the date each individual was relocated;
<ul> <li>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</li> </ul>
<ul> <li>details pertaining to the circumstances of any death of, or injury sustained by, an individual.</li> </ul>

Terrestrial Environmental Quality	The proposal may impact terrestrial environmental quality as there will be disturbance to the soil structure through cut and fill activities.
	Studies:
	No Studies have been undertaken.
	Assessment:
	Soil quality - Surface geology mapping indicates that the geology of the site comprises Tamala Limestone (Qd); unconsolidated to strongly lithified calcarenite with calcrete/kankar soils; aeolian. Locally quartzose, feldspathic, or heavy-mineral-bearing.
	The proposed clearing site largely comprises vegetated dunes to a height of approximately 8 -11 metres AHD.
	The substrate of the site is unconsolidated sand formed into a dune. Sandy soils are prone to wind erosion, however as the site is proposed to be developed it will not contribute to land degradation.
	Implementation of a Construction Environmental Management Plan will ensure that the risk of erosion and the introduction of weed species is minimised and managed during clearing and construction activities.
	The increase in human activity in the area may cause degradation to the surrounding area from:
	<ul> <li>increased erosion following construction</li> </ul>
	<ul> <li>increased access to the surrounding bushland through people using the buildings</li> </ul>
	- the potential for increased litter.
	The RIA will develop an operations management plan which outlines management measures to address the above, which will include: delineation of paths to prevent access to areas, training to staff that there is no access to surrounding bushland and waste management.
	0.1 ha of the proposed project area lies within a potential low to moderate Acid Sulphate Soil risk area as mapped by DWER (Figure 4).

	There are no planned polluting activities within the proposal. Waste will be collected and transported to the Wadjemup Waste Transfer Station for processing.
Subterranean Fauna	The Proposal may result in disturbance to subterranean fauna.
	Wadjemup is built of late Pleistocene to early Holocene dune limestone (Tamala Limestone), with a thin intercalation of late Pleistocene coral-reef limestone (Rottnest Limestone), overlain by thin middle and late Holocene shell beds (Herschell Limestone), dune sand, beach sand, swamp deposits, and lake deposits.
	There are no dewatering activities planned for this proposal and earthworks are not expected to intersect groundwater, and as such stygofauna are not expected to be impacted.
	Studies:
	The limestones of Wadjemup possess karst features which could host Troglofauna. No current surveys have been completed on troglofauna.
	A Curtin University PhD study of stygofauna on Wadjemup was carried out in 2017 and no species of significance were recorded. The study found two new stygofaunal species <i>Hexabathynella quokkai and Hexabathynella. Bisetosa</i> were found in two of the sample's bores.
Landforms	The Proposal will result in disturbance to landforms through disturbance from construction ground works.
	Studies:
	There were no studies conducted on the landforms of Wadjemup.
	Assessment:
	The proposed area landform is typical for Wadjemup and does not support a high level of highly restricted plants or species. The Proposal area is undulating with a high point of 14m and a low point of 3m (Figure 5).
	The Proposal will alter the topography due to the proposed cut and fill for construction activities.

		It is noted the Proposal has the potential to interact with Landforms from a Visual Amenity perspective. This is anticipated to be minor based on the proposed management of landscaping and directional design away from public areas.
		The proposal is for the developable area to be entered from the Parker Point road side (East) via service road. Development is proposed to be concentrated closer to the existing trainline and to have minimal public interface on Parker Point road.
		There is potential for an increase in surface water runoff and increase in groundwater levels resulting from a loss of deep-rooted vegetation and increase in rainwater infiltration to soak wells. Given the relatively small area of land where this is occurring, the impact to surrounding areas is considered minimal. In addition, the quality of runoff is not considered to be significantly affected given that landscaping will use native plants that do not require fertilisation or irrigation.
F	Flora and Vegetation	The Proposal will result in disturbance of up to 3.29 ha of native flora and vegetation. The application of the mitigation hierarchy has been applied to avoid and minimise the potential impacts.
		Studies:
		Focused Vision Consulting. 2022. Vegetation and Floristic Mapping. Unpublished report prepared for Rottnest Island Authority
		360 Environmental 2022, Parker Point Road Rottnest Native Vegetation Clearing Permit: Supporting Documentation Assessment. (unpublished)
		Assessment:
		No Threatened flora or priority species were recorded within the proposal area; however, one Threatened Ecological Community (Melaleuca Woodland SPC 30a) is present.
		Different scales of vegetation conditions were identified by each consultant. RPS (2023) considered the vegetation in the clearing area to be in a Degraded/ Completely Degraded condition whilst 360 Environmental (2022) and Focussed Vision (2022) considered the vegetation as Very Good. RIA (R. Gabbitus, pers. comm, 2023) also inspected the area and concluded the site is in a Good condition

<ul> <li>with minor patches of Degraded. RPS (2023) concluded that the removal of this native vegetation which is analogous to State TEC SCP30a is not considered to represent a significant loss of biodiversity given the condition of the vegetation which was classified by RPS (2023) as Degraded/ Completely Degraded. Vegetation in the clearing area is well represented on the island, therefore whilst observations of conservation significant impact on these species.</li> <li>The clearing area has been cleared historically and replanted with native species (both endemic and non endemic), with some regeneration of native understory and weeds since the late 1970s.</li> <li>Three ESA-listed wetlands are present in the vicinity of the clearing area boundary. The presence of a rail line between the clearing area and the wetland is considered to minimise any potential direct impacts, with indirect impacts being managed by a Construction Environmental Management Plan (CEMP).</li> <li>Potential increase in erosion following construction, increased access to the bushland following construction and potential for increase in litter.</li> <li>Potential increase in infiltration to groundwater from buildings, however, the use of native plants is not expected to result in an increase in aremnant portion of vegetation is considered to be significant, however, the remaining vegetation is considered to be significant, however, the remaining vegetation is considered to be significant, however, the remaining vegetation is considered to be significant, however, the remaining vegetation is considered to be cleared for CPS 9883/1, therefore the estimated 4.5% is based on a loss of 3.29 ha from a remaining extent of 73.20 ha tking into account the clearing of 2.78ha for CPS 9883/1, therefore the estimated 4.5% of the known woodland remaining on the Island which is estimated at 76ha (360 Environmental). The 76ha area is noted constital ergence of 3.29 ha from a remaining extent of 73.20 ha tking of 2.78ha for CPS 9883/1, therefore the estim</li></ul>	
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this vegetation type remains, with over 56% of the current extent in DBCA managed lands.
The anticipated impacts within the clearing area are:
<ul> <li>i) Loss of up to 3.29 ha TEC vegetation and fauna habitat (4.5% of current extent);</li> <li>ii) Introduction of weeds;</li> </ul>
iii) The potential for increased erosion, increased access to the remnant bushland by people and increase in litter; and
iv) Change in runoff and infiltration regimes to groundwater.
The project has been planned and designed to limit impacts though mitigation of design. The area will be clearly demarcated to ensure no over clearing is undertaken.
The proposal will clear up to 3.29 ha of the Threatened Ecological Community (Melaleuca Woodland SPC 30a).
The remaining extent of the woodland on Wadjemup will equate to 69.91 ha.
The impacts from clearing have been considered by the RIA, as part of this referral the RIA have proposed an offset for rehabilitation (Figure 2), and the RIA have developed a Revegetation Management Plan (Attachment 3). This Revegetation Management Plan will be implemented if the project is approved.
The proposed clearing is located within a larger area of potential TEC that is currently present as three separate sections, Area A (0.44 ha), Area B (0.15ha) and Area C (4.20ha), totalling an area of 4.79ha (see Figure 6). These three areas of potential TEC are already fragmented and will become further fragmented following the clearing associated with CPS 9883/1. In addition, there is an area of TEC to the south which adjoins Bickley Swamp and extends further south which has been recently recognised by DBCA and DWER as TEC (see Area D in Figure 7).
The removal of 3.29 ha from the potential TEC as part of CPS 10450/1 is considered to:
• Cause further fragmentation of Area A and B on the basis that the area of Area C is being reduced and the borders between each area will increase, thus reducing the overall connectivity and corridor effect that the current area of vegetation provide for fauna. The

\* Proponents should only provide realistic timeframes to avoid unnecessary change to proposal applications at referral (section 38C), assessment (section 43A) or post assessment (section 45C).

# Figure 3 - Heritage Areas



#### 16/04/2025







## Figure 4: Acid Sulphate Soils



#### 23/04/2025

NVCP Proposed Staff Housing Development Parker Point Rd Acid Sulphate Soil Risk





Moderate to low risk

### Figure 5: Contours of the Proposed Development



23/04/2025

Contours (Landgate)

NVCP Proposed Staff Housing Development Parker Point Rd





Figure 6: Fragmentation of existing TEC to the north and west of the clearing area.

Figure 7 – Area of TEC and ESA

