



Notice of Determination on Development and Improvement Application

Rottnest Island Authority Act 1987

APPROVAL TO COMMENCE DEVELOPMENT

REF NO: DA01/2024 (24/131) ISSUE DATE: 9 July 2024

Description of Proposed Development:

Staff housing development over two stages comprising 20 accommodation units (112 occupants), ancillary amenities building, landscaping and service areas.

Name of Land Owner:	Crown land vested in Rottnest Island Authority.
Address:	Site fronting Parker Point Road.
Developer:	Place Development Australia.
Application Date:	9 April 2024

Approval:

Approval to commence development is hereby granted to the Developer for the proposed development subject to the following conditions:

Approval Timeframe

1. This approval is valid for a period of 36 months from the date of approval. If a substantial part of work in respect of Stage 2 of the approved development has not been performed at the site within the specified period, the approval shall lapse and be of no further effect.
2. No clearing is to commence on site prior to issue of the first building permit. (Refer Advice Note (a)).

Conformity with Plans

3. The development is to be undertaken in accordance with the approved plans, subject to modifications required by any condition of this approval, final details of which are to be submitted to Rottnest Island Authority with the Building Permit package for signing (prior to lodgement with the City of Cockburn) to the satisfaction of Rottnest Island Authority, and is to include the following:
 - a) Detailed design of fencing, including:
 - i. 1 metre post and rail fence to the front boundary; and
 - ii. 1.5 metre post and mesh fence to the amenities building landscaped area.
 - b) Manoeuvring details, demonstrating the largest vehicle requiring access to the site can enter and exit in a forward direction.
 - c) Provision for one bicycle parking space per occupant.



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- d) 1.5 metre service corridor either side of the sewer alignment, providing unrestricted access for operation and maintenance of Rottneest Island Authority headworks infrastructure.
 - e) Detail of bollards or similar, preventing vehicular access at the northern boundary of the internal pathway.
 - f) The crossover for service vehicles between Parker Point Road and the lease boundary to be constructed of asphalt, in accordance with MainRoads WA specification 504.
 - g) The crossover for emergency vehicles between Parker Point Road and the lease boundary to be constructed of BSL and include details of regulatory signage, in accordance with Main Roads WA specification 501 and the relevant Bushfire Management Plan.
 - h) Crossovers shall not adversely impact the existing drainage regime.
 - i) All swales and cut off drains to be retained within the lease boundaries.
4. Prior to submission of a relevant building permit application, a copy of the final working drawings and all associated plans, reports and information that addresses the conditions of approval are to be submitted to and approved by Rottneest Island Authority. (Refer Advice Note (b)).

Design and Materials

5. The development is to be constructed with quality sustainable and durable materials and finishes, consistent with the approved development plans.
6. All piped, ducted and wired services, utilities, air conditioners, hot water systems and water storage tanks are to be located to the rear or side of the development and screened from the public.
7. Lighting is to be located, designed and installed to prevent excess light spillage from the development.
8. Prior to submission of a relevant building permit application, final details of materials, colours and finishes, screening and lighting are to be submitted to and approved by Rottneest Island Authority. (Refer Advice Note (c)).

Construction

9. Details of any earthworks proposing the introduction of fill within the lease boundaries are to be submitted to and approved by Rottneest Island Authority, prior to the commencement of works. (Refer Advice Note (d))
10. Prior to submission of a relevant building permit application, a feature survey and Geotechnical Report is to be submitted, certifying that the land can accommodate the development with no adverse impacts on adjacent Aboriginal registered sites. In the event that excavation and stabilisation works are required proximate to the lease boundary, a post-works Geotechnical Report certifying that all works have been carried out in accordance with the pre-works Geotechnical Report is to be submitted, to the satisfaction of Rottneest Island Authority.
11. All excavation works or ground disturbing activity associated with development is required to have two Aboriginal Monitors present on site when excavation or ground disturbing activity is taking place.



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12. Should any archaeological material or Aboriginal objects be unearthed or uncovered, a 'Stop Work' order shall be issued in accordance with the *Aboriginal Heritage Act 1972*, and contact made immediately with the Rottnest Island Authority Heritage Officer and Police.
13. Prior to submission of a relevant building permit application, a Construction Management Plan is to be submitted to and approved by Rottnest Island Authority. The approved plan shall be implemented and adhered to for the duration of construction works, to the satisfaction of Rottnest Island Authority. (Refer Advice Note (e)).

Operational Management

14. All stormwater is to be retained on the development site, within the lease boundaries. (Refer Advice Note (f)).
15. Any potable use of water storage tanks shall be in accordance with Department of Health requirements, to the satisfaction of Rottnest Island Authority.
16. Prior to occupation of the development, an Operational Management Plan is to be submitted to and approved by Rottnest Island Authority. The approved plan shall be implemented and adhered to thereafter, to the satisfaction of Rottnest Island Authority. (Refer Advice Note (g)).

Bushfire Management

17. Prior to submission of a relevant building permit application, a Bushfire Management Plan and Bushfire Emergency Evacuation Plan prepared by a suitably qualified consultant is to be provided, addressing the provisions of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP3.7) and the bushfire protection criteria outlined in the Guidelines for Planning in Bushfire Prone Areas Version 1.4 (the Guidelines), to the satisfaction of Rottnest Island Authority. The plans shall be implemented and adhered to thereafter, to the satisfaction of Rottnest Island Authority. (Refer Advice Notes (h) & (i)).
18. Prior to occupation of any stage of the development, certification by a Bushfire Consultant is to be provided to demonstrate that the measures included in the Bushfire Management Plan have been implemented in full, to the satisfaction of Rottnest Island Authority.

Landscaping

19. Prior to submission of a relevant building permit application, a detailed Landscape Plan aligned to the approved development plans is to be submitted to and approved by Rottnest Island Authority. The plan shall be implemented and adhered to, and all landscaping areas maintained thereafter, to the satisfaction of Rottnest Island Authority at the Developer's cost. (Refer Advice Note (j)).

Parking and Access

20. All access aisles, loading, manoeuvring and bicycle parking areas are to be provided as indicated on the approved development plans, subject to modifications required by any condition of this approval, and constructed in accordance with Australian Standards AS2890.2 and AS2890.3, to the satisfaction of Rottnest Island Authority.



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21. Prior to occupation of the relevant stage of the development, all crossovers, accesses, loading and bicycle parking spaces shall be installed and operational, and maintained thereafter, to the satisfaction of Rottnest Island Authority at the Developer's cost. (Refer Advice Note (k)).

Servicing

22. Prior to occupation of the relevant stage of the development, the Developer shall make arrangements with Rottnest Island Authority for the provision of a sewerage service to each building shown on the approved development plans. Internal sewerage connections shall be provided to the satisfaction of Rottnest Island Authority at the Developer's cost. (Refer Advice Note (l)).
23. Prior to submission of a relevant building permit application, any works proposed within the service corridor (landscaping, internal services and internal roads) nominated over the sewer alignment are to be submitted to and approved by Rottnest Island Authority. Such works shall have a depth no greater than 350mm below the natural finished level.
24. Prior to occupation of the relevant stage of the development, the Developer shall make arrangements with Rottnest Island Authority for the provision of a water service to each building shown on the approved development plans. Internal water connections shall be provided to the satisfaction of Rottnest Island Authority at the Developer's cost. (Refer Advice Note (m)).
25. Prior to occupation of the relevant stage of the development, the Developer shall make arrangements with Rottnest Island Authority for the provision of electrical services to each building shown on the approved development plans. Electrical services shall be provided from the connection at the northern boundary of the site, to the satisfaction of Rottnest Island Authority at the Developer's cost. (Refer Advice Note (n)).
26. The Electrical Service connections shall comply with relevant State Regulatory requirements, AS/NZS Standards including the WA Electrical Requirements (WAER) – August 2023 (as amended), the Western Australian Services & Installation Requirements (WASIR) applicable to Horizon Power consumer service connections and/or other special connection requirements, as directed by Rottnest Island Authority.

Waste Management

27. No bin washdown facilities are permitted within the development. The Developer is advised that it is the Developer's responsibility to engage contractors for bin cleaning off-site at the Developer's cost.
28. Prior to submission of a relevant building permit application, a Waste Management Plan is to be submitted to and approved by Rottnest Island Authority. The approved plan shall be implemented and adhered to thereafter, to the satisfaction of Rottnest Island Authority. (Refer Advice Note (o)).

Signage

29. Prior to submission of a relevant building permit application, a Signage Strategy is to be submitted to and approved by Rottnest Island Authority, on the advice of Main Roads WA. The approved strategy shall be implemented and adhered to thereafter, to the satisfaction of Rottnest Island Authority. (Refer Advice Note (p)).

Advice Notes:

- (a) This planning decision is made by Rottneest Island Authority pursuant to the *Rottneest Island Authority Act 1987*. This decision does not remove the obligation of the Developer to ensure that all other applicable state and federal legislation is complied with, and any restrictions, easements, or encumbrances are adhered to. The Developer is advised that it is the Developer's responsibility to ensure the development complies with the requirements of Clearing Permit Number CPS 9883/1, issued by the Department of Water and Environmental Regulation on 6 December 2023 (including conditions 5, 6, 7, 8, 10 and 11), and the Section 45 Authorisation No. TEC 2324-002, issued by the Department of Biodiversity, Conservation and Attractions on 21 December 2023.
- (b) In relation to Condition 4, the final working drawings are to comply with all of the relevant conditions of development approval, with any variations from the approved plans required to be clearly identified.
- Where works and/or building permits are proposed to be staged, Rottneest Island Authority may agree to a staged clearance of working drawings and associated conditions of approval. In any instance where interim documents or plans are accepted by Rottneest Island Authority, the documentation is required to identify the time or stage for the delivery of the final documents and/or plans.
- Once Rottneest Island Authority is satisfied that the working drawings and information are consistent with the approved development plans and conditions of approval, the Authority will provide a clearance letter and sign the relevant building permit application, suitable for lodgement with the City of Cockburn.
- (c) In relation to Condition 8, materials, colours and finishes, screening and lighting are to be submitted with reference to Rottneest Island Authority *Development Planning Guidelines 03 Sustainable Development* and *07 Colours and Materials*, and the *Rottneest Island Staff Housing Design Guidelines*.
- (d) In relation to Condition 9, details submitted for earthworks proposing the introduction of fill are to include:
- i) The results of soil sampling of stockpiled fill, undertaken by a suitably qualified professional, including detailed analysis and assessment against applicable legislation and guidelines;
 - ii) A proposed cut and fill plan demonstrating stabilisation of the site against erosion, including in relation to site access, such that there are no adverse impacts on adjacent Aboriginal registered sites, consistent with Condition 10 of the development approval;
 - iii) An assessment of the impact of the introduction of fill on the topography and drainage regime of the site, such that all stormwater is retained within the lease boundaries, per Condition 14 of the development approval;
 - iv) A Traffic Management Plan, prepared in accordance with the Main Roads Code of Practice, AGTTM and AS 1742.3. Access is to be carefully managed to ensure no vehicle movements within Aboriginal registered sites; and
 - v) A Construction Management Plan, addressing Rottneest Island Authority *Development Planning Guideline 10 Construction Management*, including (but not limited to):
 - i. Hours of construction;
 - ii. Fencing for safety, screening, to prevent fauna entry, and to protect Aboriginal registered sites;
 - iii. Protection of vegetation to be retained;
 - iv. Preventative measures against the spread of noxious weeds;

- v. Management of wind and/or water borne erosion, dust and sedimentation, with risks to be minimised during and after the works; and
 - vi. Other matters likely to impact on surrounding properties.
- (e) In relation to Condition 13, the Construction Management Plan is to address Rottnest Island Authority *Development Planning Guidelines 03 Sustainable Development, 09 Transport and Movement, and 10 Construction Management* and include (but not be limited to):
- i) Rottnest Island Authority inductions, both general and cultural heritage (with smoking ceremony), including implementation procedures for any new or additional personnel;
 - ii) Hours of construction;
 - iii) Fencing for safety, screening, to prevent fauna entry, and to protect Aboriginal registered sites;
 - iv) Protection of vegetation to be retained;
 - v) How vehicles, materials and equipment will be delivered to and removed from the Island and the subject site, including preventative measures against the spread of noxious weeds;
 - vi) How vehicles, materials and equipment will be stored on the site;
 - vii) Access arrangements for contractors, including travel and accommodation arrangements for the duration of the project;
 - viii) Construction waste disposal strategy and location of waste disposal bins;
 - ix) Management of construction traffic, including potential impacts on pedestrians and bicycle traffic;
 - x) Management of wind and/or water borne erosion and sedimentation, with risks to be minimised during and after the works; and
 - xi) Other matters likely to impact on surrounding properties.
- (f) In relation to Condition 14, the installation of swale drains or cut off drains for ground run off and soak wells for roof run off is supported, subject to all drains and run off being contained within the site. No potentially contaminated water or washdown water is to be disposed of below ground.
- (g) In relation to Condition 16, the Operational Management Plan is to address Rottnest Island Authority *Development Planning Guideline 03 Sustainable Development and 08 Environmental Management* and include (but not be limited to):
- i) Induction procedures for staff / residents with environmental and heritage components;
 - ii) Effective management of all uses and activities associated with the development within the lease boundaries, including no access to Aboriginal registered sites;
 - iii) Water management, including water-saving measures and irrigation management procedures;
 - iv) Management of noise ingress and egress for all uses and service areas;
 - v) Manage and maintain premises in a neat and tidy condition at all times;
 - vi) Management of all clothes drying devices and clothes drying areas so as not to be visible from the road or any public place;
 - vii) Ongoing weed management, including management of declared weeds in line with Department of Agriculture requirements, with the use of herbicides and pesticides to be carried out only with prior approval of Rottnest Island Authority;

- viii) Wildlife Management, including:
- i. Exclusion measures for native fauna from all accommodation and food areas (including fencing / gates and bird netting specifications);
 - ii. Procedures to prevent wildlife interactions with residents (including staff training / signage);
 - iii. Pest bird management;
 - iv. Snake management procedures;
 - v. Mice and rat control program;
 - vi. Mosquito management procedures; and
 - vii. Contact details for Rangers to assist in removal of native fauna.
- The availability of food for wildlife shall be prevented at all times on the premises.
- ix) The Developer must ensure proposed infrastructure and site works do not create additional mosquito breeding habitat, including:
- i. Changes to topography resulting in earthworks (e.g. the installation of pipelines, footpaths, roads etc) must prevent run-off from creating surface ponding as it may become mosquito breeding habitat;
 - ii. Water tanks and other water-holding containers must be sealed or screened to prevent mosquito access and breeding. Regular monitoring for mosquito larvae and treatment with larvicide may also be required;
 - iii. Waste items (tyres, drums and other water holding receptacles) should be filled with sand/soil; kept undercover or punctured to reduce the chances of these items holding water and becoming mosquito breeding habitat;
 - iv. Constructed water bodies (drainage infrastructure, infiltration basin and swales, settling ponds, wetlands etc) must be located, designed and maintained so they do not create or contribute to mosquito breeding.
- x) Emergency contact details (including Rangers and Police);
- xi) Management of surface water and maintenance of the stormwater run off drains;
- xii) Waste Management (including contaminated wastes);
- xiii) Requirements of Clearing Permit Number CPS 9883/1, including:
- i. Areas subject to erosion and sedimentation as a result of clearing shall be stabilised (i.e. combination of binding sprays, site mulch, bunding, scouring, catchment reduction as required).
 - ii. Adjacent areas of intact vegetation will be fenced to ensure no accidental impacts or clearing.
 - iii. Vegetation clearing will be scheduled to occur immediately before planned earthworks to minimise the potential for dust, where practicable.
 - iv. To ensure dieback is not introduced or spread on Rottneest Island, the movement of soils and plant material will follow RIA biosecurity policies and procedures.
 - v. A pre-clearing fauna inspection will be performed immediately prior to clearing and identified fauna such as reptiles will be relocated to minimize impacts to fauna that may reside in the clearing area.
 - vi. Management measures will include final development design that maximises tree and vegetation retention and manage the TEC outside the boundary of the clearing area.
 - vii. Best Practice Management will be implemented to ensure the risk of spread of weeds or dieback is reduced during clearing works and operations.

The Operational Management Plan is to reference all operational recommendations and append copies of the applicable technical Reports and Management Plans, including the Geotechnical Report, Bushfire Management Plan and Bushfire Emergency Evacuation Plan, Landscape Plan, Waste Management Plan and Signage Strategy.

- (h) In relation to Condition 17, the Developer is advised that it is the Developers responsibility to manage and maintain the APZ, in accordance with the approved Landscape Plan and approved Bushfire Management Plan, at the Developer's cost. The APZ shall not encroach on any Aboriginal registered sites and is to consider and incorporate all fencing requirements. Any proposed landscape works outside the lease boundaries will require consent from Rottnest Island Authority prior to the commencement of any works.
- (i) The emergency vehicle crossover specified in the Bushfire Management Plan is to be maintained and implemented by the Developer, for the exclusive use of emergency vehicles, at the Developer's cost. The crossover is to avoid removal of vegetation in the road reserve where possible, in consultation with Main Roads WA and Rottnest Island Authority, prior to commencement of works.
- (j) In relation to Condition 19, the Landscape Plan is to align with the approved development plans, address Rottnest Island Authority *Biosecurity – Flora Importation Policy, Development Planning Guideline 03 Sustainable Development* and the *Rottnest Island Staff Housing Design Guidelines* and include (but not be limited to):
- i) The location, number, size and species type of existing ground covers, shrubs and trees;
 - ii) Any existing landscape areas to be retained;
 - iii) Those areas to be updated, including hard and soft landscape specifications and details;
 - iv) Verge treatments;
 - v) Irrigation plan (with reticulation to grass areas only);
 - vi) Species list (strictly no *carpobrotus viescens*);
 - vii) Planting schedule (noting Rottnest Island Authority preference for plantings to be undertaken in May/June); and
 - viii) Details of fencing (height, materials, duration etc).
- The Developer is advised that it is the Developers responsibility to manage and maintain all landscaping and revegetation of the site, including within the APZ, in accordance with the approved Landscape Plan and approved Bushfire Management Plan.
- (k) In relation to Condition 21, all access, loading and bicycle parking spaces shall be kept available for their stated purposes at all times and should not be used for general storage or any purpose other than the approved use.
- (l) In relation to Condition 22, the location of Rottnest Island Authority sewer pump station is conceptual only, subject to further detailed site investigations and/or potential alternative design options. The Developer is advised to liaise with Rottnest Island Authority prior to detailed design of the wastewater solution for the site.
- (m) In relation to Condition 24, Rottnest Island Authority gives no undertakings as to supplied water pressure, with the responsibility to boost locally being borne by the Developer.
- (n) In relation to Condition 25, the location of Rottnest Island Authority electrical services is designed to be installed at the northern boundary of the site. The Developer is advised to liaise with Rottnest Island Authority prior to detailed design of the electrical services solution for the site.



- (o) In relation to Condition 28, the Waste Management Plan is to address Rottnest Island Authority *Development Planning Guideline 03 Sustainable Development* and include (but not be limited to):
- i) The central location of bin storage and collection;
 - ii) Design and amenity, including screening;
 - iii) The number, volume and type of bins, and the type of waste to be placed in the bins;
 - iv) Details on the future ongoing management of the bins and the bin storage area, including the handling of spills, odour, cleaning, rotation, and moving bins to and from the bin collection areas;
 - v) Details on ventilation;
 - vi) Details on fauna and vermin control;
 - vii) Frequency of bin collections; and
 - viii) Bin, store and grease trap cleaning procedures and frequency.

The Waste Management Plan is to specify:

- o Bins are to be kept clean, closed, malodorous and not leaking;
- o Recycle bins do not have liners;
- o Waste is to be separated to general / recycle / CDS and Cardboard (to be bailed, not in recycle bin);
- o Response measures to ensure no windblown litter;
- o All grease waste to be trapped and disposed of appropriately.

- (p) In relation to Condition 29, the Signage Strategy is to address Rottnest Island Authority *Development Planning Guideline 05 Signage* and include (but not be limited to) details of the following:
- i) The location, size and format of all internal and external signs;
 - ii) Regulatory signage, per MRWA specifications and subject to MRWA approval; and
 - iii) Signage to promote and guide wayfinding within the site.

Signed:

JASON BANKS
EXECUTIVE DIRECTOR
ROTTNEST ISLAND AUTHORITY

9/7/2024

DATE