

Notice of Determination on Development Application

Rottnest Island Authority Act 1987

APPROVAL TO COMMENCE DEVELOPMENT

REF NO: DA08/2021 (21/309) ISSUE DATE: 1 December 2021

Description of Proposed Development: Rottnest Lodge Redevelopment

Name of Land Owner:	Crown land vested in the Rottnest Island Authority.
Address:	Site fronting Kitson Street, Digby Drive and Boreham Way.
Applicant:	Urbis
Developer:	Place Development Australia.
Application Date:	20 August 2021

Approval:

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

1. The development and/or works the subject to this Development and Improvements Approval shall be undertaken and maintained generally in accordance with the following schedule of drawings and/or plans:
Rottnest Lodge Redevelopment, prepared for Place Development by Urbis, August 2021
Rottnest Lodge Landscape Design, prepared by Hassell dated 6 August 2021
Heritage Impact Assessment – Rottnest Lodge Development, prepared by Laura Gray dated 17 August 2021
Rottnest, The View Corridor and Height of New Accommodation, by spaceagency dated 13 August 2021
Architectural drawings prepared by spaceagency architects dated 9 August 2021 (Rev 01):
DA001 – Drawing List & Location Plan
DA002 – Site Plan
DA003 – Demolition Plan
DA004 – Demolition Plan Ground Floor
DA005 – Demolition Plan Lower Ground & Level 1
DA101 – Lower Ground Floor Restaurant, Reformatory & Lakeside Rooms
DA102 – Ground Floor Restaurant, Reformatory & Lakeside Rooms, Revision 2, 9/11/21
DA103 – Level 1 Restaurant, Reformatory & Lakeside Rooms, Revision 2, 9/11/21
DA104 – Roof Restaurant, Reformatory & Lakeside Rooms, Revision 2, 9/11/21
DA105 – Lower Ground Floor Poolside Rooms
DA106 – Ground Floor Poolside Rooms
DA107 – Level 1 Poolside Rooms
DA108 – Roof Poolside Rooms
DA201 – Site Elevations
DA202 – Restaurant & Reformatory Elevations, Revision 2, 9/11/21
DA203 – Existing Lake Side Rooms Elevations
DA204 – New Pool Side Rooms Elevations
DA301-309 – 3D Views



Rottnest Island Authority
Level 1, E Shed, Victoria Quay
Fremantle WA 6160, Australia

T +61 8 9432 9300
F +61 8 9432 9301
E enquiries@rotnnestisland.com

PO Box 693
Fremantle WA
6959 Australia

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The conditions of this Development and Improvements approval are to be read in conjunction with the attached stamped approved drawings/plans. Where a conflict occurs between the conditions of this Development and Improvements approval and the stamped approved drawings/plans, the conditions of this approval shall take precedence.

2. The Developer shall implement the Cultural Heritage Framework (contained within Section 3 of the Development Application Package dated August 2021) outlining ongoing liaison with key Whadjuk Elders for the delivery, operation, and management of the development to the satisfaction of the Rottnest Island Authority.
3. In accordance with the Ethnographic and Archaeological Assessment prepared by Extent Heritage Advisors in November 2019, and the RIA Innovate Reconciliation Action Plan the development be renamed to include a Whadjuk/Noongar name, to be prior approved by Rottnest Island Authority.
4. The 'beverage dispensing area' must only be used for the preparation and dispensation of beverages to patrons sitting in the restaurant / outdoor lounge area. No consumption of alcohol is permitted at the 'beverage dispensing area'.
5. The Kitchen Garden shall be reduced in size to ensure pedestrian access from the Quod to Boreham Way and not impede the view corridor to the satisfaction of Rottnest Island Authority. (Refer to Advice Note (d)).
6. All excavation works or ground disturbing activity associated with development is required to have an Aboriginal Monitor present on site when excavation or ground disturbing activity is taking place.
7. 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 (contact is to immediately be made with the Rottnest Island Authority Heritage Officer and Police).
8. Prior to the lodgement of a Building Permit an Aboriginal Cultural Heritage Management Plan must be submitted to and approved by Rottnest Island Authority including a comprehensive monitoring plan with particular reference to archaeological and skeletal remains and implemented at all times during construction works.

Heritage Council Conditions

9. A historical archaeologist is to be consulted regarding the impact on potential archaeological evidence in the lease area, and recommendations are to be implemented prior to ground disturbance works and during construction to the satisfaction of the Heritage Council of WA. This may include the need for additional archaeological excavations and an Archaeological Watching Brief.
9. Revised plans shall be submitted to the satisfaction of the Heritage Council of WA that address the following:
 - a) Detail of the proposed junction of the reception entry with the former Boys' Reformatory.
 - b) The section of west wall to be removed to the lounge/dining area to the former Boys' Reformatory is identified as very significant fabric and should be clearly interpreted in the floor with a substantial section of downstand being retained.
10. The following is to be submitted to the satisfaction of the Heritage Council of WA prior to the application for a building permit:

- a) Schedule of conservation works for the former Boys' Reformatory, including a written specification and plans.
 - b) Further information on compliance with National Construction Code, as well as electrical, hydraulic and mechanical services.
 - c) Schedule of materials, colours and finishes.
 - d) Signage and lighting strategy.
 - e) A standard archival record according to the *Guide to Preparing an Archival Record*.
 - f) Interpretation Strategy.
11. All piped, ducted and wired services, utilities, air conditioners, hot water systems and water storage tanks must be screened from view from the public and shall not exceed the building heights shown on the approved plans referred in condition 1 of this development approval. Design plans of the location, materials and construction for screening of any proposed external building plant must be submitted to the satisfaction of Rottnest Island Authority, prior to lodging an application for a building permit.
 12. Boreham Way is to be a minimum of 5 metres wide (4 metres road surface and 1 metre service corridor) and constructed to the satisfaction of Rottnest Island Authority. The Developer will be responsible for the ongoing cost and maintenance of the road if it is not constructed of asphalt, subject to a Deed of Agreement.
 13. Universal access paths must be provided to connect accessible hotel rooms and the hotel lobby / restaurant and other hotel facilities in accordance the National Construction Code and to the satisfaction of Rottnest Island Authority.
 14. Accessible hotel rooms must be provided in accordance with the National Construction Code.
 15. Prior to occupation or commencement of the use, a signage strategy for the development shall be prepared and submitted to Rottnest Island Authority for approval. The strategy shall address and demonstrate compliance with the requirements of the *Rottnest Island Authority Development Planning Guideline No. 05 – Signage*.
 16. Prior to lodging an application for a building permit, the Developer must submit and have approved by Rottnest Island Authority a Waste Management Plan, addressing but not limited to the following matters:
 - a) the location of bin storage areas and bin collection areas;
 - b) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - c) details on the future ongoing management of the bins and the bin storage areas, including the handling of spills, odour, cleaning, rotation and moving bins to and from the bin collection areas;
 - d) frequency of bin collections; and
 - e) details of the frequency and volume of oils from fryers and kitchens transported off island and the reporting method.

The approved Waste Management Plan must be implemented at all times to the satisfaction of Rottnest Island Authority. (Refer to Advice Note (c)).

17. Prior to lodging an application for a building permit, a Stormwater Disposal Management Plan, details and calculations must be submitted to Rottnest Island Authority for approval and thereafter implemented, constructed and maintained to the satisfaction of Rottnest Island Authority. (Refer to Advice Note (e)).
18. The Developer must decommission the stormwater overflow pipe that infrequently flows into Garden Lake (to improve lake water quality). (Refer Advice Note (f)).

19. The lakeside path shall be realigned and constructed to expand revegetation of the degraded water run-off to the satisfaction of Rottnest Island Authority. (Refer to Advice Note (g)).
20. The Developer shall make arrangements with Rottnest Island Authority for the provision of a sewerage service to each building shown on the approved plans referred in condition 1 of this development approval. Internal sewerage connections shall be provided at the Developer's cost and to the satisfaction of Rottnest Island Authority.
21. The Developer shall make arrangements with Rottnest Island Authority for the provision of a water service to each building shown on the approved plan referred in condition 1 of this development approval. Internal water connections shall be provided at the Developer's cost and to the satisfaction of Rottnest Island Authority.
22. A management plan for any water storage tanks used for potable use (e.g. kitchens) shall be prepared to the satisfaction of Rottnest Island Authority. The plan shall specify retention time, cleaning / testing regime and chlorination.
23. Prior to lodging an application for a building permit, a detailed Landscape Plan for the subject site and/or the road verge(s) must be submitted to Rottnest Island Authority for approval, and must include the following:
 - a) the location, number, size and species type of existing ground covers, shrubs and trees;
 - b) any existing landscape areas to be retained;
 - c) those areas to be updated, and
 - d) verge treatments;
 - e) irrigation plan (Refer to Advice Note (h)).
24. Prior to lodgement of a Building Permit, a Water Management Plan must be submitted to Rottnest Island Authority for approval. The Water Management Plan must be implemented at all times to the satisfaction of Rottnest Island Authority.
25. Prior to the lodgement of a Building Permit, a Wildlife Management Plan must be submitted to Rottnest Island Authority for approval, to manage and prevent wildlife interactions with patrons whilst they are on the premises and business operation, facilities, plant and equipment. The Wildlife Management Plan must be implemented at all times to the satisfaction of Rottnest Island Authority (Refer to Advice Note (i)).
26. Prior to the lodgement of a Building Permit, a Pest Bird Management Plan must be submitted to Rottnest Island Authority for approval, to manage and prevent pest bird interactions with patrons whilst they are on the premises. The Pest Bird Management Plan must be implemented at all times to the satisfaction of Rottnest Island Authority (Refer to Advice Note (j)).
27. Prior to lodgement of a Building Permit, a Bushfire Emergency Evacuation Plan must be submitted to Rottnest Island Authority for approval. The Bushfire Emergency Evacuation Plan must be implemented at all times to the satisfaction of Rottnest Island Authority.
28. Prior to lodging an application for a building permit or commencement of works on site, whichever occurs first, the applicant must submit to Rottnest Island Authority for approval a Construction Management Plan, addressing *Rottnest Island Authority Development Planning Guideline 10 – Construction Management*; including but not limited to including the following matters:
 - a) Hours of construction

- b) Fencing for safety, screening and to prevent fauna entry;
- c) Protection of vegetation to be retained;
- d) How materials and equipment will be delivered to and removed from the Island and the subject site;
- e) How materials and equipment will be stored on the site;
- f) Access arrangements for contractors, including travel and accommodation arrangements for the duration of the project;
- g) Construction waste disposal strategy and location of waste disposal bins;
- h) Details of the type of cranes, trucks, vehicles, plant and/or similar equipment which may block public thoroughfares during construction and the times to which this may occur throughout the construction period;
- i) Dust management plan and how risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
- j) Other matters likely to impact on the surrounding properties.

The approved Construction Management Plan shall be implemented to the satisfaction of Rottnest Island Authority.

- 29. As constructed drawings and plant and equipment inventory and maintenance manuals are to be submitted upon issuance of Certificate of Completion for the development, to the satisfaction of Rottnest Island Authority.
- 30. Rottnest Island Authority will not provide staff accommodation for the development, the Developer must construct staff accommodation for all Island based staff required to operate the facility, to the satisfaction of Rottnest Island Authority.
- 31. The Developer must implement the Acoustic Report prepared by Gabriels Hearne Farnell dated 9 August 2021, including the installation of the acoustic screening along the northern side of the restaurant / outdoor lounge prior to practical completion. (Refer Advice Note (k)).
- 32. The Developer must update and implement all of the recommendations contained in the Bushfire Management Plan prepared by Xero Fire dated 20 September 2021 to the satisfaction of Rottnest Island Authority, for the duration of the development at the Developer's cost.
- 33. The premises shall be kept in a neat and tidy condition at all times and in accordance with the requirements of the Agreement for Lease and Lease by the Developer to the satisfaction of Rottnest Island Authority.
- 34. The development is not to interfere with the amenity of the locality or cause nuisance by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste.
- 35. All bike and vehicle parking associated with the development/business must be located within the lease area to the satisfaction of Rottnest Island Authority and must not obstruct emergency vehicle access. (see Advice Note (l))
- 36. Shower heads in the hotel rooms shall have a 3 star water efficiency rating or higher to the satisfaction of Rottnest Island Authority.
- 37. All clothes drying devices and clothes drying areas shall be located and positioned so as not to be visible from the street, pathway or a public place.

38. The accommodation identified on the approved plans (excluding the duty manager accommodation) is to be used for short stay accommodation purposes only and shall not be occupied permanently for a period exceeding 3 months in any 12-month period.

Advice Notes:

- (a) This planning decision is made by Rottnest Island Authority pursuant to the *Rottnest 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.
- (b) This planning approval has been issued on the basis of the plans hereby approved. It is the responsibility of the Developer to ensure that the approved plans are accurate and are a true representation of all existing and proposed development on the site, and to ensure that development proceeds in accordance with these plans.
- (c) The Waste Management Plan shall align to the Rottnest Island waste management objectives and targets and apply the waste hierarchy (*Waste Authority Communication and Waste Avoidance and Resource Recovery Act 2007*). The bin store area shall include a bucket trap floor waste with a trade waste sampling point connected to the sewer, hose tap complete with a double check valve for backflow prevention, odour control with adequate venting and vermin control.
- (d) In relation to the Kitchen Garden, there is an opportunity for planting of bush tucker in consultation with Rottnest Island Authority. No tomato plants are permitted.
- (e) In relation to the stormwater management plan, the installation of swale drains for ground run off and soak wells for roof run off is supported. Drainage from Boreham Way is required to have a collection/filter of the first 15mm flush to prevent pollution to the groundwater.
- (f) This condition relates to the decision under the *Environmental Protection Act 1986* (dated 18 February 2020) and *Environmental Protection and Biodiversity Conservation Act 1999*.
- (g) The lakeside path shall generally be located outside of the lease boundary to maintain access to the existing Garden Lake boardwalk. The alignment of the pathway shall be in consultation with Rottnest Island Authority to reduce the impact of remediation of the existing path. The path shall be bitumen stabilised limestone (BSL) or stabilised limestone with no planting on the lakeside of the pathway. The path is to be constructed at the Developer's cost and maintained by Rottnest Island Authority.
- (h) In relation to the Landscape Plan, it is advised that:
 - i) Rottnest Island Authority shall landscape the 6m buffer zone around the Quod.
 - ii) the use of herbicides and pesticides is only to be carried out with prior approval of Rottnest Island Authority.
 - iii) Irrigation of landscaped areas may only be supported during the establishment stage of plantings due to the potential adverse impact on Garden Lake.
 - iv) There is a preference for plantings to be undertaken in May/June.
 - v) The use of the following plant species are not supported due to biosecurity importation issues:
 - *chorizema cordatum*
 - *marianthus paralius*
 - *scaevola* sp
 - *carpobrotus*

- orthrosanthos polysachyus
- kennedia prostrata

Possible alternative species include:

- climber: clematis linearifolia
- please use: scaeola crassifolia
- ground cover: enchylaena tomentosa
- conostylis candicans
- solanum symonii
- westringia dampieri
- threlkeldia diffusa
- austrostipa flavescens
- lobelia anceps
- samolus repens

- (i) The Wildlife Management Plan requires the Developer to identify all wildlife species (native and non-native) that interact with the proposed (construction and operational) activities and ensure appropriate exclusion, deterrence, detection, management procedures and education mechanisms are developed and actioned to manage wildlife interactions. The availability of food for wildlife shall be prevented at all times on the premises. The Wildlife Management Plan is required to address:
 - i) Quokka exclusion measures for food areas (fencing / gates).
 - ii) Pool fencing be designed to exclude quokkas.
 - iii) Snake management procedures.
- (j) The Pest Bird Management Plan shall align to management options within the Rottnest Island Integrated Pest Bird Management Plan to the satisfaction of Rottnest Island Authority. This shall include that food availability and ability for birds to perch and take food is prohibited. This may include the installation of wire netting controls (or something to that effect) on decking and or areas where food is available.
- (k) The development shall comply with the Environmental (Noise) Regulations 1997 based on the Quod being a 'commercial use'. The acoustic screen shall be without gaps or slots and can be constructed of 6mm glass, 12mm Perspex, masonry at any thickness, 15mm timber or 9mm fibre cement or a combination thereof.
- (l) Service vehicles related to the development must not park in the vehicle turn around area for service and emergency vehicles on Boreham Way outside of the northern lease area boundary adjacent to the service yard.
- (m) The *Rottnest Island Regulations 1988* section 41B (2) provides that "*a person must not without permission cause or allow any flora to be brought within the limits of the Island*".
 - i) Written permission must be sought from Rottnest Island Authority prior to the importation of any flora (including seed and flowers) to Rottnest Island. A minimum of four weeks' notice is required prior to intended importation occurring.
 - ii) All flora and soil brought to Rottnest Island shall be sourced from an appropriately certified supplier to ensure that it is weed, pest, disease and pathogen free.
 - iii) Certified documentation should be provided a minimum of four weeks' prior to intended importation occurring.
 - iv) If soil or flora is not appropriately certified, then materials will either be disposed of or sent back to the mainland at the contractor's cost.

- v) Rottnest Island Authority recognises the following industry certification standards for soil products and seed material:
- Nursery Industry Accreditation Scheme Australia (NIASA)
 - Australian Association of Bush Regenerators (AABR)
 - Nursery and Garden Industry Australia
 - It is the contractor's responsibility to ensure that the supplier of flora is suitably certified.
- (n) Department of Health approval is required prior to the construction of the proposed swimming pools and any upgrades or amendments made to any other existing swimming pools. Aquatic facilities (swimming pools) must comply with the Code of Practice for the design, operation, management and maintenance of aquatic facilities, available for download at: [https://ww2.health.wa.gov.au/Articles/J M/Management-of-aquatic-facilities-in-Western-Australia](https://ww2.health.wa.gov.au/Articles/J_M/Management-of-aquatic-facilities-in-Western-Australia)
- (o) The Developer must ensure proposed infrastructure and site works do not create additional mosquito breeding habitat as follows:
- 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.

Signed:

JASON BANKS
EXECUTIVE DIRECTOR
ROTTNEST ISLAND AUTHORITY

30/4/21
DATE