



ROTTNEST ISLAND AUTHORITY
DEVELOPMENT PLANNING GUIDELINE No 14
ANCILLARY DEVELOPMENT (EXEMPTIONS)

1. GUIDELINE OBJECTIVES

The objective of this Ancillary Development Guideline is to:

- a) provide guidance to Developers and the RIA as to what constitutes ancillary development; and
- b) define development that is exempt from the need to obtain development approval in accordance with the Development Planning Process.

2. ANCILLARY DEVELOPMENT

A development may be determined as being of an ancillary nature, in the opinion of the RIA, which makes it exempt from the requirement to be approved in accordance with the Development Planning Process.

The criteria the RIA will apply in making a determination on the relevance of a development being deemed an ancillary development includes, but is not limited to the following:

- a) the development is small in scale and composition and it will not unduly adversely affect the amenity of the area;
- b) the development is of a temporary nature and occurs on one-off occasion (and may include a number of days) but is not of any permanent nature or re-occurrence and excludes unflavored activities;
- c) the development will have limited use and is considered by the RIA to be ancillary to the overall operations of the primary approved use, but not contrary to any other RIA regulation, policy or guideline;
- d) the use of the development will not adversely affect the environment, amenity, streetscape, or day-to-day activities of the area or any other use which, in the opinion of the RIA, constitutes an ancillary use; and
- e) the development is not located in or adjacent to a place that is:
 - i) in the Register of Places under the *Heritage of Western Australia Act 1990*;
 - ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*;
 - iii) a Registered Site under the *Aboriginal Heritage Act 1972*; or
 - iv) in the RIA's Heritage Inventory.

3. ANCILLARY DEVELOPMENT EXAMPLES

Development that may be considered an ancillary development includes but is not limited to such development/activities as:

- i) filling or excavation that does not exceed 500 millimeters in height, that does not constitute a significant alteration of the natural ground level of the land which is clearly known by the RIA to be of no Aboriginal or other heritage significance under section 5 of the *Aboriginal Heritage Act 1972*;
- ii) shop front alterations where the alignment is unaltered, which do not affect heritage requirements or which do not include the installation of roller doors and shutters;
- iii) signs that are exempt from development approval as outlined in the RIA's Signage Guidelines;
- iv) change of text and graphics on existing signs;
- v) works to a building in a dangerous state or of an emergency endangering any person, building or structure, before it became dangerous or an emergency or the works fully comply with the RIA's policies and guidelines, where applicable;
- vi) temporary offices and sheds used by builders or contractors directly associated with the building works occurring on site for the duration of completing those building works and operations and in accordance with the RIA's Transportable Building Guideline on land which is clearly known by the Authority to be of no Aboriginal or other heritage significance under section 5 of the *Aboriginal Heritage Act 1972*; and
- vii) alfresco blinds on approved premises used for the purpose of outdoor weather protection, provided that they:
 - are non-reflective, transparent and lightweight in appearance and do not have the visual or apparent effect of enclosing public space;
 - are removed from public areas at the close of business each day;
 - do not hinder use of public areas during and after trading hours;
 - do not cause injury to or prejudicially affect the amenity of the immediate area; and
 - have a plain appearance, that is, no wording or graphics to be displayed.