



ROTTNEST ISLAND AUTHORITY
DEVELOPMENT PLANNING GUIDELINE No 07
COLOURS AND MATERIALS

1. GUIDELINE OBJECTIVES

The objective of this Colours and Materials Guideline is to:

- a) ensure there is an appropriate and defined scheme in place for the use of external colour treatments and materials on all buildings and structures on Rottnest Island;
- b) provide guidance to Developers and the RIA on the type of external colour treatments and materials deemed acceptable for use on buildings and structures, which are consistent with the conservation of the historic, aesthetic and environmental values of Rottnest Island; and
- c) ensure all paints, surface finishes and materials used in the construction of new Buildings, structures and alterations, additions and refurbishment of existing Buildings are sustainable.

2. COLOURS

2.1 General Buildings and Structures

Colour treatments for existing Buildings should be based on the original colour scheme, if known.

Colour treatments chosen for new Buildings are to be sympathetic to or blend in with the natural environment and landscape.

2.2 Heritage Places

To determine the colour treatment and scheme of Heritage Places requires detailed and individual investigation using documentary and physical evidence. A Development Application must address the following:

- a) determine a colour scheme that relates to the earliest concepts or to the period of greatest significance of that place; and/or
- b) propose shades of a similar colour period that identify different periods of construction on a building.

3. PAINT SYSTEMS

3.1 General

- a) All restoration, resurfacing and painting processes are to be executed to professional standards.
- b) Painting is to be restricted to the minimum extent necessary and surfaces not previously intended to be painted are to be left unpainted.
- c) Existing non-heritage places are to be painted with lime based paints wherever possible.
- d) All loose and flaking paint is to be removed carefully to avoid damage to underlying fabric.
- e) Removal of sound paint layers is not always necessary, unless adhesion of existing systems is preventing the operation of moving components (e.g. proper closure of windows).
- f) All waste from the painting process (i.e. paint washing, tins, brushes etc) is to be disposed of in a sustainable manner appropriate to the type of paint and in accordance with an approved Waste Management Plan.
- g) All synthetic paint waste is to be disposed of on the mainland.
- h) Records of the paint system and colour used on each building or structure are to be retained for future reference and maintenance requirements.

3.2 Heritage Places

- a) Existing limestone Buildings are only to be painted with lime based paints both internally and externally.
- b) Acrylic paints, enamel paints or silicone based paint products are **not** to be used on the walls and limestone structures or columns of Heritage Places.
- c) Records of the paint system and colour used on each building or structure for Heritage Places are to be sent to the RIA's Heritage branch.
- d) Moisture resistant paints can be considered for use in high condensation areas on the advice of the RIA's Heritage branch.

4. COLOUR CHART

All colour schemes for existing main buildings on Rottneest Island are to comply with the colour and material chart attached as Appendix 1 to this Guideline.

Where an existing Building's current colour scheme is contrary to the colour and material chart at Appendix 1, then repainting of the Building in accordance with the colour and material chart is to occur when refurbishment or further development occurs.

Colour schemes for all new Buildings are to be sympathetic to, but not necessarily replicate, the colour schemes used for existing Buildings.

5. MATERIALS

5.1 Existing Buildings

All wall and roofing materials for existing Buildings on Rottnest Island are to comply with the colour and material chart, attached at Appendix 1.

Where a roof needs to be replaced and the existing roof material is no longer available or it is impractical to replace, then a substitute will be considered to the satisfaction of the RIA.

A proposed substitute material is not to detract from the appearance of the building and is to be sympathetic to surrounding buildings.

5.2 New Buildings

Building materials for new Buildings on Rottnest Island are to generally comprise of masonry products or limestone for major structures such as walls. Other minor structures such as fencing may include material such as natural timbers and corrugated colourbond® or similar.

Alternate materials can be considered for approval by the RIA but must demonstrate how they contribute to the streetscape and be sympathetic to surrounding buildings.

Extensions to existing Buildings are to generally utilise the same materials as the main Building, however alternate materials can be used which demonstrate clear definition between the old and new parts of a Building.

Appendix 1

Colour and Material Chart

Building/Structure	Location	Wall Colour	Trim (Windows & Doors / Verandah)
Beach Shelters	All	Dark Cream	N/A
Toilets Showers Masonry Structures	City of York Bay Cape Vlamingh Green Island Oliver Hill	Dark Cream	N/A
Toilets/Showers	Basin	Light Ochre	N/A
Bathurst Units	Bathurst Point	Dark Ochre Light Ochre Mid Ochre (Vary to blend 3 shades over area)	White
Bathurst Lighthouse	Bathurst	White	Determine from Scrapes
Gem Cottages (Lighthouse Keeper's Quarters)	Bathurst	Unpainted Limestone	Determine from Scrapes
Villas	Fays Bay	Shades of Lemon Yellow, one for each area	White/Grey
Villas & Store	Geordie Bay		White/Grey
Villas	Longreach Bay		White/Grey
Bike Hire	Thomson Bay	Shades of Ochre	White/Grey
Board Cottage	Thomson Bay	Old Section – Copperas Wash New Section – Mid Ochre	White
Timber Bungalows	Thomson Bay	Light Yellow	Caramel
Chapel	Thomson Bay	White	Determine from Scrapes
Holy Trinity Church	Thomson Bay	Light Ochre	Grey Green
Cottages L, M, E, J, F, G, K1, K2, 336	Thomson Bay	Copperas Wash, variety of shades to reflect different periods of building. Refer to Records of Paint Colours	Determine from Scrapes/records of previous colours
Dome Café Building	Thomson Bay	Shades of Ochre	White/Grey
Units	North Thomson	Dark Ochre Mid Ochre Light Ochre	White
Units	South Thomson	Dark Ochre Mid Ochre Light Ochre	White
Hotel	Thomson Bay	Old section – Unpainted New Section – On advice from the RIA	White and Determine from Scrapes

Post Office/Gift Shop	Thomson Bay	Mid Ochre	Determine from Scrapes
Museum	Thomson Bay	White	Determine from Scrapes
Lodge (Boy's Reformatory & Quod)	Thomson Bay	Old Section – Copperas Wash New Section – Dark Ochre	White and Determine from Scrapes
Lomas Cottage	Thomson Bay	White	Determine from Scrapes or previous records
Salt Store	Thomson Bay	White	Determine from Scrapes
Sea Wall	Thomson Bay	Copperas Wash	N/A
General Store & Shops	Thomson Bay	Old Section – Copperas Wash New Section – Light Ochre	Determine from Scrapes
Villas	Thomson Bay	Orange Ochre	White
Visitor Centre	Thomson Bay	Mid & Dark Ochre	White
Wadjemup Lighthouse	Wadjemup Hill	White	Green