



ROTTNEST ISLAND AUTHORITY
DEVELOPMENT PLANNING GUIDELINE No 06
SETTLEMENT DESIGN

1. GUIDELINE OBJECTIVES

The objective of this Settlement Design Guideline is to:

- a) ensure all development employs quality design principles that contribute to the unique character and fabric of Rottnest Island;
- b) ensure all built form development contributes significantly to the sense of place, adds visual interest and contributes to an active community place; and
- c) provide a clear set of evaluation criteria for the assessment of any new development in accordance with design principles which will contribute to the amenity and sustainability of Rottnest Island for future generations.

2. BUILDING SETBACKS

Building setbacks are to reflect the scattered nature of existing building on Rottnest Island. A building setback provides an appropriate setting for a building and a separation distance between the building and the street, pedestrian walkway or path.

Building setbacks must be appropriate for the area and will differ depending on the area of the precinct, the use of the building and the setbacks of existing buildings and structures.

The RIA may provide a prescribed Site Specific Development Guideline for individual development building sites, areas or precincts, which must be adhered to.

The following criterion applies to general building setbacks for developments on Rottnest Island:

- a) contribute to the desired streetscape;
- b) provide adequate open space around buildings;
- c) allow for safety clearances for essential services;
- d) provide an appropriate separation distance between private and public areas; and
- e) ensure that overshadowing of adjacent buildings and public areas is minimised.

3. BUILDING HEIGHTS

The majority of buildings on Rottnest Island are single storey. However in some instances, two storey developments may be considered appropriate to create visual interest and an intimate street environment without overwhelming the adjoining pedestrian space and streetscape.

The RIA may provide prescribed site specific development guidelines, including specified building heights, for specific building sites, areas or precincts which must be adhered to by the Developer.

The following general criteria apply to building heights for developments on Rottnest Island:

- a) be generally consistent with existing building heights in the immediate area or precinct; and
- b) where the Developer/Applicant proposes a building greater than two storeys (or equivalent height from natural ground level) is to provide detailed justification demonstrating that the height of the building does not detract from the amenity of the area, is sympathetic to surrounding buildings, will not cause overshadowing of nearby buildings and public areas and does not block any significant view corridors.

4. STREET ACTIVATION

Buildings that abut a street, pedestrian walkway or footpath, when designed appropriately, can enliven the pedestrian experience and provide a greater sense of visual security through the use of windows, internal activity viewed through windows, doors and other interactive uses of space such as alfresco dining areas.

Development proposals that are adjacent to the public domain are to actively contribute to the adjacent street, pedestrian walkway or public domain.

5. BALCONIES AND PRIVATE OPEN SPACE

Balconies aid in the visual articulation of building façades by breaking up uninteresting walls and providing outdoor space. The outdoor space encourages access to the outdoor environment (light and air) and connects occupants to the surrounding streetscape and area.

All buildings providing short-term tourist or long-term (staff) accommodation are to provide either a useable balcony or terrace to each unit or house.

Where a development is proposed to include balconies and/or private open space the following criteria apply:

- a) balconies are to be integrated into the design of the building (not cantilevered);
- b) balconies and private open space are to provide for privacy; and
- c) balconies and terraces are to have a minimum area of 10 square metres and be accessed from an internal living area. Some variations may be considered appropriate if a more diverse and successful outcome is achieved through alternative design.

6. CORNERS OF BUILDINGS

Corners of buildings are to provide strong architectural expression to achieve character and a sense of place.

7. CORNER BUILDINGS

Building developed for locations where roadways or pathways converge must address the street or path frontages by using architectural expression, including but not limited to balconies, terraces, artwork, variety of materials, covered walkways and the like.

8. BUILDING SCALE AND BULK

Buildings proposed are to complement the existing low, scattered nature of buildings on Rottnest Island and are not to detract from the visual amenity of the area.

All buildings on the Island are to maintain an appropriate pedestrian scale.

9. ROOF TREATMENT

Roofs for buildings are to use strong, simple forms appropriate to Western Australian vernacular architecture.

Typical roof configurations considered acceptable include hip, gable, flat, vault and skillion.

Roofs for new buildings are to be designed to harmonise with existing roof types of adjacent buildings and streetscape.

Roof materials are to be non-reflective, durable and of high quality.

10. FENCING AND BOUNDARY WALLS

10.1 Heritage Precincts

Developers are to consider and apply historical documentary evidence, to the design of new, revised and replacement fences and boundary walls in their development proposal.

10.2 Other Precincts and general areas

New fencing and boundary walls are to be designed to complement the respective building with regards to materials, colours and style and designs should apply the following criteria:

- a) Front fencing - shall have a maximum height of 1.2 metres above natural ground level unless otherwise required by law, code or other authority.
- b) Side and rear fencing - between a building and the street or path which is visible from the public domain is to be designed to be seen through or over so as to promote passive surveillance, whilst still providing security and/or privacy for occupants.
- c) Side and rear fencing - where not visible from the public domain can be up to a maximum height of 1.8 metres, colour matched to other such fencing.
- d) Lattice fencing is not permitted.