



ROTTNEST ISLAND AUTHORITY

DEVELOPMENT PLANNING POLICY

1. OVERVIEW

The Rottnest Island Authority (“**RIA**”) seeks to ensure that all development undertaken on or around Rottnest Island shall observe principles of sustainability practices and technology to ensure that Rottnest Island is managed and improved for future generations.

This Development Planning Policy (“**Policy**”) provides the RIA, private sector developers and the Rottnest Island community with a clear set of requirements for all developments on Rottnest Island.

This Policy is underpinned by the Development Approval Process and a suite of Development Planning Guidelines that provide developers with detailed guidance to achieve the outcomes of this Policy.

2. OBJECTIVES

The key objectives of this Policy are to:

- a) ensure all development on Rottnest Island is environmentally, socially and economically sustainable so as to conserve and protect the natural and cultural environment;
- b) provide a set of criteria to assess proposed developments; and
- c) provide a minimum standard of information required for a proposed Development Application to be submitted.

3. SCOPE

This Policy and any associated approvals, guidelines and forms are applicable to all developments to be undertaken within the Rottnest Island Reserve.

4. DEFINITIONS

Refer to the Development Planning Guideline No 01 - Development Planning Guideline Index and Glossary of Terms

5. POLICY STATEMENT/S

It is the policy of the Rottnest Island Authority that:

- i. A development on Rottnest Island Reserve shall commence only after approval of a Development Application by the RIA Board or delegated authority.*
- ii. All development on Rottnest Island shall proceed with an obligation to achieve environmental, social and economical sustainability.*
- iii. For each proposed development, either:*
 - o the Development Planning Guidelines are mandated as issued; or*
 - o a Site Specific Development Plan is produced from the Development Planning Guidelines.*
- iv. The Applicant of a Development Application must, through application of the Development Planning Guidelines, demonstrate achievement of the following criteria:*
 - o Energy conservation – minimise energy demands by applying renewable energy sources within a development that will contribute to reducing Rottnest Island’s carbon footprint;*
 - o Environmental sustainability - aim to achieve a Green Star Rating through the Green Building Council of Australia and apply passive solar design principles;*
 - o Water conservation – reduce water usage by using water-efficient fixtures, fittings and appliances; harvest rainwater for use and use grey water productively;*
 - o Landscaping – plan landscaping to serve the function, generally contain native vegetation with low water usage and design shade and hard surfaces that don’t detract from Rottnest Island’s ecosystem;*
 - o Waste management – demonstrate best practice waste management and reduction, re-use and recycling of materials as part of managing waste from the development phase and during on-going use or operation;*
 - o Materials – ensure materials used in the development are wherever possible to be sourced locally, reused or recycled, sustainable, renewable and non-toxic;*
 - o Cultural Heritage – developments must recognise the cultural heritage of Rottnest Island and developments on or near Heritage Places shall be designed in a culturally sensitive manner and managed with regard to their heritage value;*
 - o Amenity – ensure the development protects and adds to the unique prevailing culture of Rottnest Island to ensure the amenity of the area is maintained; and*
 - o Cost minimisation – ensure the ongoing or operating costs subsequent to the development are minimised.*
- v. For designated developments, a period for stakeholder and public comment must be incorporated into the Development Approval Process.*

6. ROLES AND RESPONSIBILITIES

General Manager, Planning and Governance is responsible for implementation of this Policy.

7. STATUTORY COMPLIANCE AND RELEVANT DOCUMENTATION

This Policy reflects the requirements of:

- *Rottnest Island Authority Act 1987*
- *Rottnest Island Authority Regulations 1988*
- *Rottnest Island Management Plan 2009-2014*

8. EFFECTIVE DATE

This Policy is effective from 5 May 2010.

9. REVIEW DATE

This Policy is to be reviewed every two years.

10. CUSTODIAN

General Manager, Planning and Governance.

11. POLICY AUTHORISATION

This Policy details the Rottnest Island Authority’s policy for sustainable development on Rottnest Island.

Signed: _____ Date: _____
 Paolo Amaranti
 Chief Executive Officer

12. POLICY REVISION

Rev	Revision Description	Revision by	Issue Date	Page