

Development Planning Guideline

7. 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 Wadjemp / Rottnest Island.
- (b) Provide guidance to developers and Rottnest Island Authority (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.
- (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. Scope

This Guideline and any associated procedures and forms apply to an Application for Development Approval proposing either a new building or structure on the island or the refurbishment, renovation or redevelopment including any extension of an existing building or structure on the island.

3. Colours

3.1. General Buildings and Structures

Colour treatments for existing buildings and structures should be sympathetic to the original colour scheme, if known, and where applicable.

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

All colours are to be a matte finish.

3.2. Heritage Places

To determine the colour treatment and scheme of heritage places requires detailed and individual investigation using documentary and physical evidence.

A development and improvements 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
- (b) Propose shades of a similar colour period that identify different periods of construction on a building.

In the event a heritage colour is unknown, paint scrapes will be conducted to ensure historical accuracy.

Repairs should recognise that the place may not have been perfect in either its original, most significant, or recent form, and worn fabrics should be allowed to show the patina of time. Repairs may not attempt to put the fabric into a condition that was never in or present it in as new condition.

4. Paint Systems

4.1. 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 such as paint washing, tins, and brushes 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.

4.2. 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 RIA's Heritage branch.
- (d) Moisture resistant paints can be considered for use in high condensation areas on the advice of RIA's Heritage branch.

5. Colour Chart

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

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

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

6. Materials

6.1. Existing Buildings

All wall and roofing materials for existing buildings and structures on Rottnest Island are to comply with the colour and material chart, attached in 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 RIA.

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

6.2. New Buildings

Building materials for new buildings and structures 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 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 a clear definition between the old and new parts of a building.

7. Roles and Responsibilities

All RIA officers, including Board members, are responsible for ensuring regard is had to this guideline in the planning, design, and construction of either a new building or structure proposed on the island or the refurbishment, renovation or redevelopment including any extension of an existing building or structure on the island, where such development requires the development approval of RIA.

The following RIA roles have specific responsibilities for ensuring conformance with this guideline:

- **Director Contracts and Planning**

Ensures that this Guideline applies to a development proposal upon the island where the proposal requires development approval.

- **Development Planning Team**

Assessment of an application for development approval against provisions 3 to 6 of this Guideline and the Rottnest Island Worker Accommodation Design Guidelines.

8. Statutory Compliance and Relevant Documentation

This Guideline reflects the following requirements:

- Section 13 (1) of the *Rottnest Island Authority Act 1987*
- Rottnest Island Worker Accommodation Design Guidelines

The powers and functions afforded by the relevant legislation applicable to this Guideline are detailed in RIA's Schedule of Delegations and Authorisations, under section 70, or regulation 55 of the *Rottnest Island Regulations 1988*.

9. Effective Date

This Guideline is effective from 1 July 2024.

10. Review Period

This Guideline is to be reviewed every three years.

11. Custodian

The Director Contracts and Planning is responsible for the development and maintenance of this Guideline.

12. Authorisation

This Guideline details Rottnest Island Authority's requirements for the kind of colours and materials that are to apply to either new buildings and structures upon Wadjemp / Rottnest Island or the refurbishment, renovation or redevelopment including extensions of the island's existing buildings and structures.

13. Guideline Revision

Rev	Revision Description	Revision by	Date	Page
1	Reformatting this Guideline	Development Planning	20 December 2021	All
2	Reformatting this Guideline	Corporate Communicaitons	1 July 2024	All

Colour and Material Chart

Building or Structure	Location	Wall Colour	Gutters and Downpipes	Trim (Windows and Doors or Verandah
Beach Shelters	All	Dark Cream		N/A
Toilets Showers Masonry Structures	City of York Bay, Cape Vlamingh, Green Island	Dark Cream		N/A
Toilets	Thomson Bay	Bauwerk 95/12 or Acrylic	Dulux Surfemist	Dulux Whisper White
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

Building or Structure	Location	Wall Colour	Gutters and Downpipes	Trim (Windows and Doors or Verandah)
Chapel	Thomson Bay	Bauwerk 10/01	Galvanised Iron	Whisper White
Holy Trinity Church	Thomson Bay	Light Ochre		Grey Green
Cottages L, M, K1, K2,	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
Cottages, E, H, J, and 336	Thomson Bay	Bauwerk 106/60 *Where feature walls are existing or proposed - Bauwerk 95/65	Venetian Red	Light Beige
Cottages F & G	Thomson Bay	Bauwerk 106/63 *Where feature walls are existing or proposed - Bauwerk 95/65	Venetian Red	Light Beige
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

Building or Structure	Location	Wall Colour	Gutters and Downpipes	Trim (Windows and doors or verandah)
Post Office/Gift Shop	Thomson Bay	Mid Ochre		Determine from Scrapes
Museum	Thomson Bay	Bauwerk 10/01	Galvanised Iron	Dulux Whisper White
Lodge Boy's Reformatory and Quod)	Thomson Bay	Bauwerk 95/12	Dulux Whisper White	Dulux Whisper White
Lomas Cottage	Thomson Bay	White		Determine from Scrapes or previous records
Salt Store	Thomson Bay	Bauwerk 10/01	Galvanised Iron	Dulux Whisper White
Sea Wall	Thomson Bay	St Astier NHL 3.5 Natural Limewash		
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
Service Facilities	All	ASC Pewter (N63)		