

Development Planning Guideline

12. Transportable Buildings

1. Guideline Objectives

The objective of this Transportable Buildings Guideline is to provide guidance to developers about:

- (a) Acceptable criteria for the use of transportable buildings on Wadjemup / Rottnest Island
- (b) Circumstances where transportable buildings may be suitable
- (c) The types of transportable buildings that may be considered for use on the island
- (d) The potential appropriate uses for transportable buildings so they do not detract from the amenity of the area
- (e) The removal of temporary transportable buildings from the island

Transportable buildings are a cost-effective form of providing additional floor space either for accommodation, office, storage or other uses while sea containers and dongas can provide temporary, short term additional storage and office space.

2. Scope

This Guideline and any associated procedures and forms applies to an Application for Development Approval for the installation of a transportable building upon the island.

3. Development Approval

A requirement or proposal to install any transportable building, including a sea container or donga, anywhere on the island for any reason requires development approval from Rottnest Island Authority (RIA) prior to the commencement of any works and is subject to RIA's development approval process.

Proposals for transportable buildings may also be subject to the requirement for a building license, where circumstances require this.

4. Transportable Building Location Criteria

When proposing the installation of a transportable building on the island, developers must design to ensure the proposed transportable buildings:

- (a) Are located to avoid the need for the clearing of substantial trees and existing native vegetation

- (b) Are situated so that they achieve maximum solar orientation and cross ventilation in accordance with RIA's Sustainable Development Guideline
- (c) Setbacks for transportable buildings reflect the scattered nature of the existing buildings on the island and in some circumstances are to be assessed by a geomorphologist in relation to coastal engineering setback requirements as required by, and to the satisfaction of RIA.

5. Designs Criteria

5.1. Transportable Buildings other than Sea Containers or Dongas

A Development Application for a transportable building is to be accompanied by:

- (a) A plan indicating the location of the transportable building and all services connections
- (b) Proposed duration of the transportable building on the island
- (c) Any other information considered necessary by RIA

Transportable buildings are to contain either a pitched roof at a similar angle to existing buildings on the island or a skillion roof design. Flat roof designs will generally not be supported.

Roofing materials are to be colourbond to match existing buildings within the locality.

Transportable buildings are to comply with RIA's Colours and Materials Guideline.

Transportable buildings are to use a cladding material in keeping with existing similar buildings on the island.

All transportable buildings are to comply with the Building Code of Australia as issued by the Australian Building Codes Board.

5.2. Sea containers and dongas

A Development Application for a sea container or donga is to be accompanied by:

- (a) A plan indicating the location and services connections
- (b) Proposed duration of the sea container or donga on the island
- (c) Advice on where materials or furniture will be moved when the sea container or donga is removed from the island
- (d) Any other information considered necessary by RIA

Sea containers and dongas may only be considered for temporary storage or office accommodation purposes provided that they are appropriately screened and do not detract from the amenity of the area to the satisfaction of RIA.

Sea containers shall not be used for any residential or guest accommodation purposes.

Dongas shall not be used for long term ongoing residential or guest accommodation purposes. RIA may consider the use of dongas for temporary staff accommodation.

Sea containers and dongas may be used during the construction process for storage of construction materials and office purposes but their location, size and other relevant details must be included on the Development Application and approved by RIA.

Sea containers and dongas will only be approved for a maximum period of 12 months. After this time, a new Development Application must be lodged with and approved by RIA.

6. Removal from Wadjemup / Rottnest Island

It is the responsibility of the developer to remove any transportable building, sea container, or donga from the island within 21 days after the expiry date of the development approval.

Failure to do so may result in RIA removing the transportable building, sea container, or donga from the island and charging the applicant or developer full costs including disbursements.

7. Roles and Responsibilities

All RIA Officers, including Board members, are responsible for ensuring regard is had to this guideline in the planning, design, location, assessment, and determination of a transportable building proposal upon the island, where such a proposal requires development approval.

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

- **Director Contracts and Planning**

Ensuring that this guideline applies to the planning, design, location, and assessment of a transportable building proposal on the island, where such a proposal requires development approval.

- **Development Planning Team**

Assessment of a development application for a transportable building proposed on the island against provisions 3 to 7 of this Guideline.

8. Statutory Compliance and Relevant Documentation

This Guideline reflects the following requirements:

- Section 13 (1) of the *Rottnest Island Authority Act 1987*

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 to be addressed in an Application for Development Approval for installing a transportable building on the island.

13. Guideline Revision

Rev	Revision Description	Revision by	Date	Page
1	Reformatting this Guideline	Development Planning	17 December 2021	All
2	Reformatting this Guideline	Corporate Communications	July 2024	All