

## Hotel Rottnest / Samphire Rottnest / Isola Bar e Cibo Worker Accommodation

14/12/2024

### Project Overview

Worker accommodation plays a critical role in supporting a successful tourism industry on Wadjemup / Rottnest Island. A shortage of staff housing has the potential to limit business growth and visitor service quality. A lack of suitable staff housing also places undue pressure on existing island workers and limits the islands' ability to attract top-end talent to deliver quality guest services.

Recognising this challenge, the [Rottnest Island Management Plan 2023-28](#) outlines the need to facilitate new accommodation and hospitality developments. To support these initiatives, additional worker accommodation is essential for the island to be competitive with other tourism destinations.

Hotel Rottnest / Samphire Rottnest is planning to progress towards a new worker accommodation site that will support its future endeavours, enhance the visitor experience, and meet growing tourism needs for Wadjemup / Rottnest Island. This will replace the majority of on-site staff accommodation which is deemed insufficient to today's quality standards.

The proposed development will provide a minimum of 72 self-contained accommodation units for staff housing. Implemented in stages to minimise disruption and align with increasing visitor numbers.

The proposed floor plans cater to a diverse range of unit types, including 2- to 3-bedroom management houses and 1- to 2-bedroom residential units. This adaptability allows the accommodation to serve a variety of users, including individuals, couples, and families. The site will also host a central facility as a communal space for staff to enjoy meals and interact on a social level.

All residences are designed as single-storey, lightweight structures featuring lightweight walls, roofs, and footing solutions. Floor elevations will be raised above the natural ground using in-ground bore piles instead of traditional concrete strip footings, minimising site disruption and enhancing groundwater drainage and natural air circulation. Additionally, insulation will be integrated into the floors, walls, and roofs to further improve the buildings' energy efficiency. All worker accommodation has been designed in accordance with the 'Rottnest Island Staff Housing Design Guidelines' and will continue to be reviewed with the Rottnest Island Authority.

Site planning considers the contoured landscape, emphasising the importance of common green spaces and semi-private outdoor areas. The project also addresses bushfire safety and environmental considerations, reflecting the site's context.

Following the receipt of further feedback, the project team will carefully review and incorporate input as part of the ongoing refinement of the concept masterplan.

### Key Benefits

- [Deliver Critical Worker Housing](#): Provides critical housing for island workers, ensuring our island businesses can operate effectively and meet visitor demand.
- [Quality of Living](#) – Improve the quality of living for our on-island workers who are required to reside on the island. This includes better facilities and improved privacy.
- [Workforce Development](#): Assists island businesses to attract and retain a highly skilled workforce.
- [Extended Trading Hours / Services](#): Enables extended operating hours and more availability of services.
- [Future Customer Services](#): Enables new services to be offered to island visitors, such as Samphire Rottnest's new wellness offering and extensions to Isola Bar e Cibo.

**Start Date:** 2025 – Timeframes subject to Development Application approvals.

**End Date:** Timeframes subject to Development Application approvals.

**Status:** Planned

**Location:** Windy Hill, Wadjemup / Rottnest Island