



## ROTTNEST ISLAND AUTHORITY

### DEVELOPMENT PLANNING GUIDELINE No 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 Rottnest Island;
- b) circumstances where transportable buildings may be suitable;
- c) the type/s of transportable buildings that may be considered for use on Rottnest Island;
- d) the potential appropriate uses for transportable buildings so they do not detract from the amenity of the area; and
- e) the removal of temporary transportable buildings from Rottnest 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. DEVELOPMENT APPROVAL

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

Proposals for transportable buildings may also be subject to the Building Licence, where circumstances require.

### 3. TRANSPORTABLE BUILDING LOCATION CRITERIA

When proposing the installation of a transportable building on Rottnest Island, Developers must design to ensure the proposed transportable buildings:

- a) are located so as to avoid the need for the clearing of substantial trees and existing native vegetation;
- b) are sited so that they achieve maximum solar orientation and cross ventilation in accordance with the RIA's Sustainable Development Guideline; and

- c) setbacks for transportable buildings reflect the scattered nature of the existing buildings on Rottnest 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, the RIA.

### **3. DESIGN CRITERIA**

#### **3.1 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 Rottnest Island;
- c) any other information considered necessary by the RIA.

Transportable buildings are to contain either a pitched roof at a similar angle to existing buildings on Rottnest 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 the RIA's Colours and Materials Guideline.

Transportable buildings are to use a cladding material in keeping with existing similar buildings on Rottnest Island.

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

#### **3.2 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 Rottnest Island;
- c) advice on where materials or office furniture etc will be moved when the sea container or donga is removed from Rottnest Island;
- d) any other information considered necessary by the 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 the 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. The 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 the Authority.

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 the RIA.

#### **4. REMOVAL FROM ROTTNEST ISLAND**

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

Failure to do so may result in the RIA removing the transportable building, sea container or donga from Rottnest Island and charge the Applicant or Developer full costs including disbursements.