



ROTTNEST ISLAND AUTHORITY

DEVELOPMENT PLANNING GUIDELINE No. 10

CONSTRUCTION MANAGEMENT

1. GUIDELINE OBJECTIVES

The objective of this Construction Management Guideline is to:

- (a) ensure that any construction, excavation or demolition work that occur as part of a development on Rottnest Island:
 - is undertaken in a safe manner in accordance with industry legislation, codes and standards;
 - does not negatively impact on the natural terrestrial and marine environment;
 - has no or minimal impact on the health, safety and amenity of Rottnest Island visitors, residents and staff; and
 - is undertaken in a sustainable manner.
- (b) provide Developers, builders, contractors and the RIA with a set of guidelines to be followed during the construction process on Rottnest Island; and
- (c) clarify when a Construction Management Plan is required and what information is to be contained in the Construction Management Plan.

2. SCOPE

This guideline and any associated procedures and forms applies to an application for development approval where implementation of a proposed development is likely to result in construction activity being carried out.

3. CONSTRUCTION MANAGEMENT PLAN

An Applicant or Developer proposing a development involving the construction or demolition of any Building or structure or excavation of any land is to prepare and submit a Construction Management Plan with the Development Application for approval by the RIA.

The Construction Management Plan will generally be a separate plan or where applicable may be included as part of an Environmental Management Plan.

All construction, excavation and demolition works are to be undertaken in accordance with the approved Construction Management Plan.

A Construction Management Plan is to address the following issues:

- (a) key environmental, health and safety risks associated with the construction phase of the development;

- (b) training of staff and employees;
- (c) storage of construction materials;
- (d) construction waste management;
- (e) public safety, amenity and site security;
- (f) air and dust management;
- (g) stormwater and sediment control;
- (h) traffic management (including pedestrian and bicycle traffic); and
- (i) any other specific issue/s relating to the management of the proposed construction as deemed appropriate by the RIA.

4. CONSTRUCTION WASTE

All construction waste is to be disposed of in accordance with an approved Waste Management Plan as detailed in the Sustainable Development Guideline.

5. SIGNIFICANT TREES AND OTHER VEGETATION

The RIA may require a specific arboricultural assessment to be undertaken in order to address vegetation impacts of the construction phase.

All significant trees and other vegetation that are on or in close proximity to a construction site must be retained unless approval is granted by the RIA's Environment function. It is recommended that the Environment function be contacted for advice as part prior to designing the proposed development.

6. ROLES AND RESPONSIBILITIES

All RIA officers, including Board members, are responsible for ensuring regard is had to this guideline where implementation of a development approval is likely to result in construction activity being carried out.

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

- **Director Contracts and Planning**

Ensuring that regard is had to this guideline in the preparation, acceptance, assessment, and determination of an application for development approval likely to result in construction activity being carried out.

- **Development Planning Team**

Assessment of an application for development approval likely to result in construction activity being carried out upon the Island against provisions 3, 4 and 5 of this Guideline.

7. STATUTORY COMPLIANCE and RELEVANT DOCUMENTATION

This guideline reflects the following requirements:

- Section 13 (1) of the *Rottneest 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*.

8. EFFECTIVE DATE

This Guideline is effective from **1 January 2022**.

9. REVIEW PERIOD

This Guideline is to be reviewed every three years.

10. CUSTODIAN

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

11. AUTHORISATION

This Guideline details Rottnest Island Authority's requirements to be addressed in an application for development approval where implementation of the development approval is likely to result in construction activity being carried out.

Signed: _____

Jason Banks
Executive Director

Date

12. GUIDELINE REVISION

Rev	Revision Description	Revision by	Date	Page
1	Reformatting this guideline	Development Planning	20 December 2021	All