



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. 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 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 subject to the requirement for a Building Licence, where circumstances require this.

4. 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.

5. DESIGN 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 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.

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 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.

6. REMOVAL FROM ROTTNESST 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.

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 upon 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 – 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 January 2022**

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 the Rottneest Island Authority's requirements to be addressed in an application for development approval for installing a transportable building upon the Island.

Signed: _____

Jason Banks
Executive Director

Date

13. GUIDELINE REVISION

Rev	Revision Description	Revision by	Date	Page
1	Reformatting this guideline	Development Planning	17 December 2021	All