



ROTTNEST ISLAND AUTHORITY

DEVELOPMENT PLANNING GUIDELINE No. 07

COLOURS AND MATERIALS

1. GUIDELINE OBJECTIVES

The objective of this Colours and Materials Guideline is to:

- (a) ensure there is an appropriate and defined scheme in place for the use of external colour treatments and materials on all buildings and structures on Rottnest Island;
- (b) provide guidance to Developers and the RIA on the type of external colour treatments and materials deemed acceptable for use on buildings and structures, which are consistent with the conservation of the historic, aesthetic and environmental values of Rottnest Island; and
- (c) ensure all paints, surface finishes and materials used in the construction of new Buildings, structures and alterations, additions and refurbishment of existing Buildings are sustainable.

2. SCOPE

This guideline and any associated procedures and forms applies to an application for development approval proposing either a new building or structure upon the Island or the refurbishment, renovation or redevelopment (including any extension) of an existing building or structure on the Island.

3. COLOURS

3.1. General Buildings and Structures

Colour treatments for existing buildings and structures should be sympathetic to the original colour scheme, if known, and where applicable.

Colour treatments chosen for new buildings and structures are to be sympathetic to or blend in with the natural environment and landscape.

All colours are to be matte finish.

3.2. Heritage Places

To determine the colour treatment and scheme of Heritage Places requires detailed and individual investigation using documentary and physical evidence. A Development and Improvements Application must address the following:

- (a) determine a colour scheme that relates to the earliest concepts or to the period of greatest significance of that place; and/or
- (b) propose shades of a similar colour period that identify different periods of construction on a building.

In the event a heritage colour is unknown, paint scrapes will be conducted to ensure historical accuracy.

Repairs should recognise that the place may not have been perfect in either its original, most significant, or recent form, and worn fabrics should be allowed to show the patina of time. Repairs may not attempt to put the fabric into a condition that was never in or present it in 'as new' condition.

4. PAINT SYSTEMS

4.1. General

- (a) All restoration, resurfacing and painting processes are to be executed to professional standards.
- (b) Painting is to be restricted to the minimum extent necessary and surfaces not previously intended to be painted are to be left unpainted.
- (c) Existing non-heritage places are to be painted with lime-based paints wherever possible.
- (d) All loose and flaking paint is to be removed carefully to avoid damage to underlying fabric.
- (e) Removal of sound paint layers is not always necessary, unless adhesion of existing systems is preventing the operation of moving components (e.g. proper closure of windows).
- (f) All waste from the painting process (i.e. paint washing, tins, brushes etc) is to be disposed of in a sustainable manner appropriate to the type of paint and in accordance with an approved Waste Management Plan.
- (g) All synthetic paint waste is to be disposed of on the mainland.
- (h) Records of the paint system and colour used on each building or structure are to be retained for future reference and maintenance requirements.

4.2. Heritage Places

- (a) Existing limestone Buildings are only to be painted with lime-based paints both internally and externally.
- (b) Acrylic paints, enamel paints or silicone-based paint products are not to be used on the walls and limestone structures or columns of Heritage Places.
- (c) Records of the paint system and colour used on each building or structure for Heritage Places are to be sent to the RIA's Heritage branch.
- (d) Moisture resistant paints can be considered for use in high condensation areas on the advice of the RIA's Heritage branch.

5. COLOUR CHART

All colour schemes for existing main buildings and structures on Rottneest Island are to comply with the colour and material chart attached as Appendix 1 to this Guideline.

Where an existing building's or structure's current colour scheme is contrary to the colour and material chart at Appendix 1, then repainting of the Building or structure in accordance with the colour and material chart is to occur when refurbishment or further development occurs.

Colour schemes for all new Buildings and structures are to be sympathetic to, but not necessarily replicate, the colour schemes used for existing Buildings and structures.

6. MATERIALS

6.1. Existing Buildings

All wall and roofing materials for existing Buildings and structures on Rottnest Island are to comply with the colour and material chart, attached at Appendix 1.

Where a roof needs to be replaced and the existing roof material is no longer available or it is impractical to replace, then a substitute will be considered to the satisfaction of the RIA.

A proposed substitute material is not to detract from the appearance of the building and is to be sympathetic to surrounding buildings.

6.2. New Buildings

Building materials for new Buildings and structures on Rottnest Island are to generally comprise of masonry products or limestone for major structures such as walls. Other minor structures such as fencing may include material such as natural timbers and corrugated colourbond® or similar.

Alternate materials can be considered for approval by the RIA but must demonstrate how they contribute to the streetscape and be sympathetic to surrounding buildings.

Extensions to existing Buildings are to generally utilise the same materials as the main Building, however alternate materials can be used which demonstrate clear definition between the old and new parts of a Building.

7. ROLES AND RESPONSIBILITIES

All RIA officers, including Board members, are responsible for ensuring regard is had to this guideline in the planning, design, and construction of either a new building or structure proposed on the Island or the refurbishment, renovation or redevelopment (including any extension) of an existing building or structure on the Island, where such development requires the development approval of the RIA.

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

- **Director Contracts and Planning**

Ensuring that this guideline applies to a development proposal upon the Island where the proposal requires development approval.

- **Development Planning Team**

Assessment of an application for development approval against provisions 3 – 6 of this Guideline and the *Rottnest Staff Housing Design Guidelines (v5)*.

8. STATUTORY COMPLIANCE and RELEVANT DOCUMENTATION

This guideline reflects the following requirements:

- Section 13 (1) of the *Rottnest Island Authority Act 1987*
- *Rottnest Staff Housing Design Guidelines (v5)*

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 Rottnest Island Authority's requirements for the kind of colours and materials that are to apply to either new buildings and structures upon the Island or the refurbishment, renovation or redevelopment (including extensions) of the Island's existing buildings and structures.

Signed:

 Jason Banks
 Executive Director

 Date

13. GUIDELINE REVISION

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

Colour and Material Chart

| Building/Structure | Location | Wall Colour | Gutters & Downpipes | Trim (Windows & Doors / Verandah |
|--|---|--|---------------------|----------------------------------|
| Beach Shelters | All | Dark Cream | | N/A |
| Toilets Showers Masonry Structures | City of York Bay, Cape Vlamingh, Green Island | Dark Cream | | N/A |
| Toilets | Thomson Bay | Bauwerk 95/12 or Acrylic | Dulux Surfemist | Dulux Whisper White |
| Toilets/Showers | Basin | Light Ochre | | N/A |
| Bathurst Units | Bathurst Point | Dark Ochre, Light Ochre, Mid Ochre (Vary to blend 3 shades over area) | | White |
| Bathurst Lighthouse | Bathurst | White | | Determine from Scrapes |
| Gem Cottages (Lighthouse Keeper's Quarters) | Bathurst | Unpainted Limestone | | Determine from Scrapes |
| Villas | Fays Bay | Shades of Lemon Yellow, one for each area | | White/Grey |
| Villas & Store | Geordie Bay | | | White/Grey |
| Villas | Longreach Bay | | | White/Grey |
| Bike Hire | Thomson Bay | Shades of Ochre | | White/Grey |
| Board Cottage | Thomson Bay | Old Section – Copperas Wash New Section – Mid Ochre | | White |
| Timber Bungalows | Thomson Bay | Light Yellow | | Caramel |

| Building/Structure | Location | Wall Colour | Gutters & Downpipes | Trim (Windows & Doors/Verandah) |
|---------------------------|-----------------|--|--------------------------------|--|
| Chapel | Thomson Bay | Bauwerk 10/01 | Galvanised Iron | Whisper White |
| Holy Trinity Church | Thomson Bay | Light Ochre | | Grey Green |
| Cottages L, M, K1, K2, | Thomson Bay | Copperas Wash, variety of shades to reflect different periods of building. Refer to Records of Paint Colours | | Determine from Scrapes/records of previous colours |
| Cottages, E, H, J &,336 | Thomson Bay | Bauwerk 106/60 *where feature walls are existing or proposed - Bauwerk 95/65 | Venetian Red | Light Beige |
| Cottages F & G | Thomson Bay | Bauwerk 106/63 *where feature walls are existing or proposed - Bauwerk 95/65 | Venetian Red | Light Beige |
| Dome Café Building | Thomson Bay | Shades of Ochre | | White/Grey |
| Units | North Thomson | Dark Ochre Mid Ochre Light Ochre | | White |
| Units | South Thomson | Dark Ochre Mid Ochre Light Ochre | | White |
| Hotel | Thomson Bay | Old section – Unpainted New Section – On advice from the RIA | | White and Determine from Scrapes |

| Building/Structure | Location | Wall Colour | Gutters & Downpipes | Trim (Windows & Doors/Verandah) |
|----------------------------------|-----------------|--|--------------------------------|--|
| Post Office/Gift Shop | Thomson Bay | Mid Ochre | | Determine from Scrapes |
| Museum | Thomson Bay | Bauwerk 10/01 | Galvanised Iron | Dulux Whisper White |
| Lodge (Boy's Reformatory & Quod) | Thomson Bay | Bauwerk 95/12 | Dulux Whisper White | Dulux Whisper White |
| Lomas Cottage | Thomson Bay | White | | Determine from Scrapes or previous records |
| Salt Store | Thomson Bay | Bauwerk 10/01 | Galvanised Iron | Dulux Whisper White |
| Sea Wall | Thomson Bay | St Astier NHL 3.5 Natural Limewash | | |
| General Store & Shops | Thomson Bay | Old Section – Copperas Wash New Section – Light Ochre | | Determine from Scrapes |
| Villas | Thomson Bay | Orange Ochre | | White |
| Visitor Centre | Thomson Bay | Mid & Dark Ochre | | White |
| Wadjemup Lighthouse | Wadjemup Hill | White | | Green |
| Service Facilities | All | ASC Pewter (N63) | | |