

Development Planning Guideline

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 occurs as part of a development on Wadjemup / Rottnest Island:
 - Is undertaken in a safe manner in accordance with industry legislation, codes and standards
 - Does not negatively impact the natural terrestrial and marine environment
 - Has no or minimal impact on the health, safety and amenity of island visitors, residents, and staff
 - Is undertaken in a sustainable manner
- (b) Provide developers, builders, contractors, and the Rottnest Island Authority (RIA) with a set of Guidelines to be followed during the construction process on the island
- (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 apply 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 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
- (i) Any other specific issues relating to the management of the proposed construction as deemed appropriate by RIA

4. Construction

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

5. Significant Trees and Other Vegetation

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 RIA's Environment team. It is recommended that the Environment team be contacted for advice prior to designing the proposed development by emailing environment@rotnnestisland.com.

6. Roles and Responsibilities

All RIA Officers, including Board members, are responsible for ensuring adherence to this Guideline where implementation of a Development Approval is likely to result in construction activity being completed.

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

- **Director Contracts and Planning**

Ensuring adherence to this Guideline in the preparation, acceptance, assessment, and determination of an Application for Development Approval is likely to result in construction activity being carried out on the island.

- **Development Planning Team**

Assessment of an Application for Development Approval is likely to result in construction activity being carried out on 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 *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*.

8. Effective Date

This Guideline is effective from 1 July 2024.

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 completed.

12. Guideline Revision

Rev	Revision Description	Revision by	Date	Page
1	Reformatting this Guideline	Development Planning	20 December 2021	All
2	Reformatting this Guideline	Corporate Communications	July 2024	All