

Development Policies



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Development Policy 1

Green Building

1. Introduction

Policy purpose

This policy details the requirements for the delivery of sustainable buildings that contribute towards a reduction in emissions, potable water, waste and operational costs, and provides performance standards for the assessment of development applications for new buildings.

Background

Buildings account for over 50% of electricity use in Australia and produce 23% of Australia's greenhouse gas emissions¹. They also consume significant amounts of potable water for non-drinking purposes. The construction of buildings, including demolition waste, contributes 27% of all the materials sent to landfill².

For Australia to achieve their national net zero target by 2050 under the Paris Agreement, the built environment needs to decarbonise. This means transitioning to renewable energy, investing in energy efficiency and reducing embodied carbon emissions. Other key challenges include planning cities that are climate resilient, healthy, liveable and that enable economic development. Connection to nature and protection of biodiversity and ecosystems are also important considerations. In addition, urban spaces need to promote inclusivity, accessibility and reflect the local culture and heritage.

The Metropolitan Redevelopment Authority (the Authority) is aligned with Federal and State net zero targets and DevelopmentWA's Net Zero Transition Plan. It is also highly committed to sustainability, with a strong focus on economic wellbeing, environmental integrity, social inclusion and design excellence. Sustainable design, construction and operation of buildings (referred to as 'green buildings') protects our environment, secures today's living standards and future-proofs our community against rising energy, water and waste disposal costs. The development of new precincts and buildings provides opportunities to advance green buildings and initiatives that reduce emissions and resource consumption.

Legislative framework

This policy: Development Policy 1 Green Building is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with any other development policies and the Bentley Design Guidelines (Design Guidelines) that may apply.

¹ Green Building Council Australia (GBCA) and Property Council of Australia (2023). *Every Building Counts Media Release*.

² Department of Climate Change, Energy, the Environment and Water (DCCEEW) (2024). *National waste and resource recovery reporting. Disposal*.

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Where the policy applies

This policy applies to all new buildings and precincts proposed within the Bentley Redevelopment Area, with the exception of single dwellings. This policy does not apply to alterations or fit-outs of existing buildings.

2. Policy Provisions

Objectives

- To demonstrate sustainability leadership via the creation of sustainable redevelopment areas and construction of sustainable buildings and precincts within these.
- To support and encourage innovative approaches to sustainable design, construction and management of buildings and precincts.
- To facilitate the design, construction, and operation of sustainable buildings and precincts. This includes efficient use of resources, operational and embodied emissions reduction, circular economy considerations, occupant health and wellbeing, connection to nature, and alignment with local context.



3. Development Approval Requirements

The development application must demonstrate that the proposal meets the Acceptable Development Standards of this policy and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme, that guides the Bentley Redevelopment Area, and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

4. Acceptable Development Standards

A1 Green Star Buildings Process

The requirements for Tier 1, 2 and 3 are outlined below;

	Tier 1	Tier 2	Tier 3
Rating	5 Star Green Star Buildings or above.	4 Star Green Star Buildings or above.	Compliance with ESD Guideline (provided in this document).
Development Application	Written statement of sustainable design initiatives.	Written statement of sustainable design initiatives.	Written statement of sustainable design initiatives.
Working Drawings / Condition Clearance	GBCA Registration and Green Star Designed assessment.	GBCA Registration and Green Star Designed assessment.	Completion of the ESD Guideline and detailed report by a Suitably Qualified Professional.
Practical Completion	Green Star Certified rating by the GBCA.	Green Star Certified rating by the GBCA.	Detailed report from a Suitably Qualified Professional, including appropriate implementation evidence.

Tier 1 and Tier 2

- All multiple dwelling, mixed-use, and non-residential buildings are classified as Tier 2 developments and are required to meet this standard at a minimum.

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- Major development proposals within the Bentley Redevelopment Area are encouraged to aspire to meet the Tier 1 requirements under the policy, particularly those seeking planning discretion.
- Tier 1 or Tier 2 buildings are required to achieve a Green Star Designed assessment and a Green Star Certified rating under the Green Star Buildings certification scheme from the Green Building Council of Australia (GBCA).
- The applicant is required to provide confirmation that the project has been registered with the GBCA together with a Green Star Designed assessment certificate from the GBCA which demonstrates that the development is on track to achieve the required Green Star Buildings Certified rating. The documentation is to be provided to the Authority at working drawings stage and prior to a building permit issued by the local government.
- The applicant is to provide documentation from the GBCA which demonstrates that the intended Green Star Buildings certification has been achieved. The documentation is to be provided to the Authority within six (6) months of the practical completion of the development.
- The Authority may, at its discretion, approve alternative sustainable building design and certification systems, provided the applicant demonstrates that these alternatives meet or exceed the benchmark sustainability standards outlined in the Policy Provisions.

Tier 3

- New grouped dwellings within the Redevelopment Area are classified as Tier 3 and are required to be designed and constructed as per the **Environmental Sustainable Design (ESD) Guideline** (Appendix 2) **objectives**.
- The applicant is required to comply with the ESD Guideline and provide a Sustainable Design Assessment Report (SDAR) prepared by a Suitably Qualified Professional to demonstrate that the building has been designed as per the requirements included within the ESD Guideline. Completed ESD Guideline and SDAR (design stage) are to be provided to the Authority at working drawings stage and prior to a building permit issued by the local government.
- The applicant is to provide a second SDAR prepared by a Suitably Qualified Professional which demonstrates that all infrastructure and initiatives identified in the ESD Guideline have been implemented. The second SDAR is to be provided to the Authority at practical completion stage and prior to occupation of the building.

A2 Precinct Sustainable Development Process

Where a development proposal includes four or more buildings inclusive of a public open space or public plaza area, such as a precinct or master-planned area, incorporation of sustainable development initiatives at the precinct level is required .

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This requirement applies to proposals regardless of whether the area is to be developed under one development application, or through a number of development applications by the same landowner. The requirement applies in addition to the individual green building requirements as set out in Acceptable Development Standards A1.

The applicant is to provide a detailed precinct Sustainability Strategy, prepared by a Suitably Qualified Professional, detailing the sustainable initiatives to be included in the precinct design, construction and operation, including both the public realm and buildings. The strategy is to be submitted with the first development application, with updates on Strategy implementation to be submitted to the Authority by a Suitably Qualified Professional at each stage of practical completion of the development.

The precinct Sustainability Strategy is to address the ten principles outlined in the State Planning Policy 7.0 Design of The Built Environment, and supported by sustainability best practice, as per below:

Design principle	Considerations
Context and character	• Evidence based context analysis, which determines precinct principles. • Consideration of culture, heritage and context (current and future). • Strengthen unique qualities of the precinct to deliver a sense of place.
Landscape quality	• Conservation of landform and natural features. • Tree retention. • Planting of native and waterwise species. • Habitat provision. • Enhancement of ecological linkages and connectivity. • Contamination remediation. • Water sensitive urban design. • Stormwater capture and retention on site. • Urban heat island mitigation.
Built form and scale	• Contemporary urban fabric which reflects characteristics of existing built form, where appropriate • Provision of a range of densities and housing typologies.
Functionality and build quality	• Consideration of climate change impacts. • Flexible and adaptable, multi-use spaces. • Durable and cost-effective infrastructure and materials.

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Sustainability	• Passive solar design. • Energy efficiency. • Reduction of potable water use. • Adoption of circularity principles. • Use of sustainable and responsible materials. • Minimisation of operational and embodied greenhouse gas emissions. • Diversion of waste from landfill, including construction and demolition as well as operational waste.
Amenity	• High quality public realm and streetscapes. • Diversity of amenities for the community. • Recreational spaces and community facilities. • Inclusivity and accessibility.
Legibility	• People-focused street hierarchy. • Wayfinding signage and landmarks.
Safety	• Crime Prevention Through Environmental Design (CPTED).
Community	• Active transportation infrastructure. • Access to public transport. • Walkability to parks and amenities. • Precinct and resource management.
Aesthetics	• Architectural language and approach which contributes to the project vision and sense of identity. • Attractive, comfortable and high amenity spaces, parks and public realm.

The applicant could also choose to certify the precinct under a best practice sustainability framework. The Authority suggests using Green Star Communities, by the GBCA, or EnviroDevelopment, by the Urban Development Institute of Australia (UDIA). If a formal certification pathway is chosen, the applicant should develop a precinct Sustainability Strategy to align with requirements to achieve a minimum of 5 Star Green Star Communities rating; or requirements to achieve a 6-leaf EnviroDevelopment certification. The applicant may choose to certify under an alternative scheme as approved by The Authority.

5. Glossary of terms

Best Practice	A combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site-specific opportunities and constraints, which are demonstrated, locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.
Design Guidelines	A statutory document adopted under an Authority's Redevelopment Scheme detailing the design requirements for buildings and public places for sites, precincts and projects areas within the Authority's redevelopment area.
Green Star Building	A national sustainability rating scheme developed by the Green Building Council of Australia that provides certification based on a building's performance against specific environmental design criteria. Green Star Buildings includes categories to assess environmental impact that is a direct consequence of a project's site location, design, construction and building management.
Green Star Certified	Under the Green Star Buildings certification, the Certified rating demonstrates that Green Star outcomes have been achieved for the building, as constructed.
Green Star Designed	Under the Green Star Buildings certification, a Design assessment is aimed at projects in the early design development phase, to demonstrate that the project is on the right track to achieve certification.
Suitably Qualified Professional	A suitably qualified person refers to an Environmental Engineer or equivalent and may include a Green Building Professional.

Sustainable Design Assessment Report
(SDAR)

A report prepared by a Suitably Qualified Professional that addresses the ESD Guideline provided under this Development Policy 1 - Green Building, and demonstrates that a holistic sustainability approach was taken to design and construct a new building.

DOCUMENT CONTROL		
ADOPTION DATE:Date		
AMENDMENT NO.	ADOPTION DATE	DESCRIPTION

Appendix 1 Information Sheet on Submitting a Sustainable Design Assessment Report

1. What is a Sustainable Design Assessment Report (SDAR)?

A Sustainable Design Assessment Report (SDAR) is a requirement of development approval. An SDAR responds to the ESD Guideline objectives and items in Appendix 2 of Development Policy 1 - Green Buildings and demonstrates that a holistic Environmental Sustainable Design approach has been undertaken.

An SDAR must:

- Expand on how each of the sustainability criteria has been addressed.
- Identify relevant targets and performance standards, where not already provided.
- Provide relevant documentation evidence to support the implementation of different initiatives.

A Suitably Qualified Professional is required to prepare an SDAR.

This reference document provides guidance on how to prepare an SDAR report in response to the ESD Criteria.

2. Section Guides

The following sections outline information that might typically be included within an SDAR.

Project Information:

The report should include:

- Property address.
- Proposed development's use and extent.
- Describe neighbouring buildings that impact on or may be impacted by the development.

The report should outline relevant areas:

- Site permeability.
- Water capture areas.
- Gross floor area of different building uses.
- Development's sustainable design approach.
- Summarise the project ESD objectives, including any targets and benchmarks.

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Sustainability Themes:

The report is required to address each of the sustainability theme **objectives** in the ESD Guideline (Appendix 2) and demonstrate how the design meets them. Applicants must review the Best Practice requirements.

Design Response:

As each application responds to different opportunities and constraints, it is not required to meet all sustainability requirements under each theme, but minimum expectations outlined under each theme need to be appropriately addressed. **Alternative ESD responses may be considered where they are demonstrated to align with the sustainability theme objective.** Additional initiatives or innovative approaches not listed in the ESD Guideline (Appendix 2) can also be added to tailor to specific application needs. Applicants should ensure that where a design response is discussed, reference is made to the relevant drawing or report where the aspect has been reflected in the design.

Assessment Method Description:

The report should explain what standards have been used to assess the applicable sustainability criteria, where relevant.

Benchmarks Description:

The report is required to briefly explain the benchmark applied as outlined within the required standard. A benchmark description is required for each sustainability criteria that is being addressed.

How does the proposal comply with the benchmarks?

The report should show how the proposed design meets the benchmarks of the required standard through making references to the design brief, drawings, specifications, Consultant reports or other evidence that proves compliance with the required benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans.

The site's permeability should be clearly noted, and relevant calculations included. It is also recommended to indicate water catchment areas on roof or site plans to confirm water re-use calculations.

Appendices:

All relevant reports and modelling data are to be appended to the SDAR. This can include but is not limited to relevant energy modelling results.

Appendix 2 ESD Guideline

Contents

1. INDOOR ENVIRONMENT QUALITY
2. PASSIVE SOLAR DESIGN
3. ENERGY AND EMISSIONS
4. WATER
5. STORMWATER MANAGEMENT
6. BUILDING MATERIALS
7. WASTE
8. MOVEMENT
9. CLIMATE RESILIENCE
10. URBAN ECOLOGY
11. CULTURE, HERITAGE AND IDENTITY
12. HEALTH AND WELLBEING
13. INNOVATION
14. CONSTRUCTION AND BUILDING MANAGEMENT

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1. Indoor Environment Quality

Objective

To achieve a healthy and naturally comfortable indoor environment that supports occupant wellbeing while reducing reliance on building services such as artificial lighting, mechanical ventilation, and climate control systems.

ESD Criteria	Minimum Expectations
1.1 Indoor pollutants are maintained at acceptable levels.	✓
1.2 All spaces have access to natural daylight and outdoor air.	✓
1.3 Artificial lighting must be adequate for each space type.	✓
1.4 Limit glare from light sources.	
1.5 Acoustic privacy and protection, adequate for each space type.	
1.6 Ensure the building's paints, adhesives, sealant and carpets are low in TVOC and are non-toxic.	✓
1.7 Ensure at least 60% of habitable areas have a high quality internal or external view.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- Good Environmental Choice Australia Standards
- AS 1668.2:2012 The use of ventilation and air conditioning in buildings, Part 2: Mechanical ventilation in buildings
- ASHRAE Standard 62.1:2013 Ventilation for acceptable indoor air quality
- AIRAH HVAC 2010 Hygiene best practice guideline
- AS1680 series Interior and workplace lighting
- AS/NZS 1158 Road lighting
- AS/NZS 2107:2016 Acoustics
- ISO 16283-1 and ISO 16283-2 Sound insulation
- ISO 16000-6 Indoor air
- ASTM D5197 Standard Test Method for Determination of Formaldehyde and Other Carbonyl Compounds in Air
- EPA TO-17 Determination of Volatile Organic Compounds in Ambient Air
- National Construction Code

USEFUL REFERENCES:

- Good Environmental Choice Australia Standards www.geca.org.au
- National Construction Code Indoor Air Quality <https://www.abcb.gov.au/sites/default/files/resources/2022/Handbook-indoor-air-quality.pdf>

2. Passive Solar Design

Objective

To ensure the efficient use of energy by reducing peak demand, lowering total operating greenhouse emissions, and minimising associated energy costs.

ESD Criteria	Minimum Expectations
2.1 Orient living and outdoor areas to the North, with large windows to allow for natural light and winter solar gain. Limit windows located to the East and West.	✓
2.2 Shade Northern glass to avoid direct sunlight in summer but enable solar heat gain in winter (e.g. eaves, pergolas, removable shade sails).	✓
2.3 Implement appropriate glazing solutions to minimise heat gain and help maintain indoor temperatures (e.g. low emissivity glazing, double glazing, thermally broken window frames).	✓
2.4 Include appropriate insulation in walls, ceilings and roofs. Insulation levels depend on the building type. This is considered as part of achieving an adequate NatHERS rating (2.8).	✓
2.5 Ensure adequate zoning for efficient cooling/heating.	
2.6 Ensure buildings are airtight. Perform an airtightness test, by a suitably qualified practitioner.	✓
2.7 Combine mechanical ventilation and natural ventilation mechanisms, to be alternated depending on the weather. Natural cooling breezes should be encouraged through adequately positioned window openings and heat purging mechanisms.	
2.8 Achieve a combined NatHERS rating of at least 7.5 stars.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- National Construction Code

USEFUL REFERENCES:

- Window Energy Rating Scheme (WERS) www.wers.net
- Your Home <https://www.yourhome.gov.au/passive-design>
- National Australian Built Environment Rating System (NABERS): <https://www.nabers.gov.au/>

3. Energy and Emissions

Objective

To ensure the efficient use of energy by reducing peak demand, lowering total operating greenhouse emissions, and minimising associated energy costs.

ESD Criteria	Minimum Expectations
3.1 Install energy efficient appliances: • Electric heat pumps. Minimum coefficient of performance (COP) of 3.0 at 20°C and 65°C leaving temperature. Ensure outdoor pipework is insulated. • DX Split System air conditioners. Minimum 3.5 Star Energy Rating for cooling and 3 Star Energy Rating for heating. • Induction cooktops. • Pool pumps rated 4 Star Energy Rating or more (if applicable).	✓
3.2 Install energy efficient lighting: • LED lighting. • Motion sensors in common areas.	✓
3.3 Use of renewable energy (produced on-site or off-site).	✓
3.4 Provide battery with enough capacity to reduce electricity peak demand by 10% for at least a one-hour period.	
3.5 Reduce or eliminate the use of fossil fuels.	
3.6 Use thermally insulated pool covers overnight, to reduce heat loss from heated pools (if applicable).	
3.7 Eliminate the use of refrigerants with a GWP above 11. Suitable options include Propane, Butane, Ethane, Ammonia, hydrofluoro-olefins (HFOs), amongst others. Suitability of the refrigerant should be verified for its intended application.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- National Construction Code

USEFUL REFERENCES:

- Energy Rating <https://www.energyrating.gov.au/>
- Solar Consumer Guide Solar Consumer Guide | energy.gov.au
- A Climate Positive Roadmap for the built environment [carbon-positive-roadmap-discussion-paper-rev-a.pdf](#)

4. Water

Objective

To ensure the efficient use of water by reducing potable water consumption, encouraging the collection and reuse of stormwater and alternative sources such as grey water, and minimising associated water costs.

ESD Criteria	Minimum Expectations
4.1 Install water efficient fixtures and appliances: • Hand wash basins taps are a minimum WELS rating of 5 star. • Kitchen taps are a minimum WELS rating of 4 star. • Urinals are a minimum WELS rating of 5 star. • Dual-flush toilets are a minimum WELS rating of 4 star. • Showers are a minimum WELS rating of 3 star.	✓
4.2 Consider the feasibility of alternative water supply source for the project such as: • Rainwater, for indoor use in laundries and toilets. • Groundwater, for irrigation. • Greywater, for irrigation.	
4.3 Plant waterwise gardens: • Plant locally native and waterwise species. • Mulch to a depth of 75mm.	✓
4.4 Install efficient irrigation: • Install drip irrigation to all shrubs and trees. • Utilise smart irrigation systems with moisture control sensors. • Hydrozone different garden areas according to specific water needs.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- National Construction Code

USEFUL REFERENCES:

- Water Efficient Labelling Scheme (WELS) <https://www.waterrating.gov.au/>
- Guidelines for the non-potable uses of recycled water in Western Australia Guidelines for the non-potable uses of recycled water in Western Australia
- A Guide to Water Efficient Landscape and Irrigation for Waterwise Businesses Guide-to-Water-Efficient-Landscape-and-Irrigation-for-Waterwise-Businesses.pdf

5. Stormwater Management

Objective

To reduce the impact of stormwater run-off by improving its quality, achieving best practice outcomes, and incorporating water sensitive urban design principles.

ESD Criteria	Minimum Expectations
5.1 Develop a Stormwater Control Strategy for building construction and operation.	✓
5.2 Retain and infiltrate 80% of on-site stormwater through water sensitive urban design (WSUD) measures (e.g. permeable paving, soakwells, swales).	✓
5.3 Minimise stormwater pollutants.	
5.4 Increase site permeability.	✓
5.5 Implement evaluation and maintenance of stormwater control measures.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star Buildings, BREEAM and LEED provide benchmarks for relevant issues
- National Construction Code

USEFUL REFERENCES:

- Stormwater Management Manual of Western Australia Stormwater management manual for Western Australia
- Guide to a Waterwise Development <https://developmentwa.com.au/documents/1334-a-guide-to-a-waterwise-development>
- CRC for Water Sensitive Cities <https://watersensitivecities.org.au/>

6. Building Materials

Objective

To promote the use of sustainable, durable, and low-impact building materials that support resource efficiency, reduce environmental harm, and enable long-term reuse and recycling throughout the building's lifecycle.

ESD Criteria	Minimum Expectations
6.1 Repurpose existing structures and materials (e.g. recycled timber, recycled bricks).	
6.2 Use materials that have a high recycled content (e.g. concrete with 30% recycled aggregate).	✓
6.3 Use materials with low embodied carbon (e.g. low carbon concrete) where feasible. Refer to Environmental Product Declarations (EPDs) to compare and select materials with low environmental impact.	✓
6.4 Use timber certified from an Australian Forestry Standard or Forest Stewardship Council Standard.	✓
6.5 Source steel from suppliers who are ISO14001 compliant.	✓
6.6 Prioritise local materials.	
6.7 Design for disassembly.	
6.8 Use materials that are durable.	✓
6.9 Use materials that are recyclable.	
6.10 Consider conducting a Life Cycle Assessment to reduce the building's embodied carbon emissions.	

RELEVANT STANDARDS AND BENCHMARKS:

- ISO 14040 Life Cycle Assessment

USEFUL REFERENCES:

- Environmental Product Declaration (EPD) <https://epd-australasia.com/>
- Roads to Reuse <https://www.wasteauthority.wa.gov.au/programs/view/roads-to-reuse>
- MECLA <https://mecla.org.au/>
- Forest Stewardship Council Certification Scheme <https://fsc.org/en>
- Aluminium Stewardship Initiative <https://aluminium-stewardship.org/>
- Steel Sustainability Australia <https://www.steelsustainability.com.au/>
- A Practical Guide to Upfront Carbon Reductions <https://gbca-web.s3.amazonaws.com/media/documents/a-practical-guide-to-upfront-carbon-reductions.pdf>
- A practical guide to circular procurement <https://gbca-web.s3.amazonaws.com/media/documents/a-practical-guide-to-circular-procurement.pdf>

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7. Waste

Objective

To promote waste avoidance, reuse, and recycling throughout the design, construction, and operation stages of development, while ensuring the long-term reusability of building materials.

ESD Criteria	Minimum Expectations
7.1 Divert 80% of waste from landfill through reuse and recycling.	✓
7.2 Develop a Construction Waste Management Plan to ensure materials are recycled and landfill is the last resort.	✓
7.3 Develop an Operations Waste Management Plan to ensure adequate waste separation, storage and collection.	
7.4 Design areas with adequate space for multiple separation bins (general waste, FOGO and recycling)(e.g. kitchens, offices, common areas, waste storage areas).	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- ISO14001 Environmental Management System (EMS)

USEFUL REFERENCES:

- Waste Authority <https://www.wasteauthority.wa.gov.au/>
- WALGA Waste Management Support <https://walga.asn.au/policy-and-advocacy/our-policy-areas/waste>
- Wastenet <https://www.wastenet.net.au/>
- Construction Waste Management Plan Guidelines https://www.wastenet.net.au/profiles/wastenet/assets/clientdata/document-centre/wal2708_construction_waste_a4_v2_singles.pdf

8. Movement

Objective

To minimise car dependency by designing the built environment to promote the use of public transport, walking, and cycling.

ESD Criteria	Minimum Expectations
8.1 Enable electric vehicles (EV) charging and ensure building electric infrastructure can support EVs.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues

USEFUL REFERENCES:

- Electric Vehicle Council <https://electricvehiclecouncil.com.au/>

9. Climate Resilience

Objective

To enhance the resilience of buildings to climate change by integrating adaptive design strategies that mitigate risks from extreme weather events, rising temperatures, and changing environmental conditions.

ESD Criteria	Minimum Expectations
9.1 Maximise vegetation cover.	✓
9.2 Shade hardstand areas, including driveways (e.g. shade sails, pergolas, deciduous trees).	
9.3 Install roof materials, including shading structures, that have high Solar Reflectance Index (SRI) values or low Solar Absorbance (SA): • Roof pitched <15°: 3-year SRI of a minimum of 64. • Roof pitched >15°: 3-year SRI of minimum of 50. • SA ≤ 0.6	✓
9.4 Install unshaded hardscaping elements that have a 3-year SRI of a minimum of 34 or an initial SRI of a minimum of 39.	✓
9.5 Install permeable or light-coloured driveways.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- AS 5334:2013 Climate Change Adaptation for Settlements and Infrastructure
- AS/NZ ISO 31000:2009 Risk Management
- ASTM E1980-11 Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces

USEFUL REFERENCES:

- WALGA Climate Change Management https://walga.asn.au/awcontent/Web/Documents/Planning/Climate_Change_Adaptation_Guideline_2012.pdf

10. Urban Ecology

Objective

To protect and enhance biodiversity through sustainable landscaping, the management of remnant indigenous plant communities, and the encouragement of indigenous vegetation planting.

ESD Criteria	Minimum Expectations
10.1 Plant a diverse number of species and prioritise native, waterwise species.	✓
10.2 Plant species that are climate resilient and resilient to pests and diseases.	✓
10.3 Implement Biodiversity Sensitive Urban Design measures (BSUD).	
10.4 Include micro-greening for balconies, building facades, wall, roofs, and empty spaces.	
10.5 Design habitat for local native and threatened fauna.	
10.6 Minimise light pollution.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- Perth and Peel Urban Greening Strategy

USEFUL REFERENCES:

- Biodiversity Sensitive Urban Design <https://icon-science.org/biodiversity-sensitive-urban-design/>
- ReWild Perth <https://rewildperth.com.au/>
- Water Corporation Vertical Garden Guide <https://sitecore9-cm-prod.watercorporation.com.au/-/media/WaterCorp/Documents/Help-and-advice/Business-customers/Waterwise-programs/Waterwise-advice/Vertical-garden-guide.pdf>
- Guidelines for Biodiversity Green Roofs (City of Melbourne) <https://mvga-prod-files.s3.ap-southeast-4.amazonaws.com/public/2024-05/guidelines-for-biodiversity-green-roofs-2023.pdf>

11. Culture, Heritage and Identity

Objective

To respect, protect, and celebrate cultural heritage and identity by integrating culturally significant elements into the built environment, preserving heritage assets, and fostering a sense of place and community connection.

ESD Criteria	Minimum Expectations
11.1 Design buildings as a reflection of local demographics, identity, culture and heritage.	✓
11.2 Incorporate indigenous knowledge and artwork into the building design.	

USEFUL REFERENCES:

- Creating Places for People https://urbandesign.org.au/content/uploads/2015/08/INFRA1219_MCU_R_SQUARE_URBAN_PROTOCOLS_1111_WEB_FA2.pdf

12. Health and Wellbeing

Objective

To support the physical and mental health of building occupants by creating environments that are safe, comfortable, and conducive to wellbeing through access to natural light, ventilation, green spaces, and active design principles.

ESD Criteria	Minimum Expectations
12.1 Design and construct inclusive buildings for a range of ages, genders and abilities.	✓
12.2 Provide well-designed active frontages through: • Welcoming building entrances. • Using attractive materials and colours. Providing visual and physical permeability on frontages.	
12.3 Apply Crime Prevention Through Environmental Design (CPTED) principles, and design initiatives to support safety.	✓

RELEVANT STANDARDS AND BENCHMARKS:

- National Construction Code
- AS/NZS 1428 Design for Access and Mobility
- Livable Housing Design Standard

USEFUL REFERENCES:

- Livable Housing Design <https://ncc.abcb.gov.au/sites/default/files/resources/2023/Livable-Housing-Design-Standard-2022-1.3.pdf>
- isUS <https://thisisud.com/solutions>
- Centre for Excellence in Universal Design Centre for Excellence in Universal Design - Centre for Excellence in Universal Design
- Safer places by design <https://www.wa.gov.au/government/publications/planning-guidelines-safer-places-design>

13. Innovation

Objective

To encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

ESD Criteria	Minimum Expectations
13.1 Demonstrate significant enhancements to the building operational performance.	
13.2 Demonstrate significant enhancement to nature and ecological outcomes.	
13.3 Demonstrate innovative response to local climate conditions.	
13.4 Demonstrate innovative design approach.	
13.5 Demonstrate implementation of new technologies, including smart technologies.	
13.6 Demonstrate improved social outcomes.	
13.7 Demonstrate improved occupant engagement and awareness.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant

USEFUL REFERENCES:

- Innovation Strategy <https://innovation.wa.gov.au/>

14. Construction and Building Management

Objective

To encourage a holistic and integrated design and construction process and ongoing high performance.

ESD Criteria	Minimum Expectations
14.1 Develop a Construction Environmental Management Plan.	
14.2 Develop an Operations Environmental Management Plan.	
14.3 Develop Sediment Control Plan.	✓
14.4 Develop a Sustainable Procurement Strategy for the building.	
14.5 Ensure all contractors over \$5 million have a valid ISO 14001 accreditation.	
14.6 Ensure building is commissioned and installations performed to a high standard.	✓
14.7 Monitor, verify and report building operational performance as per design specifications. Rectify short-falls.	
14.8 Develop a 'Building Operations and Maintenance' manual for all building systems.	
14.9 Develop a 'Building User' manual for building occupants.	
14.10 Install smart meters and sensors to capture, process and record energy and water use data in real-time.	
14.11 Install a visualisation dashboard to promote awareness and behaviour change.	

RELEVANT STANDARDS AND BENCHMARKS:

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- ISO 20400 Sustainable Procurement
- ISO 14001 Environmental Management Systems

USEFUL REFERENCES:

- Building management systems <https://www.energy.gov.au/business/equipment-guides/building-management-systems>
- Sediment Resources for Builders <https://www.sercul.org.au/sediment-resources/>

Development Policy 2

Sound and Vibration Attenuation

1. Introduction

Policy purpose

This policy details the requirements for the design, construction and management of development to facilitate a sustainable co-existence of noise sensitive and noise emitting developments. The policy also provides development standards for attenuating vibration, particularly where development is in close proximity to railway or freight corridors. The policy includes performance standards to guide the assessment of development applications.

Background

The Metropolitan Redevelopment Authority (the Authority) is committed to the creation of vibrant and sustainable communities. This includes supporting the development of diverse and inclusive mixed use urban environments.

Mixed land use environments can generate noise and vibration from sources such as traffic and trains, mechanical equipment, entertainment land uses and ambient street noise. Such activities form part of the rich urban fabric, but if not managed effectively can cause significant disturbance to those living or working close by. In addition to good design, successful mixed use environments incorporate effective sound and vibration attenuation methods, as well as employing good management practices to facilitate the co-existence of residential and non-residential land uses.

Sound and vibration attenuation includes mitigation and minimisation of potential impacts at the early planning and design stages, as well as the use of appropriate materials and construction techniques in building construction. The Authority may require appropriate design and management methods for new noise sensitive or noise emitting developments, for building refurbishments, or changes of land use. Vibration attenuation may be required for new developments within close proximity to significant vibration sources, such as railways.

Legislative framework

Development Policy 2 - Sound and Vibration Attenuation is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with the *Environmental Protection (Noise) Regulations 1997*, State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning, Bentley Redevelopment Scheme and other development policies and design guidelines that may apply.

Development Policy 2 Sound and Vibration Attenuation

Where the policy applies

This policy applies to all noise emitting and noise sensitive development proposals within the Bentley Redevelopment Area. The policy also applies to all new vibration sensitive development proposals, particularly those in close proximity to railway or freight corridors.

2. Policy Provisions

Objectives

- To facilitate sustainable mixed use environments where a variety of carefully designed, constructed and managed land uses can successfully co-exist.
- To ensure appropriate noise and vibration attenuation measures are incorporated at the design and construction phase of new buildings, in the refurbishment of existing buildings and where appropriate, for changes in land use.
- To ensure noise emitting premises are well designed and effectively managed in order to minimise noise disturbance.
- To ensure mechanical, industrial and service equipment is appropriately designed, located and installed in order to minimise noise disturbance.



3. Development Approval Requirements

This policy sets out the standards and requirements for the following types of development with regard to sound and vibration attenuation. There are four development categories:

1. Noise sensitive development.
2. Noise emitting development.
3. Ventilation and mechanical equipment.
4. Vibration sensitive development.

Each development application must comply with all requirements for the applicable category or categories. For example, a mixed use development may have to satisfy provisions for noise sensitive premises (residential units), noise emitting developments (a small bar), ventilation and mechanical equipment (air conditioning units) and vibration sensitive development (residential units).

All development applications must also demonstrate that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory requirements that may apply, including (but not limited to):

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission Requirements

Noise Sensitive Premises Acoustic Report

A Noise Sensitive Premises Acoustic Report and associated plans may be required to be submitted to the Authority at the working drawings stage detailing compliance with the Performance Standards of this policy. The Acoustic Report is to be prepared by a qualified and experienced acoustic consultant and is to include:

- The identification of all noise sources;
- The measurement of all identified noise sources, including adequate sampling to enable the establishment of reliable ambient noise levels. For traffic noise, measurements should be taken at different times, including during peak traffic times. For ambient noise, a day-time measurement between 3pm - 5pm Monday to Friday and a night-time measurement between 10pm - 12pm Friday to Saturday night, or at other relevant times;
- Noise measurements shall be taken in accordance with part 3 of the *Environmental Protection (Noise) Regulations 1997*. The character of noise sources is to be adequately described in terms of frequency analysis (minimum of octave bands);

Development Policy 2 Sound and Vibration Attenuation

- The establishment of appropriate interior design noise levels for various areas of occupancy in accordance with the Performance Standards of this policy;
- A detailed description of the construction measures that are required to be included, or which have been included, in the proposed development to achieve sound attenuation in accordance with Performance Standards P1 and P2 of this policy. Calculations are to be based on octave band noise source data and octave band noise reduction performance for construction elements; and
- Noise sensitive premises in close proximity to rail and road freight corridors should also have regard to the State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (as amended).

Examples of noise attenuation measures that should be addressed could be considered in the acoustic report and associated plans include, but are not limited to, the following:

Design:

- Locate noise sensitive rooms away from known noise sources wherever possible.

Windows:

- Heavyweight/thicker glass;
- Double glazing; and
- Special acoustic requirements for window frames.

Walls:

- Stud frame walls may require acoustic upgrading;
- Acoustic attenuation for exhaust vents through walls; and
- Specific acoustic requirements for external doors.

Roof/Ceiling:

- Specific acoustic requirements for sealing roofs;
- Upgraded acoustic performance for ceilings;
- Closing/sealing of eaves;
- Insulation of ceiling void; and
- Acoustic attenuation for vents through roofs.

Development Policy 2 Sound and Vibration Attenuation

Noise Emitting Development Acoustic Report

A Noise Emitting Development Acoustic Report and associated plans may be required to be submitted as part of the development application or working drawings detailing the development's compliance with the Performance Standards of this policy. Reports are to be prepared by a qualified and experienced acoustic consultant and should include:

- The identification of all noise sources to be addressed, such as machinery, equipment, service vehicles and deliveries, patrons, music, amplifiers and speakers;
- Details of external noise sources;
- Determination of noise source levels, character and hours of operation;
- The establishment of assigned levels for noise sensitive premises in the vicinity and within the development in accordance with the *Environmental Protection (Noise) Regulations 1997*;
- A detailed description of the noise attenuation measures that have been, or will be, included in the building design and construction and/or the premises fit-out and management to achieve the assigned noise levels in accordance with the *Environmental Protection (Noise) Regulations 1997* and Australian Standard 2107: Recommended design sound levels and reverberation times for building interiors; and
- Calculations are to be based on minimum octave band noise source data and minimum octave band noise reduction performance for construction elements.

Noise attenuation measures to be considered in the acoustic report and associated plans for noise emitting development may include:

- Acoustic treatment of walls and roof-ceiling construction;
- Acoustic upgrading of windows;
- Acoustic lobbies at entry and exit points in the building;
- An established process for determining the maximum allowable internal noise level;
- Use of permanent noise monitoring with integrated control system for audio equipment or other noise generating equipment;
- Management strategies to control breakout noise; and
- Management strategies for noise from deliveries and rubbish removal.

Ventilation and Mechanical Equipment Acoustic Report

A Ventilation and Mechanical Equipment Acoustic Report and associated plans may be required at working drawings stage detailing the development's compliance with the Performance

Development Policy 2 Sound and Vibration Attenuation

Standards of this policy. The report is to be prepared by a qualified and experienced acoustic consultant and is to include:

- Type and amount of equipment;
- Equipment specifications, including selection of equipment models that have low noise emissions;
- The establishment of assigned noise levels for noise sensitive premises in the vicinity, in accordance with the *Environmental Protection (Noise) Regulations 1997*;
- Isolating or situating plant and equipment away from windows and doors of subject buildings and neighbouring noise sensitive premises; and
- A detailed description of noise attenuation measures/devices, such as noise barriers and enclosures that have been, or will be, included to achieve the assigned noise levels in accordance with the *Environmental Protection (Noise) Regulations 1997* and Australian Standard 2107: Recommended design sound levels and reverberation times for building interiors.

Vibration Isolation Report

A Vibration Isolation Report and associated plans may be required at working drawings stage detailing the compliance of the development with the Performance Standards of this policy. The report is to be prepared by a qualified and experienced vibration consultant and is to include:

- The identification and measurement of significant vibration sources;
- The establishment of appropriate building design and construction methods to mitigate vibration impacts for future residents or occupants of the building;
- Details of compliance with the appropriate industry standards, to the satisfaction of the Authority, regarding evaluation of human exposure to vibration in buildings, in accordance with the Performance Standards of this policy; and
- Locate habitable rooms away from known vibration sources wherever possible.

Practical Completion Certification

Certification is to be provided from the relevant qualified consultant prior to occupation of the development which confirms that all recommendations contained within either the relevant Acoustic Report or the Vibration Isolation Report, that are integral to achieving compliance with this Policy have been implemented, to the satisfaction of the Authority.

4. Performance Standards for Development Approval

Noise Sensitive Premises

- P1.** Noise sensitive premises are to be designed to attenuate ambient noise so that internal noise levels would comply with Australian Standard AS 2107: Recommended Design Sound Levels and Reverberation Times for Building Interiors when assessed within habitable rooms of the building.
- P2.** Residential developments, including transient residential and the residential component of a mixed-use development are required to be constructed to meet the requirements of Part 5 of the latest applicable version of the National Construction Code.

Other requirements:

- For residential developments located within areas where high levels of ambient noise have been identified, notifications are required to be applied to the created land title and any subsequent strata titles of any noise sensitive premises pursuant to section 70A of the *Transfer of Land Act 1893* to inform prospective land owners and residents of the likelihood of higher noise levels within the mixed use environment.

Noise Emitting Development

- P3.** Noise emitting development that has potential for significant noise disturbance, requires appropriate design, construction methods, materials and devices to mitigate noise emissions. This includes proposals for new development, significant building modifications or extensions, land use changes or intensification of use.
- P4.** Noise emitting developments require appropriate management provisions to mitigate noise disturbance that could be caused by the operation of the premises.

Other requirements:

- Management plans, development approval conditions or other measures may be required by the Authority to address noise sources such as equipment, deliveries, product storage, waste removal, music and patron management.
- The *Environmental Protection (Noise) Regulations 1997* may apply to particular noise emitting premises and activities.

Ventilation and Mechanical Equipment

- P5.** Ventilation and mechanical equipment are to be low noise emission devices which are located and treated so as to minimise noise nuisance to the occupants of the subject building and surrounding buildings.

Other requirements:

- The *Environmental Protection (Noise) Regulations 1997* apply to ventilation devices and equipment.

Vibration Sensitive Development

- P6.** Proposed residential or community land use developments which are in locations considered by the Authority to be susceptible to significant vibration disturbance will be required to demonstrate that the building has been designed and constructed to isolate vibration impacts to occupants of the building.
- P7.** Vibration sensitive development proposed in close proximity to freight or commuter railway corridors, with the proposed development being within 100 metres from current or proposed track lines, is to be designed and constructed to isolate vibration in accordance with the best practice standards of the current version of Australian Standard AS ISO 2631 regarding human exposure to vibration in buildings .
- P8.** If no current version of Australian Standard AS ISO 2631 is available or applicable, the development should generally comply with British Standard BS 6472-1:2008, with the acceptable level of vibration achieving the following criteria:
- 6.00am - 10.00pm: 0.2 to 0.4 ms^{-1.75}
- 10.00pm - 6.00am: 0.1 to 0.2 ms^{-1.75}
- P9.** Construction Management Plans for major developments are to consider the impacts of ground borne vibration on heritage places in the surrounding area caused by development, at the discretion of the Authority.

5. Glossary of terms

Noise Sensitive Premises	Includes premises occupied solely or mainly for residential or accommodation purposes, and premises used for the purpose of a hospital, sanatorium, educational establishment, public worship, aged care or child care as defined in the Environmental Protection (Noise) Regulations 1997.
Noise Emitting Development	Includes: • Dining and entertainment land uses including taverns, small bars, nightclubs, entertainment complex, function centre, restaurants or other premises that propose amplified music; • Cultural and creative industry land uses such as theatre/performance venue, event space, or other premises that propose amplified music or a high degree of operational noise; • Industrial land uses that generate a high degree of operational or equipment noise; and • Commercial or other land use that present, in the opinion of the Authority, a potential high degree of noise generation, such as from amplified music, equipment or other operational aspects.
Transient Residential	Accommodation provided for temporary periods, generally for commercial gain,
Ventilation and Mechanical Equipment	Air-conditioning systems, extraction fans for restaurants and industrial activities, emergency generators, and similar such equipment that has the potential to create noise nuisance.
Vibration Sensitive Development	In this policy means premises occupied solely or mainly for residential or accommodation purposes, and premises used for the purpose of a hospital, sanatorium, educational establishment, public worship, aged care or child care.
Working Drawings	Plans and supporting details, reports and documentation that form part of a building permit application to a Local Government, copies of which are to provided to the Authority prior to submitting a building permit application.

Development Policy 2 Sound and Vibration Attenuation

References

WA State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (as amended).

Australian Standard AS2107:2000 – Acoustics – Recommended design sound levels and reverberation times for building interiors.

British Standard 6472-1:2008 – Guide to evaluation of human exposure to vibration in buildings
Environmental Protection (Noise) Regulations 1997.

WA Department of Environment Regulation – Environmental Assessment Guidelines (EAG) No 13 (Sept 2014) and EAG No 3 (June 2005).

Australian AS2670 – Evaluation of human exposure to whole-body vibration.

DOCUMENT CONTROL		
ADOPTION DATE: date		
AMENDMENT NO.	ADOPTION DATE	DESCRIPTION

Development Policy 3

Public Art

1. Introduction

Policy purpose

This policy details the requirements for public art contributions as part of a development proposal and provides performance standards to guide the assessment of development applications that include public art.

Background

The Metropolitan Redevelopment Authority (the Authority) has an established history of providing public art in its redevelopment areas and also requiring the provision of public art by others who are undertaking substantial developments in redevelopment areas.

The Authority acknowledges the many benefits of including public art within the public realm of each of its project areas, on both public and private land. Public art contributes to the identity of a place in various ways: by interpreting and highlighting local culture and customs, contributing positively to the overall design and visual appearance of a place, and adding to the liveliness, familiarity, and legibility of a place through the creation of memorable experiences and landmarks. Public art also creates work opportunities for artists, businesses and manufacturers, and can play a major role in cultural tourism.

The Authority's vision of creating great places for people can be supported by considering the public realm as a living canvas to reflect and enrich the culture and creativity of redevelopment areas through the integration of permanent, temporary and ephemeral art.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with Bentley Redevelopment Scheme and any development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all development proposals for public art and to all development applications in the Bentley Redevelopment Area where the development has an estimated construction cost of two million dollars or greater (unless otherwise specified in applicable design guidelines).

2. Policy Provision

Objectives

- To foster a sense of place and enhance public enjoyment, engagement and understanding of places through the integration of high quality public art that responds to the context of its location;
- To enhance the appearance, character and value of places through the inclusion of high quality public art and to encourage animated and lively public spaces; and
- To establish best practice in the commissioning of public art in the development process.

Criteria for public art not requiring development approval

Some temporary or ephemeral public art, such as performance art or temporary exhibitions, may not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore may not require development approval. Please refer to the Authority's Development Policy 8 - Hosting Public Events for further information.

Note:

All other local, State and Commonwealth government legislation or requirements must be complied with.

3. Development Approval Requirements

Development applications for (or that include) public art must demonstrate that the proposal meets the Performance Standards for Development Approval (section 4) and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission Requirements

A Public Art Report for all proposed artworks is to be prepared and submitted with the development application to ensure public art is integrated into public place and building designs. At the discretion of the Authority, the report may be assessed as a condition of development approval, and submitted as part of the working drawings process (prior to the local government building permit).

For large scale development projects, such as those including a number of buildings and a public domain area, a Public Art Strategy should also be prepared, outlining the themes, locations and installation staging of artwork across the development site/s.

Development Policy 3 Providing Public Art

The use of an experienced public art consultant is recommended, to assist in the commissioning and coordination of the public art project. Public art consultancy fees may be included in the artwork budget (contribution costs) for up to 15 per cent of the total public art budget.

Public Art Report

The Public Art Report is to include:

- a site plan of the development footprint, public spaces and the artwork location/s;
- a written design concept for the artwork, including explanations about research, artwork themes and a statement detailing compliance with the Authority's public art policy and public art strategy (where applicable);
- artwork documentation – drawings, plans to scale with dimensions, materials, colours, installation details/sections, perspective views and lighting/night time views;
- artist's qualifications, experience and suitability for the project;
- cost calculations showing:
 - total development construction cost
 - public art contribution cost
 - itemised costs for each artwork
- Public art contribution costs are limited to: artist's fees and insurances, public art consultant's fees, artwork labour and manufacturing costs, materials, transport and installation costs, cost of naming plaque and artwork specific lighting costs;
- Proposals for artwork located on or over public land must include an engineer's certification, a copy of relevant public liability insurance, and written consent of the land owner and/or the authority with the management control of the land;
- A maintenance report prepared by the artist, including consent from the artist for any ongoing care or maintenance of the artwork by the building owner or public authority; and
- A letter written by the commissioner of the artwork acknowledging the implications of the *Copyright Amendment (Moral Rights) Act 2000* including how the artist will be acknowledged (naming plaque), accepting maintenance obligations, and consent for the Authority to publish images of the artwork.

Development Policy 3 Providing Public Art

Public Art Strategy

The Public Art Strategy for larger developments is to include:

- A site plan of the buildings and public spaces within the development;
- A location plan of the proposed artwork locations;
- A cohesive strategy for the artwork collection, including explanations about research, artwork themes and an approach to compliance with the Authority's public art policy and any Authority public art strategy;
- Total artwork budget for the strategy;
- Types of artworks, including for the buildings and public spaces and any ephemeral or community artwork projects to activate the development; and
- A staging plan for delivery of the artworks as the development is delivered.



4. Performance Standards for Public Art Contributions

- P1.** The artwork has been specifically designed for the building or site on which it is to be located;
- P2.** The artwork can be clearly seen from, or is located in, the public realm;
- P3.** The artwork contributes to an attractive, stimulating environment and does not detract from the amenity, safety or function of the public realm;
- P4.** The artwork is of high aesthetic quality, and permanent artworks are durable and easy to maintain;
- P5.** The artwork is consistent with any applicable public art strategy prepared by the Authority for the relevant project area or precinct;
- P6.** The artwork is designed and created by a professional artist (as defined in the policy glossary); and
- P7.** The public art contribution is to be provided in accordance with the public art contribution matrix below:

Construction Cost	Required Contribution
Less than \$2 million	Contributions are optional and negotiable.
\$2 million to \$50 million	Minimum 1% contribution either provided as public art or paid into the public art fund for the project area.
Over \$50 million	\$500,000 plus 0.5% for every construction cost dollar over \$50million, either provided as public art or paid into the public art fund for the project area.

5. Glossary of Terms

Art consultant	A public art professional who can assist in developing and co-ordinating public art projects, engaging artists or providing advice on public art proposals.
Construction cost	All costs associated with the preparation, construction and full completion of a development, including all materials, labour, servicing and ancillary costs. To ensure accurate calculation of public art contribution values the Authority may require an applicant to provide cost breakdowns and/or certification from a quantity surveyor to confirm construction cost.
Ephemeral art	Art that is transitory in nature, usually designed as an experience or event and lasting for only a short period, such as performance art, music, dance or exhibitions.
Public art	Artistic work that is created and located for public accessibility. Public art is either located in or clearly seen from the public realm, such as a street, park, urban plaza or public building. It includes all art forms and may be permanent, temporary or ephemeral art. Public art may be freestanding or integrated into buildings exteriors, it may take the form of unique functional objects (such as gates, balustrades or seats), but does not include architectural design, advertising signs or commercial branding.
Public art fund	A special fund held in the Authority account for the purposes of accumulating cash-in-lieu contributions made under this policy. The funds are to be used by the Authority, or persons nominated by the Authority, for the provision of public art within the same Redevelopment Area as the contributing site. A public art strategy will be prepared where necessary to guide the use of the funds accumulated.
Public art report	Report prepared and submitted for the Authority approval to ensure public art is included in the development. (See Submission Requirements of this policy for further details).

Development Policy 3 Providing Public Art

Professional artist

For the purpose of this policy a professional artist can be defined as a person who meets a minimum of two of the following criteria:

- a person who has a university qualification or high level technical college qualification in visual or fine art, or other art form where relevant.
- a person who has a track record of exhibiting their own original artworks at reputable art galleries.
- a person who has had their own original artwork purchased by major public collections including (but not limited to) the Art Gallery of Western Australia, any of the university collections or Artbank.
- a person who earns more than 50% of their income from arts related activities such as teaching, selling artwork or undertaken art commissions.

Note: variations from these requirements may be considered by Authority for projects where young, emerging and indigenous artists or students may be considered appropriate collaboration of professional artists with other artistic disciplines is supported.

Temporary art

Artwork designed to be installed for a short time frame (e.g. one week to one year), such as artwork in a seasonal program or art made with materials that are intended to only last for a limited time.

DOCUMENT CONTROL		
ADOPTION DATE:Date		
AMENDMENT NO.	ADOPTION DATE	DESCRIPTION

Development Policy 4

Additional Structures

1. Introduction

Policy purpose

This policy clarifies when proposals for additional structures require development approval and provides performance standards to guide the assessment of development applications when development approval is required.

Background

The occasional improvement of existing properties with the addition of minor structures and devices is a normal and expected part of development and renewal. In seeking to develop streetscapes that contribute to a high quality, cohesive and legible public realm, the Metropolitan Redevelopment Authority (the Authority) supports the addition of minor structures to properties that are in keeping with the high quality streetscapes and buildings within the redevelopment area.

Additional structures added to properties, such as front fences, patios, solar panels and satellite dishes, are intended to enhance the use and enjoyment of the property. However, additional structures must be well designed, of high quality and appropriately sized and located, so as to not adversely affect the amenity of the streetscape or adjoining properties. It is also important that the collective amount of additional structures on a property do not contribute to visual clutter that detracts from the amenity of the area.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with the Bentley Redevelopment Scheme and any other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all additional structures proposed in the Bentley Redevelopment Area.

2. Policy Provisions

Objectives

- To facilitate the improvement, use and enjoyment of properties by supporting the installation of well-considered additional structures;
- To support the installation of additional structures that help achieve a balance between built form, streetscape and environmental outcomes;
- To guide the location and installation of additional structures to maintain the amenity of existing buildings, neighbouring properties and the surrounding public realm; and
- To clarify when additional structures are not generally considered to be development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval.



Development Policy 4 Additional Structures

Criteria for additional structures not requiring development approval

The Authority considers that some minor additional structures do not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval. Satisfying the following criteria would generally result in a proposed additional structure not requiring development approval from the Authority.

- A1 Additional structures are to be well designed, installed in a professional manner and constructed from durable, quality materials that are compatible with the building and locality; and**
- A2 Designed and located to ensure there are no detrimental impacts on the amenity enjoyed by adjoining places or neighbours by overshadowing or emissions (including light, reflection, heat, wind, noise or odour); and is**
- an **environmental device** located to the rear of the building or site, or on the roof of a building if affixed at the same pitch of the roof;
 - a **communication device** that is small scale, not visible from the street, set back 1.5 metres from rear or side property boundaries and for grouped or multiple dwellings be communal with one device servicing several buildings;
 - a **boundary structure**, less than 1.2 metres in height, at least 75 per cent visually permeable and truncated at road and cross-over (driveway) intersections;
 - a **residential add-on** that is lightweight and easily removable, not greater than 3 metres in height and 10m² in area, not located in the front setback and set back 1.0 metre from side or rear property boundaries;
 - **façade screening** applied above ground floor or street level of a building that does not enclose balcony areas, is 50 per cent visually permeable and has low reflectivity; or
 - **piped or wired** services not visible from the street or neighbouring properties, or screened with landscaping or materials that match the building.

Notes:

Where a proposal does not meet the above criteria, an application for development approval should be lodged with the Authority.

Not requiring development approval does not constitute an exemption or approval under any other legislation or under any other Commonwealth, State or local government requirements. It is the landowner's responsibility to obtain all necessary permits and approvals.

3. Development Approval Requirements

Development applications for additional structures must clearly demonstrate that the proposal meets the Performance Standards for Development Approval (section 4) and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

4. Performance Standards for Development Approval

P1. The additional structure improves the amenity of the property by:

- enhancing the enjoyment, use or environmental sustainability of the property;
- being compatible with the design, character, materials and colour scheme of the existing building; and
- demonstrating an appropriate level of restraint in scale, bulk and collective number of additional structures on the site.

P2. The additional structure supports the amenity of surrounding properties and the public realm by:

- being appropriately located and positioned on the building or site with intrusive structures located towards the rear of the site or obscured from view;
- equipment and infrastructure being integrated into the design of the building or appropriately screened; and
- prioritising the activation and safety of the public realm by maintaining visual permeability of windows and boundary structures at street level.

P3. The additional structure supports the Authority's vision for the relevant locality by:

- being consistent with the residential or business activity of the site; and
- being compatible with the intended character and amenity of the streetscape and public realm of the area.

5. Glossary of Terms

Additional structure a minor or ancillary structure, device or equipment added to an existing dwelling, building or surrounding site.

Additional structures can include, but are not limited to:

boundary structures fences and gates adjacent to streets or public places.

communication devices satellite dishes, radio masts and antennas.

environmental devices solar panels, small scale wind turbines, greenwalls and rain water tanks.

façade screening roller shutters, window tinting, sun shades and privacy screens.

piped and wired services hot water systems, air conditioning units and service meters.

residential add-ons shade sails, patios, garages, carports and small sheds.

DOCUMENT CONTROL		
ADOPTION DATE: Date		
AMENDMENT NO.	ADOPTION DATE	DESCRIPTION

Development Policy 5

Signage

1. Introduction

Policy purpose

This policy clarifies when proposals for signage require development approval and provides performance standards to guide the assessment of development applications when approval is required.

Background

Through our planning framework, the Metropolitan Redevelopment Authority (the Authority) seeks to create great public environments that connect people and places. The Authority recognises that signage can make a contribution to the urban renewal process by supporting place making, legibility and way finding, and support local businesses.

Good quality signage is designed and located to complement the character of a locality, including the existing architecture, activities and land uses, and the intended future development character of an area. Signage should be well designed, of an appropriate scale, constructed of quality materials, and positioned with careful consideration for where it is located. Excessive amounts of signage should be avoided so as to not create visual clutter that detracts from the amenity of the area.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with the Bentley Redevelopment Scheme and other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all signage and advertising devices proposed in the Bentley Redevelopment Area.

2. Policy Provisions

Objectives

- To support the installation of quality signage that makes a positive contribution to the desired amenity and character of the locality;
- To encourage restraint in the scale, size and collective amount of signage installed, in order to minimise visual clutter, protect amenity, and support a safe, attractive and legible public realm;
- To provide guidance on the appropriate design, location and installation of signage; and
- To clarify when signage is not generally considered to be development under the *Metropolitan Redevelopment Authority Act 2011* and therefore does not require development approval.



Criteria for signage not requiring development approval

- The Authority considers that some small scale, low impact signs do not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval.

The following sign types are generally exempt from requiring development approval provided the following criteria are satisfied:

- A1 The proposed signage is well designed, constructed from durable, quality materials compatible with the location and installed in a professional manner so as to not compromise public safety; and is**
- A2 construction site hoarding signage** for an approved development, of up to 2.5 metres height, to be erected for a period of less than 2 years whilst construction is taking place;
- A3 decals** that cover up to 20 per cent of the glazed area of a tenancy façade;
- A4 home based business** sign smaller than 0.5m² in area to a residential property displaying the name of a home base business operating from the property;
- A5 a name plate** smaller than 0.5m² in area;
- A6 an over entry sign** that covers less than 15 per cent of the front façade of the building or tenancy and is affixed so that windows or doors are not obscured;
- A7 public notice signs** that do not include advertising of goods or services;
- A8 A real estate sign** less than 4m² in area, erected for less than 12 months, within the property boundary and able to be removed without damaging the building fabric;
- A9 temporary signage** of a small scale displayed for a period of 48 hours or less that does not compromise public amenity or safety;
- A10 an under awning sign** setback 0.6 metres from the street kerb and maintaining a clearance of 2.75 metres between the footpath level and the under edge of the sign; and
- A11 the replacement of an existing sign with one of exact dimension and similar material.**

Notes:

- A maximum of three (3) individual “exempt” signs per individual lot/tenancy are allowable before a development approval is required.
- Any signage on public or private land (including temporary signage) will require land owner consent prior to installation.

Development Policy 5 Signage

- A building permit or sign licence may be required from the relevant local government.
- Not requiring development approval does not constitute an exemption or approval under any other legislation or under any other Commonwealth, State or local government requirements. It is the land holder's responsibility to obtain any necessary permits and approvals.
- Under the provisions of the *Metropolitan Redevelopment Authority Regulations 2011*, the following signs do not require development approval:
 - The erection of a traffic control sign by a public authority or a local government;
 - The erection of a sign within a building (other than one that is attached to the inside of a window);
 - The erection, for the duration of construction work approved by the Authority, of a temporary sign necessary for the construction work; and
 - The erection, for the duration of a public event authorised or approved by the Authority, of a temporary sign associated with the event.

Signage that always requires development approval

The 'criteria for not requiring development approval' do not apply to the following sign types as these sign types require development approval from the Authority:

- projecting signs;
- tethered signs;
- freestanding signs;
- signs with flashing or neon illumination;
- signs containing third party advertising; and
- non-temporary signage (displayed for more than 48 hours in total) on public land, including on footpaths or road reserves.

Note:

Signs that are proposed in close proximity to roads controlled by Main Roads WA may require approval from Main Roads WA, in addition to development approval from the Authority. This includes signage that is free standing, flashing or moving, or third party advertising (such as billboards) that is close to, or visible from, freeways, highways and other main roads.

3. Development Approval Requirements

Development applications for signage must demonstrate that the proposal meets the Performance Standards of this policy and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory framework provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission requirements

Signage Plans

Signage Plans are to be submitted with each application with the following information:

- Site plan: indicating the location of each proposed sign on the building and/or site and any existing signage that will be retained or removed;
- Elevations: showing the details/display of each sign, including wording, images, logos, colours and size dimensions; and
- Specifications: including materials to be used, fixing methods, proposed lighting and any support structure/s.

Signage Strategy

For large and mixed use developments with multiple tenancies or signage locations a Signage Strategy should be submitted at working drawings stage. It is to identify locations for signage for each tenancy or building facade, approximate dimensions and siting requirements. This strategy should then be provided to future tenants to ensure consistent signage across the development.

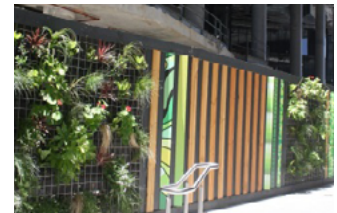
4. Performance Standards for Development Approval

- P1.** The proposed signage supports the amenity of the locality by demonstrating high quality design that compliments the building, and locality, and includes durable materials and high quality construction standards;
- P2.** The proposed signage supports the Authority's vision for the location by demonstrating restraint in scale, size and collective amount of signage, appropriate to the site; and
- P3.** The proposed signage contributes to a safe and legible public realm by not creating visual clutter or limiting passive surveillance which may compromise public safety.

5. Glossary of Terms

Signage Panels affixed to building and freestanding structures commonly considered as signs, as well as other devices and media used for advertising, promotion or public information. Including:

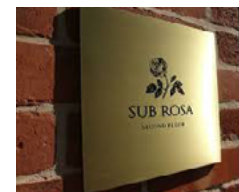
Construction Site Hoarding Signage Signage attached to hoardings, or used to screen building/construction sites, while works are being carried out on the site.



Decals Stickers, frosting or similar devices, applied to glazing to display business names, advertising or other information.



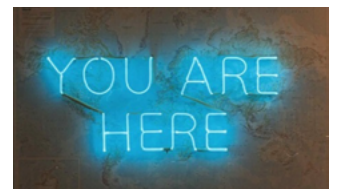
Home Based Business Signage Signage to a residential property displaying the name of a home based business operating from the property.



Freestanding Sign Signage not fixed to a building, such as 3D objects, ground based signs and sandwich board signs.



Flashing or Neon Signs Signs either illuminating with neon, or with any type of lighting that flashes on and off.



Name Plate A small flat plate attached to a wall near the entry of a building, that indicates the street number and/or the name of the building or business.



Development Policy 5 Signage

Over Entry Sign

Generally a flat panel sign for a retail/ commercial premises located above the doorway, across the top of a tenancy or on front of an awning.



Projecting Signs

Signs that include 3D or projecting elements, including those that project above the building roofline.



Public Event Signage

Signage associated with, and erected for the duration of, an authorised / approved public event.



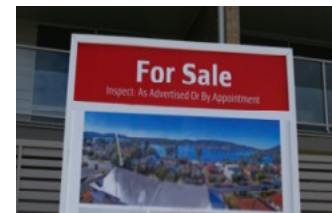
Public Notice Sign

Signage that communicates information of public interest and not for advertising of goods or services. Includes signage related to the Authority or other government agency's functions.



Real Estate Sign

Signage used to display the sale or rental of a property, or similar such sign.



Temporary Signage

Small scale signage, displayed for a period of 48 hours or less, that does not compromise public amenity or safety.



Tethered Sign

Signage tethered to a structure or the ground, including flags, bunting, balloons and inflatable signs.



Development Policy 5 Signage

Third Party Advertising

Signage or advertising promoting other companies, goods or services not directly part of the subject business.



Under Awning Sign

3D box or panel sign suspended below an awning in front of retail or business premises.



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Development Policy 6

Home Based Business

1. Introduction

Policy purpose

This policy clarifies when development approval for home based business is required and provides performance standards to guide the assessment of development applications when approval is required.

Background

Home based business is a significant sector of the Western Australian economy. Statistics indicate that up to 90 per cent of businesses in Western Australia are defined as small business and of these small businesses, approximately 70 per cent are operated by people working completely or predominately from home.

Home based business is recognised as providing many sustainability benefits, providing local residents with easy access to services, and the benefits of reduced car travel for business owners working from home. Working from home allows individuals choice and convenience in their working arrangements and can be a cost effective way of establishing and running a small business.

The Metropolitan Redevelopment Authority (the Authority) recognises that allowing small scale businesses to operate from residential premises supports the sustainable urban renewal of its project areas and can facilitate increased diversity and vibrancy in mixed use areas. The Authority seeks to provide balance between encouraging home based business and ensuring the amenity of residential and mixed use neighbourhoods.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with Bentley Redevelopment Scheme and any other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all home based businesses proposed in the Bentley Redevelopment Area.

2. Policy Provisions

Objectives

- To support the operation of low impact business activities from residential premises to allow residents the flexibility and benefits of working from home;
- To promote the harmonious operation with neighbouring properties of home based businesses within residential and mixed use areas; and

To clarify when a home based business is not generally considered to be development under the *Metropolitan Redevelopment Authority Act 2011* and therefore does not require development approval.

Criteria for home based business not requiring development approval

The Authority considers that some small scale, home based businesses do not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval. Satisfying the following criteria would generally result in a proposed home based business not requiring development approval from the Authority.

The proposed home based business:

- A1** is operated by one or more residents of the dwelling and does not employ more than two persons on site that are not residents of the dwelling;
- A2** does not occupy more than 50m² of the dwelling or lot, and the premises remains predominately a residential dwelling;
- A3** does not involve the retail sale, display or hire of goods unless the sale, display or hire is done only by means of the Internet;
- A4** will not cause injury to or create substantial noise or disturbance, or other adverse impacts on the amenity of the neighbourhood;
- A5** does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- A6** does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight
- A7** does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

Notes:

Where a proposal does not meet the above criteria, an application for development approval should be lodged with the Authority.

Not requiring development approval does not constitute an exemption or approval under any other legislation or under any other Commonwealth, State or local government requirements. It is the landowner's responsibility to obtain all necessary permits and approvals.

3. Development Approval Requirements

Development applications for home based businesses must clearly demonstrate that the proposal meets the Performance Standards for Development Approval (section 4) of this policy and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory framework provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

4. Performance Standards for Development Approval

- P1.** The size and character of the home based business is appropriate for the residential premises from which it is proposed to operate;
- P2.** The operation of the home based business will not detract from the appearance or character of the dwelling, site or locality;
- P3.** The operation of the home based business will not have a significant adverse impact upon traffic or parking in the locality;
- P4.** The proposed operating hours and customer movements will not have a significant adverse impact on the amenity of neighbouring properties; and
- P5.** The operation of the home based business will not generate noise, emissions or other disturbances that will adversely affect neighbouring properties.

5. Glossary of Terms

Home Based Business

Any business, commercial or occupational activity operated from a permanent residential dwelling or residential lot.

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Development Policy 7

Hosting Public Events

1. Introduction

Policy purpose

This policy clarifies when a public event requires development approval and provides performance standards to guide the assessment of development applications when approval is required.

Background

Activation of public places within the Bentley Redevelopment Area through public events contributes to the delivery of great places for people. Important elements of place activation are the planned and informal activities that occur in a given space, that encourage social interaction and public engagement and help build the character and attraction of a place, to make the place a special destination.

The Metropolitan Redevelopment Authority (the Authority) seeks to develop and support a diverse program of public events that cater for a wide range of activities and interests in the Bentley Redevelopment Area. Proposed public events should contribute to place activation, community and economic development, and be of an appropriate scale and intensity for each event space, with any potential impacts appropriately managed.

Legislative framework

This policy is part of the statutory framework for the Bentley Redevelopment Area. The policy is to be read in conjunction with the Bentley Redevelopment Scheme and any other relevant development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all public events within the Bentley Redevelopment Area held on land which is owned by or vested in the State or Local Government (such as a street, park, reserve or public plaza), or on privately owned land considered by the Authority to be an Event Space, as defined by the Bentley Redevelopment Scheme.

2. Policy Provisions

Objectives

- To enhance the appeal of the Bentley Redevelopment Area with the addition of culture, creativity and vibrancy by supporting public events.
- To facilitate place activation of key public places within the Bentley Redevelopment Area.
- To support event organisers, artists and community organisations in hosting well planned public events, in appropriate locations.
- To ensure events are effectively managed and operated to minimise any negative impact on the amenity of the surrounding area.
- To clarify when a public event is not considered to be a material change in the use of land under the *Metropolitan Redevelopment Authority Act 2011* and therefore does not require development approval.



Development Policy 7 Hosting Public Events

Criteria for public events not requiring development approval

The Authority considers that some temporary, small scale activities and events are not a 'material change in use' and therefore do not constitute development under the *Metropolitan Redevelopment Authority Act 2011*.

The Authority considers that a public event which satisfies the following criteria would generally not require development approval:

- A1** exhibitions displayed for not more than 30 days in total, or all other events taking place for not more than 48 hours in total, not including set up and removal times;
- A2** the event is likely to attract less than 1000 people to view or visit the specific event at any one time;
- A3** the event (excluding exhibitions) will not operate outside of the hours of 8am to 11pm; with set up and removal taking place between 7am and midnight, except for Sundays;
- A4** music or other noise emitted will not breach the *Environmental Protection (Noise) Regulations 1997* and will not require a noise approval under Regulation 18;
- A5** the event and associated facilities will not obstruct reasonable public use of space and pedestrian or vehicular access and movement through the site; and
- A6** the event has adequate facilities, infrastructure, management and security appropriate to the intensity (size, duration, potential impacts) of the event.

Where a proposal does not meet all of the above criteria, a development application is to be submitted to the Authority for approval.

Notes:

Not requiring development approval does not constitute an exemption or approval under any other legislation or under any other Commonwealth, State or local government requirements. It is the event organiser's responsibility to obtain all necessary permits and approvals, including health, liquor licensing, police, local government and public liability insurance.

An event permit may be required from the Authority or the City of Canning for events held on public land within the Bentley Redevelopment Area, even where a development application is not required.

3. Development Approval Requirements

Development applications for events must demonstrate that the proposal meets the Performance Standards for Development Approval (section 4) and that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission Requirements

Event Management Plan

An Event Management Plan is to be submitted with each application with the following information:

- Event Plan;
- Operational Management Plan;
- Noise and Lighting Management Plan;
- Traffic Management Plan;
- Waste Management Plan;
- Risk Management Plan; and
- Stakeholder Notification Plan.

4. Performance Standards for Development Approval

- P1.** The proposed public event contributes to the activation and revitalisation of public places;
- P2.** The proposed public event is of an appropriate quality, character and intensity (size, duration, potential impacts) for the location;
- P3.** The proposed public event has adequate facilities, infrastructure, management and security, appropriate to the intensity of the event and location; and
- P4.** The proposed public event has been designed and programmed to mitigate potential negative impacts such as antisocial behaviour, traffic, litter, noise or light impacts on neighbouring residents, businesses and the general public using the area.

5. Glossary of Terms

Event Management Plan	documentation detailing the public event, including:
Event Plan	a detailed description of the event; dates and running times; location, structures and infrastructure - including maps and plans; number of attendees; catering/alcohol service; and organiser's details.
Operational Management Plan	bump in / bump out procedures (event set up and shut down); patron and pedestrian movement; deliveries, vehicle movement and parking; road closures; and services (power, water etc).
Traffic and Access Management Plan	identification of traffic impacts, proposed traffic management, assessment of available public transport, accessibility for bicycles and pedestrians.
Noise Management Plan	speaker, music and entertainment details, noise levels, impact mitigation measures, and compliance with the Environmental Noise Regulations 1997.
Waste Management Plan	on site management and removal of waste and rubbish; and site and surrounds cleaning schedule.
Risk Management Plan	security plan; alcohol management; emergency and evacuation plan; and public liability insurance.
stakeholder notification plan	consultation with local residents, businesses, land owners and other stakeholders (e.g. police, local government); details of advertising and notification signage and other public information.
Event space	land and/or premises regularly or occasionally used for temporary events such as festivals, fairs, expos, concerts, artist performances or art installation.
Public event	a non-permanent activity, function or display held on public land or an event space, that can be categorised as follows:
Community	local resident, school, community groups, events, or information booths/displays;
Festivals	music or arts events attracting large attendance over days, weekends or several weeks;
Commercial	markets, trade fairs and product promotions;
Function	corporate events;

Development Policy 7 Hosting Public Events

Exhibition	temporary installations, such as artwork or photographic displays, entertainment, festivals, concerts, busking, films, drama, dance and other performance art; and
Transitory	parades and marches

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Development Policy 8

Adaptable Housing

1. Introduction

Policy purpose

This policy details the requirements for the delivery of adaptable housing in residential and mixed-use developments and provides performance standards for assessment of development applications that include a residential component.

Background

The Metropolitan Redevelopment Authority (the Authority) supports the incorporation of universal design principles into residential developments in order to meet the changing needs of home occupants across their lifetime and to ensure the supply of homes which are easier to enter, move around and live in.

Approximately 20% of the Australian population is affected by a disability to some degree. The chance of having a disability increases with age, with 50% of people over the age of 60 being affected by a disability. As the Western Australian population ages, the incidence of disability will continue to grow. Supporting the supply of adaptable housing will cater for people who require a high level of accessibility, such as seniors, carers and people with small children, and will allow people who develop certain disabilities to remain comfortably living in their current dwelling as well as enabling current residents to age in place.

It is more cost effective to include adaptable design features at building design stage. International research indicates that it is 20 times more efficient to design houses for change rather than retrofit them when unplanned necessity arises.

Legislative framework

This policy is part of the statutory planning framework for the Bentley Redevelopment Area. It is to be read in conjunction with the Bentley Redevelopment Scheme and any other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all permanent residential development proposals, excluding single dwellings in the Bentley Redevelopment Area.

2. Policy Provisions

Objectives

- To facilitate social diversity in the Bentley Redevelopment Area by providing adaptable housing that allows residents to age in place.
- To provide residential development that accommodates the different needs and abilities of residents.
- To promote high levels of housing accessibility for both residents and visitors.

3. Development Approval Requirements

Development applications must clearly demonstrate that the proposal meets the Performance Standards for Development Approval (section 4). All development applications must also demonstrate that the proposal is consistent with the principles and provisions of the Bentley Redevelopment Scheme and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- design guidelines.

Submission Requirements

Accessibility Report

An Accessibility Report and associated plans are to be prepared by a suitably qualified person demonstrating how the Performance Standards of this policy will be achieved in the proposed development. At the discretion of the Authority the report may be submitted as a condition of development approval during the working drawings assessment process (prior to a building permit).

4. Performance Standards for Development Approval

P1 20 per cent of the total number of residential dwellings (to be rounded down to the nearest whole dwelling) should incorporate the following Core Liveable Housing Design Elements advocated by Liveable Housing Australia:

- A safe, continuous and step-free path of travel from the street entrance and/or parking area to a dwelling entrance that is level;
- At least one, level (step-free) entrance into the dwelling;
- Where the parking space is part of the dwelling access it should allow a person to open their car door fully and easily move about the vehicle;
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces;
- A toilet on the ground (or entry) level that provides easy access;
- A bathroom which contains a hobless (step-free) shower recess;
- Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date; and
- A continuous handrail on one side of any stairway where there is a rise of more than 1 metre.

Note:

Further guidance on the core Liveable Housing Design Elements can be found in the Liveable Housing Design Guide. A copy of this document is available at the Authority offices, or can be found on the Liveable Housing Australia website.

5. Glossary of Terms

Accessibility report	A report prepared to demonstrate how the proposed development will meet the performance standards set out in this policy.
Adaptable housing	Adaptable housing, as defined in Australian Standard AS4299, is housing that can be adapted to provide access for the physically disabled. For example, grab rails can be fitted to internal walls and level flat entry ways with wide doorways are provided.
Liveable Housing Australia	A not-for-profit partnership between community and consumer groups, government and the residential building industry to champion safer, more comfortable and easier to access homes for everybody, everyday, at all stages of life.
Suitably qualified person	An accessibility consultant, planning consultant or architect with demonstrated knowledge of applicable Building Code of Australia requirements, or similar.
Universal design principles	The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialised design.

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Development Policy 9

Application to Amend a Development Approval

1. Introduction

Policy purpose

This policy clarifies when and why an application is required to amend a development approval and outlines the information required and process involved in determination of such applications.

Background

DevelopmentWA is the State Government's central land development agency that brings together the work of the Western Australian Land Authority (formerly trading as Landcorp) and the Metropolitan Redevelopment Authority (the Authority), while retaining the legislative powers of both agencies. This Policy is prepared under the powers of the *Metropolitan Redevelopment Authority Act 2011* (the MRA Act) and the associated Bentley Redevelopment Scheme.

The Authority is responsible for the control of development in each redevelopment area in a manner that is consistent with the objectives for the relevant redevelopment area and the requirements of orderly and proper planning. Regulation 22 of the *Metropolitan Redevelopment Authority Regulations 2011* and provisions within the redevelopment schemes provide for the Authority to contemplate the amendment of a valid development approval.

Legislative framework

This policy is part of the statutory planning framework for all Redevelopment Areas. It is to be read in conjunction with all redevelopment scheme provisions, development policies and design guidelines that may apply.

Where the policy applies

The policy applies to all applications to amend a valid development approval submitted in accordance with the *Metropolitan Redevelopment Authority Regulations 2011* and the Bentley Redevelopment Scheme, to do any or all of the following:

- to extend the period within which it must be substantially commenced;
- to amend or delete any condition(s) to which the approval is subject;
- to amend an aspect of the development approved that, if amended, would not substantially change the development approved.

Development Policy 9 Applications to Amend a Development Approval

In addition to the above, the Authority may, at its discretion, support minor modifications to a valid development approval at working drawings stage, without the requirement for an Application to Amend Development Approval, where the Authority considers that such a change:

- results in a minor and positive modification to the building envelope; or
- results in a reduction in the scale or intensity of development (i.e. building height or form), including an associated reduction in car parking provision; and
- maintains or enhances the architectural/urban design quality of the proposal; and
- remains compliant with the applicable planning framework, as amended from time to time.

2. Policy provisions

Objectives

- To ensure the timely and efficient development of land within redevelopment areas.
- To ensure development is consistent with the Authority's redevelopment objectives, the evolving site context and best practice environmental, architectural and urban design principles; and
- To ensure orderly and proper planning in the assessment and determination of development applications.

3. Development approval requirements

An Application to Amend a Development Approval is required to demonstrate that the proposal meets the Objectives and Acceptable Development Standards of this policy and is consistent with the objectives and provisions of the relevant redevelopment scheme and any other statutory provision that may apply, including:

- the Authority's Development Policies;
- the Design Guidelines; and
- any applicable State Planning Policy, as determined by the Authority.

3.1 Amendment to Substantial Commencement Period

An application to amend an approval by extending the period within which the approved development is to be substantially commenced is to be:

- 3.1.1 received by the Authority within the validity period of the approval;

Development Policy 9 Applications to Amend a Development Approval

- 3.1.2 minor in nature, being less than or equal to the length of the original validity period;
- 3.1.3 supported by written evidence and related documentation demonstrating, to the satisfaction of the Authority, alignment with the Policy Objectives and, as a minimum:
 - a. why substantial commencement of construction of the approved development has not occurred within the approved period;
 - b. that the applicant has actively and consciously pursued implementation of the approved development within the approved period;
 - c. that the applicable planning framework has not substantially changed since the approval date;
 - d. that there has been no material change to either the site or the surrounding locality since the development approval was granted; and
 - e. the proposed steps/milestones to achieve implementation of the approved development within the extended period.

3.2 Amendment to Approved Plans or Condition(s) of Development Approval

An application to amend the approved plans and/or condition(s) of a valid development approval is to be:

- 3.2.1 received by the Authority prior to the completion of the approved development, where the amendment includes a change to the approved plans, or any time thereafter where the amendment relates to a condition of approval only; and
- 3.2.1 supported by written evidence and related documentation to demonstrate, to the satisfaction of the Authority, that the proposed amendment:
 - a. does not constitute a substantial change to the originally approved development;
 - b. is generally consistent with the Objectives of this Policy and the applicable planning framework;
 - c. will not have a detrimental impact on the amenity and enjoyment of adjacent properties or on the character of the streetscape; and
 - d. will not result in an intensification of the use and related impacts from the approved development.

4. Process

An application to amend a development approval is to be submitted to, and assessed by, the Authority in accordance with Regulation 22 of the *Metropolitan Redevelopment Authority Regulations 2011*.

The Authority will have regard to the cumulative impact of any previous amendments in determining whether the resultant change(s) constitute a substantial change to the original development approval.

An application to amend a development approval will be assessed against the planning framework applicable at the time of determination of the amendment application and will generally be determined at the same delegation level as the original approval decision.

If an application to amend a development approval is not supported, nothing in this policy prevents the applicant from lodging a new application for development approval for the proposed use or development that was the subject of the amendment application.

5. Fees

An application fee will be payable in accordance with Schedule 5 of the *Metropolitan Redevelopment Authority Regulations 2011*.

6. Glossary of Terms

Substantially Commenced

means the act of undertaking substantial physical works associated with the approved development. For the purposes of this policy substantial physical works would require:

complete excavation and piling of the site and laying of the basement slab in its entirety; or

where no basement is proposed, the laying of the ground floor slab in its entirety, including installation of all below ground services and all works required to stabilise the site.

For development with an estimated construction cost in excess of \$50 million the Authority, at its discretion, may agree to substantial commencement being achieved by the laying of a minimum of 50% of the basement/ground floor slab together with installation of associated below ground services and site stabilisation works.

Substantially Changed

means any change to the plans or a condition that, in the opinion of the Authority:

- a. involves a new use; or
- b. results in the application applying to a new parcel of land; or
- c. dramatically changes the built form in terms of scale, bulk and appearance resulting in a detrimental impact on the amenity of the neighbouring properties or the area; or
- d. changes the ability of the proposed development to operate as intended or
- e. removes a component that is integral to the operation of the development; or
- f. significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or
- g. introduces new impacts or increase the severity of own impacts; or
- h. removes an incentive or offset component that would have balanced a negative impact of the development; or
- i. impacts on infrastructure provisions.

Applicable Planning Framework

means the Authority's redevelopment scheme and associated statutory tools adopted, approved or given due regard under the redevelopment scheme in force at the time of the amendment application being assessed and determined.

Development Policy 9 Applications to Amend a Development Approval

Working Drawings

means plans and supporting details, reports and documentation that form part of a building permit application to a permit authority, copies of which are provided to the Authority under clause 4.33 of the Bentley Redevelopment Scheme prior to submitting a building permit application.

Related Documents

Internal

Form 3 Application to Amend a Development Approval

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