City of Perth
City Planning Scheme
No.2

Planning Policy Manual – Part 2

Planning Policies and Design Guidelines for Normalised Redevelopment Areas

Section 1.3
Development Policies

Version #	Decision Reference	Synopsis
1	31 August 2021	Adopted

CONTENTS

1.0 INTRODUCTION

1.1 Application

These Policies apply to land as identified in Figure 1. This area applies to Plain Street, James Street, Lake Street, William Street, Museum Street and Barrack Square Precincts as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas)(herein called 'the Scheme').

Figure 1: Policy Application Area

1.2 Relationship to Planning Scheme and Planning Policies

These Policies are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme and other Planning Policies.

The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text.

2.0 GREEN BUILDING

2.1 Policy purpose

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

2.2 Background

Today, buildings produce 20 per cent of Australia's greenhouse gas emissions through the use of energy during operation and they also consume large amounts of potable water for non-drinking purposes. In addition, the construction of buildings, including demolition waste, contributes 40 per cent of all the materials sent to landfill.

The Sustainable Australia Report by the National Sustainability Council in 2013 identified that while Australia has a recognised high quality of living there are a number of key challenges which need to be met. These challenges include planning more sustainable cities, reducing greenhouse gas emissions and adapting to climate change, reducing the environmental impact of economic growth, protecting biodiversity and ecosystems, sustainable food and agriculture and tackling inequality and disadvantage.

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.

Through these design guidelines, each development site is allocated as either Tier 1, 2 or 3, which corresponds to the required building 6, 5 or 4 Star Green Star 'As Built' rating by the Green Building Council of Australia.

2.3 Objectives

- To promote the sustainability of redevelopment areas through the development of environmentally sustainable buildings and precincts.
- To support and encourage innovative approaches to sustainable design, construction and management of buildings and precincts.
- To facilitate the design, construction and operation of environmentally sustainable buildings and precincts, that include efficient resource and energy use and reduce emissions and waste.

2.4 Development approval requirements

The development application must demonstrate that the proposal meets the Acceptable Development Standards and that the proposal is consistent with the principles and provisions of the Scheme and any other statutory provisions that may apply.

2.5 Performance standard for development approval

Green Star System

The tier rating for each site will be identified in the Design Guidelines for each project area or precinct. Unless nominated as either a Tier 1 or Tier 2 site, all other sites within the Redevelopment Area are identified as Tier 3 sites. The requirements for Tier 1, 2 and 3 sites are outlined below;

	Tier 1	Tier 2	Tier 3
Green Star Rating	6 Star	5 Star	4 Star
Working Drawings	GBCA Registration and Design Review certification from a Green Building Professional.	GBCA Registration and Design Review certification from a Green Building Professional.	Design Review certification to be provided from a Suitably Qualified Professional.
Practical Completion	As Built certification from the GBCA.	As Built certification from the GBCA.	As Built certification from the GBCA or a detailed report from a Suitably Qualified Professional.

Tier 1 and Tier 2

- New buildings on any Tier 1 or Tier 2 site are required to achieve 'Design Review' and 'As Built' certification 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 Design Review assessment which demonstrates that the development will achieve the required green star rating. The documentation is to be provided prior to a building permit being issued from the local government.
- To ensure that the credits identified in the Design Review certification have been implemented and that the required Green Star rating has been achieved, the applicant is to provide documentation which demonstrates that 'As Built' certification has been received from the GBCA. The documentation is to be provided within 12 months of the practical completion of the development.
- Alternative sustainable building design and certification systems other than the GBCA may be considered, where the applicant demonstrates an achievement equivalent to the above Acceptable Development Standards.
- In demonstrating that the building has been designed to an equivalent Green Star Rating, a SDAR will be required to be prepared by a Suitably Qualified Professional and submitted at working drawings stage, which provides an assessment of the proposed design against the following criteria.

Tier 3

- Unless nominated as a Tier 1 or Tier 2 site, all sites within the Redevelopment Area are identified as Tier 3 sites. New buildings on any Tier 3 site are required to be designed and constructed to achieve a 4 Star Green Star rating, or equivalent.
- To ensure that the credits identified in the Design Review certification have been implemented and that the required Green Star rating has been achieved, the applicant is to provide documentation which demonstrates that 'As Built' certification has been received from the GBCA. The documentation is to be provided within 12 months of the practical completion of the development.
- Alternatively, the applicant is required to provide a Sustainable Design Assessment Report (SDAR) prepared by a Suitably Qualified Professional which demonstrates that the development has been designed to achieve ESD outcomes which are equivalent to a 4 Star Green Star rated building. The SDAR is to be provided prior to a building permit being issued from the local government.
- For buildings which have an equivalent Green Star rating, the applicant is to provide a detailed report prepared by a Suitably Qualified Professional which demonstrates that all infrastructure

and initiatives identified in the SDAR have been implemented. The report is to be provided at practical completion stage and prior to occupation of the building.

Precinct Sustainable Development Systems
Where a development proposal includes four or more buildings and 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.

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 land owner, and applies in addition to individual green building requirements in accordance with 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 certification of implementation of the strategy prepared by a Suitably Qualified Professional at each stage of practical completion of the development.

The precinct sustainability strategy is to address the following elements:

- minimisation of resource use, including water, energy and materials;
- minimisation of waste and emissions;
- efficient infrastructure provision and use;
- landscape and ecology;
- access and transport;
- precinct and building management;
- community outcomes; and
- rating or benchmarking of the sustainability initiatives against current industry best practice, consistent with a 5 Star Green Star Communities rating or an alternative rating system as approved by the City.

2.6 Performance standard for development

2.6.1 Alternative Sustainable Building Systems

Alternative sustainable building design and certification systems other than the GBCA may be considered where the applicant demonstrates an achievement equivalent to the above Acceptable Development Standards.

In demonstrating that the building has been designed to an equivalent Green Star Rating, a SDAR will be required to be prepared by a Suitably Qualified Professional and submitted at working drawings stage, which provides an assessment of the proposed design against the following criteria:

- Indoor environmental quality;
- Energy efficiency;
- Water efficiency;
- Stormwater management – Integrated water management;
- Building materials;
- Transport – Green travel plans;
- Waste management;
- Urban ecology;

- Innovation; and
- Construction/building management.

Amongst other aspects the SDAR must also:

- Identify relevant sustainability targets and performance standards; and
- Document the means by which the appropriate target or performance is to be achieved.

A practical completion of the development a Suitably Qualified Professional is required to submit a comprehensive report which demonstrates that all initiatives identified in the SDAR have been implemented in the final design.

Please refer to the Information Sheet on Preparing a Sustainable Design Assessment Report.

Glossary of terms

Green Building Professional	A relevant professional who has undertaken a course and exam with the Green Building Council of Australia and has been approved as an Accredited Professional to prepare Green Star documentation and reports.
As Built Certification	Assessment of the finished building by the Green Building Council of Australia at practical completion. Once achieved, the building retains an indefinite Green Star rating.
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 and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.
ESD	Environmentally sustainable development, or ESD, is the environmental component of development to ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.
Green Star Rating	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 covers a number of categories that assess the environmental impact that is a direct consequence of a project's site location, design, construction and building management.
Suitably Qualified Person	A person with relevant qualifications and experience that enables them to provide assessment and reporting of sustainable design and development.

Sustainable Design Assessment Report (SDAR)	A report prepared by a Suitably Qualified professional at Working Drawings stage that addresses the 10 Key Sustainable Building Categories and demonstrates that a holistic ESD review has been undertaken during a project's design.
Tier Rating	Rating system that allocates each site a Tier Rating of 1, 2 or 3 in the applicable precinct or project area's design guidelines. The tier rating corresponds to a Green Star rating in accordance with the Performance Standards of this policy.

2.7 Information sheet on submitting a sustainable design assessment report

2.7.1 What is a Sustainable Design Assessment Report (SDAR)?

An SDAR is a Sustainable Design Assessment Report of an approved development required to be submitted at the working drawings stage. A SDAR addresses the 10 Key Sustainable Building Categories identified in Planning Policy 1.3 - Green Buildings and demonstrates that a holistic Environmental Sustainable Design (ESD) review has been undertaken during a project's design.

Amongst other aspects an SDAR must:

- Demonstrate how each of the 10 key Sustainable Design Categories has been addressed;
- Identify relevant sustainability targets and performance standards; and
- Document the means by which the development will achieve the equivalent Green Star rating.

The nature of larger developments provides the opportunity for increased environmental benefits and the opportunity for major resource savings. A Suitably Qualified Professional is required to prepare a SDAR.

This reference document is designed to provide guidance on how to prepare a SDAR. The document outlines objectives, ESD issues, response guidelines and references for all 10 Key Sustainable Building Categories.

2.7.2 Section Guides

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

Project Information
The report should state the property address as well as the proposed development's use and extent and should describe neighbouring buildings that impact on or may be impacted by the development. The report should outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives, including any targets and benchmarks.

Environmental Categories
The report is required to address each of the 10 Key Sustainable Building Categories and demonstrate how the design meets the objectives of each category. Applicants are requested to review Best Practice requirements, as well as any mandatory obligations under each category. The following pages indicate the type of information to address under each Key Sustainable Building Category.

Objectives
The intent of each Key Environmental Category is outlined through a list of main objectives. Applicants are requested to review these and ensure that their project's objectives are aligned.

Design Issue
This section should comprise a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can 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 issues. As SDARs are required for larger projects, where sustainability approaches can have the biggest gains, applicants should seek to apply more rigorous standards.

Benchmarks Description
The report is to briefly explain the benchmark applied as outlined within the required standard. A benchmark description is required for each environmental issue that has been identified as relevant.

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 reuse 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 software results.

2.8 SDAR Report – Submission Requirements

2.8.1 Indoor Environment Quality (IEQ)

Objectives
- To achieve a healthy indoor environment quality for the wellbeing of building occupants.
- To provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices.

Issues
Topics to be addressed include:
- Thermal Comfort
- Natural Ventilation
- Daylight

- External Views
- Orientation of single aspect dwellings
- Glare Prevention
- Hazardous Materials and VOC
- Electric Lighting Levels
- Acoustics
- Other

Responses
The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:

- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards

- Green Star, BREEAM and LEED provide benchmarks for relevant issues
- Good Environmental Choice Australia Standards
- BCA provisions provide minimum standards

References and Useful information

- Good Environmental Choice Australia Standards www.geca.org.au
- Your Home www.yourhome.gov.au

2.8.2 Energy Efficiency

Objectives

- To ensure the efficient use of energy.
- To reduce total operating greenhouse emissions.
- To reduce energy peak demand.
- To reduce associated energy costs.

Issues
Topics to be addressed include:

- Building Fabric enhanced over minimum BCA requirements
- Operating Energy
- Energy Sub-Metering
- Peak Energy Demand Reduction
- Efficient Shading
- Glazing Treatments
- Access to Natural Daylight
- Lighting Efficiency
- Lighting Zoning
- Air leakage minimised
- Efficient HVAC system
- HVAC zoning
- Efficient onsite generation of electricity
- Allowance for efficient fans and pumps (e.g. VSD)
- Other

Responses
The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:

- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards

- Green Star, BREEAM and LEED provide benchmarks for relevant issues.
- Window Efficiency Rating Scheme (WERS) compares summer and winter performance.
- Minimum Energy Performance Standards (MEPS) Regulations in Australia.
- Energy Ratings are available for various appliances, incl. air-conditioning.
- BCA provisions provide minimum standards.

References and Useful Information

- Building Code Australia www.abcb.gov.au
- Window Efficiency Rating Scheme (WERS) www.wers.net
- Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
- Energy Efficiency www.resourcesmart.vic.gov.au

2.8.3 Water Efficiency

Objectives

- To ensure the efficient use of water.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (e.g. grey water).
- To minimise associated water costs

Issues
Topics to be addressed include:

- Minimising Amenity Water Demand
- Water Meter
- Landscape irrigation
- Efficient Fixtures
- Heat Rejection Water
- Fire Systems Check Water Consumption
- Other

Responses
The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:

- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards

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

- Water Efficient Labelling Scheme (WELS) provides information on appliances and fittings; highest available ratings are recommended.
- Water Services Association of Australia, The national Water Conservation Rating and Labelling Scheme.
- BCA provisions provide minimum standards.

References and Useful Information

- Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
- Water Services Association of Australia www.wsaa.asn.au
- Waterwise Western Australia https://www.watercorporation.com.au/Waterwise

2.8.4 Stormwater Management

Objectives

- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.
- To incorporate water sensitive urban design principles.

Issues

Topics to be addressed include:

- Site Permeability
- Discharge to Sewer
- Watercourse Pollution
- Stormwater Detention
- Stormwater Treatment
- Other

Responses

The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:

- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards

- Green Star, BREEAM and LEED provide benchmarks for relevant Issues
- Water Sensitive Urban Design
- Water Services Association of Australia, The national Water Conservation Rating and Labelling Scheme
- BCA provisions and the Building regulations provide minimum standards.

References and Useful Information

- Department of Environmental Regulation https://www.water.wa.gov.au/urban-water/urban-development
- Water Services Association of Australia www.wsaa.asn.au
- Department of Parks and Wildlife http://www.dpaw.wa.gov.au/
- Waterwise Western Australia https://www.watercorporation.com.au/Waterwise

2.8.5 Building Materials

Objectives

To minimise the environmental impacts of materials used by encouraging the use of materials with a favourable lifecycle assessment based on the following factors:

- Fate of material
- Recycling/Reuse
- Embodied energy
- Biodiversity
- Human health
- Environmental toxicity
- Environmental responsibility

Issues

Topics to be addressed include:

- Reuse of Materials and other Recycled Materials
- Embodied Energy of Materials (e.g. concrete, steel, aluminium etc)
- Toxicity
- Sustainable Timber
- Design for Disassembly
- Transport
- Suitability
- Maintenance/Durability
- Other

Responses

The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:

- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards

- Green Star, BREEAM and LEED provide benchmarks for relevant Issues
- Forest Stewardship Council Certification Scheme
- BCA provisions provide minimum standards.

References and Useful Information

- Building Materials, Technical Manuals www.yourhome.gov.au
- Embodied Energy Technical Manual www.yourhome.gov.au
- Good Environmental Choice Australia Standards www.geca.org.au
- Forest Stewardship Council Certification Scheme www.fsc.org

2.8.6 Transport

Objectives

- To minimise car dependency.
- To ensure that the built environment is designed to promote the use of public transport, walking and cycling.

Issues
Topics to be addressed include:
- Minimising the provision of car parks for conventional vehicles
- Providing bike storage
- Providing Access to Showers
- Car sharing
- Green Travel Plan
- Improving Pedestrian Spaces
- Other

Responses
The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:
- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards
- Green Star, BREEAM and LEED provide benchmarks for relevant Issues
- Plain Street Design Guidelines

References and Useful Information
- Off-setting Car Emissions Options www.greenfleet.com.au

2.8.7 Waste Management

Objectives
- To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To ensure long term reusability of building materials.

Issues
Topics to be addressed include:
- Construction Waste Management Plan
- Operation Waste Management Plan
- Access and storage for recycling and green waste
- Other

Responses
The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:
- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

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

References and Useful Information

- Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002)
- Waste reduction in office buildings (2002) www.environment.nsw.gov.au

2.8.8 Urban Ecology

Objectives

- To protect and enhance biodiversity.
- To provide sustainable landscaping.
- To protect and manage all remnant indigenous plant communities.
- To encourage the planting of indigenous vegetation.

Issues

Topics to be addressed include:

- On site topsoil retention
- Reuse of already developed land
- Maintaining/Enhancing Ecological Value
- Reclaiming contaminated land
- Other

Responses

The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:

- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards

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

References and Useful Information

- Australian Research Centre for Urban Ecology www.arcue.botany.unimelb.edu.au
- Greening Australia www.greeningaustralia.org.au
- Green Roof Technical Manual www.yourhome.gov.au
- Parks and Wildlife www.dpaw.wa.gov.au

2.8.9 Innovation

Objectives

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

Issues

Topics to be addressed include:

- Significant enhancements to the environmental performance
- Defining synergies between building elements and building uses
- Innovative social improvements
- New technology
- Good passive design approach
- Responding to local climate conditions
- New design approach

- Other

Responses
The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:

- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards

- Green Star, BREEAM and LEED provide benchmarks for relevant Issues
- Exceeding typical performance benchmarks or enhancing typical building processes
- Plain Street Design Guidelines and Design Excellence Strategy
- Office of the Government Architect Better Places and Spaces
- BCA provisions provide minimum standards; improvements on these minimum requirements are strongly encouraged

References and Useful Information

- Green Building Council Australia www.gbca.org.au
- The Innovation Gateway www.innovation.wa.gov.au
- Environment Design Guide www.environmentdesignguide.com.au

2.8.10 Construction and Building Management

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

Issues
Topics to be addressed include:

- Construction Environmental Management Plan
- Contractor has valid ISO14001 accreditation
- Operation Environmental Management Plan
- Building Tuning
- Building User's Guide
- Stormwater pollution reduction Strategy (construction and operation)
- Other

Responses
The report is required to address the above topics and demonstrate how the design meets the objectives. The response should include the following:

- Assessment Method Description
- Benchmarks Description
- How does the proposal comply with the benchmarks?

Relevant Standards

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

References and Useful Information

- International Organization for standardization – ISO14001 – Environmental Management Systems

3.0 AFFORDABLE AND DIVERSE HOUSING

3.1 Policy purpose

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

3.2 Background

A built environment offering a diversity of housing types, sizes and tenure options, over a range of prices, can help create robust and vital communities by:

- ensuring that households and individuals in housing need or housing stress can access accommodation appropriate to their income levels and their short term and long term housing needs;
- providing accommodation appropriate to the needs of key workers, in proximity to places of employment and public transport;
- catering for people from a variety of demographic backgrounds and thereby enhancing socio-economic diversity; and
- catering for the evolving accommodation needs of residents.

The urban renewal of Perth has resulted in median house prices generally above the metropolitan average, making it difficult for households on low to moderate incomes to live in the area. Specific attention is therefore required to ensure that diversity of housing type, tenure and affordability is incorporated into the built environment, providing accommodation options that are suitable to a broad range of residents, including families of different sizes and types, couples, single people, retirees, key workers, students, and those in need or temporary, transitional or crisis accommodation.

3.3 Objective

- To support the growth of sustainable communities across the redevelopment area by facilitating housing affordability, diversity and choice.
- To ensure development of a range of housing types offering variety in built form, size, typology, product and tenure.
- To support people experiencing housing stress, including through facilitating a range of affordable housing options, such as social housing and affordable owner occupier housing.
- To assist in achieving 10-15% affordable housing target by requiring residential and mixed-use developments to include a minimum of 12% as affordable housing.

3.4 Development Approval Requirements

Development applications must clearly demonstrate that the proposal meets the Performance Standards for Development Approval (section 3.6). All development applications must also demonstrate that the proposal is consistent with the principles and provisions of the Scheme and any other statutory provisions that may apply.

3.5 Submission Requirements

Development applications must include a schedule of dwellings, detailing dwelling numbers, types size and tenure. Applications must also identify those dwellings to be allocated as Affordable Dwellings.

3.6 Performance standards for development approval

3.6.1 Diverse Housing Performance Standards

1. A range of dwellings types are provided in all residential and mixed-use developments, measured by the number of bedrooms in each dwelling as per the following:

   Studio and one bedroom dwelling requirements
   - At least 20% of dwellings to be studio or single bedroom dwellings with a maximum provision of 40%.
   - The average floor area of all studio and single bedroom dwellings is to be not more than 45m^2.

   Three or more bedrooms dwelling requirements
   - At least 10% of dwellings are to be three or more bedroom dwellings and have a maximum floor area of 110m^2 each.
   - Note: the above provisions apply to multiple dwelling and/or group dwelling developments, with the percentage requirements to be rounded down to the nearest whole unit. Variations to the above requirements may be considered for specific purpose housing (such as student housing) or for other dwellings for a specific needs group, such as key workers.

2. Dwellings with three or more bedrooms are designed to suit a range of households, such as families with children, work at home occupiers, or shared 'group' accommodation households. For these dwellings each bedroom should be of an appropriately habitable size (minimum 12m^2).

3.6.2 Affordable Housing Performance Standards

1. Any multiple dwelling or group dwelling development shall provide a minimum of 12% of dwellings as affordable housing for either social housing or affordable owner occupier housing (refer to section 5. Glossary of Terms for definitions).

   Note: the percentage requirements are to be rounded down to the nearest whole unit.

2. When more than one affordable dwelling is required to be provided within a development, a range of dwelling types and sizes shall be provided.

   Note: A range of dwellings types is a mix of one, two and three bedroom units.

3. The affordable dwellings shall be integrated and dispersed throughout a development to achieve a mix of building orientation and to avoid all affordable dwellings being located in one part of a development.

4. The affordable dwellings shall be externally finished to the same standard, quality and level of detail as other housing within the development.

   Note: the internal finishes may be of a lower specification than other dwellings within the development.

5. The affordable dwellings shall be sold by the developer to a housing provider approved by the City of Perth at construction cost, at the time of practical completion of the development.

3.7 Glossary of terms

Affordable Housing	Whilst the term "affordable housing" can generally encompass a range of housing options to meet the affordability of low and moderate income earners, in this policy affordable housing refers particularly to dwellings provided to eligible occupiers as either Affordable Owner Occupier Housing or Social Housing.
Affordable Owner Occupier Housing	Affordable Owner Occupier Housing (AOO) is provided through the shared equity program. Under the program eligible owner occupiers can purchase a share of equity in an AOO dwelling in a co-ownership arrangement with the State Housing Authority or other housing provider nominated by the City of Perth.
Construction Cost Chart	The Construction Cost Chart is a table of construction costs published by the City of Perth, and reviewed from time to time by the City of Perth's nominated quantity surveyor, together with an allowance for inflation as published in the Consumer Price Index plus a percentage allowance for contingency purposes.
Construction Cost	Construction Cost is the cost of building an affordable dwelling (excluding GST), determined in accordance with City of Perth's Construction Cost Chart. Construction Cost does not include land value or any profit margin.
Dwelling	A building or a portion of a building being used, adapted, or designed or intended to be used for the purposes of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.
Eligible Occupiers	Eligible occupiers for AOO and social housing are required to meet specific sets of eligibility criteria, including a maximum individual or household income level.
Housing Stress	Households are considered to be in housing stress where households that fall within the bottom 50% of income levels are paying in excess of 30% of their gross income on housing rent or mortgage payments.
Key Workers	Key Workers are those people employed in occupations that provide essential services necessary for economic growth and the vitality of an area. Many key workers find it difficult to access appropriate accommodation in areas close to their workplaces, leading to potential labour shortages in areas with high property

	prices. This can constrain the economic and social growth of central Perth.
Permanent Residential	Includes single houses, group dwellings, multiple dwellings and housing for permanent, non-transient accommodation.
Social Housing	Social Housing is housing rented to eligible people by the State Housing Authority or not for profit housing providers, with eligible tenants determined by the relevant housing provider.
Specific Purpose Housing	means a dwelling or collection of dwellings designed and/ or set aside for a specific or special accommodation need usually of a permanent nature, including but not limited to aged persons, students, care takers dwelling, communal living, disability living and designated affordable housing.

AFFORDABLE HOUSING — **CONSTRUCTION COST CHART** — **FINAL JULY 2016**

2 - 3 STOREYS (walk up)

Apartment Size	*40*	*45*	*50*	*55*	*60*	*65*	*70*	*75*	*80*	*85*	*90*	*95*	*100*	*105*	*110*	*115*	*120*
Apartment	112,500	125,625	138,750	151,875	165,000	178,750	192,500	206,250	220,000	233,854	247,708	261,562	275,416	289,062	302,708	316,354	330,000
Store	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Balcony/Terrace/Courtyard	8,000	8,000	8,000	8,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
External + Services	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Headworks	3,000	3,000	3,000	3,000	3,000	3,000	3,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Sub Total	139,000	152,125	165,250	178,375	195,500	209,250	223,000	238,250	252,000	265,854	279,708	293,562	307,416	321,062	334,708	348,354	362,000
Contingency 5%	6,950	7,606	8,262	8,919	9,775	10,462	11,150	11,912	12,600	13,293	13,985	14,678	15,371	16,053	16,735	17,418	18,100
Fees 8%	11,120	12,170	13,220	14,270	15,640	16,740	17,840	19,060	20,160	21,268	22,377	23,485	24,593	25,685	26,777	27,868	28,960
Total (excl GST)	$ 157,070	$ 171,901	$ 186,732	$ 201,564	$ 220,915	$ 236,452	$ 251,990	$ 269,222	$ 284,760	$ 300,415	$ 316,070	$ 331,725	$ 347,381	$ 362,800	$ 378,220	$ 393,640	$ 409,060
Options																	
Lift	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Airconditioning	10,500	10,500	10,500	10,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	13,000	13,000	13,000	13,000	13,000	13,000
Carbay - carport	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Carbay - undercroft	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Carbay - basement L1	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Carbay - basement L2	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Carbay - within podium	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Car stacker inc. basement cost	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Motorbike bay - basement	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000

4 - 8 STOREYS

Apartment Size	*40*	*45*	*50*	*55*	*60*	*65*	*70*	*75*	*80*	*85*	*90*	*95*	*100*	*105*	*110*	*115*	*120*
Apartment	127,500	142,500	157,500	172,500	187,500	203,125	218,750	234,375	250,000	265,625	281,250	296,875	312,500	328,125	343,750	359,375	375,000
Store	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Balcony/Terrace/Courtyard	8,000	8,000	8,000	8,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
External + Services	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Headworks	3,000	3,000	3,000	3,000	3,000	3,000	3,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Sub Total	154,000	169,000	184,000	199,000	218,000	233,625	249,250	266,375	282,000	297,625	313,250	328,875	344,500	360,125	375,750	391,375	407,000
Contingency 5%	7,700	8,450	9,200	9,950	10,900	11,681	12,462	13,319	14,100	14,881	15,662	16,444	17,225	18,006	18,787	19,569	20,350
Fees 8%	12,320	13,520	14,720	15,920	17,440	18,690	19,940	21,310	22,560	23,810	25,060	26,310	27,560	28,810	30,060	31,310	32,560
Total (excl GST)	$ 174,020	$ 190,970	$ 207,920	$ 224,870	$ 246,340	$ 263,996	$ 281,652	$ 301,004	$ 318,660	$ 336,316	$ 353,972	$ 371,629	$ 389,285	$ 406,941	$ 424,597	$ 442,253	$ 459,910
Options																	
Airconditioning	11,000	11,000	11,000	11,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,500	13,500	13,500	13,500	13,500	13,500
Carbay - carport	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Carbay - undercroft	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Carbay - basement L1	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Carbay - basement L2	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Carbay - within podium	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Car stacker inc. basement cost	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Motorbike bay - basement	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000

AFFORDABLE HOUSING — **CONSTRUCTION COST CHART** — **FINAL JULY 2016**

9 -18 STOREYS

Apartment Size	*40*	*45*	*50*	*55*	*60*	*65*	*70*	*75*	*80*	*85*	*90*	*95*	*100*	*105*	*110*	*115*	*120*
Apartment	140,000	156,562	173,125	189,687	206,250	223,437	240,625	257,812	275,000	292,187	309,375	326,562	343,750	360,937	378,125	395,312	412,500
Store	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Balcony/Terrace/Courtyard	8,000	8,000	8,000	8,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
External + Services	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Headworks	3,000	3,000	3,000	3,000	3,000	3,000	3,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Sub Total	166,500	183,062	199,625	216,187	236,750	253,937	271,125	289,812	307,000	324,187	341,375	358,562	375,750	392,937	410,125	427,312	444,500
Contingency 5%	8,325	9,153	9,981	10,809	11,837	12,697	13,556	14,491	15,350	16,209	17,069	17,928	18,787	19,647	20,506	21,366	22,225
Fees 8%	13,320	14,645	15,970	17,295	18,940	20,315	21,690	23,185	24,560	25,935	27,310	28,685	30,060	31,435	32,810	34,185	35,560
Total (excl GST)	$ 188,145	$ 206,861	$ 225,576	$ 244,292	$ 267,527	$ 286,949	$ 306,371	$ 327,488	$ 346,910	$ 366,332	$ 385,754	$ 405,175	$ 424,597	$ 444,019	$ 463,441	$ 482,863	$ 502,285
Options																	
Airconditioning	11,500	11,500	11,500	11,500	13,000	13,000	13,000	13,000	13,000	13,000	13,000	14,500	14,500	14,500	14,500	14,500	14,500
Carbay - carport	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Carbay - undercroft	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Carbay - basement L1	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Carbay - basement L2	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Carbay - within podium	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Car stacker inc. basement cost	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Motorbike bay - basement	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000

18 + STOREYS

Apartment Size	*40*	*45*	*50*	*55*	*60*	*65*	*70*	*75*	*80*	*85*	*90*	*95*	*100*	*105*	*110*	*115*	*120*
Apartment	155,000	173,437	191,875	210,312	228,750	247,812	266,875	285,937	305,000	324,062	343,125	362,187	381,250	400,312	419,375	438,437	457,500
Store	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Balcony/Terrace/Courtyard	8,000	8,000	8,000	8,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
External + Services	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Headworks	3,000	3,000	3,000	3,000	3,000	3,000	3,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Sub Total	181,500	199,937	218,375	236,812	259,250	278,312	297,375	317,937	337,000	356,062	375,125	394,187	413,250	432,312	451,375	470,437	489,500
Contingency 5%	9,075	9,997	10,919	11,841	12,962	13,916	14,869	15,897	16,850	17,803	18,756	19,709	20,662	21,616	22,569	23,522	24,475
Fees 8%	14,520	15,995	17,470	18,945	20,740	22,265	23,790	25,435	26,960	28,485	30,010	31,535	33,060	34,585	36,110	37,635	39,160
Total (excl GST)	$ 205,095	$ 225,929	$ 246,764	$ 267,598	$ 292,952	$ 314,493	$ 336,034	$ 359,269	$ 380,810	$ 402,350	$ 423,891	$ 445,432	$ 466,972	$ 488,513	$ 510,053	$ 531,594	$ 553,135
Options																	
Airconditioning	12,500	12,500	12,500	12,500	14,000	14,000	14,000	14,000	14,000	14,000	14,000	15,500	15,500	15,500	15,500	15,500	15,500
Carbay - carport	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Carbay - undercroft	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Carbay - basement L1	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Carbay - basement L2	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Carbay - within podium	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Car stacker inc. basement cost	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Motorbike bay - basement	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000

Notes:

Options costs include 5% contingency and 8% fees.

Costs are current at January 2016.

Escalation is to be calculated using the December 2015 CPI figure ABS 6401 Perth All Groups (108.6) increased to the last available ABS CPI figure at the date of calculation. Calculation of escalation will occur during the MRA working drawings clearance stage at the point of in-principle acceptance of the affordable housing by the Housing Authority or other approved housing provider.

4.0 ADAPTABLE HOUSING

4.1 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.

4.2 Background

Universal design principles into residential developments supports 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.

4.3 Objective

- To facilitate social diversity 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.

4.4 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 Scheme and any other statutory provisions that may apply.

4.5 Submission Requirements

Accessibility Report
Where required, an Accessibility Report is to be prepared by a suitably qualified person demonstrating how the Performance Standards of this policy will be achieved in the proposed development.

4.6 Performance standards for development approval

1. 20% 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.

4.7 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, every day, at all stages of life.
Permanent Residential	Includes single houses, group dwellings, multiple dwellings and housing for permanent, non-transient accommodation.
Suitable 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.

5.0 PUBLIC ART

5.1 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.

5.2 Background

There are many benefits associated with 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.

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 areas through the integration of permanent, temporary and ephemeral art.

5.3 Objective

- 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.
- To establish best practice in the commissioning of public art in the development process.

5.4 Development Approval Requirements

Development applications must clearly demonstrate that the proposal meets the Performance Standards for Development Approval. All development applications must also demonstrate that the proposal is consistent with the principles and provisions of the Scheme and any other statutory provisions that may apply.

5.5 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 and therefore may not require development approval.

Note: all other local, State and Commonwealth government legislation or requirements must be complied with.

5.6 Submission Requirements

Public Art Report
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 City of Perth 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.

The use of an experienced public art consultant is encouraged, 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% of the total public art budget.

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 applicable framework.
- 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 City of Perth 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.
- 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 consenting to the publication of images of the artwork.

5.7 Performance standards for development approval

1. The artwork has been specifically designed for the building or site on which it is to be located.
2. The artwork can be clearly seen from, or is located in, the public realm.
3. The artwork contributes to an attractive, stimulating environment and does not detract from the amenity, safety or function of the public realm.
4. The artwork is of high aesthetic quality, and permanent artworks are durable and easy to maintain.
5. The artwork is consistent with any applicable public art strategy for the precinct.
6. The artwork is to be designed and created by a professional artist (as defined in the policy glossary).
7. The public art contribution is to be provided in accordance with the public art contribution matrix below:

Construction Cost	Required Contribution
Up to $2million	Contributions are optional and negotiable.
$2million to $50million	Minimum 1% contribution provided as public art.

Over $50million	$500,000 plus 0.5% for every construction cost dollar over $50million, provided as public art.

5.8 Glossary of terms

Art Consultant	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 an applicant may be required 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 Report	Report prepared and submitted for approval to ensure public art is included in the development. (See Submission Requirements for further details).
Professional Artist	For the purpose of this policy a professional artist can be defined as a person who meets a minimum of two or more 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 where young, emerging and indigenous artists or students may be considered appropriate.
Temporary Art	Artwork designed to be installed for a short timeframe (e.g. 1 week to 1 year), such as artwork in a seasonal program or art made with materials that are intended to only last for a limited time.