

Policy P350.01 Environmentally Sustainable Building Design

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

Buildings designed and built according to sustainable design principles can save energy, water and money while being comfortable to occupy. The City of South Perth is committed to sustainable practices that enhance the quality of life of the community.

Policy Objectives

To create environmentally sustainable building design requirements for new developments and substantial additions to existing buildings. While minimum standards are required for most buildings, the City encourages developments to achieve higher than required standards.

Policy Scope

This policy applies to all development in the City of South Perth, with the exception of:

- a) Single houses and grouped dwellings;
- b) Buildings used for any industrial use class in the zoning table of the City of South Perth's Town Planning Scheme;
- c) Any development with a Gross Floor Area (GFA) of less than 1,000 m²;
- d) Refurbishments of existing buildings over 1,000m² GFA not involving substantial structural or internal alteration and all refurbishments to buildings under 1,000m².

Policy Statement

1. All development to which this policy applies is to achieve and provide certification of at least a four star rating under the relevant Green Star rating tool, or equivalent.
2. Council may exercise discretion to waive or modify the requirements of the policy in the case of development where either of the following circumstances apply:
 - a) refurbishment of a building included on the Heritage List under clause 6.11 of the Scheme where, in the opinion of the Council, adherence to the requirements of Clause 1 would detrimentally impact on the heritage values of the building.
 - b) Where the applicant is able to demonstrate, to the satisfaction of the Council, that a more appropriate rating tool than Green Star exists and will be applied to achieve equivalent or greater performance standards than required by Green Star.
 - c) Where no suitable sustainability rating tool has yet been developed for assessment of the type of development proposed.
3. Where an application for planning approval is made to commence or carry out development as referred to in Clause 1, unless the Council waives any particular requirement, the application shall be accompanied by a written statement signed by the applicant and/or owner stating:

- a) an assessor accredited by the Green Building Council of Australia formed part of the design team and contributed to the overall design of the proposal; and
 - b) acknowledging that the applicant and/or owner is aware of and on completion of the development will be able to meet the requirements of Clauses 1 and 4 of this policy.
4. Where a development meets the requirements of Clause 1 and is not exempt under 2 a condition shall be placed on the approval that states:

Prior to the issue of a building permit, the owner is to submit to the Council a copy of documentation from the Green Building Council of Australia certifying that the development achieves a Green Star rating of at least 4 Stars.

Legislation / Local Law Requirements

City of South Perth Town Planning Scheme No. 6

Other Relevant Policies / Key Documents

City of South Perth Sustainability Strategy
P202 Energy Conservation
P208 Ecologically Sustainable Building Design
P211 Water Sensitive Urban Design

Green Building Council of Australia www.gbca.org.au