

Development Policies



Subiaco Redevelopment Area

Development Policies 1-10 Adopted 24 March 2018

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Development Policy 1

Green Building

1. Introduction

Policy purpose

This policy details the requirements for the delivery of sustainable buildings and precincts that contribute towards a reduction in the use of non-renewable resources, emissions, waste and operational costs; and provides performance standards for the assessment of development applications for new buildings and/or precinct wide applications.

Background

Currently, buildings produce approximately 20% 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 approximately 40% of all materials sent to landfill.

While Australia has a recognised high quality of living there are a number of key challenges which need to be met to ensure a sustainable standard of living for future generations. These challenges include planning more sustainable cities, reducing greenhouse gas emissions, adapting to climate change, reducing resource consumption, protecting biodiversity and ecosystems and tackling inequality and disadvantage.

With this in mind, the Metropolitan Redevelopment Authority (the Authority) has a vision of sustainable redevelopment and renewal across each of its redevelopment areas. Sustainable design, construction and operation of buildings (referred to as 'green buildings') protects our environment, secures today's living standards and future-proofs our communities 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 this policy and associated Authority design guidelines, each development site is allocated as either Tier 1, 2 or 3, which corresponds to a required 6, 5 or 4 Star Green Star 'As Built' rating in accordance with the Green Building Council of Australia (GBCA) Green Star System. Tiers are allocated during the preparation of design guidelines and take into consideration stakeholder and public consultation, development potential and the ability to achieve the green star rating, with each site being at least capable of Tier 3 (4 Star Green Star).

Legislative framework

This policy is part of the statutory planning framework for the Subiaco Redevelopment Area. It is to be read in conjunction with the Subiaco Redevelopment Scheme 2 and any other development policies and design guidelines that may apply to the development proposal.

Where the policy applies

This policy applies to all new buildings and precincts proposed within the Subiaco Redevelopment Area in addition to any precinct or site specific requirements identified within applicable design guidelines. It does not apply to extensions, alterations or fit-outs of existing buildings.

Should any of the precinct or site specific requirements contradict those identified within this policy, the precinct or site specific requirements shall prevail.

2. Policy Provisions

Objectives

- To promote the sustainability of the Subiaco Redevelopment Area 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; and
- To facilitate the design, construction and operation of environmentally sustainable buildings and precincts, that includes efficient resource and energy use and reduces emissions and waste.

3. Development Approval Requirements

Development applications must demonstrate that the proposal meets the objectives and Acceptable Development Standards of this policy and that the proposal is consistent with the objectives and provisions of the Subiaco Redevelopment Scheme 2 and any other statutory provisions that may apply, including:

- other development policies; and
- the design guidelines for the site.

4. Acceptable Development Standards

A1 Tier Rating System

A tier rating (1, 2 or 3) for each site will be identified in the design guidelines for each project area or precinct which corresponds to a Green Star Rating or Sustainable Design requirement as detailed below. Where no tier is identified, or no design guidelines apply, the site is to be considered a Tier 3 site.

	Tier 1	Tier 2	Tier 3
Green Star Rating	6 Star	5 Star	4 Star
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 'Design Review' certification from the GBCA.	GBCA Registration and 'Design Review' certification from the GBCA.	GBCA Registration and Design Review Certification or SDAR report.
Practical Completion	'As Built' certification from the GBCA.	'As Built' certification from the GBCA.	'As Built' certification from the GBCA or SDAR report.

A2 Green Star System – Tier 1 and Tier 2 Sites

- 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).
- Development Application Stage - the applicant is required to provide a written statement or report detailing sustainable design initiatives included in the design.
- Working Drawings (Conditions Clearance) Stage - the applicant is required to provide evidence that the project has been registered with the GBCA, together with a Design Review Certification from the GBCA which demonstrates that the development is capable of achieving the required green star rating at practical completion.
- Practical Completion - 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 'As Built' certification from the GBCA. This is to be provided within 6 to 12 months of practical completion of the development.

A3 Sustainable Design Assessment Report (SDAR) – Tier 3 Sites

- New buildings on any Tier 3 site are required to achieve a 4 Star 'Design Review' and 'As Built' certification from the GBCA; or alternatively, a Sustainable Design Assessment Report (SDAR) by a Suitable Qualified Professional can be provided demonstrating design and construction equivalent to a 4 Star Green Star Rating.
- Development Application Stage - the applicant is required to provide a written statement or report detailing sustainable design initiatives included in the design.
- Working Drawings (Conditions Clearance) Stage - a Sustainable Design Assessment Report prepared by a Suitably Qualified Professional is required which provides an assessment of the proposed design against the following 10 criteria:
 1. indoor environmental quality;
 2. energy efficiency;
 3. water efficiency;
 4. integrated water management;
 5. building materials;
 6. transport;
 7. waste management;
 8. urban ecology;
 9. innovation and;
 10. construction/building management.
- 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.

Please refer to the Authority's Information Sheet on Preparing a Sustainable Design Assessment Report (see Appendix 1).

- Practical Completion - upon 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 buildings construction.

A4 Precinct Sustainability Strategy

- 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, the Authority requires incorporation of sustainable development initiatives at the precinct level.
- 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 sustainable building requirements in accordance with Acceptable Development Standards A1 - A3.
- 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 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;
 - stormwater management;
 - 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 Authority.
- The strategy is to be submitted with the first development or subdivision application, with certification of implementation of the strategy submitted to the Authority by a Suitably Qualified Professional at each stage of practical completion of the development.

6. Glossary of terms

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.
Design Review Certification	Green Building Council of Australia review of the detailed drawings to ensure the development is capable of achieving the required Green Star As-Built rating.
Design Guidelines	A statutory document adopted under an Authority Redevelopment Scheme detailing the design requirements for buildings and public places for sites, precincts and projects areas within an Authority redevelopment area
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 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 Professional	A person with relevant qualifications and experience that enables them to provide assessment and reporting of sustainable design and development, to the satisfaction of the Authority.
Sustainable Design Assessment Report (SDAR)	A report prepared by a Suitably Qualified Professional that addresses the 10 Key Sustainable Building Categories identified in the Acceptable Development Standards of this Policy and demonstrates that a holistic review has been undertaken during a project's design.
Tier Rating	The Authority's 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 Acceptable Development Standards of this policy.

DOCUMENT CONTROL		
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ADOPTION DATE:	24 March 2018	
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Appendix 1 Information Sheet on Submitting a Sustainable Design Assessment Report

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

A SDAR is a Sustainable Design Assessment Report of an approved development, submitted to the Metropolitan Redevelopment Authority ('the Authority') at the working drawings stage – i.e. the stage to clear development approval conditions prior to obtaining a building permit.

A SDAR addresses the 10 Key Sustainable Building Categories identified in the Authority's Development Policy 1 - Green Buildings and demonstrates that a holistic Environmental Sustainable Design has been incorporated into the building 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, in accordance with the Authority's Development Policy 1 - Green Buildings.

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 an SDAR.

This information sheet is designed to provide guidance on how to prepare an SDAR report. The document outlines objectives and sustainability design issues to be addressed for each of the 10 Sustainable Design Categories, as well as providing guidance on report content / structure and references for further information on key issues.

2. Section Guides

The following section outlines information that headings and information that should be included within an SDAR.

Project Information:

The report should provide an overview of the project, including:

- property address, MRA project area location, lot size;
- applicant / developer;
- development approval details, land use and nature /scale of development;
- development approval sustainability requirements / conditions of approval – including requirements under Development Policy 1 - Green Buildings and any applicable design guideline requirements; and
- sustainability vision / general approach to sustainable design and development.

Sustainable Design Categories:

The report is required to address each of the following 10 Key Sustainable Design Categories:

- Indoor environmental quality;
- Energy efficiency;
- Water efficiency;
- Integrated water management;
- Building materials;
- Transport;
- Waste management;
- Urban ecology;
- Innovation; and
- Construction/building management.

Applicants are requested to review sustainability best practice and any mandatory obligations under each category. The attached Table 1 indicates the type of information to address under each Key Sustainable Building Category.

Objectives:

The intent of each Key Sustainable Design Category is outlined through a list of main objectives in the attached Table 1. Applicants should review these and ensure that their project's objectives are aligned and the sustainability initiatives in the SDAR will deliver these objectives.

Design Issues:

This section should comprise a list of topics that might be relevant within the environmental category, examples are shown in the attached Table 1. As each development 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 working drawings plan or specification where the aspect has been reflected in the design.

Standards and Benchmarks

The report should explain what standards have been used to assess the applicable issues, such as Green Building Council standards, BREEAM, LEED or other best practice standards. Some examples and references are provided in the attached Table 1. The report should also justify why these standards have been chosen – i.e. are they delivering a high quality sustainability outcome relevant to the project vision and site context.

Where the chosen standard sets various benchmarks or levels (e.g four, five or six star greenstar), the report is required to briefly explain the benchmark applied and why this is appropriate to the project.

The report should clearly demonstrate how the proposed design meets the chosen standards and benchmarks for each of the 10 Key Sustainable Design Categories through making references to the design brief, working drawings, specifications, consultant reports or other evidence that proves compliance with the standards and benchmarks.

Working Drawings:

Working drawings (detailed design plans prepared for a building permit) should be submitted with the SDAR and all sustainability initiatives included in the SDAR should be reflected in the working drawings. For example, facade features such as sun shading or materials should be noted on elevations and finishes schedules, glazing criteria should be included in the specifications document, and water tanks and renewable energy devices should be shown on plans. 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 (such as energy modelling software data) are to be appended to the SDAR.

SUSTAINABLE DESIGN ASSESSMENT REPORT

ENVIRONMENTAL CRITERIA, OBJECTIVES, ISSUES & STANDARDS FOR REPORTS

OBJECTIVES	DESIGN ISSUES	RELEVANT STANDARDS AND INFORMATION
Indoor Environment Quality		
<ul style="list-style-type: none"> To achieve a healthy indoor environment quality for the wellbeing of building occupants. To provide a naturally comfortable indoor environment that will lower the need for building services such as artificial lighting, mechanical ventilation, cooling and heating. 	<ul style="list-style-type: none"> Thermal comfort. Natural ventilation. Daylight. External views. Orientation of single aspect dwellings. Glare prevention. Hazardous materials and voc. Electric lighting levels. Acoustics. 	<ul style="list-style-type: none"> Green Star, BREEAM and LEED provide benchmarks for relevant issues. Building Code Australia provisions provide minimum standards. Good Environmental Choice Australia Standards www.geca.org.au Australian Green Procurement www.greenprocurement.org Your Home www.yourhome.gov.au
Energy Efficiency		
<ul style="list-style-type: none"> To ensure the efficient use of energy. To reduce total operating greenhouse emissions. To reduce peak energy demand. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Green Star, BREEAM and LEED provide benchmarks for relevant issues. Building Code Australia provisions provide minimum standards. Window Efficiency Rating Scheme (WERS) www.wers.net Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au Energy Efficiency www.resourcesmart.vic.gov.au

OBJECTIVES	DESIGN ISSUES	RELEVANT STANDARDS AND INFORMATION
Water Efficiency		
<ul style="list-style-type: none"> • To ensure the efficient and sustainable use of water resources. • To reduce total potable water use. • To maximise the use of alternative water sources. 	<ul style="list-style-type: none"> • Minimising potable water demand through use of alternative water sources (eg rain water capture and reuse, waste water recycling, etc). • Water Meters. • Landscape Irrigation. • Efficient Fixtures. • Heat Rejection Water. • Fire Systems Check Water Consumption. 	<ul style="list-style-type: none"> • National Water Conservation Rating and Labelling Scheme • Better Urban Water Management – Western Australian Planning Commission. • Water Sensitive Urban Design, Department of Water and Environment Regulation • Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au • Water Services Association of Australia www.wsaa.asn.au • Waterwise Western Australia www.watercorporation.com.au/save-water
Integrated Water Management		
<ul style="list-style-type: none"> • To reduce the impact of stormwater run-off. • To improve the water quality of stormwater run-off to minimise erosion and pollution of waterways. • To achieve best practice stormwater quality outcomes. • To incorporate water sensitive urban design principles. 	<ul style="list-style-type: none"> • Site permeability. • Discharge to sewer. • Watercourse pollution. • Stormwater detention. • Stormwater treatment 	<ul style="list-style-type: none"> • Green Star, BREEAM and LEED provide benchmarks for relevant issues • Water Sensitive Urban Design – Department of Water and Environmental Regulation • Better Urban Water Management – Western Australian Planning Commission • Water Services Association of Australia, the National Water Conservation Rating and Labelling Scheme • New Waterways www.newwaterways.org.au

OBJECTIVES	DESIGN ISSUES	RELEVANT STANDARDS AND INFORMATION
Building Materials		
<ul style="list-style-type: none"> 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; Impact on biodiversity; Human health; Environmental toxicity including carbon emissions; and Environmental responsibility. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Green Star, BREEAM and LEED provide benchmarks for relevant issues Forest Stewardship Council Certification Scheme 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
Transport		
<ul style="list-style-type: none"> To minimise car dependency. To ensure that the built environment is designed to promote the use of public transport, walking and cycling. 	<ul style="list-style-type: none"> Minimising the provision of car parks for conventional vehicles. Providing bike storage. Providing access to showers and end of trip facilities. Car sharing. Green travel plan. Improving pedestrian spaces. 	<ul style="list-style-type: none"> Green Star, BREEAM and LEED provide benchmarks for relevant issues Off-setting Car Emissions Options www.greenfleet.com.au

OBJECTIVES	DESIGN ISSUES	RELEVANT STANDARDS AND INFORMATION
Waste Management		
<ul style="list-style-type: none"> To ensure waste avoidance, reuse and recycling during design, construction and operation. To ensure long term reuse of building materials. 	<ul style="list-style-type: none"> Construction waste management plan. Operation waste management plan. Access and storage for recycling and green waste. 	<ul style="list-style-type: none"> ISO14001 Environmental Management System (EMS). Waste Reduction in Office Buildings www.environment.nsw.gov.au Planet Ark Business Recycling www.businessrecycling.com.au Waste Authority WA www.wasteauthority.wa.gov.au
Urban Ecology		
<ul style="list-style-type: none"> To protect and enhance biodiversity. To provide sustainable landscaping such as low water use, low fertiliser requirements and local native plant species selection. To protect and manage all remnant indigenous plant communities. To encourage the planting of indigenous vegetation. 	<ul style="list-style-type: none"> On site topsoil retention. Reuse of already developed land. Maintaining / enhancing ecological value. Reclaiming contaminated land. Retention of existing vegetation and significant trees. 	<ul style="list-style-type: none"> Green Star, BREEAM and LEED provide benchmarks for relevant issues 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; Plant Life Balance www.plantlifebalance.com.au

OBJECTIVES	DESIGN ISSUES	RELEVANT STANDARDS AND INFORMATION
Innovation		
<ul style="list-style-type: none"> To encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Green Star, BREEAM and LEED provide benchmarks for relevant Issues The Innovation Gateway www.innovation.wa.gov.au Environment Design Guide www.environmentdesignguide.com.au
Construction and Building Management		
<ul style="list-style-type: none"> To encourage a holistic and integrated design and construction process and ongoing high performance. 	<ul style="list-style-type: none"> Construction environmental management plan. Contractor has valid ISO 14001 accreditation. Operation environmental management plan. Building tuning. Building user's guide. Stormwater pollution reduction strategy (construction and operation). 	<ul style="list-style-type: none"> International Organization for standardization – ISO14001 – Environmental Management Systems

Development Policy 2

Heritage Places

1. Introduction

Policy purpose

This policy clarifies when development approval is required for heritage places and provides performance standards to guide the assessment of development applications for heritage places and within heritage precincts.

Background

Subiaco has a rich history which has endured periodic waves of redevelopment over time, and which remains evident in a number of places throughout the redevelopment area. The Metropolitan Redevelopment Authority (the Authority) recognises that heritage recognition and conservation within its redevelopment areas is important to contributing to Western Australia's cultural heritage and is a vital element in revitalising urban places.

The Authority acknowledges that the land to which this policy applies is Whadjuk boodja (country) and that the Whadjuk people have been the traditional owners of this land for over 45,000 years. This acknowledgement is embodied in a Cultural Compact between the Whadjuk people and the Authority. This spiritual and physical connection to country guides the way Whadjuk people understand, navigate and use the land, as well as their cultural practice.

Recognition, conservation and ongoing use of heritage places are important to the character and sense of place within the Subiaco Redevelopment Area. The Authority seeks to ensure that the use and development of heritage places respects the integrity and significance of these places and that development is of the highest quality, to ensure ongoing use and public appreciation for generations to come.

The *Metropolitan Redevelopment Authority Act 2011* and the Subiaco Redevelopment Scheme 2 requires the Authority to make provisions for the identification, enhancement and conservation of the Subiaco Redevelopment Area's heritage significance. The Authority has recognised heritage places and heritage precincts with values by recording them in a Heritage Inventory. Through its planning framework, the Authority is seeking to ensure appropriate management and development of these places for the benefit of current and future generations.

Legislative framework

This policy Development Policy 2 Heritage Places is part of the statutory framework for the Subiaco Redevelopment Area. It is to be read in conjunction with the Metropolitan Redevelopment Authority Regulations 2011 (MRA Regulations), the Subiaco Redevelopment Scheme 2, the Subiaco Redevelopment Area Heritage Inventory and other development policies and design guidelines that may apply.

The *Heritage of Western Australia Act 1990* requires the Authority to refer development applications for places listed on the State Register to the Heritage Council of Western Australian (HCWA) for comment and advice. This also includes places under consideration for inclusion on the State Register and development adjacent to State Registered places. Development must be undertaken in accordance with advice received from the HCWA.

Where the policy applies

This policy applies to all heritage precincts, places and sites within the Authority's Subiaco Redevelopment Area. This includes:

- those listed on the Authority's Heritage Inventory (and those under consideration for inclusion);
- those listed on the State Register of Heritage Places (including those with interim listing); and
- sites adjacent to a heritage precinct, place or site.

2. Policy Provisions

Objectives

- To ensure that the development of heritage places, and sites within heritage precincts, accord with the relevant statement of significance and level of protection or management identified in the Authority's Subiaco Heritage Inventory and the State Register of Heritage Places;
- To promote and facilitate appropriate and sensitive adaptive re-use of underutilised heritage buildings and to ensure high quality architectural responses for additions and infill development, to allow ongoing use and enjoyment of heritage places;
- To ensure development, including proposed demolition, does not adversely affect or detract from the significance of a heritage place or heritage precinct; and
- To ensure development proposals and planning decision making is consistent with best practice in heritage conservation and the principles of the Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance (the Burra Charter).



Criteria for works to heritage places and within heritage precincts not requiring development approval

The Authority considers that some minor works do not constitute development under the *Metropolitan Redevelopment Authority Act 2011* and therefore do not require development approval.

The following works are generally exempt from requiring development approval provided one of the following criteria are satisfied:

- A1.** The carrying out of work for the maintenance of a heritage place or structure where that work involves like for like replacement and does not materially affect the external appearance of the building or structure.
- A2.** The carrying out of work to a heritage place where this work is inside the building only and is isolated to only recently constructed/new building fabric, does not involve the removal of any heritage fabric or affect any element of heritage significance, and does not involve the change of use or dimensions of the building.
- A3.** The carrying out of work to a building located within a heritage precinct that is not identified individually as a heritage place, where this work is inside the building only and does not involve change of use or dimensions of the building.

Notes:

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

3. Development Approval Requirements

Development applications for heritages places and precincts 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 Subiaco Redevelopment Scheme 2 and any other statutory framework provisions that may apply, including:

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

Submission Requirements

The following reports and additional information may be required to support development applications for significant works to heritage places or heritage precincts.

Heritage Impact Statement

A Heritage Impact Statement describes and evaluates the likely impact of a proposed development on the significance of a heritage place or heritage precinct and includes measures designed to minimise impact. A Heritage Impact Statement is required for all development applications that propose significant alteration to a place, adaptive reuse, significant additions or extensions, or part or full demolition.

The impact statement is to be prepared by a qualified and experienced heritage professional and is to address the following points:

- The heritage listing and significance of the place;
- How the proposed works affect the significance of the place or precinct;
- What measures are proposed to ameliorate any adverse impacts;
- Outline the heritage conservation benefits resulting from the development; and
- Any other factors as determined appropriate by the Authority or the HCWA.

Zones of Significance Plan

An understanding of what is significant about the place should underpin any conservation or development work. This information is broadly encapsulated in the Statement of Significance contained within the Heritage Inventory. However, such statements generally do not provide sufficient detail on the extent of historic fabric (such as internal decoration and important original layouts).

Investigations into the levels of significance of individual elements (both internal and external) should be undertaken and presented graphically, with the various zones and elements easily distinguishable. This will help all stakeholders understand what fabric is important and needs to be retained and what fabric is of lesser significance and hence can be modified, adapted or removed.

Archival Record

Should a development application be approved for partial or full demolition, or significant adaptive reuse of a heritage place, an Archival Record will usually be required as a condition of the approval.

The Archival Record should provide a record of the state of the heritage place prior to development together with historical information available concerning the place.

The record should include the following:

- Certificate of Title information;
- Any previously prepared heritage assessment documentation;
- An outline of the history of the place based on documentary research and/or oral evidence;
- An accurate site plan showing all extant buildings and landscape elements;
- Measured plans of all significant buildings; and
- Photographs (black and white archival or digital) as follows:
 - View from the street;
 - All external elevations;
 - Views of the site; and
 - Internal of typical rooms and architectural features.

Note:

The Department of Planning, Lands and Heritage provides a standard format for the preparation of Archival Records.

Heritage Interpretation Plan

A Heritage Interpretation Plan may be required for development applications that propose significant alteration of a heritage place, including adaptive reuse, significant additions or extensions, or part or full demolition.

Interpretation refers to all the ways of presenting the cultural significance of a place in order to reveal and help retain significance and to heighten public awareness and understanding of that place.

The Authority may prepare, or require an applicant to prepare, Heritage Interpretation Strategies to assist developers in meeting their obligations and contributing to the broader Subiaco heritage.

Interpretation can be achieved through a variety of mechanisms including:

- Highlighting important architectural details and elements, heritage fabric and building techniques and methods;
- The use of traditional colour schemes;
- Interpretive signage and/or panels;

- Exhibition/display of historic photographs and/or other material artefacts that have provenance to the place and to the story;
- Retention and highlighting of authentic furniture and fittings as well as other related moveable heritage items or contemporary interpretations of these elements;
- Nomenclature of the place itself, areas and elements and/or internal spaces;
- Plaques (including as part of a heritage trail);
- Ongoing programs, activities or events that acknowledge, recognise and/or celebrate the heritage values, themes and stories; and
- Any other mechanisms as determined by the Authority.

Notes:

Heritage Interpretation Plans are required to be prepared by a qualified and experienced practitioner in this field unless otherwise determined by the Authority.

The Department of Planning, Lands and Heritage provides information on the preparation of Interpretation Plans on their website.

4. Performance Standards for Development Approval

P1. Heritage significance

- Development should respect the recognised cultural heritage significance, statement of significance and level of management recorded for the heritage place or heritage precinct in the Heritage Inventory and/or the State Register of Heritage Places.
- Development does not adversely affect, damage or destroy heritage significance.

P2. Quality new design

- New work should respect the context, scale, setback, materiality and character of the original. The key to success is carefully considered design of a high quality that respects and supports the significance of the place. It should be readily identifiable as new development, should not imitate or replicate the heritage architecture or detract from the cultural heritage significance of a heritage place or heritage precinct.

P3. Adaptive re-use

The heritage place continues to be used for the purpose for which it was built, or for a use with which it has a long association. Where this is not considered possible, adaptive re-use is to be undertaken to ensure:

- the new use is compatible with the physical conservation of the place;
- the significant fabric and context of the heritage place is conserved;
- the existing room layout and access patterns (or evidence of these) are retained. Where this is not possible some alterations may be possible where the original room layout is interpreted in some form to enable a continued appreciation of the original spatial layout;
- an ability to interpret the significance of the place remains unaffected; and
- the application of interpretative heritage treatments that assist the appreciation of the significance of the place.

P4. Extensions and additions (including additional structures)

Extensions and additions to heritage places are compatible and complementary to the place and are designed to achieve:

- the continued retention and protection of the heritage significance of the heritage place;
- compatibility in terms of proportions, height, setbacks, materials, colours and other details of the heritage place. The visibility of additions, especially where these are of a height greater than that of the original building, will be sensitively located to reduce visual impact;

- the continued preservation of existing important views, sightlines and setting;
- where possible, works that are reversible/removable to avoid permanent damage to the significant fabric of the original building; and
- minimal impact on any significant trees, landscape elements or site features.

P5. Demolition

Heritage places are conserved and maintained to a high standard wherever possible, and partial or complete demolition of heritage places is only approved in exceptional circumstances which may include where:

- the building or part of the building or structure has been identified as having no significance, as not contributing to the significance of the heritage place or heritage precinct, or is considered to be intrusive; and
- it can be conclusively demonstrated by a suitably qualified professional that the building is beyond repair, both physically and economically, or the significance of the place has been diminished to a degree that it cannot be re-established.

Any application for demolition is to include clear and convincing evidence that there is no feasible and prudent alternative. In considering an application to demolish, the Authority will have regard for the recognised cultural heritage significance, statement of significance and level of management recorded in the Heritage Inventory. The application must also be consistent with the provisions of the Subiaco Redevelopment Scheme 2 for heritage conservation and demolition.

Note:

The State Government's Heritage Property Disposal Process applies where a State Government property is proposed to be demolished.

P6. Development adjacent to heritage places and precincts

New buildings should not undermine the significance or detract from the prominence or character of adjoining Heritage Places and should be designed to:

- respect the context, scale, setback, materiality and character of the heritage place;
- be of its own time and not imitate, replicate or mimic the heritage architecture. Imitative solutions can mislead the onlooker and may diminish the strength and visual integrity of the heritage place; and
- maintain or enhance views to significant elevations and features of Heritage Places or Precincts.

P7. Environmental sustainability resources

Alterations to heritage places to achieve improved environmental sustainability are to be compatible and complementary to the place and be designed to:

- minimise the impact of renewable energy systems on the cultural significance of heritage buildings;
- minimise impact on the visual setting of the place, particularly of its main frontage and the dominant roof;
- not detract from the visual presentation of the place to its primary street or significant vista;
- all necessary electrical and plumbing conduits for the feature are located so as to prevent visual clutter; and
- the feature must be able to be removed without damage to the place.

5. Detailed Conservation and Design Requirements

The following section sets out the detailed conservation and design requirements for internal and external alterations and additions to heritage places.

Verandahs and Shop-fronts

- All original or historic verandahs, awnings and shopfronts on significant buildings are to be retained and conserved.
- For both repairs and accurate reconstruction (based on detailed evidence only), any replacement material should generally match the original/existing.
- Where replacement of a verandah is required and evidence does not exist of the original, a simple verandah/shop-front of the general form, dimensions and materials of the period should be constructed. Historic detailing should not be replicated.

Signage

Signage for heritage places and within heritage precincts should:

- Be discreet in size and design and should complement the building and locality;
- Not cover or obscure significant fabric, such as a historic parapet or roofline or original signage; and
- Be capable of being removed without causing damage to heritage building fabric.

Landscapes

- Significant trees, original or early design, layout and plantings should be retained and conserved.
- New work (both hard and soft landscape features) should be in sympathy with the existing landscape character of the garden and/or heritage building, maintaining significant views and vistas to, and from, the heritage building.
- To assist in the prevention of rising damp, new landscape schemes should:
 - Not involve paving within 300mm of external walls (alternatives may include gravel or garden beds);
 - Ensure external ground levels drain away from the building and must remain lower than the internal finished floor level; and
 - Ensure reticulation systems with outlets are directed away from the building.

External Alterations

Roofs

- The original form of the roof should be maintained. Any repair work is to be consistent with both the existing material and construction method.
- Gutters, fascias, soffits, barges, finials, original rainwater heads and downpipes, are to be retained and conserved where practical to do so. Any replacement should be undertaken in a like-for-like manner.
- Placement, design and size of new elements are to be carefully considered, especially when these elements affect heritage views.

Chimneys

- Original chimneys are to be retained and conserved. Materials used in reparation are to be consistent with existing materials.
- Where chimney pots are missing or badly damaged they are to be replaced to match those remaining.
- Where a chimney is missing it should be reconstructed if detailed evidence exists of its material, design, etc. Where little or no evidence exists, a simply designed chimney that takes its material, design and scale from that of the building should be constructed.

Walls

- Additions or repairs to walls are to be undertaken in a material to match that of the original, with consideration given to colour, texture, composition, dimensions and detailing.
- Replacement of materials should be carefully matched to the original. For bricks special consideration should be given to matching colour, texture, dimensions, bonding pattern, mortar colour and content. For stone consideration should be given to matching durability, composition, colour, texture, size, and the original source. Replacement timber should match the species, water content, dimensions and profiles of the original and be of a high quality to ensure longevity. If replacing painted woodwork (to be finished in paint), it may be acceptable for the wood to be of a different species, however it must be of a high quality wood.
- Cleaning and restoring of external walls is to follow professional advice for the conservation or restoration to original condition.

Security Screens

- Installation of aluminium security screens or other heavy style screens is generally unacceptable, however treatments such as transparent films and some stainless steel mesh screens may be acceptable if they have a minimal visual impact and are installed internal to shopfronts

Windows

- Timber-framed windows are to be repaired rather than replaced if they are largely sound and intact.
- Original or early windows and window details including frame, architrave, sash, glass, glazing bars, hardware, and shutters should be retained and repaired. Where replacement is essential, new work should match the original in terms of style, materials, detailing and dimensions.
- Generally the creation of new window openings to principal façades and elevations is to be avoided. New openings should be a sympathetic design but clearly distinguishable as a contemporary alteration.
- Filled in or previously damaged window openings may be reinstated if these windows are made to match historic profiles, shapes, dimensions, details and materials.

Doors

- Original or early doors should be retained and repaired. Where replacement is essential and no evidence exists of the original, a modern door of the general form, dimensions and materials of the period, but without historic detailing, should be installed.
- Original or early hardware and door surrounds should be retained and repaired as necessary. Historic reproduction detailing or hardware should not be added to doors or architraves where none existed.
- The creation of new door openings to principal façades and elevations should be avoided. Any new door should be sympathetically designed, should not detract from the features of the Heritage Place, and be clearly distinguishable as a contemporary alteration.

External Decorative Elements

Render

- The removal of original render from external walls should be avoided, as should the painting of unpainted render.
- Previously un-rendered walls should not be rendered.
- Repairs and re-rendering should match the material, colour texture, composition and pattern of the original render.

Pointing

- Repairs to tuck-pointing should be undertaken in a similar strength, colour, and composition to match existing, other than where the original has failed due to poor design.
- Tuck-pointing should be undertaken using the same methods as that of the original and should be undertaken by an experienced tradesperson.

Mouldings

- Original mouldings that are damaged should be repaired.
- Mouldings may be replaced where missing or substantially damaged. They should be replaced with a moulding that exactly matches the original. Modern, “off the shelf” mouldings should be avoided.

Paint Colours

- Paint colours should be selected with a view to presenting the building in a manner consistent with the heritage character of the place.
- Investigation of previous paint schemes is recommended to discern the treatment of all surfaces, and original paint schemes may be reinstated.

Paint Removal

- Sandblasting and other abrasive methods of paint removal should be avoided in preference for a mild form of liquid cleaning.
- Works should only be undertaken with the advice of a professional conservator.

Internal Alterations

Significant rooms

- Floors, walls and ceilings (and ceiling heights) in highly significant rooms and spaces should not be altered or removed.

Fixtures

- Fixtures such as original or early light fittings and hardware, door and window hardware, cornices, ceiling roses, skirting boards, picture rails, fireplaces and mantles should be retained and conserved.

Original openings

- Original openings should not be removed or relocated.

New openings

- Making new openings in walls should be avoided, however if a new opening is acceptable, its form and surrounding mouldings should be simple in design, unobtrusive, interpretative of the existing but distinguishable as new.
- Where new openings are essential between rooms these should be minimised and should retain the significant elements of the room.

Movement patterns

- Historic patterns of access and movement, including original entrances, hallways and passageways should be maintained.
- Original or significant stairways should be retained and conserved and their use in the building's circulation system maintained.

New service elements

- New service elements should stand clear of historic services and should avoid damaging historic fabric.

Changes to interior spaces

- Development that divides the internal volume of a significant interior space is discouraged.
- Previous partitioning of large interior spaces (where this has no inherent significance of its own) should be removed where possible.

Internal Decorative Elements

Room hierarchy

- Many internal decorative elements denote an established hierarchy of spaces. For example, the more formal rooms such as entry halls and sitting rooms generally have more elaborate decoration than kitchens and bedrooms. These historic characteristics should be maintained and decorative elements should not be installed where none formerly existed.

Finishes

- Interior finishes such as original or early wallpaper, paint, stencilling, marbling, wood-graining, panelling, plastering, picture rails and ceramic tile surfaces should be retained and conserved.

Floorboards

- Original timber floors should be retained and conserved. Careful sanding and re-sealing with an oil-based treatment will restore floorboards.
- Deteriorated or damaged floorboards should be replaced with new to match existing.
- Wall to wall floor coverings should not be installed, to allow the timber to breathe and be visible.

Joinery

- Original or early architraves and skirting boards should be retained and conserved.
- Damaged or missing elements should be replaced with new to match original.

Cornices

- Original or early plaster cornices should be retained and conserved.
- Damaged or missing cornices should be replaced with new to match original.

Ceiling Roses

- Original ceiling roses should be retained and conserved.
- Damaged ceiling roses should be repaired.

Fireplaces

- Fireplaces and mantles should be retained and conserved.
- Closed-up fireplaces should be reinstated.
- Missing mantles should be replaced with new mantles. The design of the new mantle may be based on historical precedent, or alternatively, may be of a simple, modern design. The replacement mantle should be clearly distinguishable as new.
- It is not necessary that fireplace features be operable.

Glossary of Terms

Adaptive Re-Use	is a term used to describe the process of adapting or modifying a heritage place for a compatible new use, different from its original or previous use.
Burra Charter, the	produced by the Australian International Council on Monuments and Sites, is Australia's primary guiding document that sets out principles and procedures to be followed in the conservation of heritage places, based on internationally accepted heritage principles. (Full title: the Australia ICOMOS Charter for Places of Cultural Significance).
Cultural Heritage Significance	(as defined in the Heritage of Western Australia Act 1990 and the Subiaco Redevelopment Scheme 2) means, in relation to a site, the relative value which that site has in terms of its aesthetic, historic, scientific, or social significance, for the present community and future generations.
Heritage Inventory	(as defined in the Subiaco Redevelopment Scheme 2) is the inventory of Heritage Places and Heritage Precincts of local and State significance prepared and adopted by the Authority in accordance with Chapter 8 of the Subiaco Redevelopment Scheme 2.
Heritage Place	<p>(as defined in the MRA Regulations) means land, or a building or other structure, that is:</p> <p>(a) identified as a heritage place in a redevelopment scheme or in a plan, strategy or other instrument relating to heritage prepared and adopted under a redevelopment scheme; or</p> <p>(b) located within a heritage area; or</p> <p>(c) listed on the Register of Heritage Places.</p>
Heritage Precinct	(as defined in Subiaco Redevelopment Scheme 2) is a group of sites that together form a precinct which is of cultural heritage significance, notwithstanding that each site within the precinct may not itself be a Heritage Place, and is listed in the Authority's Heritage Inventory or State Register of Heritage Places.

State Register of Heritage Places is the inventory of Heritage Places and Precincts of State significance prepared and adopted in accordance with Part 5 of the Heritage of Western Australia Act 1990. The Register is managed by the Heritage Council of WA with assistance from the State Heritage Office.

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Development Policy 3

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 3 - Sound and Vibration Attenuation is part of the statutory planning framework for the Subiaco 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, Subiaco Redevelopment Scheme 2 and other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all noise emitting and noise sensitive development proposals within the Subiaco 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 Subiaco Redevelopment Scheme 2 and any other statutory requirements that may apply, including (but not limited to):

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

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);
- 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.

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 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 MRA.

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, for example a hotel, hostel, lodging house, short stay accommodation or serviced apartments.

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.

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.

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Development Policy 4

Providing 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 Subiaco Redevelopment Area. It is to be read in conjunction with Subiaco Redevelopment Scheme 2 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 Subiaco 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 Provisions

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 Subiaco Redevelopment Scheme 2 and any other statutory provisions that may apply, including:

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

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.

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.

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 \$2million	Contributions are optional and negotiable.
\$2million to \$50million	Minimum 1% contribution either provided as public art or paid into the public art fund for the project area.
Over \$50million	\$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).
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.

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ADOPTION DATE:	24 March 2018
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Development Policy 5

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 Subiaco Redevelopment Area. It is to be read in conjunction with the Subiaco Redevelopment Scheme 2 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 Subiaco Redevelopment Area.

For information regarding the special requirements for additional structures for heritage places, please also refer to Development Policy 2 Heritage Places.

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.



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 Subiaco Redevelopment Scheme 2 and any other statutory provisions that may apply, including:

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

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.
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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.

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Development Policy 6 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 Development Policy 6 Signage is part of the statutory planning framework for the Subiaco Redevelopment Area. It is to be read in conjunction with the Subiaco Redevelopment Scheme 2 and other development policies and design guidelines that may apply.

Where the policy applies

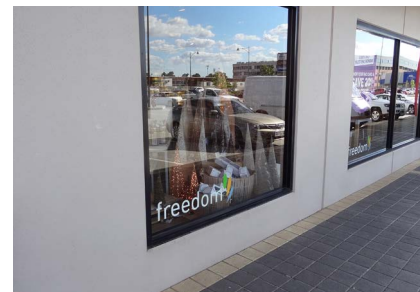
This policy applies to all signage and advertising devices proposed in the Subiaco Redevelopment Area.

For information regarding the special requirements for signage for heritage places, please also refer to Development Policy 2 Heritage Places.

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 0.6metres from the street kerb and maintaining a clearance of 2.75metres 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.
- 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 Subiaco Redevelopment Scheme 2 and any other statutory framework provisions that may apply, including:

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

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 6 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.



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 7

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 Development Policy 7 Home Based Business is part of the statutory planning framework for the Subiaco Redevelopment Area. It is to be read in conjunction with Subiaco Redevelopment Scheme 2 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 Subiaco 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 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 attract more than two customers to the dwelling at any one time and no more than eight customers per day. Customers do not attend the dwelling outside of the hours 8am to 8pm Monday to Sunday;
- A4.** does not involve the sale or hire of goods at the dwelling;
- A5.** does not create substantial noise or disturbance, or other adverse impacts on the amenity of the neighbourhood;
- A6.** does not result in a significant increase in traffic volume in the neighbourhood and any required customer parking can be accommodated in available parking bays on-site or existing on-street facilities; and
- A7.** does not require the presence or use of a heavy motor vehicle (more than 3 tonnes tare weight) or require provision for the fuelling, repair or maintenance of motor vehicles.

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 Subiaco Redevelopment Scheme 2 and any other statutory framework provisions that may apply, including:

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

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.

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 8

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 Subiaco 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 Subiaco 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 Development Policy 8 Hosting Public Events is part of the statutory framework for the Subiaco Redevelopment Area. The policy is to be read in conjunction with the Subiaco Redevelopment Scheme 2 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 Subiaco 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 Subiaco Redevelopment Scheme 2.

2. Policy Provisions

Objectives

- To enhance the appeal of the Subiaco Redevelopment Area with the addition of culture, creativity and vibrancy by supporting public events.
- To facilitate place activation of key public places within the Subiaco 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 Act 2011* and therefore does not require development approval.



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;
- 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 Subiaco for events held on public land within the Subiaco 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 Subiaco Redevelopment Scheme 2 and any other statutory provisions that may apply, including:

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

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 & 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 <i>Environmental Noise Regulations 1997</i> .
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;

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 9

Affordable and Diverse Housing

1. Introduction

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.

Background

The Metropolitan Redevelopment Authority (the Authority) considers that 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 in the Subiaco Redevelopment Area; and
- catering for the evolving accommodation needs of residents in the Subiaco Redevelopment Area.

The Authority is facilitating the rapid development of neighbourhoods over a short timeframe. To meet diverse needs and demands, the Authority seeks to provide a sustainable housing mix, delivering affordability, diversity and choice in the Authority's Subiaco Redevelopment Area for current and future populations.

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 of temporary, transitional or crisis accommodation.

Legislative framework

This policy is part of the statutory planning framework for the Subiaco Redevelopment Area. It is to be read in conjunction with the Subiaco Redevelopment Scheme 2 and any other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all permanent residential and mixed use development, except for Specific Purpose Housing, proposed in the Subiaco Redevelopment Area that includes 10 dwellings or more, unless otherwise specified in the applicable design guidelines.

2. Policy Provisions

Objectives

- To support the growth of sustainable communities across the Subiaco 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, affordable owner occupier housing and key worker housing; and
- To assist the Authority in achieving its commitment to delivering affordable housing across the Subiaco Redevelopment Area by requiring residential and mixed-use developments to include a minimum of 12% as affordable housing.

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 Subiaco Redevelopment Scheme 2 and any other statutory provisions that may apply, including:

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

Submission requirements

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

4. Performance Standards for Development Approval

Diverse Housing Performance Standards

P1. 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 table:

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 the 20% studio and single bedroom dwellings is to be not more than 50m².

Three or more bedrooms dwelling requirements

At least 15% of dwellings are to be three or more bedroom dwellings.

- P2** 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 12m²).

Affordable Housing Performance Standards

- P3** Any multiple dwelling, group dwelling or mixed used development with 10 or more dwellings shall provide a minimum of 12% of dwellings as affordable housing for either affordable owner occupier housing or social housing to the satisfaction of the Authority;

Note:

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

The Authority shall at its discretion determine the affordable housing type to be provided.

- P4** When more than one affordable dwelling is required to be provided within a development, a range of dwelling types, sizes and parking options may be required, subject to the agreement of the affordable housing provider;
- P5** The affordable dwellings shall be integrated and dispersed throughout a development to achieve a mix of building orientation and to avoid all dwellings being located in one part of a development;

- P6** The affordable dwellings shall be externally finished to the same standard, quality and level of detail as other housing within the development; and

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

- P7** The affordable dwellings shall be sold by the developer at construction cost to a housing provider approved by the Authority.

Note: The Authority, at its discretion, may consider and approve variations to design guidelines requirements to offset any perceived loss of profit associated with the requirement to provide a minimum 12% affordable housing, where it is considered by the Authority that the variation will not result in an inappropriate built form.

Cash-in-Lieu Administrative Criteria

- C1** A cash payment in lieu of provision of affordable housing may be accepted, at the absolute discretion of the Authority. The Authority may refuse to accept cash in lieu where there is no viable plan or proposal in place for the expenditure of the money in the redevelopment area;
- C2** Where payment is to be made by a developer in lieu of the provision of affordable dwelling(s), the value of the cash in lieu payment will be calculated by the Authority at the Working Drawings stage. Payment of cash in lieu is to be made in full to the Authority prior to clearance of the Working Drawings.
- C3** The following formula will be used to calculate the value of the contribution:
- Cash in Lieu = Construction Cost of the average dwelling size in the development + [a proportion of land value] + 10% administration fee.
 - Proportion of land value = [Land value of the lot divided by gross floor area of development] x minimum dwelling size.
 - Construction Cost is as determined by the Authority's Construction Cost Chart.
- C4** The Authority may appoint a quantity surveyor or accredited third party to independently validate the amount to be paid as a cash-in-lieu payment for the provision of affordable dwelling(s), in accordance with this policy.

Notes:

The Authority may prepare a housing strategy or cash-in-lieu guidelines that provide further guidance on the administration and use of cash in lieu funds and guidance on other mechanisms to deliver housing affordability, diversity and choice.

The cash in lieu funds collected by the Authority are to be held as a special fund in an interest bearing bank account and used by the Authority or a housing provider nominated by the Authority for the achievement of the objectives of this policy, including purchase or provision of affordable housing or support services within the Subiaco Redevelopment Area.

5. 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 MRA's 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 MRA.

Construction Cost Chart

The Construction Cost Chart is a table of Construction Costs published by the MRA, and reviewed from time to time by the MRA'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 MRA's Construction Cost Chart. Construction Cost does not include land value or any profit margin.

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 areas such as Subiaco.

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 Accommodation

Means a dwelling or collection of dwellings designed and/or set aside for a specific or special accommodation, such as aged care, or retirement living or student accommodation.

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Development Policy 10

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 Subiaco Redevelopment Area. It is to be read in conjunction with the Subiaco Redevelopment Scheme 2 and any other development policies and design guidelines that may apply.

Where the policy applies

This policy applies to all Permanent Residential development proposals in the Subiaco Redevelopment Area.

2. Policy Provisions

Objectives

- To facilitate social diversity in the Subiaco 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 Subiaco Redevelopment Scheme 2 and any other statutory provisions that may apply, including:

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

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 Livable 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 Livable Housing Design Elements can be found in the Livable Housing Design Guide. A copy of this document is available at the Authority offices, or can be found on the Livable 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.
Livable 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.
Permanent residential	Includes single houses, group dwellings, multiple dwellings and housing for permanent, non-transient accommodation.
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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