



CITY OF FREMANTLE

LOCAL PLANNING POLICY 2.13

SUSTAINABLE BUILDINGS DESIGN REQUIREMENTS

ADOPTION DATE: 27/06/2011
REVISION DATE: 22/05/2019 & 24/07/2019
AUTHORITY: LOCAL PLANNING SCHEME NO.4 & PLANNING AND DEVELOPMENT REGULATIONS 2015

STATUTORY BACKGROUND

Planning and Development (Local Planning Schemes) Regulations 2015

Schedule 2, Deemed Provisions for local planning schemes, Part 9, Clause 67 - requires the Local Government to consider a broad range of matters when determining an application.

Schedule 2, Deemed Provisions for local planning schemes, Part 2 - provide the making of a local planning policy.

PURPOSE

To establish sustainable building design requirements for new development.

APPLICATION

This policy applies to all development requiring planning approval under the planning scheme except:

- a) Development subject to the provisions of *State Planning Policy 7.3 – Residential Design Codes* (R-Codes Volumes 1 and 2);
- b) Buildings used for any industrial use class under the heading Industrial Use Classes in zoning table 2 of the Local Planning Scheme No. 4 (LPS4);
- c) Any development with a Gross Lettable Area (GLA) of less than 1000 m² GLA;
- d) Refurbishments of existing buildings over 1000m² GLA not involving substantial structural or internal alteration and all refurbishments to buildings under 1000m²;
- e) Development not involving a physical change to a building;
- f) Minor development;
- g) Development subject to planning scheme, policy or structure plan provisions which specify a specific or higher sustainability standard.
(NOTE: This includes Knutsford Street East Structure Plan, LPP 3.1.5. LPP 3.1.5)

POLICY

1. All development subject to this policy shall be designed and constructed in such a manner so as to demonstrate:
 - a) A rating not less than 4 Star Green Star using the relevant Green Building Council of Australia Green Star rating tool, or its equivalent demonstrated through a report provided by a suitability qualified professional*.
 - * This may include a One Planet Living Action Plan that is certified by Bioregional Australia or a One Planet Living Integrator.
2. Council may exercise discretion to waive or vary the requirements of the policy in the case where:
 - a) Development involves refurbishment of a building included on the Heritage List or in a Heritage Area where, in the opinion of the Council, adherence to the requirements of clause 1 would detrimentally impact on the heritage values of the building or area; and/or
 - b) No suitable sustainability rating tool has yet been developed for assessment of the type of development proposed but it demonstrates a higher than standard energy and water efficiency.
3. An application subject to this policy shall be accompanied by an outline of how the policy will be met.
4. Unless the Council waives any particular requirement, an application subject to this policy may be made subject to a condition of approval that:
 - a) Prior to the issue of a building permit, the applicant/owner is to submit a copy of documentation from the Green Building Council of Australia or a suitably qualified professional stating how the development will achieve a Green Star rating of at least 4 Stars or equivalent, to the satisfaction of the City of Fremantle. and
 - b) Prior to occupation, the applicant/owner is to submit a copy of documentation from the Green Building Council of Australia or a suitably qualified professional stating that the development as constructed achieves a Green Star rating of at least 4 Stars or equivalent, to the satisfaction of the City of Fremantle.

Review information and related documentation	
Reviewing officer:	Manager Strategic Planning
Policy adopted:	27 June 2011
Policy amended:	24 July 2019 Item Ref SPT1907-3
Legislation:	<i>Planning & Development (Local Planning Schemes) Regulations 2015</i>
Delegations:	NA
Related documents:	NA
Next review date:	5 yrs from adoption