

22.15**ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT**

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This policy applies throughout the City of Maroondah to residential and non-residential development, excluding subdivisions, in accordance with the thresholds detailed in this Policy.

22.15-1**Policy Basis**

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Maroondah City Council is committed to creating an environmentally sustainable and liveable city. Critical to achieving this commitment is for development to meet appropriate environmentally sustainable design standards. This policy aims to integrate environmental sustainability principles for new developments and redevelopment of existing infrastructure.

This policy provides a framework for early consideration of environmental sustainability at the building design stage to achieve the following efficiencies and benefits:

- Easier compliance with building requirements through passive design;
- Reduction of costs over the life of the building;
- Improved amenity and liveability;
- More environmentally sustainable urban form; and
- Integrated water management.

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve environmentally sustainable development (ESD) may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles.

This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets environmentally sustainable development objectives.

22.15-2**Objective and strategies**

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To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

To facilitate development that minimises environmental impacts and encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Uses a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Adopts best practice sustainable design. In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site-specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.

- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

- Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.
- Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).
- Incorporate water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

- Achieve a healthy indoor environment quality, including thermal performance and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.
- Reduce indoor air pollutants by encouraging use of non-toxic materials.
- Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

- Design development to minimise car dependency; and promote the use of walking, cycling and public transport, in that order.
- Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

- Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- Encourage use of durable and reusable building materials.
- Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

- Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.
- Reduce urban heat island effects through landscape design, water sensitive urban design and the retention and provision of canopy trees.
- Encourage the provision of space for productive gardens, particularly in larger residential developments.

22.15-3

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Policy

It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.

22.15-4

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Application Requirements

An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan as specified in Table 1, as appropriate.

A Sustainable Design Assessment should:

- Provide a simple assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identify environmentally sustainable development measures proposed in response to policy objectives, having regard to the site's opportunities and constraints.

A Sustainability Management Plan should:

- Provide a detailed assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identify achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate); and
- Demonstrate that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Document the means by which the performance outcomes can be achieved.

A Green Travel Plan should outline onsite initiatives and offsite services to encourage residents and staff of larger developments to use sustainable transport options (such as walking, cycling, public transport and car sharing). It should be tailored to the development type and should highlight:

- Parking facilities for bicycles, motor bikes, small cars, electric cars and onsite and nearby car share systems
- End of trip facilities for staff, including the location of showers and personal lockers
- Bicycle and walking maps
- Nearby public transport stops
- Timetables for public transport services
- Availability of free or substituted public transport tickets through the employer or relevant Owners Corporation
- Nearby recreation areas.
- An organisation's car-pooling scheme.

Various assessment tools have been listed in **Table 1** which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate

Table 1 – ESD Application Requirements

Type of development	Application requirements	Example of relevant tools
Accommodation / Mixed Use with residential component		
3 to 9 dwellings; or Alterations and additions creating additional gross floor area between 500m ² - 999m ² .	Sustainable Design Assessment (SDA)	BESS STORM MUSIC
Development of 10 or more dwellings; or Alterations and additions creating additional gross floor area more than 1000m ² .	Sustainability Management Plan (SMP) Green Travel Plan (GTP)	BESS Green Star MUSIC STORM

Type of development	Application requirements	Example of relevant tools
Non-residential		
Development of a non-residential building with a gross floor area of between 500m ² and 999m ² ; or	Sustainable Design Assessment (SDA)	BESS
Extensions to an existing building creating additional gross floor area between 500 m ² to 999m ² .	Green Travel Plan (GTP)	MUSIC
		STORM
Development of a non-residential building with a gross floor area of more than 1000m ² ; or	Sustainability Management Plan (SMP)	Green Star
Extensions to an existing building creating additional gross floor area of more than 1000m ² .	Green Travel Plan (GTP)	BESS
		MUSIC
		STORM

22.15-5

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Decision Guidelines

In determining an application, the responsible authority will consider as appropriate:

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.
- Whether the proposed environmentally sustainable development performance standards are functional and effective to minimise environmental impact.
- Whether the proposed environmentally sustainable development initiatives are reasonable having regard to the type and scale of the development and any site constraints.
- Whether an appropriate assessment method has been used.
- Whether an ESD plan or framework has previously been approval by the responsible authority (whether under planning control or otherwise)Place new ordinance text here.

22.15-6

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Reference Documents

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainable Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

22.15-7

Commencement

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This policy does not apply to a planning permit application lodged before the gazettal date of this clause.

22.15-8

Expiry

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This policy will expire if it is superseded by a comparable provision in the Victoria Planning Provisions.