

LOCAL PLANNING POLICY NO. 2 – SUSTAINABLE DEVELOPMENT

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 2 – Sustainable Development.

Policy Statement

The Town recognises the increasing importance of sustainable development and its benefits including reduced greenhouse gas emissions, reduced utility bills and an increased natural comfort level for occupants.

Simple yet effective measures can be implemented to minimise energy and water use, enabling the Town to create a more sustainable future.

Policy Objectives

- (a) To clearly outline the criteria and design standards for the sustainable design of residential development; providing a framework for assessing whether residential developments have adopted sustainable design principles.
- (b) To encourage and facilitate sustainable built form development throughout the district.

Application

Section 1 of the Policy applies to those applications for development approval for land that is designated with a split residential density code under the operative Local Planning Scheme and seeks approval at the middle or higher residential coding.

Section 2 of the Policy applies to all applications for development approval involving new dwellings requiring assessment against State Planning Policy 7.3 – Residential Design Codes – Volume 1 and may include applications for one or more new dwellings that involve the retention of one or more existing dwellings. It applies to applications involving alterations/additions that may or will impact the energy efficient performance of an existing dwelling.

Note: The requirements do not extend to applications requiring assessment against State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments.

Definitions

- NatHERS:** The Nationwide House Energy Rating Scheme which measures a home's energy efficiency to generate a star rating. It is one option to demonstrate compliance with the minimum energy efficiency standards for new buildings outlined in the Building Code of Australia. For further information, see www.nathers.gov.au
- Rain Garden:** A garden comprising native shrubs, perennials and flowers planted in a small depression to filter and treat stormwater runoff.

Policy Requirements

1. Split Density Coded Sites

1.1 New Dwellings

Each new dwelling shall comply with one of the following:

- (a) A minimum 70 efficiency points as assessed against the checklist contained as Attachment A; or
- (b) Demonstrate an individual NatHERS star rating (or other comparable star rating measurement tool which is accredited by the National Construction Code/ Building Code of Australia) which is one star in excess of the current energy efficiency requirement of the Building Code of Australia specified for a class 1A building.
- (c) The NatHERS (or other accredited equivalent) star rating for the dwelling shall be certified by a NatHERS (or other accredited equivalent) energy assessor using the NatHERS (or other accredited equivalent) software and shall be provided as part of the application for development approval.

1.2 Retained Dwellings

Where an existing dwelling is proposed to be retained as part of a development, the retained dwelling must be upgraded to incorporate all of the following:

- (a) A minimum 3kw photovoltaic solar panel system.
- (b) A minimum 3,000L capacity rainwater tank that is plumbed to either a toilet or laundry within the dwelling; or alternatively an approved grey-water reuse system that collects grey water from the laundry and bathrooms and re-directs it for garden irrigation / ground water recharge.
- (c) Installation of electric vehicle charging points (3-phase power) or the capacity for electric vehicle charging points to be installed at a later time. See note below.

- (d) A rain garden with an area no less than 2% of the roof cover. For example, a dwelling with 100m² of roof cover will require a rain garden of at least 2m².

2. All New Dwellings (Single and Split Density Coded Sites)

Each new dwelling shall comply with all of the following requirements:

- (a) Each dwelling shall be provided with a minimum 3kw photovoltaic solar panel system.
- (b) Each dwelling shall be provided with a minimum 3,000L capacity rainwater tank that is plumbed to either a toilet or laundry within the dwelling; or alternatively in approved grey-water reuse system that collects grey water from the laundry and bathrooms and re-directs it for garden irrigation / ground water recharge.
- (c) Installation of electric vehicle charging points (3-phase power) or the capacity for electric vehicle charging points to be installed at a later time. See note below.
- (d) A rain garden with an area no less than 2% of the roof cover. For example, a dwelling with 100m² of roof cover will require a rain garden of at least 2m².
- (e) Roof structures are to have the following maximum solar absorptance ratings:
 - a. Flat roof structures that are not visible from the street or adjacent properties – 0.4.
 - b. Pitched roof structures or roof structures that are visible from the street or adjacent properties – 0.5, unless otherwise required by Local Planning Policy 4 – Heritage and Character, a Conservation Management Plan and/or a Heritage Assessment.

Note: the installation of charging equipment (charging cable and/or unit) should be undertaken by a qualified electrician in accordance with AS/NZS 3000 Electrical Installations (known as the Australian/New Zealand Wiring Rules), particularly Appendix P (Guidance for Installation and Location of Electrical Vehicle Socket Outlets and Charging Stations). It is recommended that a smoke alarm or a heat alarm is installed in garages where an Electric Vehicle is regularly parked or charged.

Attachment A: Sustainable Development Policy Credit Point Checklist

Proposed Development: _____

Address: _____

	Design Element	Credit Point Available	Credit Points Claimed	Comments
Section 1: Planning and Orientation				
1.	Orientation - longest axis east west.	10		
	<i>Orientation of dwelling excluding garage and any associated storage area.</i>			
2.	North facing courtyard (or balcony for upper floor apartments), and main living areas. Windows to living areas occupying a min 50% of the north facing wall.	12.5 12.5		
	<i>A roof overhang is to be provided beyond the main living area windows which is of a sufficient depth to provide shading to these openings during summer but which does not project to an extent so as to unreasonably block direct solar access during the winter months (e.g. for full height sliding doors, solid roofing is not to extend more than 2.4m beyond the sliding doors).</i>			
3.	Windows to bedrooms minimised in area and south facing. One bedroom window is permitted to face north.	15		
	<i>A standard bedroom window (i.e. 1.2m²) is permitted and will not be penalised. The available points are apportioned between the number of bedrooms that are contained within each respective dwelling. For example, a 3 bedroom dwelling which incorporates two bedrooms each with south facing windows (minimised in area – 1.2m² or below) and a third bedroom with a window facing east or west would achieve a score of 10 points.</i>			
4.	Eastern and western walls are either blank or only have openings to non-habitable utility rooms.	10 (east) 10 (west)		
	<i>It is acknowledged that windows may need to be located on eastern or western facing walls for the purpose of cross ventilation. Where a secondary window to a habitable room is located on an eastern or western wall and is kept beneath 1 square metre in area, points will not be deducted for such windows. Where the only window to a habitable room is located on an eastern or western facing wall, 5 points will be deducted for each opening, irrespective of size.</i>			

	<i>Where a patio or verandah roof projects a minimum of 3m beyond an east or west facing opening to a habitable room, points will not be deducted in relation to that opening.</i>		
5.	60% of all habitable rooms shall be cross ventilated through the provision of windows on walls that have opposing orientations. (i.e. a bedroom with a south facing window and a secondary window of under 1 square metre on a western or eastern facing wall)	10	
<i>Part credit points are not allocated for this criterion. An open plan living / dining / kitchen area is treated as one room.</i>			
Section 2: Sustainability Features			
6.	The provision of either a solar pergola or solar hot water heating system or photovoltaic solar panel system.	15	
<i>Where a solar pergola is to be provided, it is to be positioned to the northern side of the main windows of the main living area of the dwelling and the louvres are to be fixed and positioned at 34 degrees to north.</i>			
Section 3: Landscaping and Water Use			
7.	Landscaping design and plant selection to demonstrate compliance with low water use gardening principals.	5	
<i>A landscape plan is to be prepared by a relevant industry professional and is to be submitted in conjunction with the application for development approval.</i>			
TOTAL		100	Score ≥ 70 Yes / No

Document responsibilities:			
Owner:	Community Planning	Owner Business Unit:	Planning and Regulation
Inception date:	24 May 2022	Decision maker:	Council
Review date:	26 March 2024	Repeal and replace:	N/A
Compliance requirements:			
Legislation:	<i>Planning and Development Act 2005 Planning and Development (Local Planning Scheme) Regulations 2015</i>		