

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 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 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.
- (e) Roof structures are to have the following maximum solar absorptance ratings:
 - (i) Flat roof structures that are not visible from the street or adjacent properties – 0.4.
 - (ii) 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.

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