

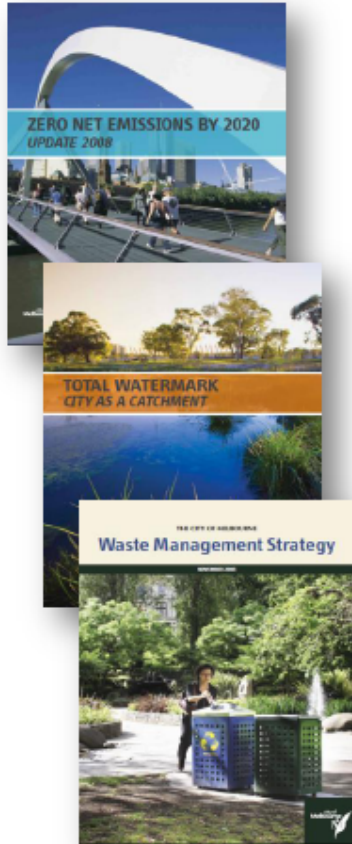


Energy Water and Waste Efficiency
Planning Controls Review 2011

PLANNING FOR FUTURE GROWTH
melbourne.vic.gov.au/futuregrowth



Context



1. Zero net emissions city 
2. City as a catchment 
3. Resource efficient 

1. Literature review

- How are other planning schemes tackling sustainability?



2. Existing planning & building assessment

- How do current regulations and mechanisms support the Eco City goals?



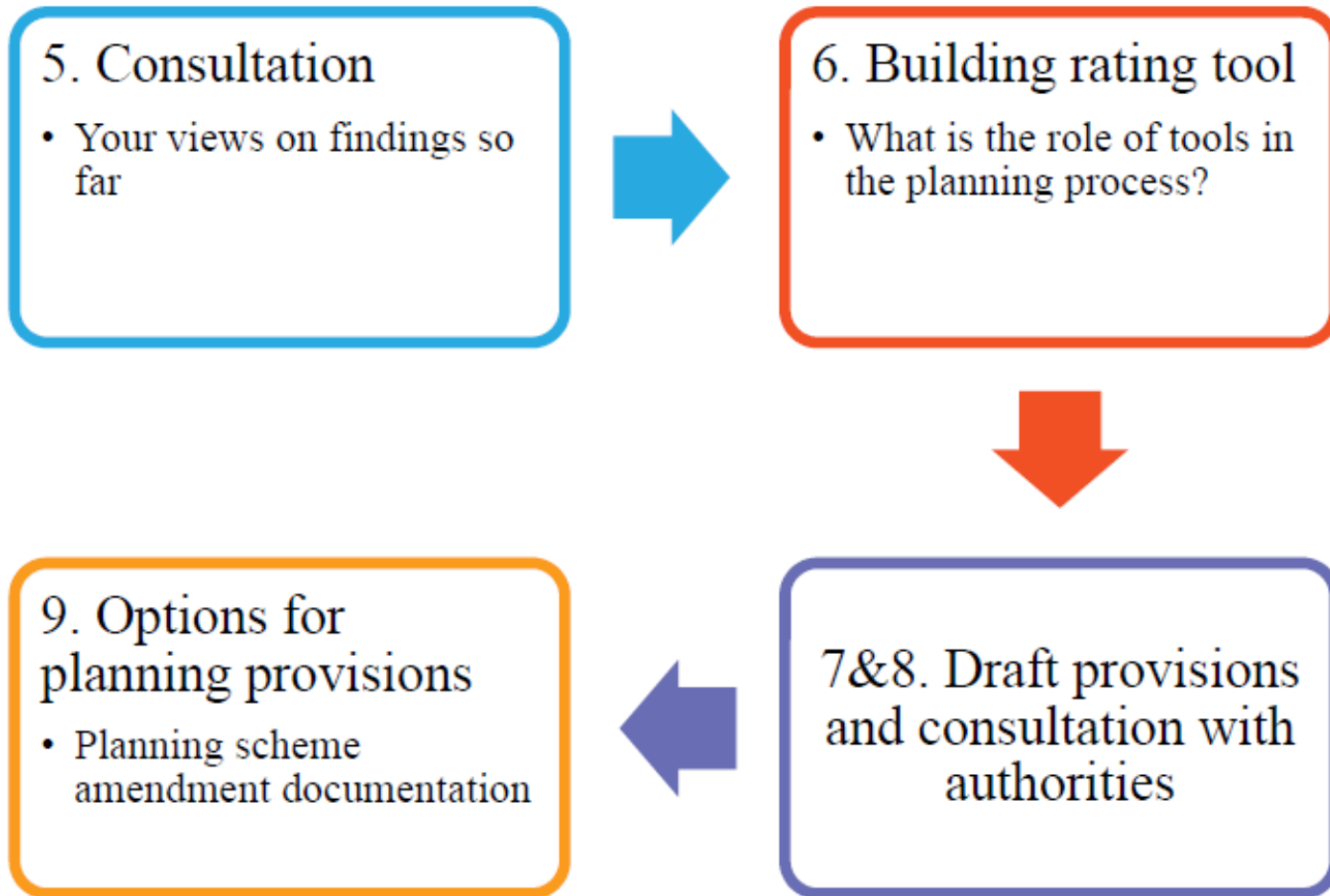
3. Criteria and targets

- What can be achieved by individual developments?



4. Options for planning provisions

- How can criteria and targets be translated into the planning scheme ?



Existing planning & building assessment

- **Carbon and energy**
 - High degree of control but do not cover tenant energy demands or energy supply
 - Not designed to meet performance levels of the Eco City goals
- **Water and waste**
 - Efficiency not addressed in building regulations
 - Current major water users and waste generators are covered by mandatory efficiency programs but the levels of improvement required do not meet Eco City goals

Targets and criteria

Eco City Target	Metric
1. Zero net emissions city	Workers reduce their greenhouse gas emissions by 59 per cent per capita by 2020 (from 2006 levels).
	Residents reduce their greenhouse gas emissions by 35 per cent per capita by 2020 (from 2006 levels).
2. City as a catchment	Reduce workers' mains water consumption by 50 per cent by 2020 (from 1999/2000 levels).
	Residents' water consumption reduced. Reduce residents' mains water consumption by 40 per cent by 2020 (from 1999/2000 levels).
3. Resource efficient	Reduce commercial waste in the municipality.
	Reduce household waste in the city.

Building rating tools assessment

Tool	Coverage	Market acceptance
Green Star	×××	✓✓✓
NABERS	××	✓✓✓
VicUrban Sustainable Community Rating	×	✓
Enviro Development	×	✓
Armadale Redevelopment Scorecard	××	✓✓
Building Regulations (ResCode)	×	✓✓✓
BCA (Section J)	×	✓✓✓
CoM Guidelines for preparing a WM Plan	×	✓
STEPS	××	✓✓
SDS	×××	✓✓

Proposed Planning Scheme Amendment C187

Energy, Water & Waste Policy

Coordinated set of minimum performance standards and assessment for the energy, water and waste efficiency of buildings.

Linked to recognised development industry assessment and ratings tools.

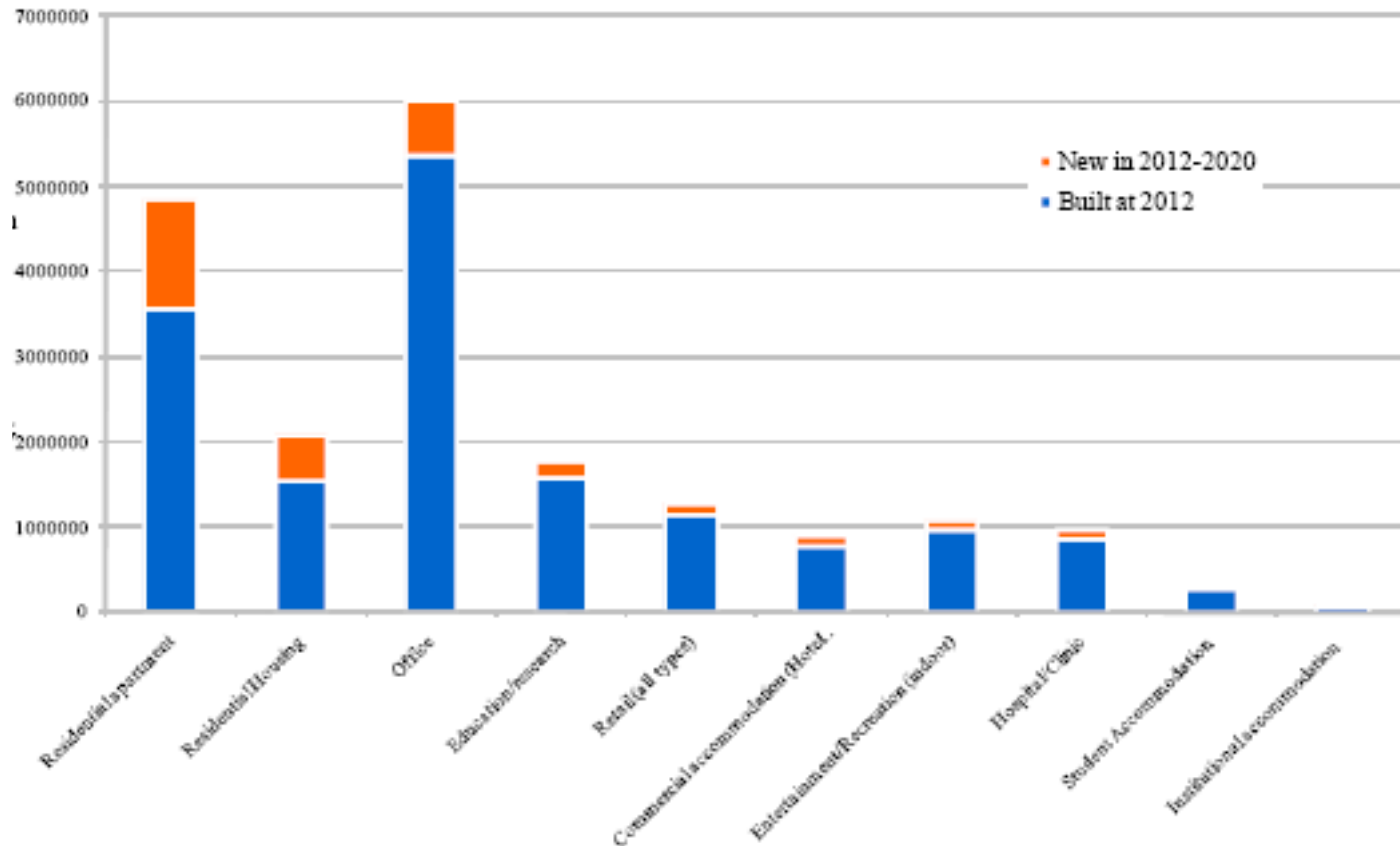
Selected rating tool for each type and scale of building based on:

- ability to meeting FM targets;
- industry acceptance; and,
- ease of use in development applications.

Replaces the *Environmentally Sustainable Office Buildings Policy* which only applies to office uses.

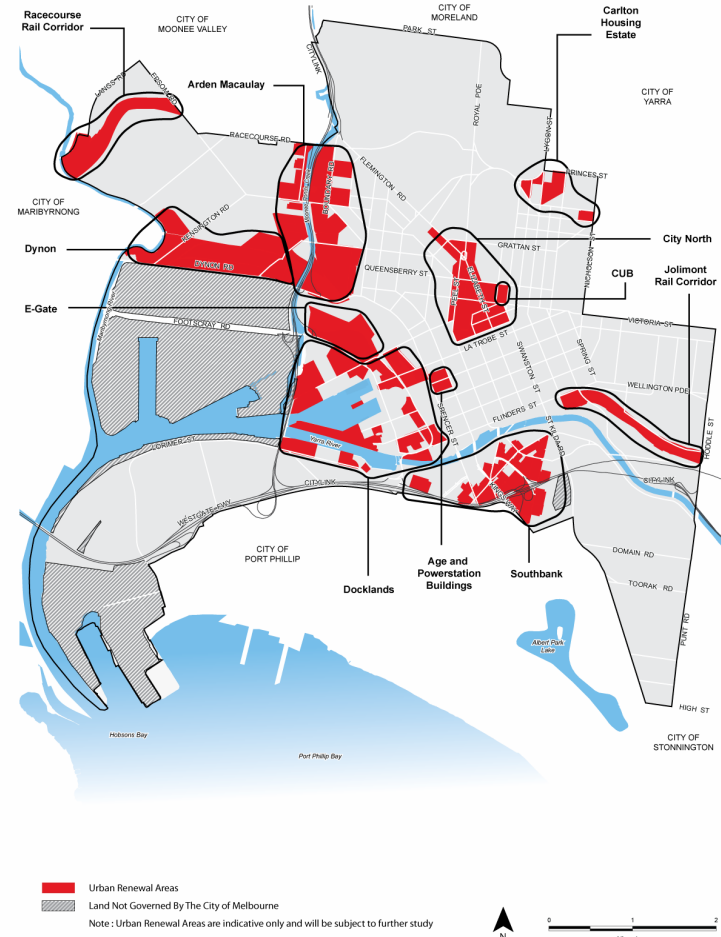
Extends the energy, water and waste efficiency design requirements to: retail, education/research and residential

83% of all the floor area 2011 - 2020
Office
Residential
Education/research
and
Retail uses



MSS urban renewal areas can contribute additional efficiency through district based energy, water and waste systems

Amendment C187 requires new buildings in urban renewal areas to be capable of connecting to planned or established alternative district water supply, energy supply, waste collection and waste treatment systems.



Consultation

To date:

Department of Planning and Community Development
VicUrban
Green Building Council
Master Builders
Building Commission
Property Council, Australian Institute of Refrigeration,
Air Conditioning and Heating (AIRAH),
VicUrban
Melbourne Water
South East Water

Next:

Once authorisation is provided by the Minister for Planning - Formal exhibition

Summary

- The City of Melbourne has set ambitious targets for 2020
- The planning scheme has the potential to influence the achievement of these targets
- The proposed policy will be far reaching and drive significant improvement in building performance
- This needs to be part of an overall strategy so that the efficiency of existing building stock is also addressed.

Developments up to 2,000sqm

	PERFORMANCE MEASURE		
	Energy Efficiency	Water Efficiency	Waste Efficiency
Office	Sustainable Design Scorecard	Sustainable Design Scorecard (20 points)	A Waste Management Plan prepared in accordance with the CoM Guidelines
Retail Premises	Sufficiently covered by the Building Code of Australia	Sustainable Design Scorecard (20 points)	A Waste Management Plan prepared in accordance with the CoM Guidelines
Education Centre	Sustainable Design Scorecard	Sustainable Design Scorecard (20 points)	A Waste Management Plan prepared in accordance with the CoM Guidelines
Accommodation (except for Dependant Person's Unit, Camping & Caravan Park, Corrective Institution, Host Farm)	Sufficiently covered by the Building Code of Australia	Green Star - 2 points under Multi Unit Residential v1:Wat-1 or equivalent.	A Waste Management Plan prepared in accordance with the CoM Guidelines

Developments between 2,000sqm & 5,000sqm

	PERFORMANCE MEASURE		
	Energy Efficiency	Water Efficiency	Waste Efficiency
Office	NABERS Office – 5 Stars Energy or equivalent.	NABERS Office – 5 Stars Water or equivalent.	A Waste Management Plan prepared in accordance with the CoM Guidelines
Retail Premises	Sufficiently covered by the Building Code of Australia	Green Star Office – 5 points Water or equivalent.	A Waste Management Plan prepared in accordance with the CoM Guidelines
Education Centre	Green Star – 5 points Energy or equivalent.	Green Star – 3 points under Education v1:Wat-1 or equivalent	A Waste Management Plan prepared in accordance with the CoM Guidelines
Accommodation (except for Dependant Person's Unit, Camping & Caravan Park, Corrective Institution, Host Farm)	Sufficiently covered by the Building Code of Australia	Green Star - 2 points under Multi Unit Residential v1:Wat-1 or equivalent.	A Waste Management Plan prepared in accordance with the CoM Guidelines

Developments over 5,000sqm

	PERFORMANCE MEASURE			
	Overall Rating	Energy Efficiency	Water Efficiency	Waste Efficiency
Office	5 Star Green Star – Office v3	NABERS Office – 5 Stars Energy or equivalent.	NABERS Office – 5 Stars Water or equivalent.	A Waste Management Plan prepared in accordance with the CoM Guidelines
Retail Premises	5 Star Green Star Retail Centre v1	Sufficiently covered by the Building Code of Australia	Green Star Office – 5 points Water or equivalent.	A Waste Management Plan prepared in accordance with the CoM Guidelines
Education Centre	5 Star Green Star Education v1	Green Star – 5 points Energy or equivalent.	Green Star – 3 points under Education v1:Wat-1 or equivalent	A Waste Management Plan prepared in accordance with the CoM Guidelines
Accommodation (except for Dependant Person's Unit, Camping & Caravan Park, Corrective Institution, Host Farm)	5 Star Green Star Multi-Unit Residential v1	Sufficiently covered by the Building Code of Australia	Green Star - 2 points under Multi Unit Residential v1:Wat-1 or equivalent.	A Waste Management Plan prepared in accordance with the CoM Guidelines