

Environmentally Sustainable Development



Information Sheet for Planning Permit Applicants

Purpose

We are now requiring greater detail to be submitted with permit applications to address Environmentally Sustainable Development (ESD).

This information sheet provides guidance on why we are asking for additional ESD detail and what is required for planning permit applications. This is supported by the planning scheme and the municipality's vision for a sustainable environment and well-built city.

Better Outcomes

We are seeking improved on-site outcomes by requesting clearer and more specific ESD documentation at early design stages.

Improving the sustainability outcomes of our projects means we are creating more climate resilient developments, reducing operating costs and improving occupant comfort. Coordination between the ESD Consultant, Architects and Designers to incorporate ESD requirements at the application stage is key. Consistency in early documentation drives consistency in construction.

Climate Action

Banyule's Community Climate Action Plan (CCAP) outlines opportunities for emission reductions across the municipality. The plan puts our municipality on a path to achieve our goal of **a carbon neutral municipality by 2040** without relying on offsets.

ESD requirements at the planning permit application stage are a part of meeting our Climate Action targets.

We're going electric!

Banyule is now moving towards a renewable energy future. By relying on electricity only, this sets us on a path to a brighter future as we move away from fossil fuels. The Victorian electricity grid is increasing its proportion of electricity generated by renewable energy. We are asking that all heating and cooling systems, hot water heaters and appliances be electric systems. This improves the health and safety of the developments in our community.

Better Applications

We are requiring clearer and more specific ESD documentation early in the application.

This generally includes:

- **Sustainable Design Assessment (SDA)** or **Sustainable Management Plan (SMP)** Report prepared by a qualified professional;
- **Rating tools** such as BESS, Green Star, STORM or MUSIC to support the SDA or SMP Report;
- **Preliminary Energy Reports** such as NatHERS Certificates or BCA Section J Assessments;
- **Implementation Schedule** within the SDA or SMP providing a detailed plan for the delivery of all ESD claimed features. This includes identifying who is responsible for the design of ESD features, who is responsible for the delivery and at what stage each ESD feature is going to be delivered. An example Implementation schedule is available on our website;
- Dedicated **ESD Drawing(s)** with all features nominated in the SDA or SMP clearly shown on a dedicated drawing;
- Dedicated **Water Sensitive Urban Design (WSUD) Drawing(s)** with stormwater treatment features clearly shown including section details, stormwater catchment areas and grades of driveways connected to treatment devices. Note, applications are to take careful consideration of ongoing maintenance, suitability for the site conditions and ongoing costs.

Contact Us

We understand that some of these requirements may be new to you. Refer to our website for [example documentation](#).

Please chat to our Development Planning Department to get more information, on (03) 9490 4222 or via email at: enquiries@banyule.vic.gov.au (att: Development Planning)

Inspections and Certification

We are now undertaking on-site inspections to check that all ESD initiatives are delivered in construction.

Council has committed to undertake formal ESD Inspections as part of improving as built outcomes. For developments of 2 to 9 dwellings, Council will visit site, and require suitable evidence to be provided, to inspect that the ESD features have been installed.

For 10 or more dwellings and larger non-residential developments, planning permits now include conditions requiring ESD Consultant reports to certify ESD features have been installed on site. To satisfy the conditions, Architects and Builders will need to provide certificates, receipts and specification sheets of products installed for inclusion in these reports.

Council will be seeking rectification works where identified. If non-compliances cannot be rectified, penalties may apply.