

ESD Local Planning Policies - Summary of Triggers

Banyule	Brimbank	Darebin	Greater Bendigo	Greater Dandenong	Hobsons Bay	Kingston
Clause 22.05	Clause 22.02	Clause 22.12	Clause 22.10	Clause 22.06	Clause 22.13	Clause 22.20
Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:
2 – 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area between 50m ² and 1000m ² ; or Alterations and additions to a building creating 50m ² or more of additional gross floor area (excluding outbuildings). Example tools as per the policy template	2 - 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of 50m ² to 2000m ² .	3- 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area between 500m ² and 1000m ² ; or Alterations and additions creating 500m ² or more of additional gross floor area (excluding outbuildings).	3 - 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of 1000m ² to 2499m ² .	3 - 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of 1000m ² to 2499m ² .	2-9 dwellings, or Development of a building for accommodation (other than dwelling) with a gross floor area between 50m ² and 1000m ²	3 - 9 dwellings; or Development of a building for accommodation with a gross floor area between 50m ² and 1000m ² .
10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ² Example tools as per the policy template	10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area more than 2000m ² .	10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ² .	10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area more than 2499m ² .	10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area more than 2499m ² .	10 or more dwellings, or Development of a building for accommodation (other than dwellings) with a gross floor area of more than 1000m ²	Development of 10 or more dwellings. Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ² .
Non-residential:	Non-residential:	Non-residential:	Non-residential:	Non-residential:	Non-residential:	Non-residential:
Development of a non-residential building with a gross floor area between and including 100 m ² and 1000 m ² ; or Alterations and additions of between 100m ² and 1,000 m ² . Example tools as per the policy template	Development of a nonresidential building with a gross floor area of 50m ² to 2000m ² .	Development of a non-residential building with a gross floor area between and including 500m ² and 1000m ² ; or Alterations and additions of between and including 500m ² and 1000m ² .	Development of a nonresidential building with a gross floor area of 500m ² to 1000m ² .	Development of a non-residential building with a gross floor area of 1,000m ² to 2,499m ² . *Triggers to also be revised for non-res development with a GFA >1000sqm.	Development of a non-residential building with a gross floor area between 100m ² and 1000m ² , or Alterations and additions of between 100m ² and 1000m ²	Development of a nonresidential building with a gross floor area between 500m ² and 1000m ² .
Development of a non-residential building with a gross floor area of more than 1000m ² ; Alterations and additions greater than 1000m ² . Example tools as per the policy template	Development of a nonresidential building with a gross floor area more than 2000m ² .	Development of a non-residential building with a gross floor area of more than 1000m ² ; or Alterations and additions greater than 1000m ² .	Development of a nonresidential building with a gross floor area more than 1000m ² .	Development of a non-residential building with a gross floor area more than 2499m ² .	Development of a non-residential building with a gross floor area of more than 1000m ² , or Alterations and additions greater than 1000m ²	Development of a nonresidential building with a gross floor area of more than 1000m ²

ESD Local Planning Policies - Summary of Triggers

Knox	Manningham	Monash	Moreland	Port Phillip	Stonnington	Whitehorse
Clause 22.04	Clause 21.10	Clause 22.13	Clause 22.08	Clause 22.13	Clause 22.05	Clause 22.05
Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:
2 - 9 additional dwellings; or Development of a building for accommodation (other than a dwelling), with a gross floor area between 500m ² and 1000m ² ; or Alterations and additions of 500m ² or more of additional gross floor area (excluding outbuildings).	3- 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area between 500m ² and 1000m ² ; or Alterations and additions creating 500m ² or more of additional gross floor area (excluding outbuildings).	3- 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area between 500m ² and 1000m ² .	2- 9 dwellings; or Development of a building for accommodation with a gross floor area between 50m ² and 1000m ² .	2 - 9 dwellings or Development of a building for accommodation other than dwellings with a gross floor area between 50m ² and 1000m ² ; or Alterations and additions to a building creating 50m ² or more of additional gross floor area (excluding outbuildings). Example tools as per the policy template.	2 - 9 dwellings. Development of a building for accommodation other than dwellings with a gross floor area between 100m ² and 1000m ² Example tools as per the policy template.	3 - 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area between 500m ² and 1000m ² ; or Alterations and additions creating 500m ² or more of additional gross floor area (excluding outbuildings). Example tools as per the policy template
10 or more additional dwellings; or Development of a building for accommodation (other than a dwelling), with a gross floor area of more than 1000m ² .	10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ² .	Development of 10 or more dwellings. Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ²	Development of 10 or more dwellings. Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ² .	10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ² . Example tools as per the policy template.	Dev't of 10 or more dwellings. Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ² . Example tools as per the policy template (not green travel plan)	10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ² . Example tools as per the policy template.
Non-residential:	Non-residential:	Non-residential:	Non-residential:	Non-residential:	Non-residential:	Non-residential:
Development of a nonresidential building with a gross floor area between 500m ² and 2000m ² ; or Alterations and additions of between 500m ² and 2000m ² .	Development of a non-residential building with a gross floor area between and including 500m ² and 1000m ² ; or Alterations and additions of between and including 500m ² and 1000m ² .	Development of a nonresidential building with a gross floor area between and including 500m ² and 1000m ²	Development of a nonresidential building with a gross floor area between 100m ² and 1000m ² .	Development of a non-residential building with a gross floor area between 50m ² and 1000m ² ; or Alterations and additions of between 50m ² and 1000m ² . Example tools as per the policy template, <i>excluding GreenStar</i> .	Development of a nonresidential building with a gross floor area between 100m ² and 1000m ² .	Development of a non-residential building with a gross floor area between and including 500m ² and 1000m ² ; or Alterations and additions of between and including 500m ² and 1000m ² . Example tools as per the policy template.
Development of a nonresidential building with a gross floor area of more than 2000m ² ; or Alterations and additions greater than 2000m ²	Development of a non-residential building with a gross floor area of more than 1000m ² ; or Alterations and additions greater than 1000m ² .	Development of a nonresidential building with a gross floor area of more than 1000m ² .	Development of a nonresidential building with a gross floor area of more than 1000m ²	Development of a non-residential building with a gross floor area of more than 1000m ² ; Alterations and additions greater than 1000m ² . Example tools as per the policy template.	Development of a non-residential building with a gross floor area of more than 1000m ² ; or Alterations and additions greater than 1000m ² . Application requirements and example tools as per the policy template	Development of a non-residential building with a gross floor area of more than 1000m ² ; or Alterations and additions greater than 1000m ² . Example tools as per the policy template.

ESD Local Planning Policies - Summary of Triggers			Other Policies with ESD requirements	
Whittlesea	Wyndham	Yarra	Maribrynong	Melbourne
Clause 22.01	Clause 22.08	Clause 22.17	Clause 21.06	Clause 22.19
Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:	Accommodation / Mixed Use with residential component of:
2 - 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area between 100m ² and 1000m ²	2 - 9 dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of 500m ² to 1,999m ² .	2 - 9 dwellings. Development of a building for accommodation other than dwellings with a gross floor area between 100m ² and 1000m ²	5 or more new dwellings Multi-storey buildings Dwellings on less than 300m ²	Up to 5,000 square metres gross floor area
10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m ²	10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area more than 2,000m ² .	Dev't of 10 or more dwellings. Development of a building for accommodation other than dwelling with a gross floor area of more than 1000m ² . Example tools as per the policy template.	Development of 60 or more dwellings	Over 5,000 square metres gross floor area
Non-residential:	Non-residential:	Non-residential:	Non-residential:	Non-residential:
Development of a non-residential building with a gross floor area between 300m ² and 1000m ² ; or Alterations and additions between 300m ² and 1000m ² .	Development of a nonresidential building with a gross floor area of 500m ² and 1,999m ² . Alterations and additions between 500 m ² and 1,999m ² .	Development of a non-residential building with a gross floor area between 100m ² and 1000m ² .	Buildings between 100m ² and 1000m ²	Office / Retail / Education Centre Up to 2,000 square metres gross floor area
Development of a nonresidential building with a gross floor area of more than 1000m ² ; or Alterations and additions creating more than 1000m ² of additional gross floor area (excluding outbuildings).	Development of a nonresidential building with a gross floor area more than 2,000m ² . Alterations and additions greater than 2,000m ² .	Development of a non-residential building with a gross floor area of more than 1000m ² .	Buildings with a gross floor area of more than 1000m ² Applications for planning scheme amendments	Office / Retail / Education Centre More than 2,000 square metres gross floor area