

ESD Local Planning Policies - Summary of Triggers

Updated Nov 2021

Banyule	Brimbank	Darebin	Greater Bendigo	Greater Dandenong	Greater Geelong	Hobsons Bay	Hume
Clause 22.05	Clause 22.02	Clause 22.12	Clause 22.10	Clause 22.06	Clause 22.71	Clause 22.13	Clause 22.21
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:	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 .	3-9 dwellings; or Development of a building for accommodation (other than dwelling) with a gross floor area between 100 m ² and 1500 m 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	2-9 dwellings. A building used for accommodation other than dwellings with a gross floor area between 100 square metres and 1000 square metres.
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 dwelling) with a gross floor area of more than 1500 m 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. A building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres
Non-residential:	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 300 m ² and 1500 m ² ; or Alterations and additions of 300 m ² to 1500 m ²	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	A non-residential building with a gross floor area of 300 square metres to 1000 square metres. An extension to an existing non-residential building creating between 300 square metres to 1000 square metres of additional gross floor area (excluding outbuildings).
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 1500 m ² or more; or Alterations and additions of 1500 m ² or more.	Development of a non-residential building with a gross floor area of more than 1000m ² , or Alterations and additions greater than 1000m ²	A non-residential building with a gross floor area of more than 1000 square metres. An extension to an existing non-residential building creating more than 1000 square metres of additional gross floor area (excluding outbuildings).

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Kingston	Knox	Manningham	Monash	Moonee Valley	Moreland	Port Phillip	Stonnington
Clause 22.20	Clause 22.04	Clause 21.10	Clause 22.13	Clause 15.02	Clause 22.08	Clause 22.13	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:	Accommodation / Mixed Use with residential component of:
3 - 9 dwellings; or Development of a building for accommodation with a gross floor area between 50m ² and 1000m ² .	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 .	3 - 9 dwellings. A building used for accommodation other than dwellings with a gross floor area between 100 square metres and 999 square metres.	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.
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 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	10 or more dwellings. A building used for accommodation other than dwellings with a gross floor area of more than 999 square metres.	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)
Non-residential:	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 1000m ² .	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	A non-residential building with a gross floor area of 100 square metres to 10,000 square metres. An extension to an existing non-residential building creating between 100 square metres to 10,000 square metres of additional gross floor area	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 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 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 .	A non-residential building with a gross floor area of more than 10,000 square metres. An extension to an existing non-residential building creating more than 10,000 square metres of additional gross floor area (excluding outbuildings).	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

ESD Local Planning Policies - Summary of Triggers				Other Policies with ESD requirements		
Whitehorse	Whittlesea	Wyndham	Yarra	Maribrynong	Melbourne	Mildura
Clause 22.05	Clause 22.01	Clause 22.08	Clause 22.17	Clause 21.06	Clause 22.19	Clause 22.03
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:
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	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	<i>Not specified</i>
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 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:	Non-residential:	Non-residential:
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 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	<i>Not specified</i>
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.	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	