

Let's go for zero!

Elevating sustainability requirements for buildings

Twenty-four councils are collaborating on an innovative planning project to ensure sustainable development for our communities

On 21 July 2022 twenty-four councils submitted a Planning Scheme Amendment (PSA) to the Department of Environment, Land, Water and Planning (DELWP). The PSA seeks to change the planning requirements for those councils to ensure new developments are designed to be climate resilient and sustainable. The councils are all Council Alliance for a Sustainable Built Environment (CASBE) member councils with the project supported by the Municipal Association of Victoria (MAV).

Who are the Municipal Association of Victoria (MAV)?

The MAV is a membership association and the legislated peak body for local government in Victoria.

Who are the Council Alliance for a Sustainable Built Environment?

CASBE is an independent alliance of councils in Victoria, operating under the auspices of the MAV. We're here to make a difference to the sustainability of our built environment, through the Victorian planning process.

What is this project?

The project aims to build on the existing local Environmentally Sustainable Development (ESD) Policies held by numerous Victorian Councils and deliver revised and elevated ESD targets for new development, including targets for zero carbon development.

Why have councils joined this project?

In 2017, CASBE member councils committed to the strategic goal of raising ESD targets in planning. Given the lifespan of a building, it is critical to start elevating ESD targets to ensure our buildings are climate resilient and liveable - now and for the future. Many councils have higher and more immediate zero carbon goals for their communities than the established state targets, hence the need to introduce stronger ESD requirements.

Shouldn't the State Government do this?

The Victorian Government are committed to improving the environmental performance and resilience of buildings in response to urban growth and a changing climate through their ESD Roadmap.

What about other councils not involved in this project?

If this PSA is successful, in the future, the goal is that other councils will be able to choose to have this planning requirement apply to their municipality as well.

What happens next?

The participating Councils lodged an application with the State Government to seek authorisation to proceed with the planning scheme amendment on 21 July 2022. After authorisation, the amendment will go on exhibition. The exhibition process will allow the for the community to review and provide feedback ('submissions') on the Draft proposal.



Project partners

Ballarat City Council
Banyule City Council
Bayside City Council
Boroondara City Council
Darebin City Council
Frankston City Council
Glen Eira City Council
Greater Bendigo City Council
Greater Dandenong City Council
Greater Geelong City Council
Hobsons Bay City Council
Knox City Council
Maribyrnong City Council
Mitchell Shire Council
Moonee Valley City Council
Moreland City Council
Mornington Peninsula Shire Council
Port Phillip City Council
Stonnington City Council
Strathbogie Shire Council
Warrnambool City Council
Whitehorse City Council
Whittlesea City Council
Yarra City Council



Elevating Environmentally Sustainable Design (ESD) Targets Planning Project – Summary Sheet

As a regulatory planning project, the following definitions indicate the level of weight in the planning scheme:

Objectives: an objective in planning terminology describes the desired outcome to be achieved in the completed development.

Standards: a standard contains requirements to meet the objective. A standard should normally be met but is not mandatory. Council has some discretion as to whether the development meets the objectives and which standards should or could apply.

What are the objectives	What are the proposed standards that will deliver the objectives
<p>Operational Energy New development that achieves zero carbon emissions</p>	<ul style="list-style-type: none"> • Proper orientation to ensure passive heating / cooling and ventilation • Thermal performance improvements • Better glazing and shading • More energy efficient systems • Support for electrification (shifting from gas connections) • Solar PV on buildings • Offsite offsets for renewable energy
<p>Embodied Carbon New development that considers the lifecycle impacts of resource use and supports lower carbon emissions</p>	<ul style="list-style-type: none"> • Lifecycle consideration of materials including embodied carbon and environmental impact • More material reuse and recyclable content • Construction practices that facilitate recycling materials
<p>Sustainable Transport New development that supports and encourages zero and low emissions transport</p>	<ul style="list-style-type: none"> • Support for zero emission transport by accommodating low emission and zero carbon vehicles • More provision for electric vehicle (EV) charging infrastructure provision and future proofing for EV • Bicycle parking facilities and supporting infrastructure and space for additional bike parking and facilities
<p>Integrated Water Management New development to minimise potable water use and runoff</p>	<ul style="list-style-type: none"> • Potable water demand reduction targets and stormwater runoff reduction methods • Climate considerations on water resources
<p>Green Infrastructure Protect landscape values and biodiversity / ecosystems / support well being</p>	<ul style="list-style-type: none"> • Protecting existing landscape values by retaining vegetation • Increase vegetation and canopy cover targets • Improve amenity and connection to natural landscapes • Opportunities to be explored for on-site food production
<p>Climate resilience New development to reduce impacts of climate hazards and natural disasters</p>	<ul style="list-style-type: none"> • Identifying climate related hazards and impacts • Urban heat island effect minimisation through light roofs and managing hardscaped surfaces
<p>Indoor environmental quality New development to achieve a safe and healthy indoor environment</p>	<ul style="list-style-type: none"> • Thermal comfort and safety improvements • Clean and fresh air including natural ventilation methods to reduce indoor air pollutants and ensure low toxicity • Natural light and daylighting achieved
<p>Waste and resource recovery New development to facilitate sustainable waste management and recovery</p>	<ul style="list-style-type: none"> • Waste and recycling infrastructure included to manage waste and any storage opportunities for reuse (where appropriate) • Bin location, collection, signage, ventilation and bin washing considerations and requirements met