

## **1. INTRODUCTION**

The State and Federal Governments have an aspiration of net zero emissions by 2050, and are expected to make ongoing changes to development standards in order to achieve that outcome. The Policy encourages the trialling and early adoption of technologies/standards that might enable that outcome within the City.

The Policy complements the City's own/shared initiatives such as the Corporate Greenhouse Action Plan and Switch Your Thinking.

## **2. APPLICATION OF POLICY**

This policy applies to development in residential, industrial and commercial zones.

The policy encourages Environmentally Sustainable Design (ESD) standards, as emerging technologies are often cost-prohibitive and not widely accessible.

This policy does not bind the City in respect of any application for planning approval but the City will have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

## **3. POLICY OBJECTIVE**

To provide guidance in the City's discretionary decision making whereby a design that incorporates ESD standards and technologies will be a valid planning consideration, and to:

- Highlight the City's willingness to facilitate the trialing of new development technologies that may facilitate net zero emissions, where opportunities arise;
- Encourage the early adoption of standards and best practice which may later become mandatory State and Federal Government requirements; and
- Improve the quality of the environment by facilitating the use of ESD standards and technologies in new developments.

## **4. POLICY STATEMENT**

### **4.1 Rooftop Photovoltaics**

The City encourages the provision of Rooftop Photovoltaics (PV) for all new residential, industrial and commercial development (subject to any relevant requirements).

The Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* exempt the installation of solar panels on the roof of a building from the requirement to obtain development (or planning) approval, subject to the following:

- (a) The solar panels are parallel to the angle of the roof.
- (b) The works are not located in a heritage-protected place.

#### **4.2 Electric Vehicle Recharging Points**

The provision of recharging points for electric vehicles (EV) is encouraged for resident or staff car parking bays in new residential, industrial and commercial development (subject to any relevant requirements). It is recommended that the recharging points be an electric vehicle supply equipment (EVSE) charging port running on three-phase power, as that configuration provides for a faster charge.

Pre-installation of technical infrastructure to facilitate future integration, charging and energy management is highly desirable within developments. In that regard, applicants may find it useful to refer to the *Achieving "Electric Vehicle ready" in the built environment* discussion paper published by the Ai Group and Electric Vehicle Council in September 2019.

#### **4.3 Hydrogen Refuelling Stations**

The provision of hydrogen refueling stations (subject to any relevant requirements) is encouraged in the City, and particularly hydrogen refueling stations that are powered by renewable electricity and/or incorporate on-site hydrogen generation. This applies to both premises used for the retail sale of hydrogen as fuel for vehicles, and also where refueling does not involve a retail sale.

#### **4.4 Siting and External Design of Dwellings For Climate**

The R-Codes Explanatory Guidelines address *Design for climate: energy conservation and comfortable living*. The siting and external design of dwellings in accordance with that section of the Explanatory Guidelines is encouraged as it facilitates the efficient use of energy in our climate.

#### **4.5 Natural Shading**

In addition to mandatory R-Code requirements for tree planting and the requirements of the City's PLN 2.4 Landscape Feature and Tree Preservation, the retention of existing trees and planting/maintenance of new trees is encouraged, particularly in locations where they shall not compromise a dwelling's access to winter sun but instead provide cooling afternoon shade to the dwelling and/or outdoor living areas in summer.

#### **4.6 Water Use/Retention**

The installation and use of rainwater tanks and/or wastewater reuse systems is encouraged as they result in more efficient use of water resources.

### **5. VARYING DEVELOPMENT STANDARDS**

The City wishes to encourage the inclusion of elements 4.1 – 4.6 of this policy within development. In order to do that, it is willing to consider proposals to vary design standards where the applicant/owner has clearly demonstrated how these elements will be achieved in written form and on the plans accompanying the application, and doing so would:

- Result in one or more of the encouraged ESD elements being included in the project; and
- Still satisfy Part 4.5 of TPS No. 4 or the relevant Design Principle of the R-Codes.

Where a development standard of TPS No. 4 or the R-Codes is varied on the basis of specific elements being incorporated into the development and thereafter maintained, a condition of development approval may be applied to that effect.

<b>Council resolution</b>	<b>Date of adoption</b>
<b>D7/2/22</b>	<b>28 February 2022</b>