



POLICY NO:-
CP093 - SUSTAINABILITY

GOVERNANCE INFORMATION			
Procedure Link:	NA	Administrative Policy Link:	NA

ADMINISTRATION INFORMATION						
History:	1	DEV18	OCM: 10/05/12	Res:	Synopsis:	Policy created.
	2	CP093	SCM 26/07/18	Res: 251-18	Synopsis:	Reviewed Policy Adopted
Version:	2	CP093	SCM 26/07/18	Res: 251-18	Synopsis:	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Engineering and Development Services

2. PURPOSE OR OBJECTIVE

To clarify the Environmental, Social and Economic objectives at all levels of development and identify measures for how they can be implemented.

3. POLICY

In the preparation or assessment of a proposed townsite expansion strategy, structure plan, scheme amendment, subdivision application, or development application, the following will provide guidance.

3.1 ENVIRONMENT

3.1.1 Water Use

Initiatives to be considered regarding water use include;

- Waterwise Public Open Space (POS) landscaping.
- Stormwater harvesting.
- Providing waterwise landscaping packages to lot purchasers.
- Use of rainwater tanks for house and garden watering.
- Encouraging waterwise garden design for house lots including low water use irrigation.
- Encouraging water efficient fittings and appliances in households.
- Encouraging planting after first winter rains to reduce summer watering.

Objectives:

- To reduce demand on total water usage.
- To reduce demand on potable water supply.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Expansion Strategy	<ul style="list-style-type: none"> • Apply WSUD principles including: <ul style="list-style-type: none"> - water re-use - development densities - waterwise principles 	Council/ WAPC
	<ul style="list-style-type: none"> • Preparation of District Water Management 	Council
Local Structure Plan	<ul style="list-style-type: none"> • Apply WSUD principles to structure plan 	Developer
	<ul style="list-style-type: none"> • Preparation of Local Water Management Strategy 	Developer
Subdivision	<ul style="list-style-type: none"> • Prepare Urban Water Management Plan 	Developer

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
	<ul style="list-style-type: none"> Implement Water Management Plans 	Developer
Building Permit	<ul style="list-style-type: none"> Develop best practice manual which brings together best ideas and makes them available to lot owners and households 	Council

3.1.2 Water Quality

Initiatives to be considered regarding water quality include;

- Application of WSUD throughout subdivision including using soil amendments, bio-retention gardens and detention basins.
- Correct local fertilizer requirements.
- Encourage builders to be Green Smart accredited.

Objective:

- To decrease nutrient/ sediment/contaminant discharge to the environment.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Subdivision	<ul style="list-style-type: none"> A Nutrient Management Plan to be incorporated into landscaping plan for the site 	Developer
	<ul style="list-style-type: none"> An erosion management plan to be prepared if circumstances justify 	Developer
	<ul style="list-style-type: none"> Design and construction of stormwater infrastructure 	Developer/ Council
	<ul style="list-style-type: none"> Nutrient and sediment control prepared to guide subdivision construction. 	Developer
Building Permit	<ul style="list-style-type: none"> Enforcement of best practice during house building works to stop sediment leaving building sites 	Builder/ Council

3.1.3 Energy

Initiatives to be considered regarding energy include:

- Encouragement of solar panel installation to meet part of in-house demand.
- Installation of photovoltaics in POS to power lights, BBQs etc.
- Solar hot water heating.
- Developer to provide incentive packages.
- Solar passive/ energy efficient housing.
- Use of reverse cycle air conditioners.
- Buildings to be positioned accordingly to achieve maximum winter solar gain.

Objectives:-

- To reduce usage of energy.
- To reduce usage of energy from fossil carbon sources
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DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Expansion Strategy	<ul style="list-style-type: none"> Design to facilitate walking and cycling 	Council/ WAPC
	<ul style="list-style-type: none"> Consolidate urban densities 	Council/ WAPC
Local Structure Plan	<ul style="list-style-type: none"> Incorporate cycleway and pedestrian movement plan 	Developer/ Council
	<ul style="list-style-type: none"> Urban consolidation and lot size/ housing choice 	Developer/ DOW
	<ul style="list-style-type: none"> Lot design to incorporate the long axis of the block east-west as appropriate. 	Developer/ Council
Subdivision	<ul style="list-style-type: none"> Construction of shared use paths 	Developer
	<ul style="list-style-type: none"> Correct solar orientation of lots 	Developer/ Council
	<ul style="list-style-type: none"> Local Development Plans / Design guidelines prepared 	Developer/ Council
	<ul style="list-style-type: none"> Developer to install energy efficient street lighting 	Developer/ Council
Building Permit	<ul style="list-style-type: none"> Implement Design Guidelines 	Lot owner/ Council
	<ul style="list-style-type: none"> Develop best practice manual which brings together best ideas and makes them available to lot owners and households 	Council

3.1.4 Biodiversity

Initiatives to be considered regarding biodiversity include;

- Native front garden packages.
- Native foreshore vegetation totally retained. Where possible the remaining trees to be retained.
- Vesting of reserves should be linked to management responsibility, resources and the purpose for which the reserves were created.
- Plant POS with suitable native species.
- Developer to provide landscaping packages for front gardens that are composed of native species.
- Construct living streams as part of integrated vegetation protection, landscaping and drainage concept.

Objective:

- To protect and enhance local biodiversity values.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Expansion Strategy	<ul style="list-style-type: none"> Minimise clearing of native vegetation 	Council/ WAPC
	<ul style="list-style-type: none"> Appropriate reserve identification 	Council/ WAPC
Local Structure Plan	<ul style="list-style-type: none"> Use POS to protect and enhance biodiversity through retention of habitat vegetation and ecological linkages 	Developer/ Council
	<ul style="list-style-type: none"> Investigate appropriate management of POS and Foreshore Reserves 	Developer/ Council

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Subdivision	<ul style="list-style-type: none"> • Foreshore and other reserves created 	Developer/ Council
	<ul style="list-style-type: none"> • Prepare and implement foreshore and other POS Management plans 	Developer/ Council
	<ul style="list-style-type: none"> • Vegetation protection during construction 	Developer/ Council
Building Permit	<ul style="list-style-type: none"> • Vegetation protection during construction 	Building/ Council

3.1.5 Landform

Initiatives to be considered regarding landform include;

- Slope to be retained as much as possible with small retaining walls for 'ready to build' house lots where appropriate.

Objective:

- To minimise changes to local landform

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Expansion Strategy	<ul style="list-style-type: none"> • Acknowledge land capability constraints 	Council/ WAPC
Local Structure Plan	<ul style="list-style-type: none"> • Landuse response to topography and land capability 	Developer/ Council
Subdivision	<ul style="list-style-type: none"> • Comprehensive earthworks plan prepared 	Developer/ Council
Development Application	<ul style="list-style-type: none"> • Minimise ad hoc retaining walls 	Building/ Council

3.1.6 Waste and Recycling

Initiatives to be considered regarding waste and recycling include:

- Site construction waste to be appropriately recycled on site or removed as part of works.
- Builders encouraged to be Green Star accredited.
- Shire to provide recycling facilities.
- Where possible material reused on site.

Objectives:

- To encourage clean building sites.
- To encourage the reuse and/or recycling of materials used.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Building Permit	<ul style="list-style-type: none"> • Contain waste on site in approved manner until disposed of correctly 	Builder/ Council
	<ul style="list-style-type: none"> • Facilitate the use of recycled materials 	Council

3.2 SOCIAL

3.2.1 Visual Amenity/ Landscape

Initiatives to consider regarding visual amenity and landscape include:

- The use of interpretive signage to highlight points of historical and/ or cultural interests plus the planting of native species.
- Building guidelines, while allowing for innovation, provide a framework for buildings to complement the existing townsites and the characteristics of the sites themselves.
- Protection and enhancement of scenic or important views and vistas.

Objective:

To create a vibrant community that is visually appealing.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Expansion Strategy	<ul style="list-style-type: none"> • Identify key landmarks and natural features 	Council
Local Structure Plan	<ul style="list-style-type: none"> • Structure plan identifies and gives due consideration to significant ecological, cultural and heritage aspects on the site. 	Developer/ Council
Subdivision	<ul style="list-style-type: none"> • Landscaping plan that gives due regard to significant ecological, cultural and heritage aspects on the site. 	Developer/ Council

3.2.2 Roads/ Transport

Initiatives to consider regarding roads and transport include;

- Incorporated planting of street trees and bioretention gardens within the road reserves.
- Multi-modal pathways to allow for cycling and walking around the subdivision and to the townsite.
- Identification of nodes and roads that may be able to be used for future public routes.

Objectives: -

- To ensure roads are safe and active.
- To reduce the need for private motor vehicle dependency.
- To promote public transport opportunities.
- To promote walking and cycling as means of local movement.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Expansion Strategy	<ul style="list-style-type: none"> • Undertake transport assessment to identify means to improve accessibility by public transport and other vehicle modes. 	Council
Structure Plan	<ul style="list-style-type: none"> • Incorporate cycleway and pedestrian movement plan. 	Developer/ Council
	<ul style="list-style-type: none"> • Provide a road and pathway network that is visually enhanced with incorporated street trees and designed to the human scale. 	Developer/ Council
Subdivision	<ul style="list-style-type: none"> • Construction of multi-modal pathways 	Developer/ Council

3.2.3 Housing Design and Diversity

Initiatives to consider regarding housing design and diversity include;

- Range of lot sizes, group dwellings and possibly a lifestyle village identified in structure plan.
- Acceptance of a range of lot sizes in structure plan and subdivision approvals.
- Accept and enforce design guidelines to at least meet energy rating standards adopted by the Building Code of Australia.

Objectives: -

- To provide the community with a range of housing options.
- To encourage building efficiency.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Local Structure Plan	<ul style="list-style-type: none"> • Development concept to provide a variety of lot sizes and formats to cater for current and changing community lifestyle requirements 	Developer/ Council
Subdivision	<ul style="list-style-type: none"> • Subdivision design to provide variety of lot sizes and formats to cater for current and changing community lifestyle requirements 	Developer/ Council

3.2.4 Safety

Initiatives to consider regarding safety include:

- Incorporate liveable neighbourhood guidelines.
- Structure plans that incorporate relevant liveable neighbourhood guidelines on safety.

Objective:

- To create communities that support personal safety and security.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Structure Plan	<ul style="list-style-type: none"> • Structure Plan incorporates Liveable Neighbourhood guidelines 	Developer/ Council
Subdivision	<ul style="list-style-type: none"> • Subdivision design incorporates Liveable Neighbourhood guidelines 	Developer/ Council

3.2.5 Local Community Development/ Design

Initiatives to consider in regards to local community development and design include:

- Use of multiple use corridors and well-designed streets that connect to existing townsite and other parts of the subdivision as shown in the structure plan.

Objectives: -

- To provide strong connectivity between new developments and the surrounding urban environment.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Structure Plan	<ul style="list-style-type: none"> Structure plan to demonstrate connectivity of the proposed development internally and surrounding land uses external to the site 	Developer/ Council

3.2.6 Community Awareness

Initiatives to consider in regards to community awareness include;

- Create community awareness through existing media such as local newspapers and newsletters and also through one off events such as public meetings and letter drops.

Objectives: -

- To foster cohesive and supportive communities.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Strategy	<ul style="list-style-type: none"> Prepare a concise community consultation plan 	Council
	<ul style="list-style-type: none"> Evidence of efforts to understand and consider the wishes of the local community 	Council

3.3 ECONOMIC

3.3.1 Employment

Initiatives to consider regarding employment include;

- Assist with 'work from home' opportunities.

Objectives:

- To encourage and support local employment.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Strategy	<ul style="list-style-type: none"> Identify areas within the townsite for employment generating activities. 	Council
	<ul style="list-style-type: none"> Investigate appropriate future zoning opportunities that create synergies with the existing businesses located in the townsite. 	Council/ WAPC

3.3.2 Affordability

Initiatives to consider regarding affordability include;

- Developer to provide a range of lot sizes and types including group dwellings and possibly a lifestyle village. This is to be detailed in the structure and subdivision application.
- Approval of structure plan and subdivision application that includes a variety of lot sizes and types.

Objectives: -

- To encourage initiatives that support house and land affordability.

DEVELOPMENT STAGE	IMPLEMENTATION	RESPONSIBLE AUTHORITY
Townsite Strategy	<ul style="list-style-type: none">• Investigate options for developer incentives to incorporate affordable housing.	Council