

Part 6

Environmentally sustainable development

Moreland City Council is committed to creating an environmentally sustainable and livable city by supporting and encouraging the implementation of triple-bottom line solutions to improve the local environment and thus contribute to solving global environmental issues.

Development in the Coburg Activity Centre will be required to meet the following sustainable built form objectives.

All residential development in Coburg must meet and preferably exceed all targets established in Moreland's Sustainable Tools for Environmental Performance Strategy (STEPS) environmental assessment tool, or equivalent:

- greenhouse gas reduction
 - a minimum 5-star HERS rating, using the FirstRate assessment program or equivalent



Sustainable built form objectives

Residential development

Increased density of residential development within Coburg will deliver the following sustainability benefits:

- provide a range of housing options
- provide housing options close to services
- foster a sense of community
- relieve development pressure on outer green-wedge areas and consolidate growth
- stimulate economic growth and after-hours activity in the centre.

- integration of energy-efficient HVAC and hot water system types
- reduced peak demand
 - energy peak demand reduction
- efficient water use
 - a 25 per cent reduction of potable water demand, through the use of water-efficient fixtures and fittings and potable water substitution initiatives
- good orientation of dwellings to achieve passive solar design
- energy efficiency
 - windows glazed with high performance or double-glazing, and/or provided with effective shading

- stormwater management
 - a minimum 75 per cent on-site best practice stormwater treatment, through the use of the Melbourne Water STORM assessment tool, MUSIC stormwater modelling or equivalent approved methodology
- efficient materials use
 - sustainable building material selection for the base building components, including flooring, wall framing, wall cladding, windows, roof framing and roof cladding
- waste management
 - waste management plans required for all new developments
 - ensure adequate and accessible storage space is provided to enable effective separation of waste streams and to maximise recycling and safe collection
- sustainable transport
 - provide at least one bicycle-parking facility per bedroom.

Additionally, residential built form should seek to achieve the following objectives:

- indoor environment quality
 - achieve healthy internal building environments, with effective ventilation and use of low-toxicity fit-out and finishing materials

- private open space
 - incorporate functional private open space that contributes to the amenity and environmental initiative of the built form
- construction and demolition
 - minimise environmental impacts associated with site construction practices.

Non-residential development

Sustainability issues associated with non-residential development being encouraged in Coburg include:

- increased localised employment opportunities
- provision of goods and services to the local, increased population
- the opportunity to improve the environmental performance of new commercial development that traditionally is a high-energy use form of development
- the potential to work with established local business groups to implement environmental programs.

New non-residential development must exceed all targets as set in the Sustainable Design Scorecard Non-residential environmental assessment tool, or equivalent rating system, to demonstrate the achievement of the following environmental sustainability objectives being sought in the Coburg Activity Centre:

- energy efficiency
 - windows glazed with high performance or double-glazing, and/or provided with effective shading
- good orientation of buildings to achieve passive solar design
 - integration of energy efficient fixtures, fittings and appliances, including HVAC, hot water systems and lighting
- transport
 - ensure bicycle parking facilities are provided at a level that recognises the potential for and importance of bicycle use in Coburg
 - ensure 'after-trip' facilities are adequate to encourage the uptake of bicycles as a viable form of transport
- water
 - a minimum 75 per cent on-site best practice stormwater treatment, through the use of the Melbourne Water STORM assessment tool, MUSIC stormwater modelling or equivalent approved methodology
 - achieve at least a 20 per cent reduction in drinking water demand
- waste management
 - waste management plans required for all new developments

- design for effective waste/recycling streaming from the building during operation
- commitment to develop a waste minimisation plan for the construction process
- ensure adaptable design for future reuse, renovation or disassembly and recycling
- efficient materials use
 - ensure the selection and use of sustainable construction materials
- indoor environment quality
 - ensure healthy indoor environment quality, through integration of effective ventilation and use of low toxicity fit out materials
- innovation
 - Council encourages development applicants to go beyond compliance.

