

**22.13 DONCASTER HILL ACTIVITY CENTRE SUSTAINABILITY MANAGEMENT PLAN POLICY**

This policy applies to land in the Doncaster Hill Activity Centre as identified in Map 1 to this Policy.

**22.13-1 Policy basis**

This policy implements the sustainability objectives identified in the Municipal Strategic Statement, specifically Clause 21.21 Doncaster Hill Activity Centre, for new use and development within Doncaster Hill Activity Centre.

**22.13-2 Objectives**

The objectives of this policy are:

- To implement the sustainability objectives set out in the Municipal Strategic Statement for the Doncaster Hill Activity Centre.
- To require applicants for new use and development in the Doncaster Hill Activity Centre to prepare a Sustainability Management Plan as the means of documenting and delivering sustainability outcomes.

**22.13-3 Policy**

If a permit is required for new use or development of land it is policy to require the preparation of a Sustainability Management Plan that meets the following requirements to the satisfaction of the responsible authority.

The Sustainability Management Plan should:

- Identify how the development will achieve the sustainability objectives of the Municipal Strategic Statement, Clause 21.21 Doncaster Hill Activity Centre.
- Identify statutory obligations and documented sustainability performance standards from Government and other authorities.
- Specify key performance indicators, to an agreed level, to measure the achievement of objectives and initiatives identified in the Sustainability Management Plan.
- Demonstrate:
  - the application of current best practice principles;
  - the use of emerging technology; and
  - a commitment to 'beyond compliance' throughout the construction period and subsequent operation of the building.
- Identify responsibilities and the schedule for implementation and monitoring.
- Demonstrate that the design elements, technologies and operational practices that comprise the Sustainability Management Plan can be maintained over time.

The individual components of the Sustainability Management Plan should address:

- **Building Energy Management**
  - The design of the building for energy efficiency (thermal envelope).
  - The use of energy saving technologies to further reduce demand.
  - The use of alternative energy sources, whether provided on-site or through the purchase of 'green energy'.
- **Water Sensitive Urban Design**
  - An integrated water management plan that identifies opportunities for:
    - A reduction in demand for potable water through use of water conservation features and alternative sources of supply such as wastewater and stormwater.
    - A reduction in the volume of wastewater through water conservation and reuse.
    - An improvement in stormwater quality runoff and a reduction in peak flows through appropriate treatment and stormwater reuse.
- **Construction Materials**
  - The use of building materials that minimise ecological or health impacts and greenhouse gases based on the type and volume of raw materials, water and energy consumed in their production.
  - The use of materials that can be expected to endure for the life of the development with minimal maintenance and can be recycled at the end of their useful life.
  - The reuse of recycled materials and the use of materials with recycled components.
  - The use of materials produced in Victoria or Australia.
  - The use of pre-fabricated, pre-cut and standardised components to reduce waste.
- **Indoor Environment Quality**
  - The provision of airflow, fresh air intake, cross-ventilation, daylight, appropriate levels of lighting, views and direct access to outdoor areas.
  - The use of materials with low levels of toxic chemicals, minimal off-gassing and production of allergens and other internal air pollutants.
  - The exclusion of external pollutants (including odours) and the safe disposal of internally generated pollutants.
  - The measures to reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
  - The use of flexible internal controls for these systems.
  - The measures to minimise noise levels and noise transfer within and between buildings and associated external areas.
  - The provision of an independent acoustics report detailing measures to minimise adverse impacts of noise levels and noise transfer within and between buildings.
- **Waste Management**
  - An integrated plan for:
    - A reduction in the amount of waste delivered.
    - A reduction in the amount of waste to landfill.
    - Maximising recycling and composting opportunities.
    - Appropriately dealing with hazardous materials.
    - The provision of adequate private/communal space(s) for the collection of recyclable materials and waste.

- Quality of Public and Private Realm
  - Design and development that conforms to the Australian Standard AS1428 Part 2 provisions for access and mobility.
  - The provision of an independent access audit report detailing measures to conform with the Australian Standard AS1428 Part 2 provisions for access and mobility.
  - The provision of shared spaces that can accommodate varying functions and flexibility for future uses.
- Transport
  - The provision of easily located ‘after trip’ facilities for bicycle users, joggers, etc.
  - Car parking that reduces energy consumption due to lighting and ventilation.
- Demolition and Construction
  - The protection of vegetation and other features to be retained and public assets.
  - Testing for and development of a management plan for contaminated or potentially contaminated sites.
  - The prevention of the unintended movement of building waste and hazardous materials and other pollutants on or off the site, whether by air, water or other means.
  - The measures to minimise the amount of waste delivered; the recycling of demolition and waste materials; and the return of waste materials to the supplier (where the supplier has a program of reuse or recycling).
  - The measures to minimise noise and other amenity impacts from mechanical equipment and demolition/construction activities, especially outside of daytime hours.
  - The measures to minimise interference with normal circulation and parking arrangements and any continuing use of outdoor areas.
  - The measures for ensuring worker and public safety.
  - A means for communicating construction arrangements to occupants of affected properties.
  - The provision of adequate environmental awareness training for all on-site contractors and sub-contractors.

#### **22.13-4 Decision guidelines**

When assessing individual Sustainability Management Plans, the responsible authority will consider, as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- The extent to which the application meets the objectives of the Municipal Strategic Statement, specifically Clause 21.21 Doncaster Hill Activity Centre.

#### **22.13-5 References**

Doncaster Hill Strategy, Manningham City Council (October 2002)

**Map 1 Doncaster Hill Activity Centre**

