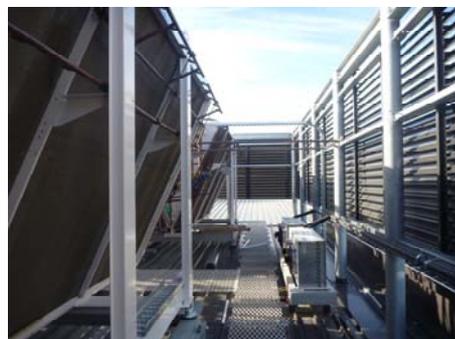


Ecologically Sustainable Development Fact Sheet



Doncaster Hill is a unique and significant Principal Activities Area in metropolitan Melbourne that sets a new benchmark in architectural and sustainable development. Through Schedule 1 to the Activity Centre Zone (ACZ1), key design and sustainability requirements must be addressed by developers working within Doncaster Hill. These requirements include but are not limited to:

- Energy efficient design, materials recycling and reuse
- Water conservation and reuse
- Waste minimisation, best practice construction and demolition standards
- Minimised overshadowing and overlooking, maintained view lines and vistas, useable open space and appropriate landscaping
- Integrated transport and car parking.

ESD - what does it mean?

Ecologically sustainable development, or sustainability, green buildings, sustainable design is all about providing innovative, accessible, adaptable and technically advanced development that caters for the environmental, social and economic needs of our society, both now and in the future.

The aim of sustainable development is to create buildings that provide:

- Reduced greenhouse gas emissions and promote renewable energy
- Lower operating costs for residents and businesses
- Increased occupant comfort
- Improved accessibility

- Higher perceived value due to the occupant and environmental benefits
- Reduced sprawl
- Protection and enhancement of the natural and built environment.

Sustainable Design Taskforce

To facilitate a collaborative and best practice approach to achieving green buildings, Council has established a Sustainable Design Taskforce (SDT). The SDT is an advisory body established by Council to provide advice on urban design and landscaping, architecture and energy efficiency at the pre-application stage of a development. It consists of Council appointed members, Council representatives and external, independent advisors including architects, a representative from Yarra Valley Water, urban designers and environmental consultants.

Council's Doncaster Hill ESD objectives

Council's ESD Guidelines provide a framework to enable the creation of sustainable mixed-use buildings in Doncaster Hill that are significantly ahead of current standards and practices for development. Buildings created using this framework will become the model for healthier, accessible and ecologically responsive environments, where occupants will collectively enjoy the benefits of living in a sustainable urban village. The eight key ESD themes and their objectives are:

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Energy Management: To achieve new benchmarks in energy conservation and increase use of renewable energy sources.



Water Conservation and Reuse: To achieve best practice water sensitive urban design that offers an alternative to the traditional approach to water management.



External Building Materials: To minimise the environmental impacts of input and output materials as well as any material used in the external construction and development of buildings and works.



Interior Materials Analysis: To achieve healthy internal building environments.



Waste Minimisation and Avoidance: To achieve a reduction in waste generated by building occupants that is collected, hauled to and disposed of in landfills.



Quality of Private and Public Realms: To achieve design excellence in the built, natural and cultural environments.



Integrated Traffic and Transport: Management: Minimise overall environmental impacts due to movement and transportation of people, materials, equipment and systems.



Construction and Demolition Management: To minimise environmental impacts associated with site construction practices.

Council's sustainability resources

For more information on how to address sustainability in planning applications, Council encourages applicants to discuss their design approach and environmental targets with Council's Statutory Planning staff on 9840 9333.